

City Council Introduction: **Monday**, May 20, 2013
Public Hearing: **Monday**, June 3, 2013, at **3:00** p.m.

Bill No. 13-64

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 13007**, from R-7 Residential District to R-7 Residential District with Landmark Overlay, requested by William and Marcia Thornton, on property located at 659 South 18th Street.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 05/01/13
Administrative Action: 05/01/13

STAFF RECOMMENDATION: Approval.

RECOMMENDATION: Approval (8-0: Hove, Scheer, Gaylor Baird, Weber, Sunderman, Corr, Lust and Cornelius voting 'yes').

FINDINGS OF FACT:

1. This is a request to designate the Conrad A. Schaaf House located at 659 South 18th Street as a Landmark. This request for landmark designation was heard before the Planning Commission in association with Special Permit No. 13015 to allow the existing garage on the proposed landmark property to be used as a place of assembly for neighborhood youth services.
2. The staff recommendation of approval of the landmark designation is based upon the "Analysis" as set forth on p.3, concluding that the landmark designation protects a substantial bungalow surrounded by large apartment buildings on three sides, and provides the opportunity to request the special permit which encourages a needed neighborhood service. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan. The staff presentation is found on p.5.
3. This Landmark designation and the associated special permit were reviewed by the Historic Preservation Commission with a recommendation of approval (See HPC Minutes, p.15-16).
4. The associated Preservation Guidelines are attached as Exhibit "A" to the ordinance for this change of zone request.
5. The applicant's testimony is found on p.6. Other testimony in support is found on p.5-6, including the City Urban Development Department. The record also consists of a letter in support from the Capitol View Neighborhood Association (p.17).
6. There was no testimony in opposition; however, the record consists of two public comments (p.18-19) and a response by the applicant to the comments concerning the maintenance of the property (p.20).
7. On May 1, 2013, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval of the landmark designation.
8. On May 1, 2013, the Planning Commission also voted 8-0 to adopt Resolution No. PC-01330 approving the associated Special Permit No. 13015, with conditions, for use of the existing garage on the property as a place of assembly for neighborhood youth services, notification of which was previously provided to the City Council. The site plan is attached for information purposes only (p.21). As of the date of the writing of this Factsheet, the special permit has not been appealed to the City Council.

FACTSHEET PREPARED BY: Jean L. Preister

DATE: May 13, 2013

REVIEWED BY: Marvin Krout, Director of Planning

DATE: May 13,, 2013

REFERENCE NUMBER: FS\CC\2013\CZ13007 HP

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for May 1, 2013 PLANNING COMMISSION MEETING

- PROJECT #:** Change of Zone #13007--Landmark Designation of the Conrad A. Schaaf House
- PROPOSAL:** Designation of the property at 659 South 18th Street as a Landmark (from R-7 Residential to R-7 Residential with Landmark Overlay).
- LOCATION:** 659 S. 18th Street
- LAND AREA:** Approximately 7950 sq. ft., more or less.
- EXISTING ZONING:** R-7 Residential
- WAIVER/MODIFICATION REQUEST:**
See SP #13015
- CONCLUSION:** The landmark designation protects a substantial bungalow surrounded by large apartment buildings on three sides, and provides the opportunity to request the special permit which encourages a needed neighborhood service. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan.

RECOMMENDATION FOR CHANGE OF ZONE 13007HP:	Approval of Landmark designation
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GENERAL INFORMATION:

LEGAL DESCRIPTION: North 3.5 feet of lot 18 and lot 19, Kennards Addition to Lincoln Sub., Lincoln, Lancaster County, Nebraska.

EXISTING LAND USE: Residence

SURROUNDING LAND USE AND ZONING:

North:	Multi-family residences	R-7
West:	Multi-family residences	R-7
South:	Multi-family residences	R-7
East:	Single family and Multi-family residences	R-7

HISTORY:

1920 Built by C. A. Schaaf for his family

1944 Death of Schaaf while resident of house

UTILITIES: Served by all Lincoln utilities

PUBLIC SERVICE: All Lincoln services, Lincoln Public School district

ALTERATIVE USES: Landmark designation does not by itself change the permitted uses in the R-7 District. Permitted uses in R-7 district include single-family residence, duplex, and multi-family residences.

COMPREHENSIVE PLAN SPECIFICATIONS:

Pg 1.9 - The Future Land Use Map of the Comprehensive Plan designates this area as Residential.

Pg 4.6, 4.9- "Placemaking" chapter encourages identification and protection of broad range of historic resources, and incentives for maintenance and continued use.

ASSOCIATED APPLICATION: Special Permit #13015.

ANALYSIS:

Lincoln Municipal Code, section 27.57.120 provides for designation of landmarks that are *"Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States..."* and for designation of landmarks *"Represent a distinctive architectural style or innovation..."*

1. C. A. Schaaf built many noteworthy Lincoln homes for other families. This house has special significance as the builder's own family residence, and is a substantial example of a bungalow in an area that has lost many of its original houses.
2. The landmark designation is recommended based on Schaaf's significance and the distinctive bungalow form of the house.
3. The proposed preservation guidelines for the Schaaf House are based on typical guidelines for Lincoln Landmarks.
4. The Capitol View Neighborhood Association endorsed this application and the associated Special Permit request. (See attached letter.)
5. The Historic Preservation Commission held a public hearing on this application April 18, 2013. The Commission recommended approval 5-0. (Excerpt from Meeting Record is attached.)

Prepared by:
Ed Zimmer, 441-6360, ezimmer@lincoln.ne.gov
Historic Preservation Planner
April 19, 2013

APPLICANT: William H. and Marcia M. Thornton
659 S. 18th Street
Lincoln, NE 68508
(402)499-3670
bthornton@nechristian.edu

OWNER: same

CONTACT: same

**CHANGE OF ZONE NO. 13007
and
SPECIAL PERMIT NO. 13015**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

May 1, 2013

Members present: Hove, Scheer, Gaylor Baird, Weber, Sunderman, Corr, Lust and Cornelius.

There were no ex parte communications disclosed.

Staff recommendation: Approval of the landmark designation and conditional approval of the special permit.

Staff presentation: **Ed Zimmer of Planning staff** presented the proposal to designate this 1920 bungalow on 18th Street between G and J Streets as a historic landmark. (H Street does not cut through here). It is a dense urban neighborhood with lots of buildings. It is a classic American bungalow form, stucco clad. The garage in the back becomes part of the special permit. The double garage will be converted for assembly use. The house was built by and for the family of Conrad Schaaf, a very busy local builder early in the 20th century who also operated a millwork company. The house still has the original interior displaying the millwork. There is good survival of the original woodwork. There are lots of glass fronted cabinets, bookcases and a buffet. There are French doors to an office area; there is a phone nook in the hallway with built-in bench and platform for the phone.

The Historic Preservation Commission is recommending approval of this landmark designation based on the association of Mr. Schaaf as a prominent builder's own house with his own woodwork.

Zimmer explained that the associated special permit is asking permission to convert the existing garage into a place of assembly – neighborhood support service – for a use that is now ongoing inside the house for a program called Jacob's Well. The special permit request is only to be able to rehab the garage for the meeting place for that use. The site plan will exist as it is today. They will not change the site other than improve the existing garage and maintain the site and the buildings.

David Landis, Director of the Urban Development Department, testified in support of the proposal because it contributes in a very significant manner to stable neighborhoods and good living conditions. This is a faith-based community organization and on a quarterly basis they gather 200-300 neighbors for a block party in this area. For the last three years they have operated the Food Bank with First Presbyterian Church to provide 300 households with food on the first and third Saturdays. They have also worked in conjunction with the community CROP organization. The particular program in this garage is aimed toward 30-40 young people who gather and receive instruction and work together on crafts, recreation, nontraditional mentoring, meals, etc., and while this is not a normal and standard practice, it is exactly what we want to have happen in the

neighborhood. This is a significant factor in the success of a neighborhood. This is a fragile neighborhood with a diverse population, and this kind of activity is the kind of thing that makes things work in a fragile neighborhood.

Proponents

1. Bill Thornton, 2518 N. 83rd Street, the applicant, stated that he will be moving into 659. S. 18th Street as his residence. He agreed with the testimony of David Landis. His son, Mark, is the Executive Director of Jacob's Well, which is a faith-based community development nonprofit providing neighborhood services in the area. He has lived in Lincoln for 30 years. He was pastor at Capital City Christian Church until last December. He now teaches at Nebraska Christian College in Papillion. They have been involved as people who drive into the neighborhood to encourage the neighbors and have made the decision to move into the neighborhood.

Support

1. Mark Thornton, 659 S. 18th Street, who is the Executive Director of Jacob's Well, testified in support. Jacob's Well was founded in 2009 and they have been working with the kids in the neighborhood for three and a half years. It started with doing arts and crafts with three girls next door and has grown to 15 kids coming over on Tuesday nights. They have made the decision to move into the neighborhood to help people as neighbors and not just another agency. The garage renovation provides an opportunity to stay in the neighborhood and maintain this as a safe place – a haven where there is no domestic violence, crime or drug use. The garage will not be expanded.

2. Scott Lloyd, 5509 T Street, a member of the Board of Jacob's Well, testified in support. He has seen the growth and amazing activity in the area. The applicant already has the community support and they have raised all the funds through donations necessary to accomplish this work.

3. Erik Hjermsstad, 7020 Cedar Creek Circle, one of the volunteers helping with the kids programs on Tuesday nights for the last year and a half, testified in support. They interact with the kids in the neighborhood, walking them home every night, helping them with homework, etc. It is a great opportunity to provide a safe place for the kids to keep coming, learning and understanding what it means to have a good neighborhood environment.

4. Bill Janike, 6601 Perry Circle, who is a member of First Presbyterian Church which is a couple of blocks away, testified in support. The Church has partnered with Jacob's Well on the food distribution and development of the garden, and has partnered in other ways where there have been activities on holidays and other times during the year. First Presbyterian Church will remain in the neighborhood and continue in development of the relationships with the people in the neighborhood.

5. Jennifer Wendelin, 2925 Apple, who has been involved with neighborhood associations and city politics, testified in support. We need to see more of this. There needs to be more community support. She would like to see something like this in every neighborhood.

There was no testimony in opposition.

CHANGE OF ZONE NO. 13007
ACTION BY PLANNING COMMISSION:

May 1, 2013

Lust moved approval, seconded by Sunderman.

Gaylor Baird believes that the historic landmark designation makes a lot of sense given the historic architecture and the person who built it. The neighborhood association endorsed this application as well as the Historic Preservation Commission, and we have heard wonderful testimony about the benefits to the neighborhood.

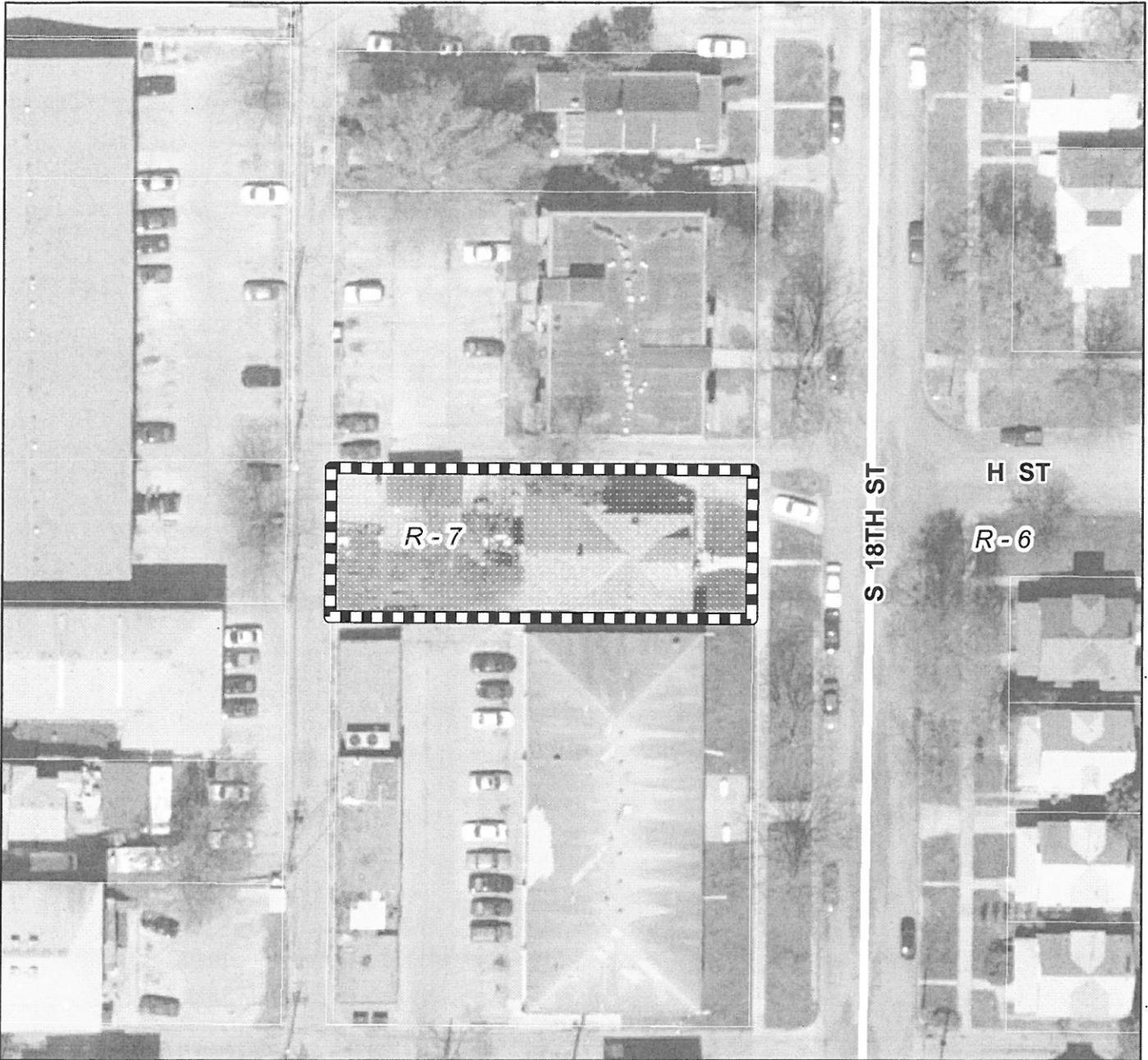
Corr commended those who testified and stated that she strongly supports their work.

Motion for approval carried 8-0: Hove, Scheer, Gaylor Baird, Weber, Sunderman, Corr, Lust and Cornelius voting 'yes'. This is a recommendation to the City Council.

SPECIAL PERMIT NO. 13015
ACTION BY PLANNING COMMISSION:

May 1, 2013

Lust moved to approve the staff recommendation of conditional approval, seconded by Weber and carried 8-0: Hove, Scheer, Gaylor Baird, Weber, Sunderman, Corr, Lust and Cornelius voting 'yes'. This is final action, unless appealed to the City Council within 14 days.

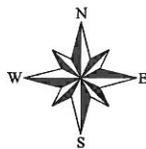


2010 aerial

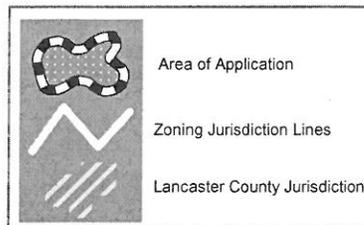
**Special Permit# SP13015 (Historic Preservation) and
Change of Zone # CZ13007 (Landmark Designation)
S 18th & H St**

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



One Square Mile:
Sec.25 T10N R06E



APPLICATION FOR LANDMARK OR LANDMARK DISTRICT DESIGNATION
ADDENDUM TO PETITION TO AMEND THE ZONING ORDINANCE
LINCOLN, NEBRASKA

1. NAME Conrad A. Schaaf House
and/or Common
NeHBS Site LC13:D08-085

2. LOCATION
Address 659 S. 18th St., Lincoln, NE

3. CLASSIFICATION

Proposed Designation

Category

Landmark District
 Landmark

district
 building(s)
 structure

site
 object

Present Use

agriculture
 commercial
 educational
 entertainment
 government

industrial
 military
 museum
 park
 private residence

religious
 scientific
 transportat'n
 other

4. OWNER OF PROPERTY

Name William and Marcia Thornton
Address 659 S. 18th Street, Lincoln, NE 68508

5. GEOGRAPHICAL DATA

Legal Description South 3.5' of Lot 18 and Lot 19, Block 1, Kennards
Addition to Lincoln Sub.

Property ID Number 10-25-133-024-000

Number of Acres or Square Feet: **(more or less)** 7950 sq. ft.



The complex roof consists of a side facing gable on the front, and a second gable perpendicular to the first covering the rear of the house. The front pitch features a façade dormer with a gable roof and brackets, providing east light to the upper floor. Four supports for a flower box project from the base of the dormer. The rear gable has a shed dormer on its south pitch. The emphasis on the roof is continued in one-story projections towards the rear of the house on the north and south sides, which echo the front gable roof form.

The interior of the house retains extensive original woodwork, including built-in bookcases topped with piers, as a divider between the front living room and rear dining room.

A sizable garage in the northwest corner of the property is also clad in stucco.



HISTORY:

Conrad A. Schaaf (1868-1944), a prolific builder of substantial homes in early 20th century Lincoln, built this house for his own family in 1920 and resided here for a quarter century. He also established a planing mill for the production of architectural woodwork in 1910, and presumably

the interior of this house displays his products. He moved to Lincoln from Missouri in the late 19th century and was listed as a builder in Lincoln directories by 1901. Many of the large houses in the Near South neighborhood, such as the Judge Reese house at 1990 C of 1906, the Helen Fitzpatrick house of 1908 at 1971 D, the Joseph Grainger House at 1970 B of 1910, and the Charles Stuart House at 1830 E (also 1910), were Schaaf productions, either with such architects as F. C. Fiske, or building his own designs. His own home is one of his few bungalows.

In the 1930s and '40s Schaaf shifted his business to real estate, according to the directories, and in 1939 he was listed as a lawyer, probably in error. He died in 1944.

8. SIGNIFICANCE

<u>Period</u>	<u>Areas of Significance-Check and justify</u>	
<input type="checkbox"/> _prehistoric	<input type="checkbox"/> _archeology-prehistoric	<input type="checkbox"/> _landscape architecture
<input type="checkbox"/> _1400-1499	<input type="checkbox"/> _archeology-historic	<input type="checkbox"/> _law
<input type="checkbox"/> _1500-1599	<input type="checkbox"/> _agriculture	<input type="checkbox"/> _literature
<input type="checkbox"/> _1600-1699	<input checked="" type="checkbox"/> _architecture	<input type="checkbox"/> _military
<input type="checkbox"/> _1700-1799	<input type="checkbox"/> _art	<input type="checkbox"/> _music
<input type="checkbox"/> _1800-1899	<input type="checkbox"/> _commerce	<input type="checkbox"/> _philosophy
<input checked="" type="checkbox"/> _1900-	<input type="checkbox"/> _communications	<input type="checkbox"/> _politics/government
	<input type="checkbox"/> _community planning	<input type="checkbox"/> _religion
	<input type="checkbox"/> _conservation	<input type="checkbox"/> _science
	<input type="checkbox"/> _economics	<input type="checkbox"/> _sculpture
	<input type="checkbox"/> _education	<input type="checkbox"/> _social/humanitarian
	<input type="checkbox"/> _engineering	<input type="checkbox"/> _theater
	<input type="checkbox"/> _exploration/settlement	<input type="checkbox"/> _transportation
	<input type="checkbox"/> _industry	<input type="checkbox"/> _other (specify)
	<input type="checkbox"/> _invention	

Specific dates: 1920-1944

Builder/Architect: Conrad A. Schaaf

Statement of Significance:

This substantial bungalow is the work and the home of C. A. Schaaf, a prolific early builder in Lincoln. It demonstrates his competence as a designer, as well as the products of his millwork factory.

9. STANDARDS FOR DESIGNATION

(Check one(s) that apply)

Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;

Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States; or

Represents archeological values in that it yields or may be likely to yield information pertaining to pre-history or history.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

"Conrad A. Schaaf (1868-1944), carpenter, contractor, planing mill owner," typescript at Lincoln Planning Dept., E. F. Zimmer, 2013

Lincoln Building permits including #8346 for 659 S. 18th

Lincoln City Directories

Near South Walking Tours, E. F. Zimmer

"M. Conrad Schaaf, Lincoln resident for 55 years, dies," *Lincoln Star*, Dec. 28, 1944; Theresa Schaaf obituary, *Lincoln Star*, June 6, 1951.

11. FORM PREPARED BY:

Name/Title: Ed Zimmer ezimmer@lincoln.ne.gov

Organization: Lincoln/Lancaster County Planning Dept. Date Submitted:
4/11/2013

Street & Number: 555 S. 10th St. Telephone: (402)441-6360

City or Town Lincoln State: NE 68508

Signature

_____ FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

M:\plan\historic\Landmarks\LMARKS\Schaaf House\Schaaf House App.doc

Excerpt from MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, April 18, 2013, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Cathy Beecham, Tim Francis, Jim Johnson, Liz Kuhlman and Jim McKee; (Berwyn Jones and Greg Munn absent). Marvin Krout, Ed Zimmer, Stacey Groshong Hagemen and Teresa McKinstry of the Planning Department; Jordan Pascale of the Lincoln Journal Star and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Vice Chair Tim Francis called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Francis then requested a motion approving the minutes for the regular meeting held March 21, 2013. Motion for approval made by Johnson, seconded by Beecham and carried 5-0: Beecham, Francis, Johnson, Kuhlman and McKee voting 'yes'; Jones and Munn absent.

APPLICATION BY WILLIAM THORNTON FOR LANDMARK DESIGNATION UNDER LMC 27.57.120 AND FOR A SPECIAL PERMIT FOR HISTORIC PRESERVATION UNDER LMC 27.63.400 FOR THE CONRAD A. SCHAAF HOUSE AT 659 S. 18TH STREET

PUBLIC HEARING: **April 18, 2013**

Members present: Beecham, Francis, Johnson, Kuhlman and McKee; Jones and Munn absent.

Francis sponsored this application on behalf of the Thorntons.

Mark Thornton submitted a letter from the Capitol View Neighborhood Association endorsing this application.

Francis believes this is clearly a historical house.

Zimmer noted there are two applications, landmark designation and a special permit for historic preservation. This is a stuccoed bungalow. Conrad Schaaf was a builder of

substantial homes in early 20th century Lincoln. He built this house for his family. The special permit application will allow the applicant to continue to use this property as an ongoing use to serve neighborhood youth with counseling, activities, and meals.

This use can be provided from the house, but not from the garage. The garage is an accessory building. The owner would like to adapt the garage, bring it up to code and make it a place of assembly. The site would not change, other than updating the garage. It would be brought up to all codes. The impact of the proposed use is known because it essentially has been running already.

There is a provision in the zoning code for neighborhood support services but they are required to be located next to a church, park or school, which this site is not. The staff recommendation is to can the definition of neighborhood support services to say this is the kind of activity that can be done in the garage.

Owners within 200 feet were notified by letter. Zimmer received a call from one neighbor. He returned his call, left a message and has not spoken with him yet. Mr. Mark Kohler of Capitol View Neighborhood Association noted that he is a neighbor as well as association president and is in favor of the applications.

Mark Thornton appeared. He is Executive Director of Jacobs Well, which is the name of the service program. They are responsible for food distribution to about 300 families through First Presbyterian Church, operate the neighborhood garden at 18th & F, and provide non-traditional mentoring and life lessons. Beecham inquired if there are certain hours for this operation. Thornton replied they have a set Tuesday night meeting. This garage would make it so they could do more after school and more hours.

ACTION:

Beecham moved approval of the landmark designation, seconded by McKee and carried 5-0: Beecham, Francis, Johnson, Kuhlman and McKee voting 'yes'; Jones and Munn absent.

Beecham moved approval of the special permit for historic preservation, seconded by McKee and carried 5-0: Beecham, Francis, Johnson, Kuhlman and McKee voting 'yes'; Jones and Munn absent.

CAPITOL VIEW NEIGHBORHOOD ASSOCIATION

April 16, 2013

Mr. Ed Zimmer

Historic Preservation Commission

City of Lincoln Planning Department

The Capitol View Neighborhood Association approved and endorsed the approval of "Special Permit for Historic Preservation" for 659 South 18th Street at the March Meeting. As an adjoining property owner, I also approve of the plans.

The owners of this property, Bill and Marcia Thornton, are active in the Neighborhood Association and a very positive influence on the area. The vote was unanimous to approve their plans.

I plan to attend the meeting on April 17, but other commitments may not allow.

Please contact me if you would have any questions or concerns.



Mark Kohler

President

Capitol View Neighborhood Association

Lincoln's First Neighborhood

Response to notification mailing

Item No. 1.2a&b
CHANGE OF ZONE NO. 13007 &
SPECIAL PERMIT NO. 13015
(p.29–Public Hearing–05/01/13)

I received voice mail (402-450-8895) and then spoke directly with Bob Dunn, owner of 700 S. 17th Street, property west across the alley from the subject property at 659 S. 18th Street.

Mr. Dunn expressed that he hopes the project goes through. He would like a sign explaining the history “so people know what it is, not just an old house.” He hoped for better on-going maintenance of the back yard and the volunteer trees along the fence-lines.

Ed Zimmer

Jean Preister

From: Ed Zimmer
Sent: Monday, April 22, 2013 12:59 PM
To: Jean Preister
Subject: re CZ130007 and SP130015

For Planning Commission.

From: TRIPLEDE@aol.com [<mailto:TRIPLEDE@aol.com>]
Sent: Monday, April 22, 2013 9:27 AM
To: Ed Zimmer
Subject: 659 s 18th

Mr Zimmer;

This is in response to your letter concerning the change in zoning of the property of at 659 south 18th. I am the owner of the building of 649 south 18th.

In my opinion, this party is only interested in a tax break.

When they moved into this property, a couple of years ago, there was a Journal-Star newspaper article about how they moved there so they could help the people of "this run down area" even though their house is in between two well maintained apartment buildings. They have **done nothing** to improve **their** run down property in the time that they have lived there. The woman of the house did plant some flowers on the south side of the house but that was the only action that I could see that was **ever done on the out side**. I doubt they have the means, desire or ability to put it in a preservation condition.

Oh, yes, they drive across my drive way to get to their drive way, create a large mud hole and rather than stop the practice, fill the hole with rock!

I have asked them, personally, to take care of the weeds & trees encroaching on my driveway and building. My management company has sent them a letter asking them to remove the tree branches brushing on my building but there was no response or action taken by them, so I had it done at our expense to preserve my property.

This building once had 5 apartments in it. It must have been chopped up in some way to make those units and, I would think, not be in its original dimensions for historical value.

Application denied.

Respectfully,

Duane D Dorman

1)"In my opinion, this party is only interested in a tax break."

To my knowledge, no tax breaks will be gained by the renovation of the garage or an historical designation.

2)"When they moved into this property, a couple of years ago, there was a Journal-Star newspaper article about how they moved there so they could help the people of 'this run down area'..."

This is not an accurate quote. No such words were spoken or published in said article, which was featured in "L Magazine".

3)"They have done nothing to improve their run down property in the time that they have live there."

Extensive work has been done on the landscaping of the property, including mulching and planting flower beds and power-washing the exterior stucco. Tree trimming has also taken place and will be expounded upon later in the document.

4)"They drive across my drive way to get to their drive way..."

The piece of land that has been spoken of is in alignment with the property line that our garage sits on. We have taken steps to return said land into its original condition. Rock had been placed at the bottom of the hole for drainage and has since been covered with dirt and seeding is the plans for this spring. We have always understood this piece of the lot to be ours, but would appreciate any clarification that the city could provide on this matter.

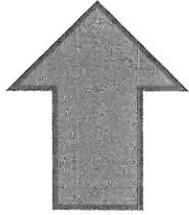
5)"My management company has sent them a letter asking them to remove the tree branches brushing on my building but there was no response or action taken by them, so I had it done at our expense to preserve my property."

Check #11304 was written from William Thornton to Brian Lehmann for \$450.00 on September 27, 2011 for work he did trimming trees (the tree in the backyard, as well as the tree on the property line to the north which is mentioned above by the complaintant).

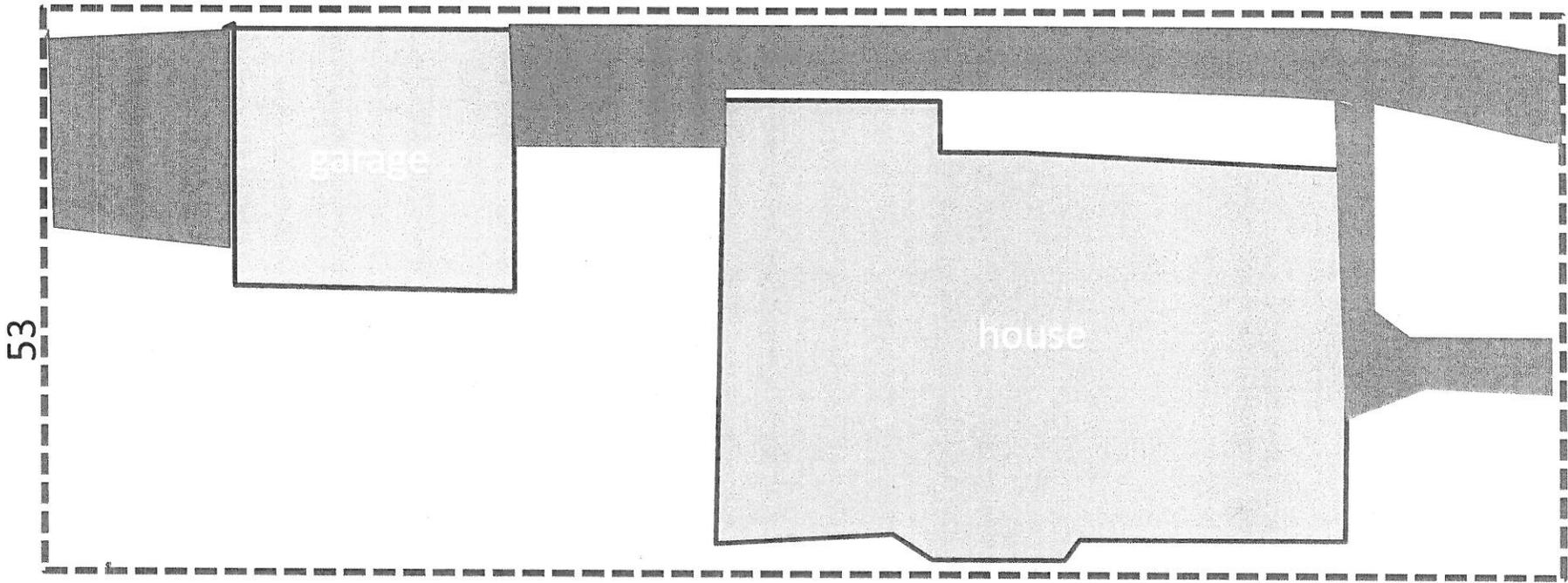
6)"This building once had 5 apartments in it."

The property has never had 5 apartments in it. At one point 3 apartments were established, with seperations at the stairwell. Historical value is still very much intact.

North



150



659 South 18th Street, C. A. Schaaf House
Existing site plan, no proposed changes

021