Item 3—Agenda of July 15, 2010 **July 9, 2010**

See attached report, prepared June 11, 2010.

1114 "C" St.

Item 6—Agenda of June 17, 2010 **June 11, 2010**

Application for Certificate of Appropriateness

PROPOSAL:

The Lincoln Urban Development Department requests a Certificate of Appropriateness for construction of a house at 1114 C Street in the Everett Landmark District.

DISCUSSION:

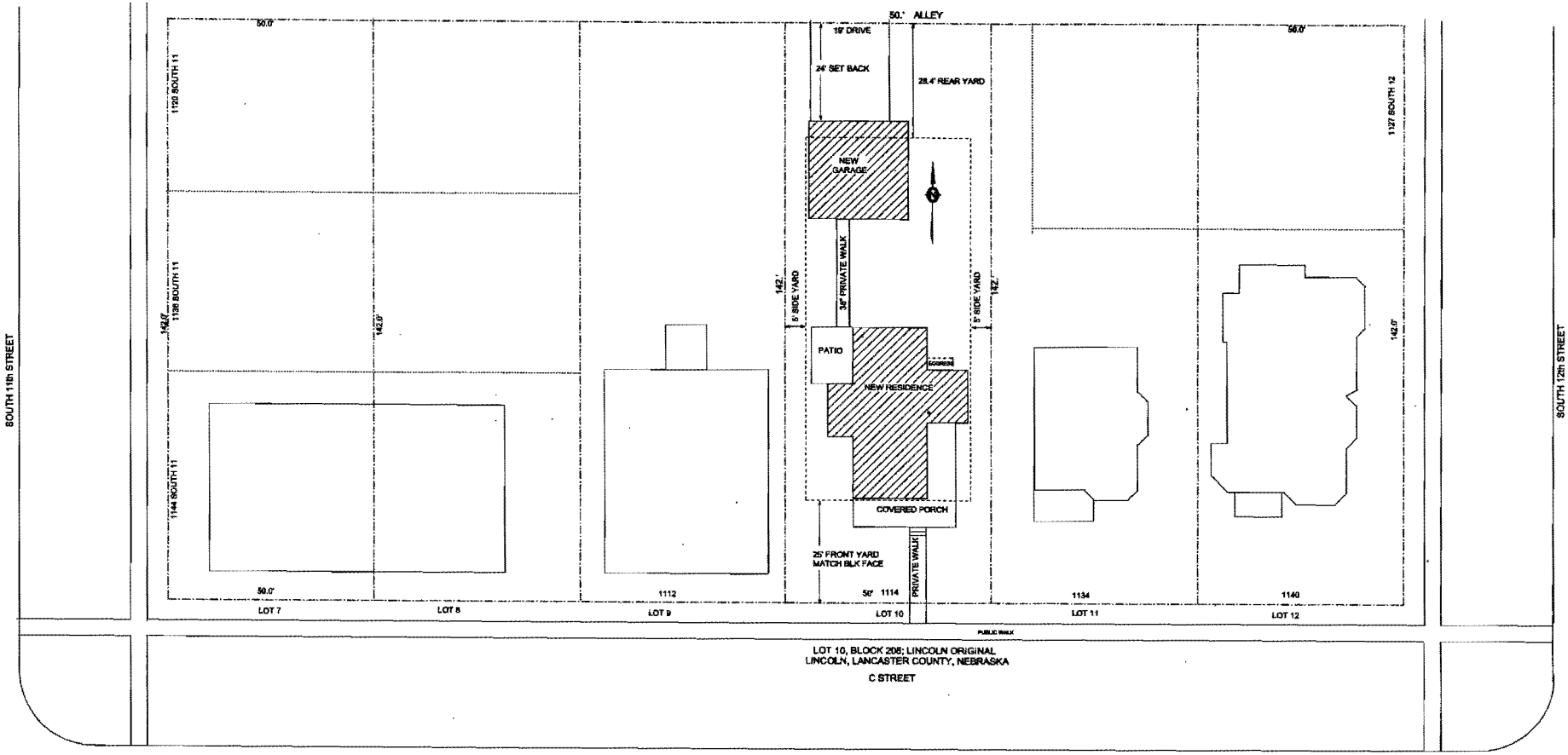
The Commission previously reviewed and approved removal of a dangerous, deteriorated residence at 1114 C Street. As promised, the Urban Development Dept. (UDD) is offering for the Commission's review the design for a new single family home on the site. (See attached plans.)

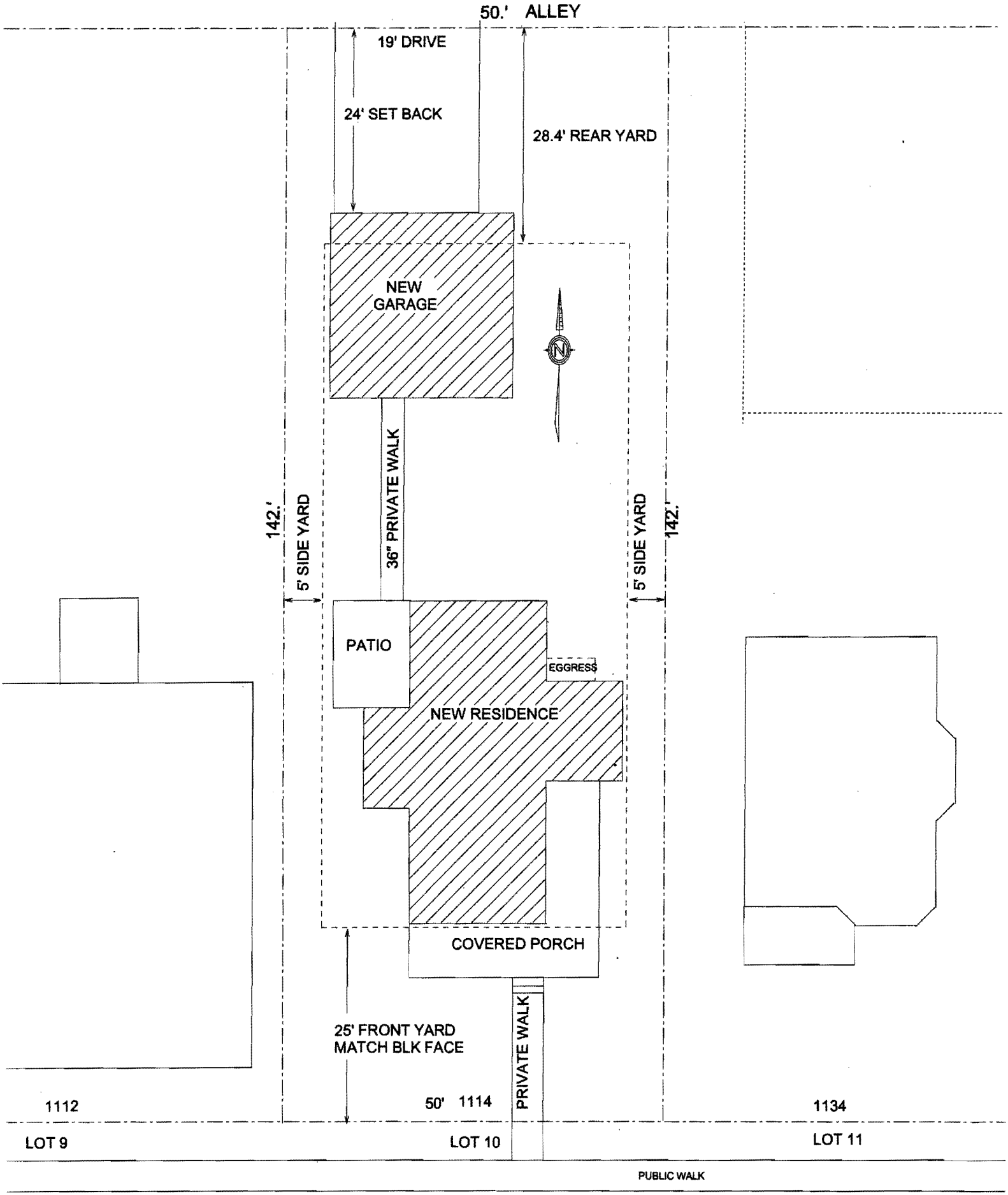
The north side of the 1100 block of C Street (directly opposite Everett School) is a varied setting with brick apartments on the west end and 2.5 story frame houses of the 1890s on the east end. UDD most often builds single story houses but is offering a 1.5 story house for this location for greater compatibility and to match the scale of the house to be demolished. Like the old house on the location, a wrap-around porch is also incorporated into the design. Staff has suggested that fishscale shingles in the gable end and turned posts, rather than classic columns, might also strengthen the connection to the adjacent Queen Anne houses (which is also the style for house being demolished). UDD staff concurs with these suggestions.

District guidelines call for new construction that is compatible in scale, proportion of solids and voids, and features with exisiting buildings in the district. The proposed construction appears very responsive to these design principles.

Recommended finding: *The proposed new construction meets the design guidelines in exemplary fashion.*

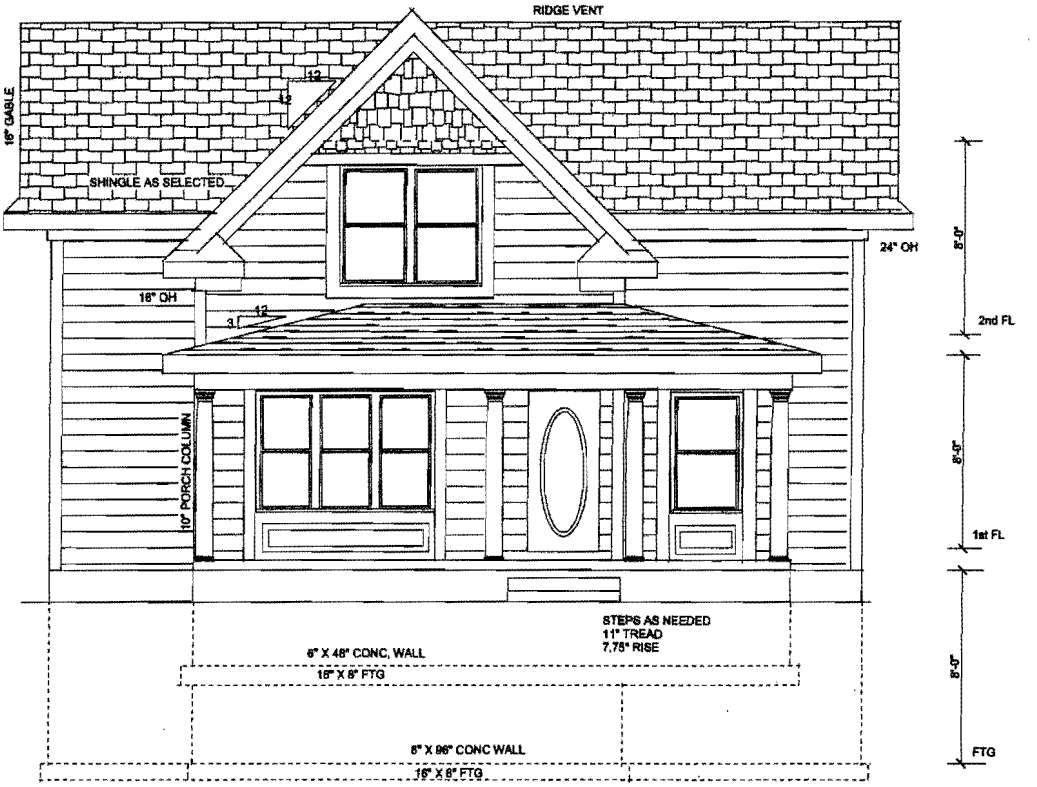
Recommended action: *Approval of a Certificate of Appropriateness.*


SOUTH 11th STREET
SOUTH 12th STREET
50.' ALLEY
19' DRIVE
24' SET BACK
28.4' REAR YARD
NEW GARAGE
3.6' PRIVATE WALK
5' SIDE YARD
142.'
PATIO
NEW RESIDENCE
COVERED PORCH
25' FRONT YARD MATCH BLK FACE
PRIVATE WALK
50.0'
142.0'
1120 SOUTH 11
1136 SOUTH 11
1144 SOUTH 11
1127 SOUTH 12
1112
50' 1114
1134
1140
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
PUBLIC WALK
LOT 10, BLOCK 208; LINCOLN ORIGINAL
LINCOLN, LANCASTER COUNTY, NEBRASKA
C STREET

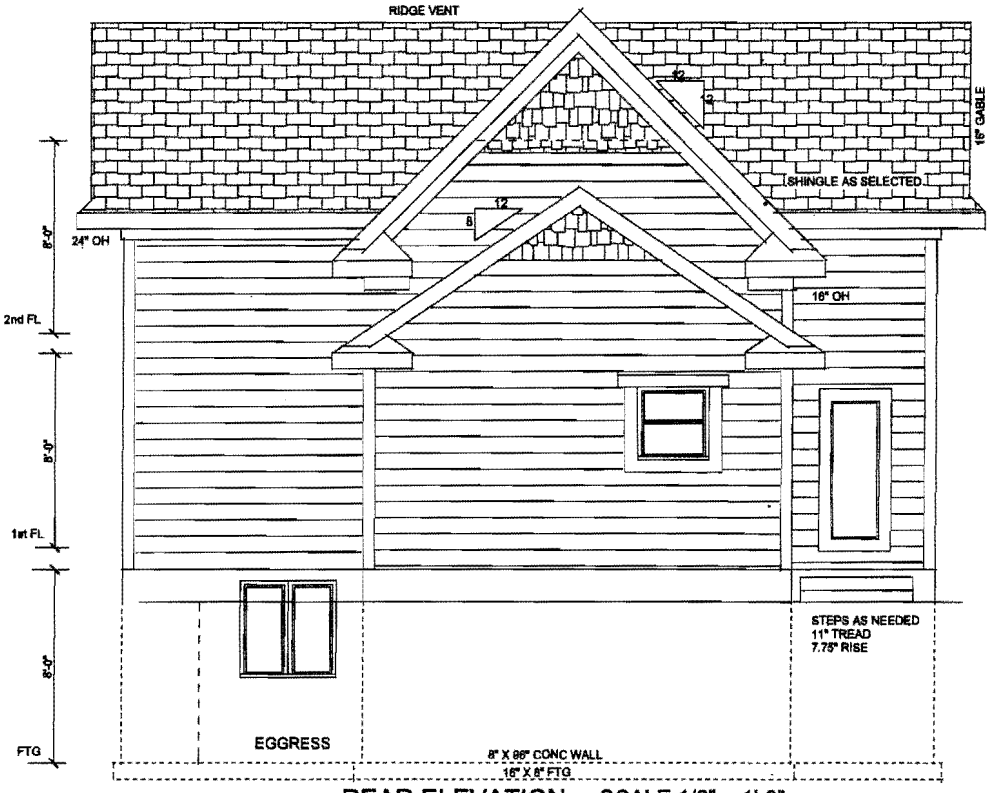


LOT 10, BLOCK 208; LINCOLN ORIGINAL
LINCOLN, LANCASTER COUNTY, NEBRASKA

C STREET



FRONT ELEVATION SCALE 1/8" = 1'-0"

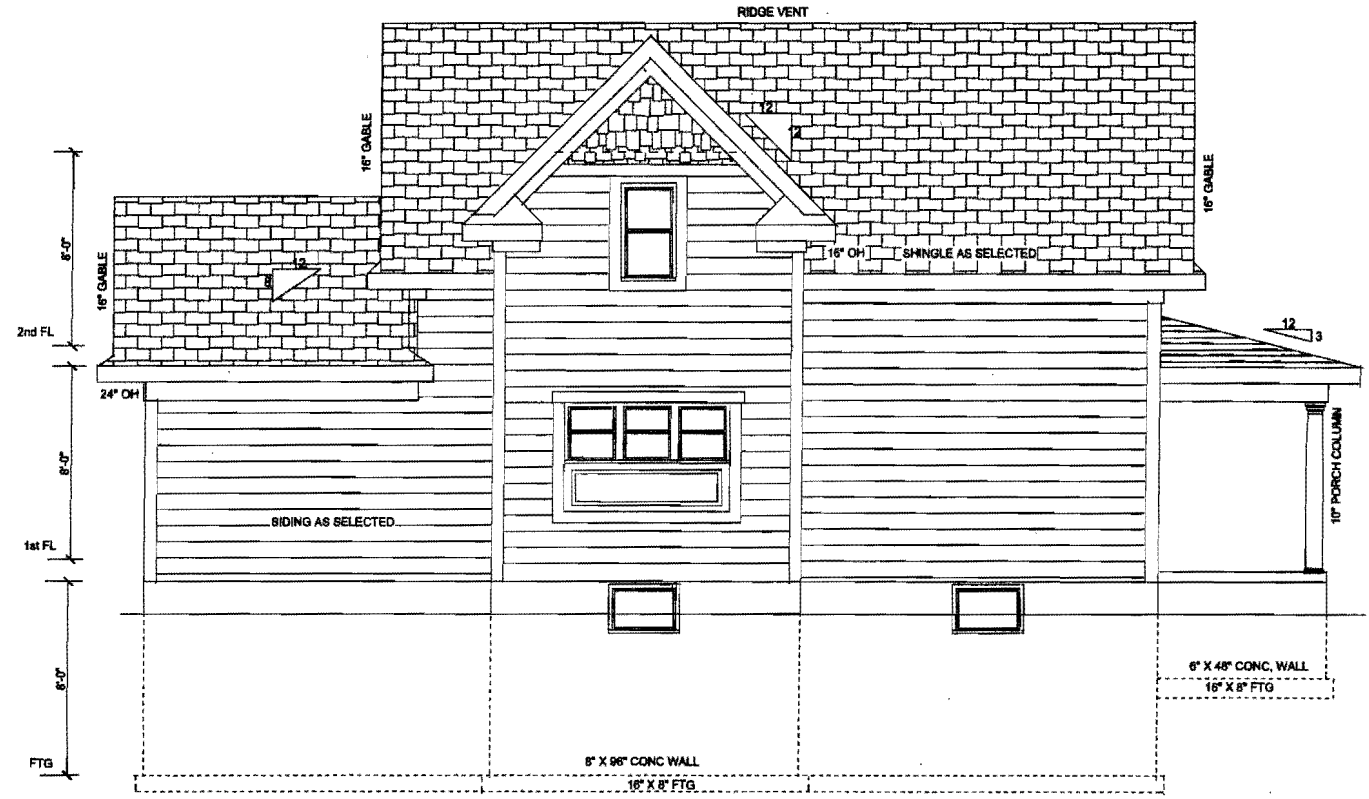


REAR ELEVATION SCALE 1/8" = 1'-0"

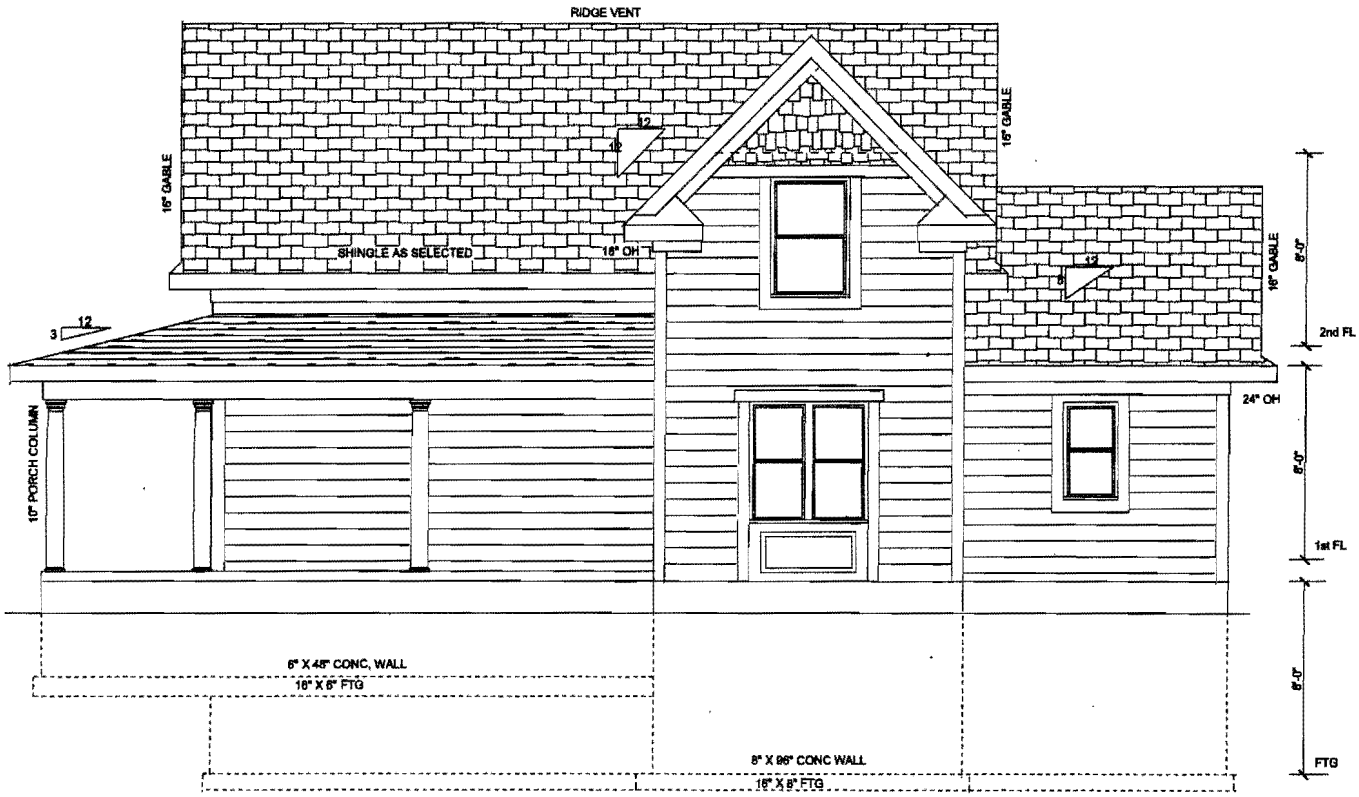
URBAN DEVELOPMENT	SAYER DRAFTING AND DESIGN		
ONE and HALF STORY 3 BDRM			
FRONT - REAR		DATE	2010
APPROVED BY		PAGE	

BY PAUL SAYER

THESE PLANS ARE THE PROPERTY OF THE OWNER LISTED ABOVE. OWNER TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. OWNER ASSUMES ALL LIABILITIES OF DESIGN AND CONSTRUCTION. IT IS THE OWNER TO BE SURE CONSTRUCTION CONFORMS TO ALL BUILDING CODES.

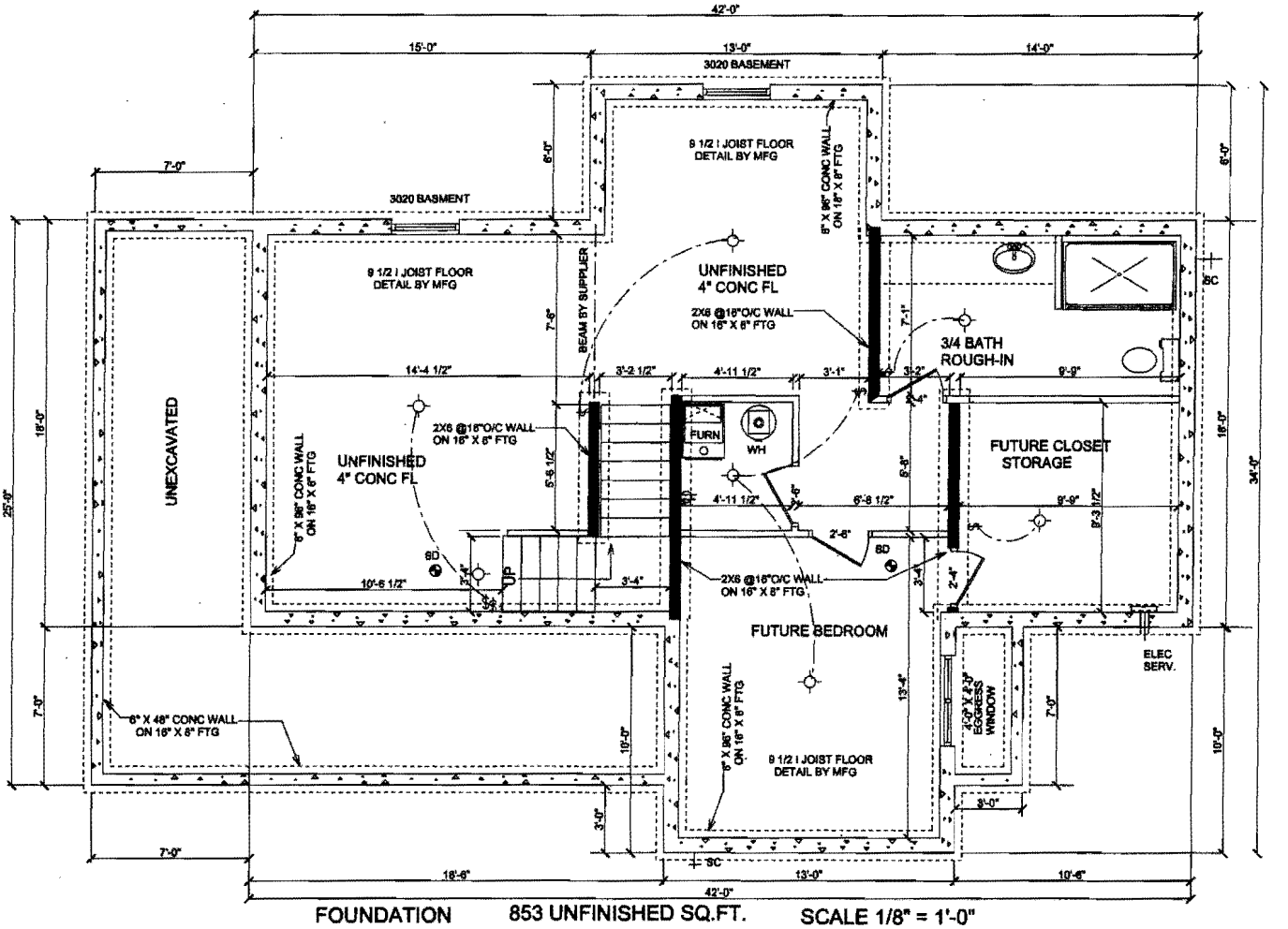


LEFT ELEVATION



LEFT ELEVATION SCALE 1/8" = 1'-0"

URBAN DEVELOPMENT	SAYER DRAFTING AND DESIGN	BY PAUL SAYER
ONE and HALF STORY 3 BDRM		THESE PLANS ARE THE PROPERTY OF THE OWNER LISTED ABOVE. OWNER TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. OWNER ASSUMES ALL LIABILITIES OF DESIGN AND CONSTRUCTION THEREOF. OWNER TO BE SURE CONSTRUCTION CONFORMS TO ALL BUILDING CODES.
RIGHT - LEFT		DATE 2010
APPROVED BY		PAGE



FOUNDATION 853 UNFINISHED SQ.FT. SCALE 1/8" = 1'-0"

URBAN DEVELOPMENT	SAYER DRAFTING AND DESIGN	DATE	2010
ONE and HALF STORY 3 BDRM	BY PAUL SAYER		
FOUNDATION	THESE PLANS ARE THE PROPERTY OF THE OWNER LISTED ABOVE. OWNER TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. OWNER ASSUMES ALL LIABILITIES OF DESIGN AND CONSTRUCTION THEREIN. OWNER TO BE SURE CONSTRUCTION CONFORMS TO ALL BUILDING CODES.	PAGE	
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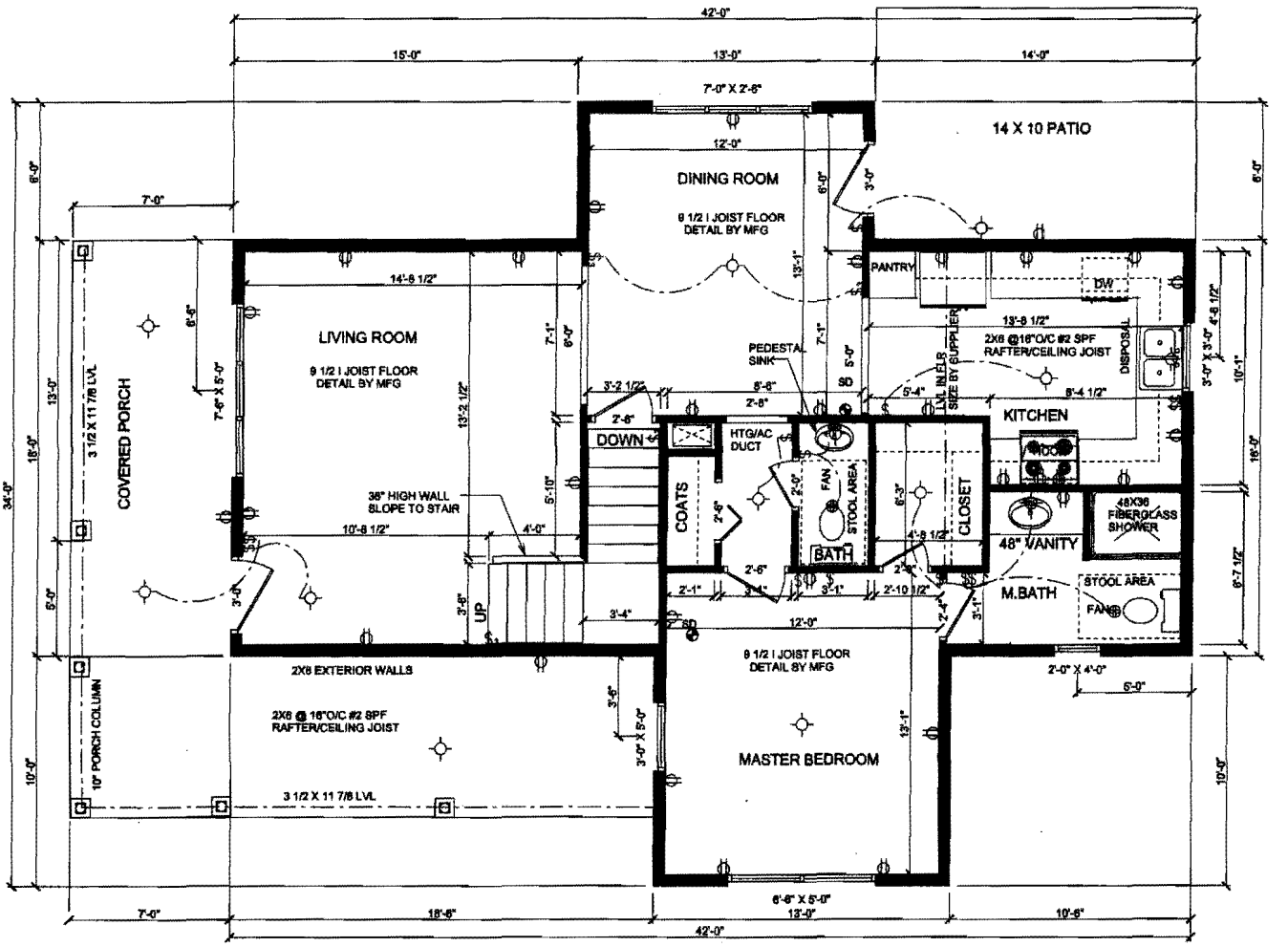
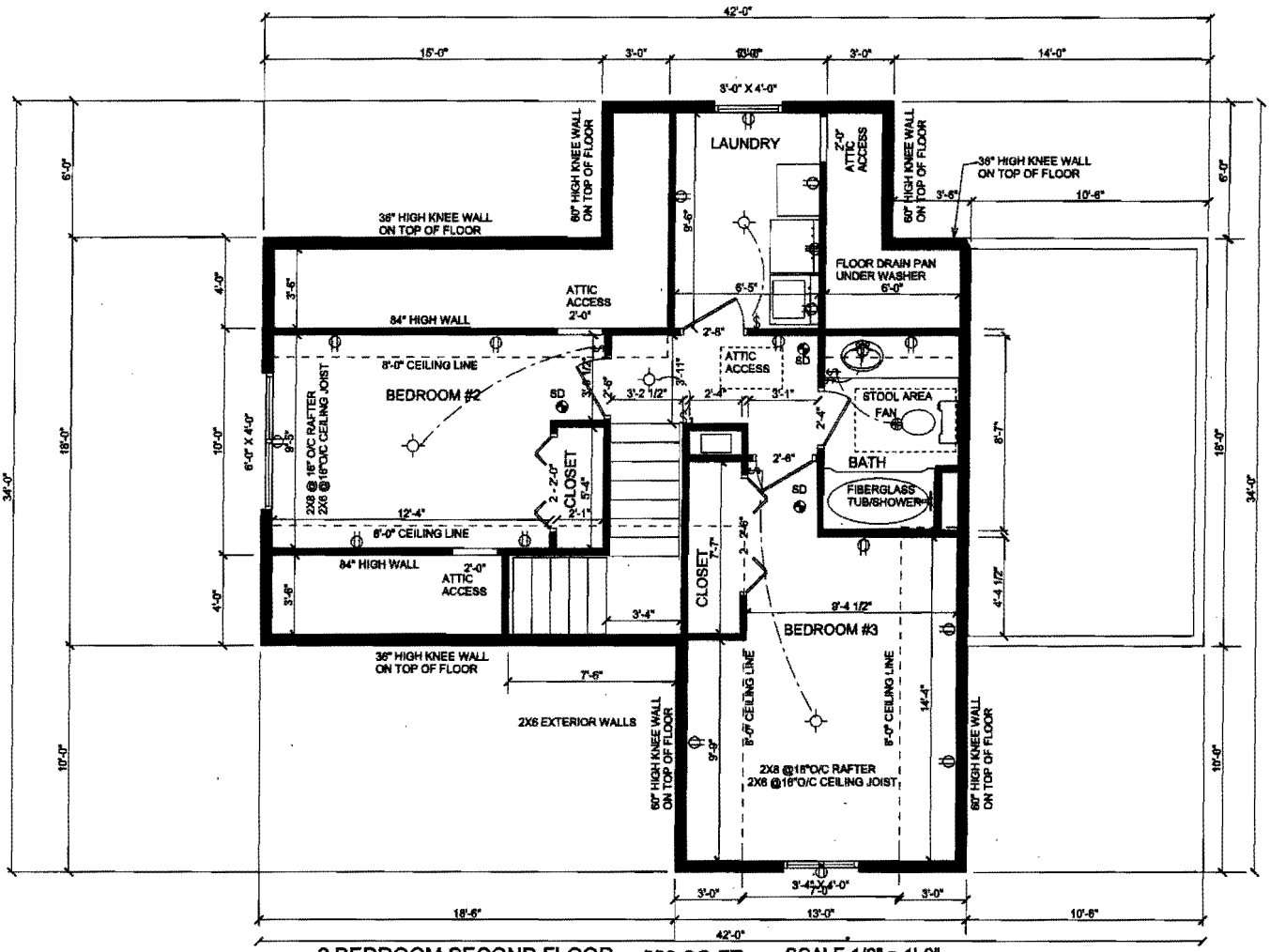


FIRST FLOOR 910 SQ.FT. SCALE 1/8" = 1'-0"

URBAN DEVELOPMENT	SAYER DRAFTING AND DESIGN	BY PAUL SAYER	
ONE and HALF STORY 3 BDRM		THESE PLANS ARE THE PROPERTY OF THE OWNER LISTED ABOVE. OWNER TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. OWNER ASSUMES ALL LIABILITIES OF DESIGN AND CONSTRUCTION THEREOF. OWNER TO BE SURE CONSTRUCTION CONFORMS TO ALL BUILDING CODES.	DATE 2010
FIRST FLOOR			PAGE
	APPROVED BY		



2 BEDROOM SECOND FLOOR 550 SQ.FT. SCALE 1/8" = 1'-0"

URBAN DEVELOPMENT	SAYER DRAFTING AND DESIGN	BY PAUL SAYER	DATE 2010
ONE and HALF STORY 3 BDRM		THESE PLANS ARE THE PROPERTY OF THE OWNER LISTED ABOVE OWNER TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. OWNER ASSUMES ALL LIABILITIES OF DESIGN AND CONSTRUCTION THEREOF. OWNER TO BE SURE CONSTRUCTION CONFORMS TO ALL BUILDING CODES.	PAGE
SECOND FLOOR			
APPROVED BY			