

CITY OF LINCOLN ZONING APPLICATION

Note: This application will be returned as insufficient if all required information is not provided.

Date

4/11/12

Project No.

(to be filled in by Planning Dept.)

Under the provisions of Title 27 of the Lincoln Municipal Code, the undersigned hereby applies for a:

- Change of Zone: (indicate type) map - From To PUD text - 27.
Special Permit, 27.63. 400 List Special Permit Type Historic Preservation
Use Permit Miscellaneous Comprehensive Plan Conformance Administrative Permit (Wireless Facilities)
Pre-Existing Special Permit # Pre-Existing Use Permit #
Administrative Amendment to: SP # UP # PUD # Other #
Waiver to (List): SP # UP # PP #
Annexation

Project Address/General Location 700 N 16th Street # of acres to be included in the application, 42

THE FOLLOWING DOCUMENTS MUST BE SUBMITTED WITH THIS APPLICATION FORM:

- 1. LETTER indicating purpose of application. This statement should include information concerning the reason for the request, any associated applications, projects or other information related to the application. WAIVERS: List waiver requests and provide justification for each waiver request as per Title 27 or Section 26.31.010 of the Land Subdivision Ordinance of the Lincoln Municipal Code or Chapter 1, Section 2 of the Design Standards OR state no waivers are requested.
2. LEGAL DESCRIPTION including section, township and range, irregular tract number and/or final platted lots.
3. FEE (see fee schedule)
4. SITE PLAN - The site plan shall be submitted electronically using ePlan. (text amendments do not require a site plan)

\* see checklists for each type of project for more specific requirements

Property Owner Name Kinder Panter Scott Family Foundation Phone Number 402-309-5146

Address 128 W. 13th, #1101, Lincoln, NE 68508 Email KinderpanterScott@gmail.com

Applicant/Permittee Name Archi + Etc LLC Phone Number

Address 2436 N. 48th St. Lincoln NE 68504 Email

Contact Name John Huffer Phone Number (402) 429-7127

Address 2436 N 48th St. Lincoln NE 68504 Email jhuffer@ayarsayars.com

Applicant's (Permittee's) Signature [Signature]

Property Owner's Signature [Signature]

(Property Owner signature not required on Change of Zone applications.)

\* NOTE: If applicant is not owner of the premises, the owner's signature (or written permission of the owner authorizing the applicant to sign on behalf of the owner) must be submitted with this application. The applicant and owner's signatures (or owner's written permission) certifies that permission is granted by the owner to all authorized city/county personnel to enter the premises for the purpose of review of this application.

The City Reserves the right to ask for additional information if required to process this application.

April 19, 2012

Ed Zimmer  
Historic Preservation Planner  
Lincoln City/Lancaster Planning Department  
555 South 10<sup>th</sup> Street, Room 210  
Lincoln, NE 68516

**RE: The Lewis-Syford House**

Dear Mr. Zimmer:

The purpose of this application is to wave point #7 from the August 20, 2008 easement on the property located at 700 North 16<sup>th</sup> Street Lincoln, Nebraska. Our intent is to construct a facility that accommodates the needs of the Autism Academy in the southeast corner of the site. We will do so in a manner that maintains the existing site layout and does not interfere with the historical façade of the House. There will be minimal visibility of the new structure from 16<sup>th</sup> street and the structure will have an exterior that compliments the existing Carriage House.

Significant repairs need to be performed on the Lewis-Syford House and its carriage house. The foundations on both will be removed and replaced. Structural elements will be installed in the carriage house but the facing will remain the same. Repairs to the roof, siding, windows, and interior components will be performed. This will insure that the house can maintain its existence for years to come.

The Autism Academy is Nebraska's first non-profit, academy dedicated to the advancement of individuals with Autism. Using all evidence-based practices, the Autism Academy's approach combines the science of Applied Behavior Analysis with academic curriculum, and continues to apply this best practice method across real-life scenarios. Our goal is to maximize each individual's potential, and provide the pathway to achieving the highest quality of life that every person with Autism deserves.

The Lewis-Syford House provides opportunities for the children that cannot be found in alternative settings. The home-like atmosphere provides comfort for the children and allows them to learn social skills and life skills in a more generalized setting. Surrounded by tall trees, the tranquility of the grounds presents a peaceful setting which will provide many opportunities for the children and staff to experience nature in a safe learning environment.

(a) The Planning Commission may approve, by special permit, any use of a historic structure or site in any zoning district after review and consideration of the following:

(1) The significance of the historic structure or site and the degree of variation sought from the permitted uses of the district;

The project is maintaining the elements of the historic structures on the site. The structural framework of the Carriage House has deteriorated and has been recommend to be replaced. Our goal is to reuse the exterior material, repair and maintain the historical nature, and have it be incorporated into the new structure.

(2) The extent to which economic factors necessitate the change in use;

- Use will not support significant renovation expense. Property is in major disrepair. Estimated renovation is \$300k to \$700k.

(3) The extent of proposed exterior change to the structure or site;

The exterior changes to the structure and site include:

- Exterior elements of the house including windows and siding will be repaired.
- We will repaint the exterior with colors that match those of the time period.
- Addition of a U-shaped drive on the west portion of the site. This will include 6 parking stalls.
  - Will be hidden by a retaining wall and vegetation
- Additional paving on the North portion of the site that includes stairs and a ramp for access to the house.
- New foundation and structural elements of the Carriage House to be installed. Skin to be repaired, repainted and then will be reinstalled.
- A new split-level Education Building will be installed in the South/East corner of the site.
  - Exterior facing to compliment the Carriage House.
  - Existing trees in the footprint of the Education Building will be removed.
- A perimeter fence will be installed to enclose the site.

(4) The impact on the surrounding area;

The impact on the surrounding area will be minimal. The additional activity on the site will bring more visibility to the House for the surrounding observers. Property location provides a synergistic opportunity between proposed uses and academic campus.

(5) The compatibility of the proposed use to the structure or site and the surrounding Area;

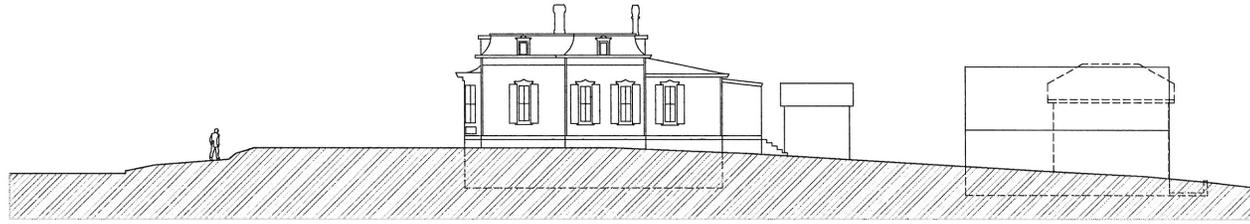
- Need for administration and consultation separate from classroom.
- Locations proximity to University students and faculty for employment, research, and volunteerism.

(6) The manner in which the public will be benefitted by such proposed use.

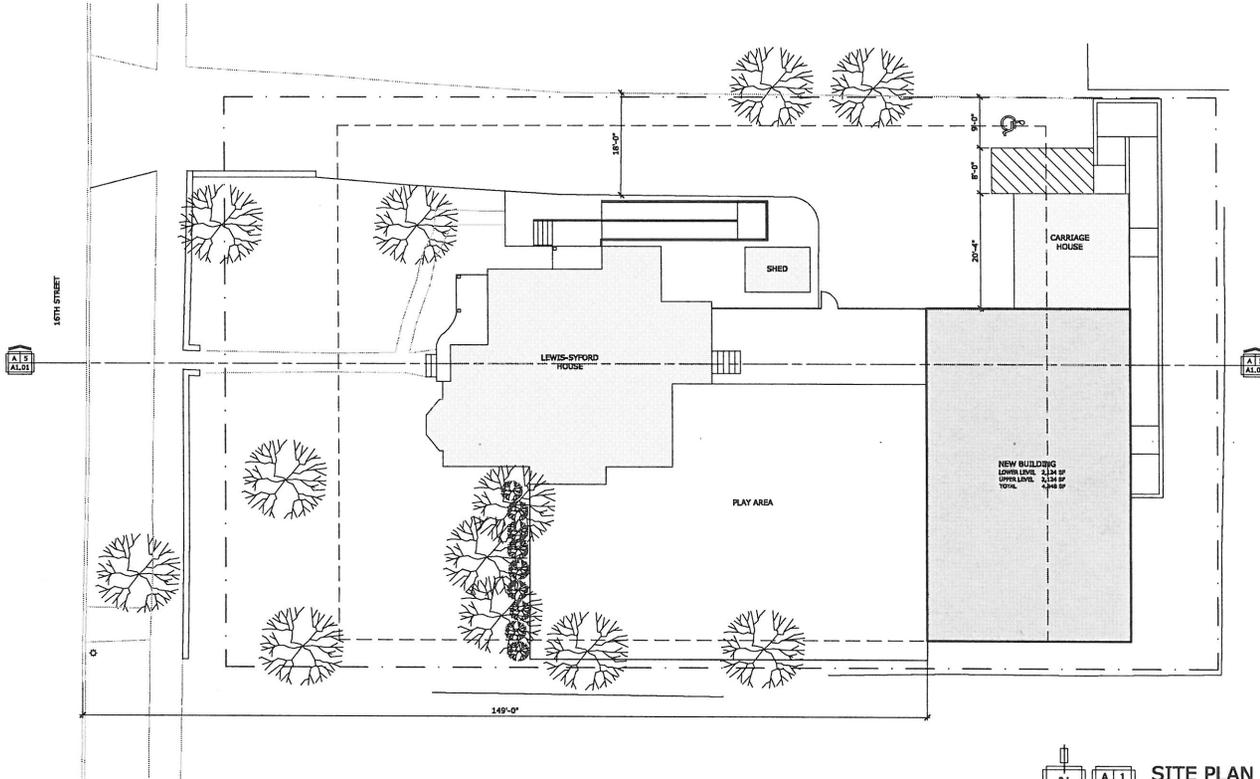
The public will benefit by having this historical icon repaired so that its value can be appreciated long into the future. More public visibility will be obtained with the House and site actually being in use. Active use of a historic property brings new life, attention, and interest to a structure and its surrounds. Revitalization creates opportunities to educate about the past and bring activity to an underutilized property.

(b) The applicant shall submit with the application for a special permit the following:

- (1) A plan of the existing and proposed grounds surrounding the structure or site, including outdoor furniture and plant material;
- (2) A parking layout;
- (3) Details regarding all proposed exterior modifications of the structure or site;
- (4) Details of how the preservation of the structure or site is to be accomplished;
- (5) Signs proposed for the structure or site; and
- (6) Information concerning the economic use of the property.
  - Lease will help support building improvements and maintenance.



**A | S**  
**A1.01** **SITE SECTION**  
SCALE: 1"=20'-0"



**A | S**  
**A1.01** **SITE PLAN**  
SCALE: 1"=10'-0"

ARCHITECTURE ETCETERA  
ARCHI + ETC., LLC  
ARCHITECTURE ETCETERA  
2010 North 16th Street  
Lincoln, NE 68502  
PH: 402.441.8800  
WWW.AECHI.ETC.COM

Ayres & Ayres, Inc.  
2010 North 16th Street  
Lincoln, NE 68502  
PH: 402.441.8800  
WWW.AYRES-AYRES.COM

**Lewis-Syford House**  
700 N. 16th Street  
Lincoln, NE  
SITE PLAN

Date Started:  
March 7, 2012

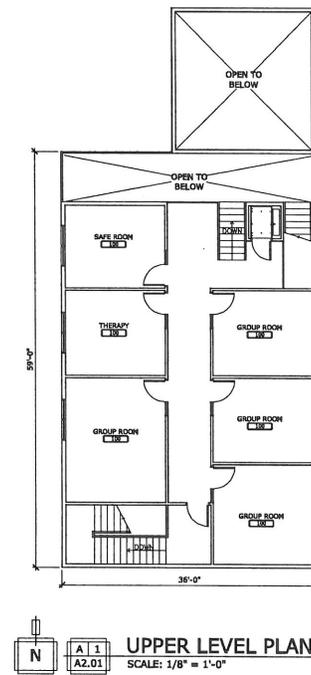
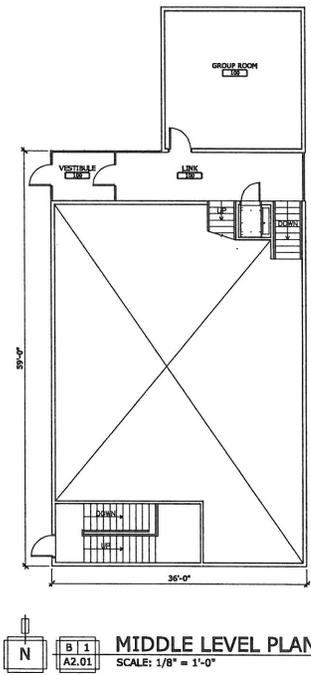
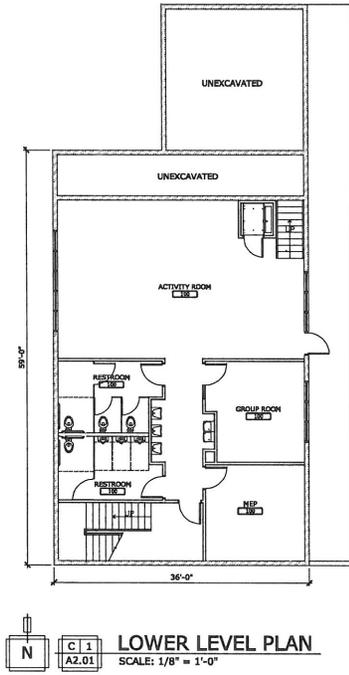
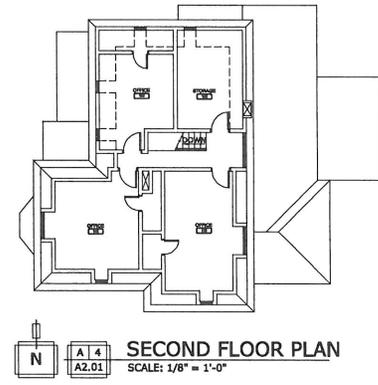
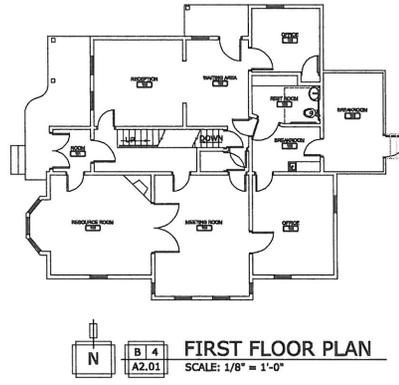
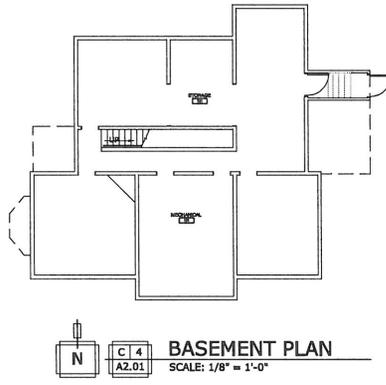
May 7, 2012

Preliminary  
not for  
construction

12-043

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A1.01



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TEL: 402.441.8000  
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**ARCHI + ETC**  
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Lewis-Syford House  
700 N. 16th Street  
Lincoln, NE

FLOOR PLAN

Date Started:  
March 7, 2012

April 12, 2012

Preliminary  
not for  
construction

12-043

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