

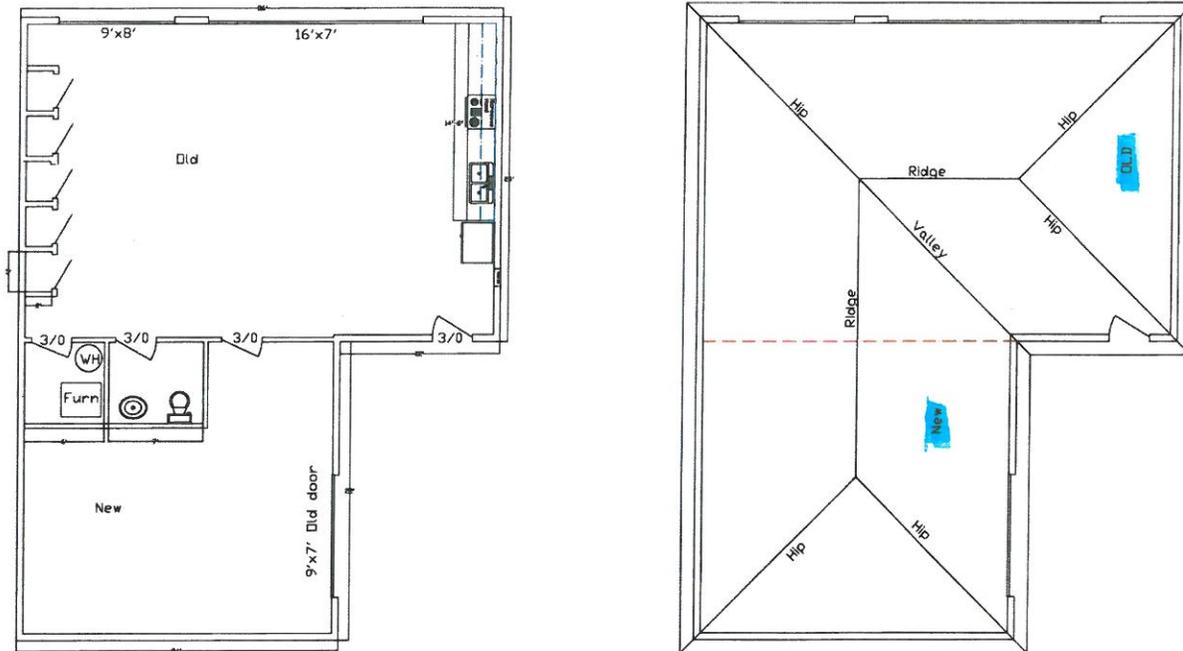
**Certificate of Appropriateness**

**PROPOSAL:**

Mike Renken, on behalf of NeighborWorks Lincoln, seeks a certificate of appropriateness for work at the O. C. Reynolds House, 2530 Q Street, contingent upon its approval by the City Council as a landmark and approval of a special permit for historic preservation.

**DISCUSSION:**

Historic Preservation Commission and Planning Commission have both recommended approval of the O. C. Reynolds House as a Lincoln landmark, as well as approval for NeighborWorks Lincoln to use the property for offices and classroom. In preparation for commencing work if final approval is received from the City Council and signed by Mayor Beutler, NeighborWorks is seeking the Commission's guidance and conditional approval of the proposed garage addition, and the wheelchair-access ramp.



The garage addition, as shown plan and roof plan above, would add a restroom, mechanical room, and storage space to the garage/classroom. In the photo at right, the addition would be made to the left side, copying the roofline, height, and siding of the existing building. An overhead door would be included on the east side for storage of larger equipment. The addition would be located approximately 100 feet north of the Q St. sidewalk and approximately 120 feet from the N. 26<sup>th</sup> St. sidewalk.





As previously discussed with the Commission (and conditioned upon Commission approval of a design), the wheelchair ramp would access the front porch on the east side. (The photo at left depicts the west side but shows the features more clearly.) NeighborWorks proposes to carefully remove and store the cap “stones” and two courses of blocks that constitute the east railing. The site has a tall picket fence that meets the house at the southwest and southeast corners of the main body of the house. The proposal is to relocate the east portion of the fence to meet the house at the southeast corner of the porch, and thereby screen the ramp with a residential-appearing feature already found on the site. NeighborWorks is considering whether the structure of the ramp itself would be frame or concrete construction. Necessary railings are proposed to be white, powder-coated pipe railing of simple design, for the least visual weight. The intention is that the whole addition be readily reversible by a future residential occupant.



**Recommended finding:**

The garage addition will have little or no impact on historic features or significant vistas of the proposed landmark. The ramp as proposed minimizes the impact on the landmark and is reversible.

**Recommended action:**

Approval of certificate of appropriateness, conditioned upon approval of the Landmark and Special Permit by the City.

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