Item 5—Agenda of March 21, 2013 **March 14, 2013**

Certificate of Appropriateness

PROPOSAL:
Greg Munn, on behalf of NeighborWorks Lincoln requests a Certificate of Appropriateness for work at the O. C. Reynolds House, a landmark at 2530 Q Street.

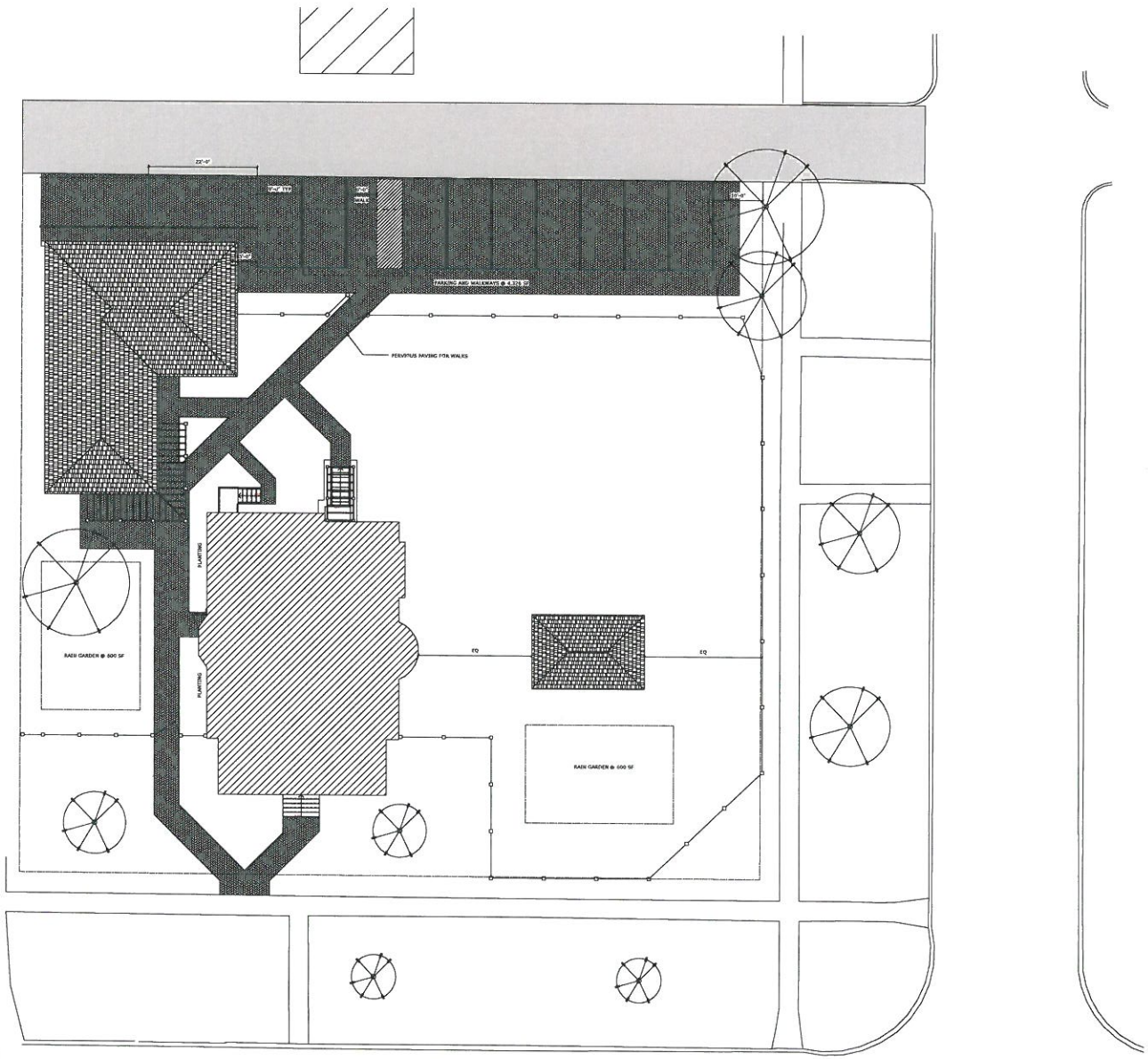
DISCUSSION:
Mr. Munn discussed these proposals with the Commission last month, including elimination of a previously proposed access ramp to the east side of the front porch (instead, using an existing west door for accessibility), and retention/modification of the existing small garage, which would previously have been demolished. Instead the garage would be relocated to the east side yard and repurposed as an open-walled pergola.

Every aspect of this proposal lessens impact on this historic landmark. Most of the work warrants a certificate of no material effect, but the Commission's review and approval is needed for the reuse of the garage as a garden feature, and because the property's Special Permit site plan will need revision and the Commission's input is desirable in that process.

Recommended finding: *The proposal is lessens impact of the office use on the landmark and reuses, rather than demolishes, the small original garage. The proposal enhances an already desirable project.*

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

Item 5: Revised Site Plan



A1 ARCHITECTURAL SITE PLAN

BVH ARCHITECTS

ARCHITECT
BARN VERMEER SHECLER ARCHITECTS

CONSULTANT
COMPANY
ADDRESS
CITY ST ZIP
TEL
website

CONSULTANT
COMPANY
ADDRESS
CITY ST ZIP
TEL
website

REVISIONS SCHEDULE		
MARK	DATE	DESCRIPTION

NEIGHBORWORKS
LINCOLN

PROGRESS SET
NOT FOR CONSTRUCTION

ARCHITECTURAL SITE
PLAN AND DETAILS

NORTH

A0.1

NEIGHBORWORKS LINCOLN OFFICE

2530 Q STREET

SPECIAL PERMIT #XXXXX

ENGINEER
OLSSON ASSOCIATES
1111 LINCOLN MALL, SUITE 111
LINCOLN, NE 68124-6316
BRAD J. MARSHALL, PE
(402) 474-6311

DEVELOPER
NEIGHBORWORKS LINCOLN
2240 Q STREET
LINCOLN, NE 68503
MIKE RENKEN
(402) 477-7181

LEGEND

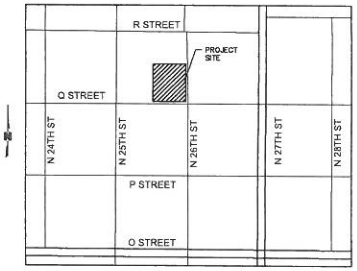
- AIR CONDITIONING UNIT
- BUSH
- DECIDUOUS TREE
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- ELECTRIC METER
- CONTOUR LINE
- CENTER LINE
- PROPERTY LINE
- PLASTIC FENCE
- WOOD FENCE
- 10"SS — SANITARY SEWER LINE
- 10"SD — STORM SEWER LINE
- 10"W — WATER LINE
- SPECIAL PERMIT BOUNDARY
- PROPOSED PAVING

N

1" = 20'

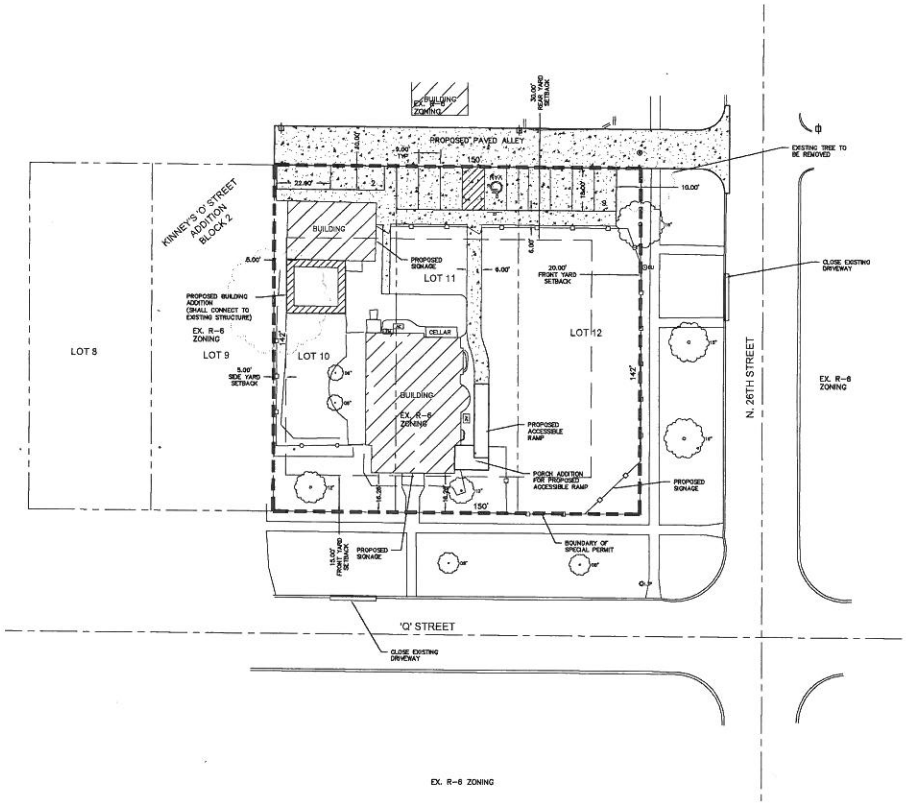
0' 10' 20' 40'

SCALE IN FEET



VICINITY MAP

NOT TO SCALE



GENERAL SITE NOTES

1. SIGNS NEED NOT BE SHOWN ON THIS SITE PLAN, BUT NEED TO BE IN COMPLIANCE WITH CHAPTER 27.69 OF THE LINCOLN ZONING ORDINANCE AND MUST BE APPROVED BY THE BUILDING AND SAFETY DEPARTMENT PRIOR TO INSTALLATION.
2. LANDSCAPE SCREENING SHALL COMPLY WITH THE CITY OF LINCOLN STANDARDS AND SHALL BE SHOWN AT TIME OF BUILDING PERMIT.
3. THE PARKING LOT LANDSCAPING / DESIGN SHALL NOT BE AMENDED BY THE ADMINISTRATIVE AMENDMENT PROCESS, BUT SHALL ONLY BE AMENDED BY SUBMITTAL TO THE PLANNING COMMISSION IN THE SAME MANNER AS THE ORIGINAL SPECIAL PERMIT.
4. PROVIDE HISTORIC PARKING LOT FIXTURES AS PRESENTED TO AND CERTIFIED BY THE HISTORIC PRESERVATION COMMISSION IN COMPLIANCE WITH THE DESIGN STANDARDS FOR PARKING LOT LIGHTING.
5. A ZONING AGREEMENT IS ASSOCIATED WITH THIS SPECIAL PERMIT.
6. THE ALLEY SHALL BE PAVED MEETING THE DESIGN STANDARDS OF THE CITY OF LINCOLN.
7. SIGNAGE SHALL BE ALLOWED AT THE LOCATIONS IDENTIFIED ON THE SITE PLAN. ALL SIGNAGE SHALL BE APPROVED BY THE PLANING COMMISSION PRIOR TO THE BUILDING PERMIT.
8. STRUCTURES AND PARKING MAY ENCROACH INTO SETBACKS AS SHOWN ON THE PLANS
9. SETBACKS SHALL BE DETERMINED AS SHOWN ON THE PLANS.

SPECIAL PERMIT - LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOTS 10, 11 AND 12, BLOCK 2, KINNEY'S 'O' STREET ADDITION, ALL LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 24, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA.

THE FOREGOING SPECIAL PERMIT #_____ WAS APPROVED BY THE LINCOLN CITY-LANCASTER COUNTY PLANNING COMMISSION ON THIS_____DAY OF 2011.

ATTEST:_____
CHAIR

APPROVAL

THE FOREGOING SPECIAL PERMIT WAS APPROVED BY THE CITY COUNCIL RESOLUTION #_____ ON THIS _____ DAY OF_____ 2011

ATTEST:_____
CITY CLERK

OLSSON ASSOCIATES
1111 Lincoln Mall, Suite 111
P.O. Box 84608
Lincoln, NE 68501-4608
TEL 402.474.6311
FAX 402.474.5160
www.olssonassoc.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

NEIGHBORWORKS LINCOLN OFFICE
2530 Q STREET

SITE PLAN

LINCOLN, NE

2012

drawn by:	BSL
checked by:	BJM
approved by:	BJM
QA/QC by:	BJM
project no.:	012-1585
drawing no.:	
date:	8.8.12

SHEET
1 of 1

Item 5: Original Site Plan

DWG: F:\Projects\012-1585_Dwgs\Preliminary Plans\1012585_SP.dwg USER: bsing
DATE: Aug 08, 2012 - 11:28am XREFS: XREF_PLAN: 1012585_PBASE2 1012585_XBASE

2530