

PLANNING DEPARTMENT MEMORANDUM

to: Historic Preservation Commission
from: Ed Zimmer
re: Agenda items for July 10, 2014
date: July 3, 2014

Items 3 and 4:

Reports are attached.

Item 5: Grand Manse/Old Federal Building

I have not yet received information requested by the Commission on the manner of attachment of the proposed building banners, nor do I yet have additional information about general parameters for a banner program on this landmark building.

Item 6: Koop House National Register nomination, 1401 S. 15th St.

As the Preservation Commission for a Certified Local Government, HPC is requested to review and make recommendations on all National Register nominations from Lincoln. Stacey Hageman and I prepared the attached nomination at the request of the property owner, who simply wishes to celebrate his house and his careful rehabilitation work on the property.

We recommend the property for National Register listing under Criterion C as locally significant in the area of architecture. In the past we would have given larger emphasis to George Berlinghof and the house as the “work of a master.” Berlinghof’s career spanned from the 1880s to 1940s and his many major buildings including county courthouses in several states, libraries in Kansas and Nebraska, educational buildings including “Old Law” at UNL and Lincoln High School, commercial buildings including Miller & Paine and Security Mutual (CenterStone), etc. However, “work of a master” seems to be a category currently facing very stiff reviews by the national staff so instead we have emphasized the Koop House as a good example of “academic eclecticism” and especially the rather rare branch of that late nineteenth and early twentieth century “style” that combined stylistic elements, rather than following one historic period.

We welcome your review and advice.

Item 7: Special permit 14018, reconstruction of a garage at 2727 M St.

2727 M Street is a bungalow built in 1929 for Ida C. Blore on the back (west) portion of the lot at the SW corner of 28th & M Streets, which already contained a house of the 1890s on the corner. When the 1928 Sanborn atlas was updated to include the new house, the “paste over” covered a former outbuilding that had stood on the alley, probably serving the corner house as a garage, and the update included a new garage structure positioned between the new house and the older residence. This

flat-roofed, two-stall garage in fact straddles the property line between the two houses, with one stall on each parcel.

The west half of the garage is now seriously deteriorated. It is a non-conforming location for an accessory building, as it is closer to the house and to the west and south property lines than would be allowed for a new building.



Because there is no other location on the small parcel for a garage, the owner wishes to reconstruct it in place, with a new slab and improved fire rating on the property lines.

I believe the rebuilding warrants a “certificate of no material effect” under the preservation ordinance, as no significant architectural features or vistas are impacted and little change of appearance will occur. In fact a traditional, though “non-conforming,” cooperative arrangement between neighbors would be preserved.

However, in addition to a preservation certificate, a Special Permit to reconstruct a non-conforming structure is required. Since the Planning Commission will be considering this matter affecting property in a historic district, I’m seeking the recommendation of the Preservation Commission. Staff suggests that the recommendation be in the affirmative.