

# LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

## November 19, 2015 Historic Preservation Commission Meeting

**PROJECT :** Change of Zone/Landmark Designation and Special Permit for Historic Preservation–David. D. & Anna L. Rees House

**PROPOSAL:** Designation of the property at 4701 Bancroft St. as a Landmark (from R-6 Residential to R-6 Residential with Landmark Overlay) and Special Permit to allow use as a Holistic Healthcare center

**LOCATION:** 4701 Bancroft Street

**LAND AREA:** Less than one acre, more or less.

**EXISTING ZONING:** R-6 Residential District

**WAIVER/MODIFICATION REQUEST:**  
See enclosed Special Permit

**CONCLUSION:** The landmark designation protects a locally rare example of an Art Moderne residence of the 1930s, and also recognizes a significant association with the Rees family, which was significant in College View and the Lincoln Adventist community. Designation provides the opportunity to request the special permit which encourages maintenance and reuse of the proposed landmark. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan. Granting the requested special permit for utilization as the office/clinic of one nurse practitioner and her staff provides a transition between commercial and residential uses, accommodates a neighborhood service, and supports the continued maintenance of the proposed landmark.

<b>RECOMMENDATION FOR CHANGE OF ZONE/LANDMARK Designation:</b>	Approval of Landmark designation
<b>RECOMMENDATION FOR SPECIAL PERMIT:</b>	Approval of Special Permit

### GENERAL INFORMATION:

**LEGAL DESCRIPTION:** College View, Block 11, north 22 feet of the west 100 feet of Lot 10 and the west 100 feet of Lots 11 and 12, Lincoln, Lancaster County, Nebraska.

**EXISTING LAND USE:** Single family residence.

**SURROUNDING LAND USE AND ZONING:**

East:	Residences and office	R-6 and B-3
West & South	Residential	R-6
North	Parking, Office, Bank	O-3

**HISTORY:**

**1938** House constructed by General Conference (7<sup>th</sup>-Day Adventist Church) for manager/editor of Christian Record, D. D. Rees & family

**1949** Death of D. D. Rees

**UTILITIES:** All public utilities.

**PUBLIC SERVICE:.** All urban services

**ALTERATIVE USES:** Landmark designation does not by itself change the permitted uses in the R-6 District. Permitted uses in R-6 district include single and multi-family residences, churches and schools. The Special Permit requests use of the residence as a healthcare office/clinic.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

**Pg 1.9** - The Future Land Use Map of the Comprehensive Plan designates this area as Residential–Urban Density..

**Pg 4.6, 4.9-** "Placemaking" chapter encourages identification and protection of broad range of historic resources, and incentives for maintenance and continued use.

**ASSOCIATED APPLICATION:** Special Permit for medical office use.

**ANALYSIS:**

Lincoln Municipal Code, section 27.57.120 provides for designation of landmarks that are "Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States."

1. The small house at 4701 Bancroft Street is a rare Lincoln example of the Art Moderne style and is associated with a family significant in the College View/Adventist community, especially for lengthy service to the Christian Record braille publishing house.

2. The proposed preservation guidelines for 4701 Bancroft St. are based on typical guidelines for Lincoln Landmarks.
3. A Special Permit for Historic Preservation under LMC §27.63.400 is to be evaluated under the following six criteria:

- **The significance of the historic structure or site and the degree of variation sought from the permitted uses of the district:**

The significance of the structure is presented in the associated landmark application.

The requested clinic use is allowed in the district only by special permit.

- **The extent to which economic factors necessitate the change in use:**

The applicant is seeking to maintain her practice in close proximity to Union College, where a substantial portion of her clients are located. She also is seeking a residential-type setting in association with her theory/style of practice. The landmark has been well maintained in the past and the applicant is not arguing that the building requires her use for continued up-keep.

- **The extent of proposed exterior change to the structure or site:**

The only substantive proposed exterior change is future transformation of the rear sunporch into a larger room, on the same level as the living room/waiting room.

- **The impact on the surrounding area:**

The site is zoned R-6 (residential) but is located immediately south of office zoning (parking lot used by Union Bank) and one lot west of commercial zoning. The application describes a medical practice that with a limited number of clients at one time or per day, and availability of off-site parking (on Union College campus) for the office staff. Some additional utilization on-street parking would likely be generated by the proposed use.

- **The compatibility of the proposed use to the structure or site and the surrounding area:**

The applicant has provided information on the site and the interior and it appears that the use would not preclude the future de-conversion of the office back to residential use. The area is at the edge of several zoning districts and the proposal appears to offer a transitional use between those districts..

- **The manner in which the public will be benefitted by such proposed use:**

The proposed use would provide maintain a unique buliding and site and provide needed services in the Union College/College View area.

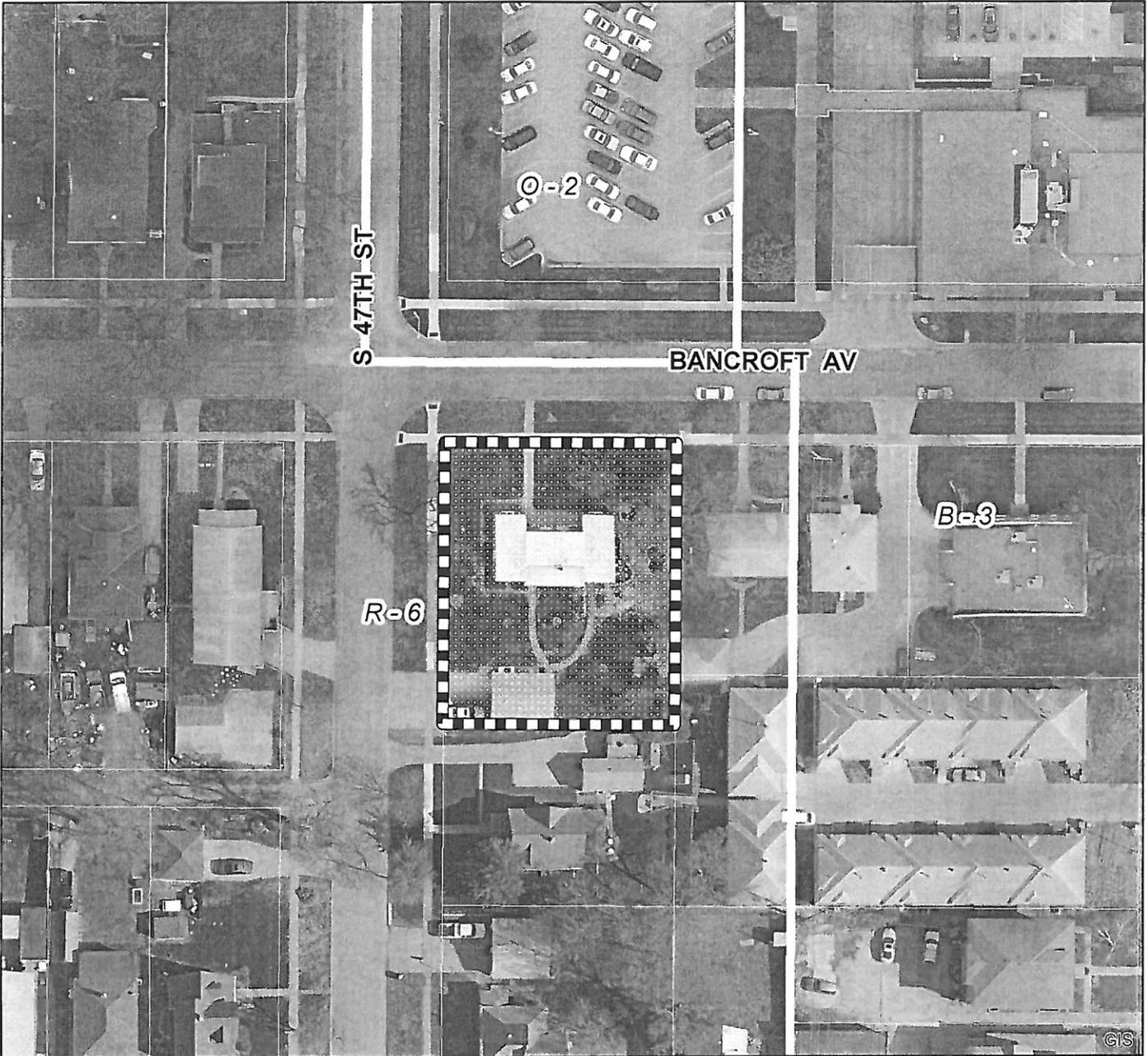
Prepared by:

Ed Zimmer, 441-6360, [ezimmer@lincoln.ne.gov](mailto:ezimmer@lincoln.ne.gov)  
Historic Preservation Planner  
Oct. 9, 2015

**APPLICANT:** Eugena Foster  
Wholehearted Healthcare, P.C.  
4716 Prescott Avenue / Lincoln, NE  
p. 402-858-6130  
e. [info@wholeheartedhealthcare.com](mailto:info@wholeheartedhealthcare.com)  
w. [wholeheartedhealthcare.com](http://wholeheartedhealthcare.com)

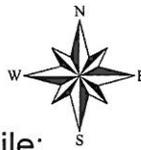
**OWNER:** Edward Sharon  
4701 Bancroft.  
Lincoln, NE 68506

**CONTACT:** Same as applicant.



2013 aerial

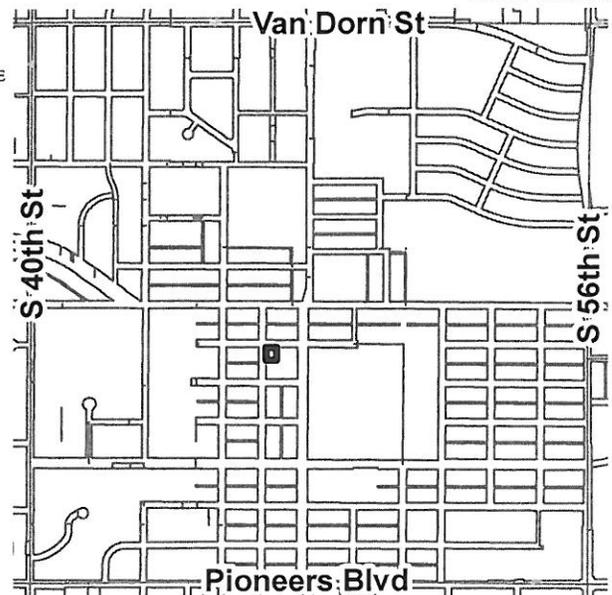
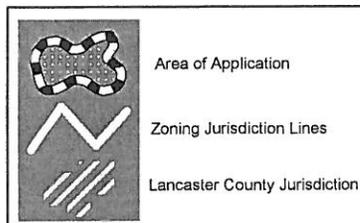
**Special Permit #: SP15070**  
**Historical Landmark Designation**  
**S 47th St & Bancroft Av**



One Square Mile:  
 Sec.05 T09N R07E

**Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



APPLICATION FOR LANDMARK OR LANDMARK DISTRICT DESIGNATION  
ADDENDUM TO PETITION TO AMEND THE ZONING ORDINANCE  
LINCOLN, NEBRASKA

1. NAME  
Historic **David D. & Anna L. Rees House**  
and/or Common  
NeHBS Site **LC13:F03-112**

2. LOCATION  
Address **4701 Bancroft Street, Lincoln, NE 68506**

3. CLASSIFICATION

<u>Proposed Designation</u>	<u>Category</u>	
<input type="checkbox"/> Landmark District	<input type="checkbox"/> district	<input type="checkbox"/> site
<input checked="" type="checkbox"/> Landmark	<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> object
	<input type="checkbox"/> structure	
<u>Present Use</u> <input checked="" type="checkbox"/> private residence		

4. OWNER OF PROPERTY  
Name **Edward L. Sharon**  
Address **4701 Bancroft St., Lincoln, NE 68506**

5. GEOGRAPHICAL DATA

Legal Description **COLLEGE VIEW, BLOCK 11, Lot 10, N22' W100' & LOTS 11 & 12 W100'**  
Property ID Number **16-05-305-002-000**  
Number of Acres or Square Feet: **(more or less) 12200 Sq. Ft.**

6. REPRESENTATION IN EXISTING SURVEYS

Title **Architectural and Historical Survey of Lincoln, NE**  
Date on-going  State  County  Local  
Depository for survey records **Lincoln/Lancaster County Planning Dept.**  
**555 S. 10<sup>th</sup> Street, Lincoln, NE 68508**

Is proposed Landmark or Landmark District listed in the National Register?  
 yes, date listed  
 no

7. DESCRIPTION AND HISTORY

Condition  
 excellent  deteriorated  unaltered  original site  
 good  ruins  altered  moved date  
 fair  unexposed

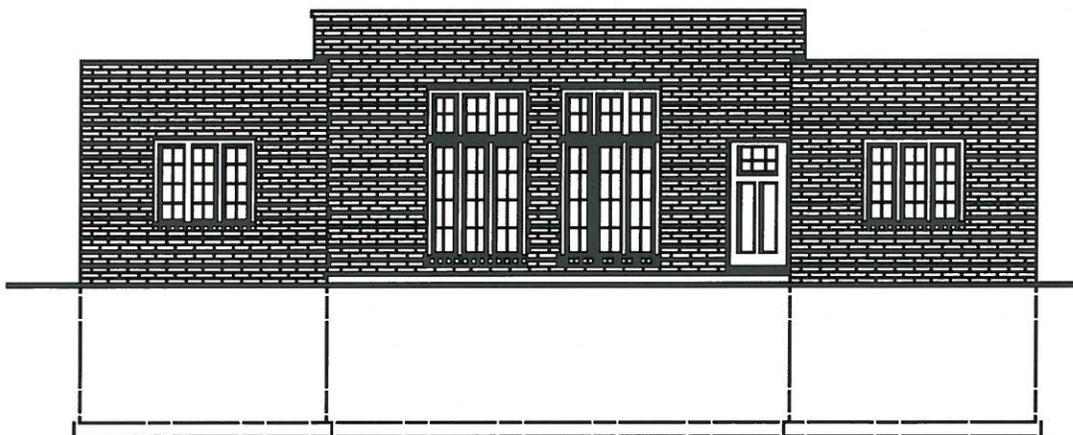
7. DESCRIPTION AND HISTORY, continued



**DESCRIPTION:**

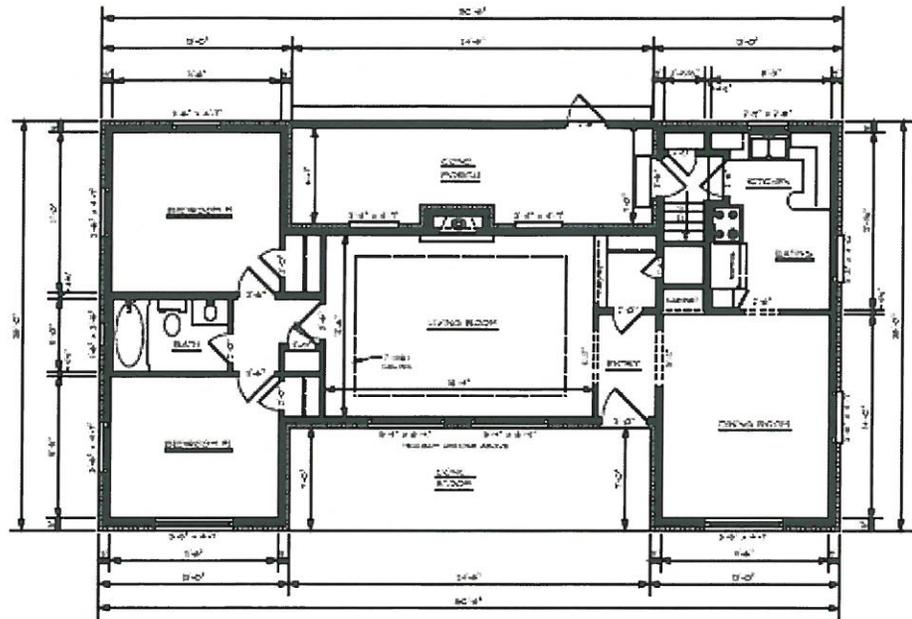
The David D. and Anna L. Rees house is a Moderne style residence of red brick, located in the College View neighborhood of Lincoln, Nebraska. The ample 100'x122' foot corner lot slopes down from front (north) to back (south).

The symmetrical design consists of three flat-roofed blocks, with a taller, recessed centerpiece flanked by two lower wings, embracing an entry "court." The north façade has double-hung windows on the side wings, clustered in groups of three. The central block has a pair of much taller tripartite windows, with double-hung sash topped with transoms.



NORTH ELEVATION

The simple front entrance door is off-set to the right (west). The composition of the recessed entry façade is balanced but subtly asymmetrical, with the windows offset slightly to the left (east) not only to accommodate the entrance door, but also to position the windows symmetrically when viewed from the living room.



FLOOR PLAN

Two sets of paired windows light the west façade, while the east side also includes a small, centered bathroom window. The rear, south façade includes a glazed porch infilling the recess between the side wings. Centered on the tall middle block is a wide chimney. The property is lowest at the southeast corner, allowing for a walk-in basement door at the east side of the rear façade.

The interior is organized with a central living room with a fireplace in the south wall and the tall front windows centered on the north wall. A dining room and kitchen are provided in the west wing and two bedrooms flanking a bathroom in the east wing.

The property includes a simple, frame, gable roofed garage at the south side of the property. The east side yard has been developed with a small pond.



**HISTORY:**

The General Conference Corp. of the Seventh Day Adventist Church had this house built in 1938 for an estimated cost of \$5000. <sup>1</sup> David D. Rees filed the building permit application as the manager of the Christian Record, an Adventist

<sup>1</sup> City of Lincoln application and building permit 28830, 4 Oct. 1938.

publishing house for the blind that had operated in College View since 1904.<sup>2</sup> Christian Record's office was located on the same block, at the corner of 48<sup>th</sup> and Bancroft, in an Art Deco building designed and constructed just two years before by Felix Lorenz, a local builder. The simple geometric form of that brick and limestone office many have influenced the Rees House, but Lorenz is not identified as involved in the residential project. Instead, the building documents identify "Self" as the contractor—presumably Rees on behalf of the General Conference.



Rees was born in Indiana in 1871. In 1897, he and his wife Anna settled in College View, Nebraska, where he taught English at Union College until 1905. Over the next fifteen years, he taught at Adventist colleges and academies in Ohio (Mt. Vernon College), Washington State (Forest Home Academy in Mt. Vernon, where he taught English, history and Latin as well as serving as "Principal and Manager" of the faculty; and Walla Walla College), and Colorado (Champion Academy in Loveland).<sup>3</sup>



The Rees family returned to College View in 1919 to serve in a variety of administrative roles for the Adventist Central Conference, variously appearing in city directories as secretary, field secretary, and educational secretary between 1921 and 1927.<sup>4</sup> Beginning in 1927, Professor Rees accepted the assignments of manager and editor for the *Christian Record*, an early introducer of Braille publishing, and he held those posts for 22 years until his death in 1949. His wife Anna served as the organization's librarian.

During Rees's tenure the publisher moved off the Union College campus in 1936 to the southwest corner of 48<sup>th</sup> & Bancroft, and two years later the Rees House was built at the west end of the same blockface. From that block the *Christian Record* produced several monthly periodicals as well as Bibles in braille, and circulated a library of braille publications. The monthly *Christian Record* magazine alone required two large mail trucks to transport to the post office, as each edition weighed two tons.<sup>5</sup>

Pearl Rees, sister of David D. Rees, was also a prominent Adventist educator and member of the Union College staff, serving as Dean of Women at her alma mater from 1921 until the 1940s—half of her half century of service to her

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<sup>2</sup> Ed Zimmer, "Christian Record Building," a nomination to the National Register of Historic Places, listed 1986.

<sup>3</sup> U. S. Census, 1900, 1910, and 1920 for David D. Rees and family; *Who's Who in Lincoln, NE*, 1928, pp. 183-4; 1914 Yearbook of the Seventh-Day Adventist Denomination, Washington, DC: Review and Herald Publishing Co., ca. 1914, p. 164 <http://documents.adventistarchives.org/Yearbooks/YB1914.pdf> accessed 9 Oct. 2015.

<sup>4</sup> Lincoln City Directories.

<sup>5</sup> "Christian Record: Services for the Blind. Detailed History Compiled in 1999 for the Centennial Celebration," <http://www.christianrecord.org/aboutus/history/crshistory.php> accessed 7 Oct. 2015.

church. Rees Hall on the Union College campus is named in her honor.<sup>6</sup>

## 8. SIGNIFICANCE

<u>Period</u>	<u>Areas of Significance-Check and justify</u>	
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> music
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1900-	<input checked="" type="checkbox"/> communications	<input type="checkbox"/> politics/government
	<input type="checkbox"/> community planning	<input type="checkbox"/> religion
	<input type="checkbox"/> conservation	<input type="checkbox"/> science
	<input type="checkbox"/> economics	<input type="checkbox"/> sculpture
	<input checked="" type="checkbox"/> education	<input type="checkbox"/> social/humanitarian
	<input type="checkbox"/> engineering	<input type="checkbox"/> theater
	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> transportation
	<input type="checkbox"/> industry	<input type="checkbox"/> other (specify)
	<input type="checkbox"/> invention	

Specific dates: 1938, 1938-1949

Builder/Architect: David D. Rees for Central Conference (SDA)

### Statement of Significance:

The Rees House is one of the very small number of Art Moderne houses constructed in Lincoln, The architectural significance of the house is heightened by its prominent corner site, excellent design integrity, and stylistic clarity. The house is also closely associated with the Rees family, leading members of College View's Adventist community through Union College and the Christian Record braille publishing house.

## 9. STANDARDS FOR DESIGNATION

(Check one(s) that apply)

- Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;
- Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States.

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<sup>6</sup> Pearl Lane Rees Papers, Adventist Heritage Center, James White Library, Andrews University, Berrien Springs, Michigan. <http://www.andrews.edu/library/car/collection/R/Rees,%20Pearl%20L%20Story%20Collection.pdf> Accessed 7 Oct. 2015.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Lincoln Building permit 28830, 1938.

U. S. Census 1880, 1900, 1910, 1920 for David D. Rees and family.

*Who's Who in Lincoln, NE*, 1928, "David Dee Rees," pp. 183-4.

1914 Yearbook of the Seventh-Day Adventist Denomination, Washington, DC: Review and Herald Publishing Co., ca. 1914, p. 164 <http://documents.adventistarchives.org/Yearbooks/YB1914.pdf> accessed 9 Oct. 2015.

"Christian Record: Services for the Blind. Detailed History Compiled in 1999 for the Centennial Celebration," <http://www.christianrecord.org/aboutus/history/crshistory.php> accessed 7 Oct. 2015.

11. FORM PREPARED BY:

Name/Title: **Ed Zimmer, Ph.D., Historic Preservation Planner**

Organization **Lincoln/Lancaster County Planning Dept.**

Date Submitted **9 Oct. 2015**

Street & Number **555. S. 10<sup>th</sup> St.**

Telephone **(402)441-6360**

City or Town **Lincoln**

State **Nebraska**

Email [ezimmer@lincoln.ne.gov](mailto:ezimmer@lincoln.ne.gov)

Signature \_\_\_\_\_

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

F:\LongRange\Historic\Landmarks\LMARKS\Rees House\ReesHsLDApp.doc

# Historical Landmark Application

4701 Bancroft Street

Lincoln NE, 68506



Wholehearted Healthcare, P.C.

Eugena M Foster, MSN, APRN, FNP-BC

October 23, 2015

October 23, 2015

Dear Commissioners,

I would like to propose that the home at 4701 Bancroft Street become a Historical Landmark in order to serve the community as a holistic healthcare center. This house was built in 1938 by the General Conference Corp. of the Seventh Day Adventist Church for David D. and Anne Rees. David was a former English professor who was editor and manager of the Christian Record Publishing Association, for which Anne was librarian. The house is a rare example of the Art Moderne style applied to a residence. It is significant for its association with the Rees family and for its architecture. The house has a positive healing energy. The air flows through the building in a free manor and the tall windows on the north and the south sides of the house create an environment that is permeated by natural light. The two exam rooms on the east end of the house also are illuminated by natural light, creating lovely rooms in which to engage with patients in dialogue, assessment and healing.

I have been serving the city of Lincoln as a Nurse Practitioner for eleven years and have recently incorporated my own medical practice, Wholehearted Healthcare, P.C. I graduated from Union College in 1999 with my Bachelors of Science in Nursing and then completed my Masters of Science in Nursing, as a Family Nurse Practitioner, from the University of Nebraska Medical Center in 2004. I was a clinical instructor and then an Assistant Professor at Union College for six years, where I taught nursing courses on campus as well as facilitating international medical service trips while instructing nursing and physician assistant students. I have lived in Nebraska for 21 years, served on the boards of two local non-profits and am deeply committed to the health, culture, and education of Lincoln, Nebraska. I love people, and appreciate the goodness inside each of us as human beings.

I would like to utilize the space on 4701 Bancroft Street for my holistic health medical practice. My business, Wholehearted Healthcare, P.C. is committed to compassionate service to the local community with an altruistic and global mindset. I provide healthcare to women and men of all ages and stages of life in an evidence-based primary health setting with an individualized and holistic intimate approach.

My vision for the clinic is to create a community in which patients gain knowledge, connect and restore, as well as give and receive support to achieve optimal health to thrive in life. The surrounding community has demonstrated their support for my endeavors:

- Wholehearted Healthcare P.C. has a contract agreement to provide student healthcare to the students of Union College. I have given my word to Union College to do my best to have my clinic within walking distance of the college campus. Approximately 40% of Union College students do not have their own vehicle, because many of the students who attend the college are from out of state or are international exchange students. The proximity of my clinic to the college will help the students be able to have easier access to their medical provider—giving them greater access to medical care, and thus, greater continuity of care, well-being and security.

- Ed Sharon, the current home owner, would like to sell the house to me with the understanding that I plan to utilize it as a holistic medical clinic. He is very supportive of the space being utilized as a healing space.
- The previous home owner to Ed Sharon, Phyllis Weygandt, is also in support of the house being utilized as a holistic healing clinic. Now in her 80's and 10 years passed being the home's owner she is still very much involved in the upkeep of the charming grounds, per her choice. Often she pulls weeds from the gardens or flower beds and then rest on one of the benches to enjoy her handy work. This generous gift of her time, abilities, gifts and presence will graciously continue to be accepted by myself and appreciated by my patients and I.
- The Dahlman's, home owners and neighbors living adjacently to the south of 4701 Bancroft, are also in support of the house being utilized as a holistic medical clinic.

The existing site plan and building elevations are precise and clear (see Appendix A). The east side yard has been developed with a small pond and water feature with decorative boulders. The proposed changes to the grounds would include:

- A sidewalk to be constructed from the 47<sup>th</sup> street sidewalk to the front door of the house along with an additional sidewalk from the main entrance sidewalk to the east gate entrance of the back yard. By allowing main level access to the gate on the east side of the house, my patients will be able to easily access this beautiful water works healing environment, present in the back yard.
- In addition to the current seating area at the bottom or backyard level of the water works, I will create a wheelchair accessible seating area at the top, of the water works. This newly created seating area will allow for all of my patients, not limited to their physical ability to climb stairs, to have access to this wonderful outdoor healing water works space.
- I would like to place 3 foot high, blue urns on either side of the front door for showcasing flowers of the season and a metal patio set (table and chairs) on the front porch with a blue umbrella, to add charm and seating.
- I will add house numbers in the "Arts and Crafts" style font to the front of the house just left of the front door as well as on the west side of the house, so the address will be easily visible from both of the main approaches to the house.
- The outside aesthetics of the facility will be enhanced by adding flowers and bushes to the area around the water works garden, to the east of the house.
- I would like to create a space for an herb and butterfly garden in the back yard, behind the garage.
- I would also like to extend the lilac hedge, just east of the sidewalk along 47<sup>th</sup> street. This would allow the back yard to become more private, so that when patients or employees were outside appreciating and interacting with the outdoor healing spaces they would be able to maintain their sense of HIPPA protection and personal safety. This would allow for interaction with the environment in a vulnerable way that will allow for personal healing.
- The city recently removed two old trees from the front sidewalk area. The city has offered to replant trees in the same location. In the spring I will purchase "David Flowering Crabtree's" which grow to approximately 15 feet high and 15 feet wide. I will plant them in the spring when they are more likely to

thrive. This type of tree has a beautiful white flower that will accent the brick of the house in a lovely way.

- I would like to reside the garage with the same exposed width siding, but made of high quality aluminum (I will keep the same style and color of siding as currently in place).
- The front step will need to be altered to become a handicapped accessible entrance. To achieve this a 2 inch ramp will be added to the main entrance step. It will probably be constructed of a ramp made from concrete.

Regarding parking, employees will park at Union College across 48<sup>th</sup> street. Two stalls are located on the property, in front of the current garage, which will handle daily client flow. In addition, there is street parking on two sides of the property. The clinic would typically be serving no more than one or two patients at a time, some of whom would arrive as pedestrians or bicyclists. Thus my clinic would not appreciably increase traffic in the residential area.

Maintenance would be performed on the exterior brickwork in order to repair the cracks in the mortar of the house. No structural changes are intended on the primary north (Bancroft St.) and west (S. 47th St.) facades. On the south (rear) side of the house, a glazed sunporch spans between the lower east and west wing of the house. The floor elevation of the sunporch is several feet below the main floor level of the house and about 5 feet above the ground level of the rear yard. (The site slopes down from north to south.) The sunporch is therefore not readily accessible. The windows are drafty and in need of being replaced. In the future, I would like to remove the porch and replace it with a fully glazed (see Appendix B) meditation room, at the regular floor level, or alternately request permission to construct a "greenhouse" type room at ground level attached to the south (rear) of the house. Neither alternative would alter the main elevations of the house. All proposed changes would be in keeping with the existing style of the home.

Again, I would like to assure the committee that the exterior design and architecture will remain intact and will retain the historical significance of the delightfully built 1938 house. The interior will be updated and remodeled to support the function and efficiency of Wholehearted Healthcare, P.C. and to comply with medical and health codes of the city, including a handicap accessible main entrance.

I propose a small, 3 ft x 4 ft, double sided sign, constructed of bronzed steel, to be placed in the lawn on the northwest corner of the house, so as to be visible from both the southeast and west sides of the house. The sign would be a non-illuminated, with raised or cut in lettering (in classic Arts and Craft's style font) stating the facts, as detailed below. In addition to the lettering the clinic logo will also be included. I have commissioned Bohl Iron Works to make such a sign for me. You can view some of their artwork at [www.legendaryfinart.etsy.com](http://www.legendaryfinart.etsy.com) or visit their website at <http://bohlironworks.com>



Historical Landmark: 1938 Art Moderne Style House

Wholehearted Healthcare, P.C. Established: 2015

Or alternatively:

Wholehearted Healthcare, P.C.

4701 Bancroft Avenue

Est. 2015

“David and Anna Rees House”

Art Moderne Landmark, 1938

This sign will be placed in the lawn on the North West corner of the house, so as to be visible from both the south, east and west sides of the house.

Union College is located 2 blocks to the east and Union Bank & Trust across the street to the North. Union College students make up approximately 30% of the clients of Wholehearted Healthcare, P.C. and they will mostly arrive on foot. There are other businesses along 48th Street near residential areas, so a medical clinic is compatible with the overall composition of the neighborhood.

The space provided by 4701 Bancroft St. would allow Wholehearted Healthcare, P.C. and its four employees to contribute an essential economic and social service to the community. We currently provide medical care to approximately 300 men and women. The property will house Wholehearted Healthcare, P.C. a Nurse Practitioner owned and operated business dedicated to providing specialized gynecologic care for women, support and medical care for men and women of all ages, and educational opportunities to enhance body-mind-spirit integration.

I am passionate about sharing my talents and experience with the community and I am deeply grateful to the committees' consideration.

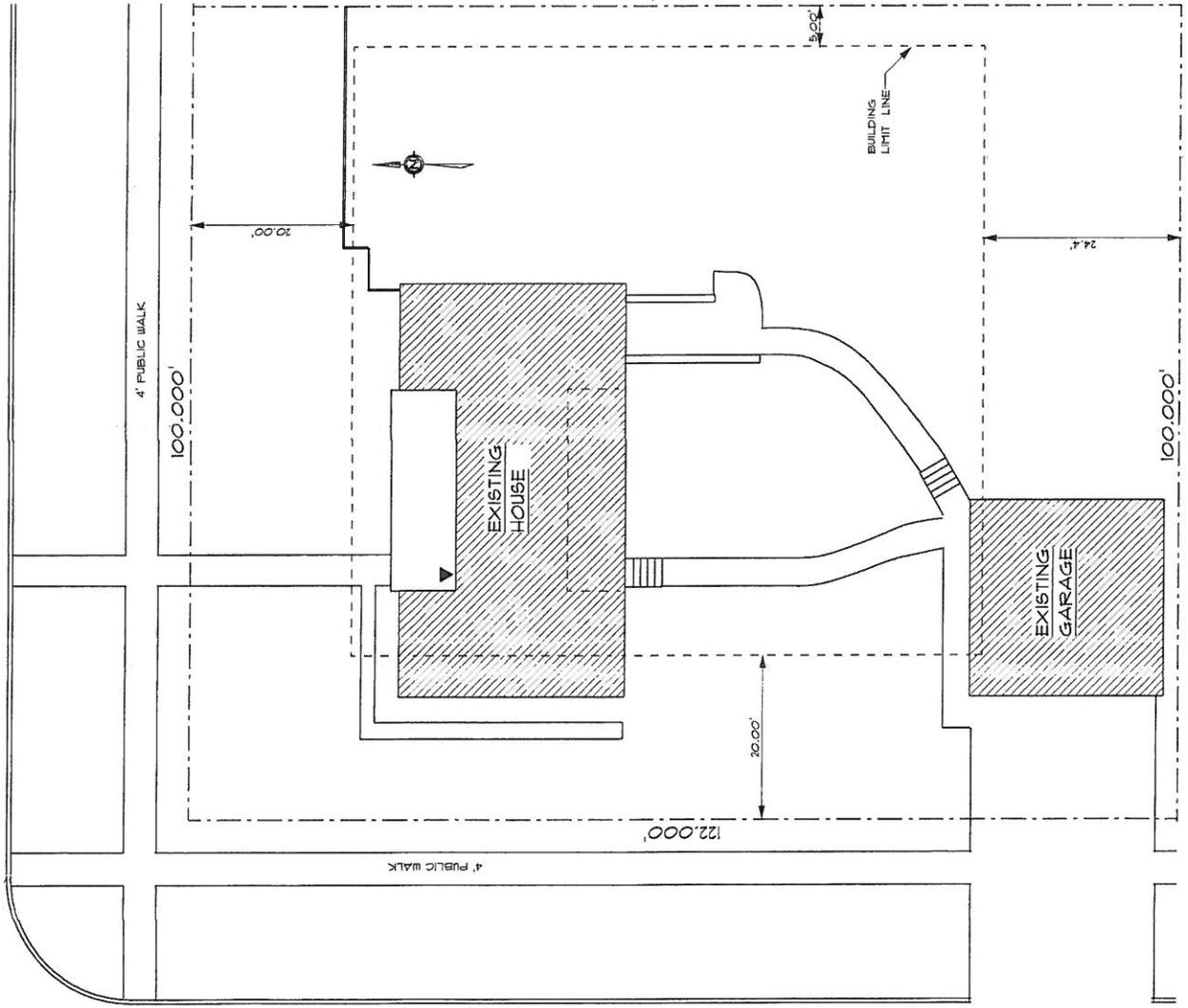
With gratitude,

Eugena M. Foster, MSN, APRN- FNP

# Appendix A

Existing Site Plans  
4701 Bancroft Street

4701 BANCROFT AVE.



475 STREET

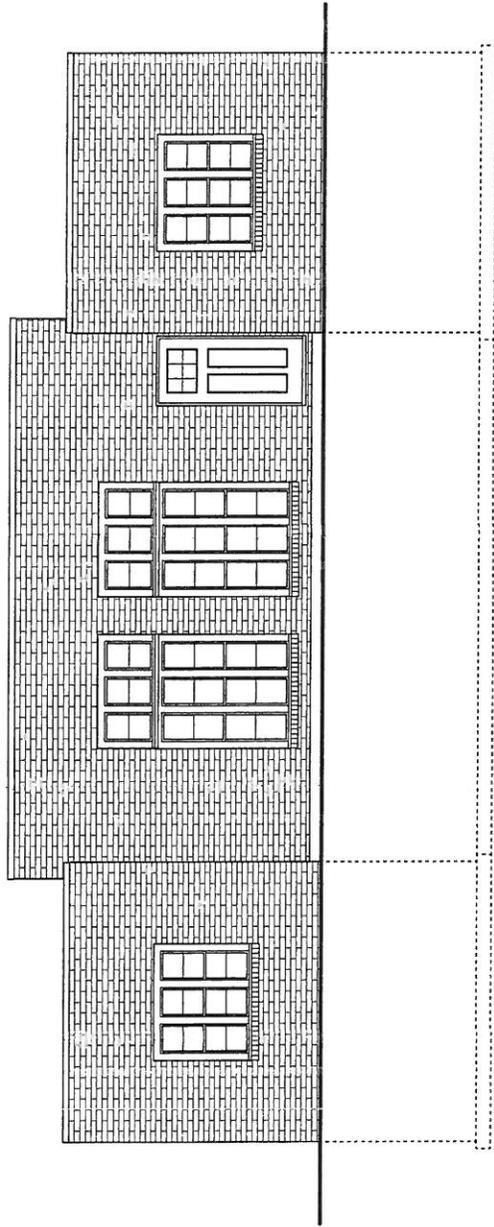
LEGAL DESCRIPTION

BLOCK 11, LOT 10, N22', W100' &  
LOTS 11 AND 12 W100'  
COLLEGE VIEW  
LINCOLN, LANCASTER COUNTY,  
NEBRASKA

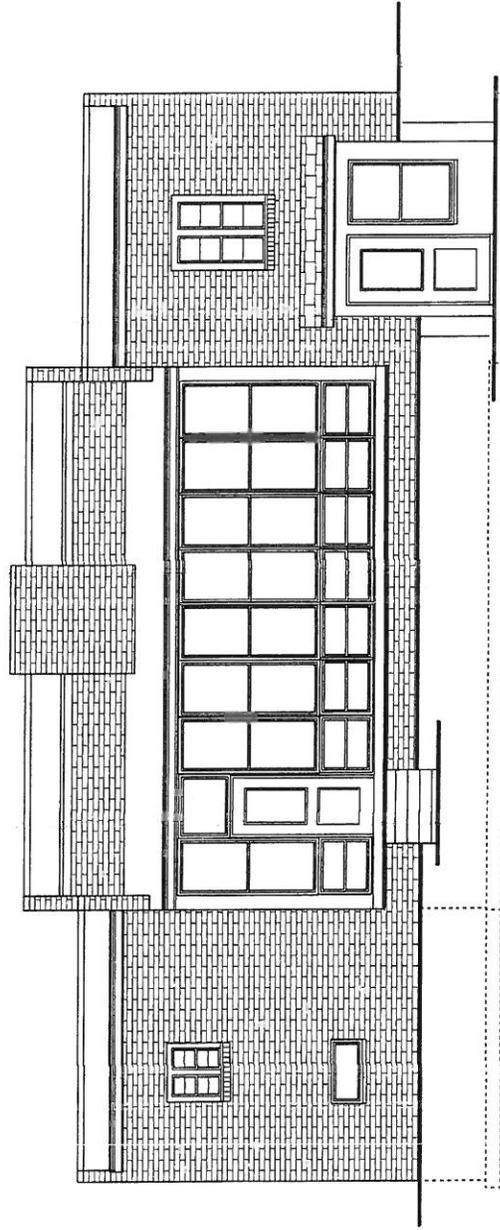
R - 6 RESIDENTIAL ZONING  
20' MIN. FRONT YARD  
5' MIN. SIDE YARD  
24.4' MIN. REAR YARD

SITE PLAN

KEN KOCH, LLC OWNER	
KEN KOCH, LLC DRAWN BY	
4701 BANCROFT AVE.	
SCALE: 1" = 10' - 0"	DRAWN BY: KEN KOCH
23 SEPT. 2016	DATE: 14 SEPT. 2016
LOT 10, BANCROFT AVE	SHEET 1 OF 5



NORTH ELEVATION



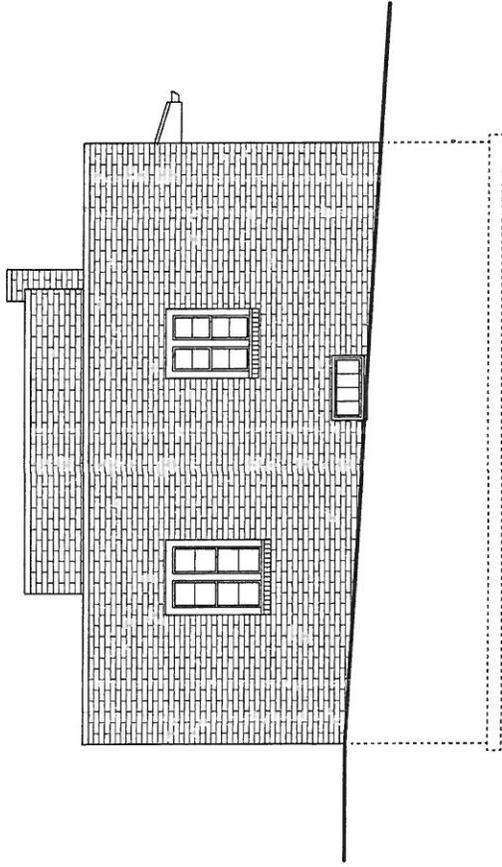
SOUTH ELEVATION

KEN KOCH, LLC  
 ARCHITECTS - CIVIL ENGRS  
 4101 BANCROFT AVE.  
 LINCOLN, NEBRASKA

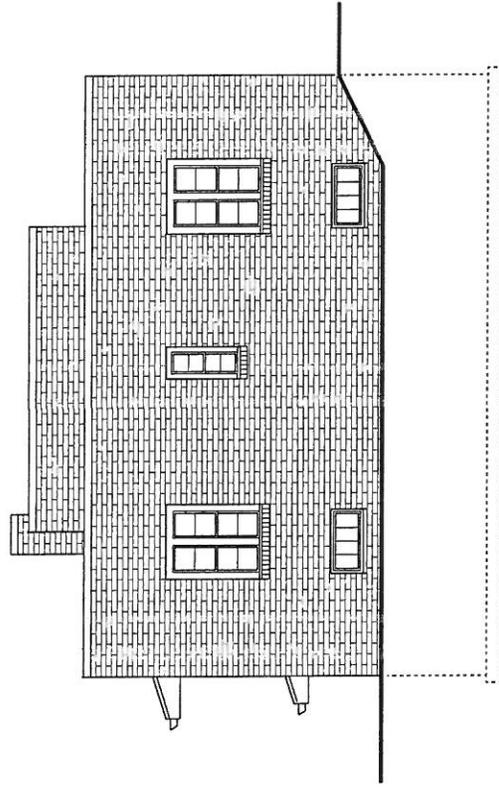
SCALE: 1/4" = 1' - 0"  
 DATE: 14 SEPTEMBER 2015

22 SEPTEMBER 2015  
 LIST REVISIONS

DESIGNED BY: KEN KOCH  
 SHEET 2 OF 9



WEST ELEVATION



EAST ELEVATION

KEN KOCH, LLC  
ARCHITECT - DRAWING  
SERIES A

4701 BANCROFT AVE.

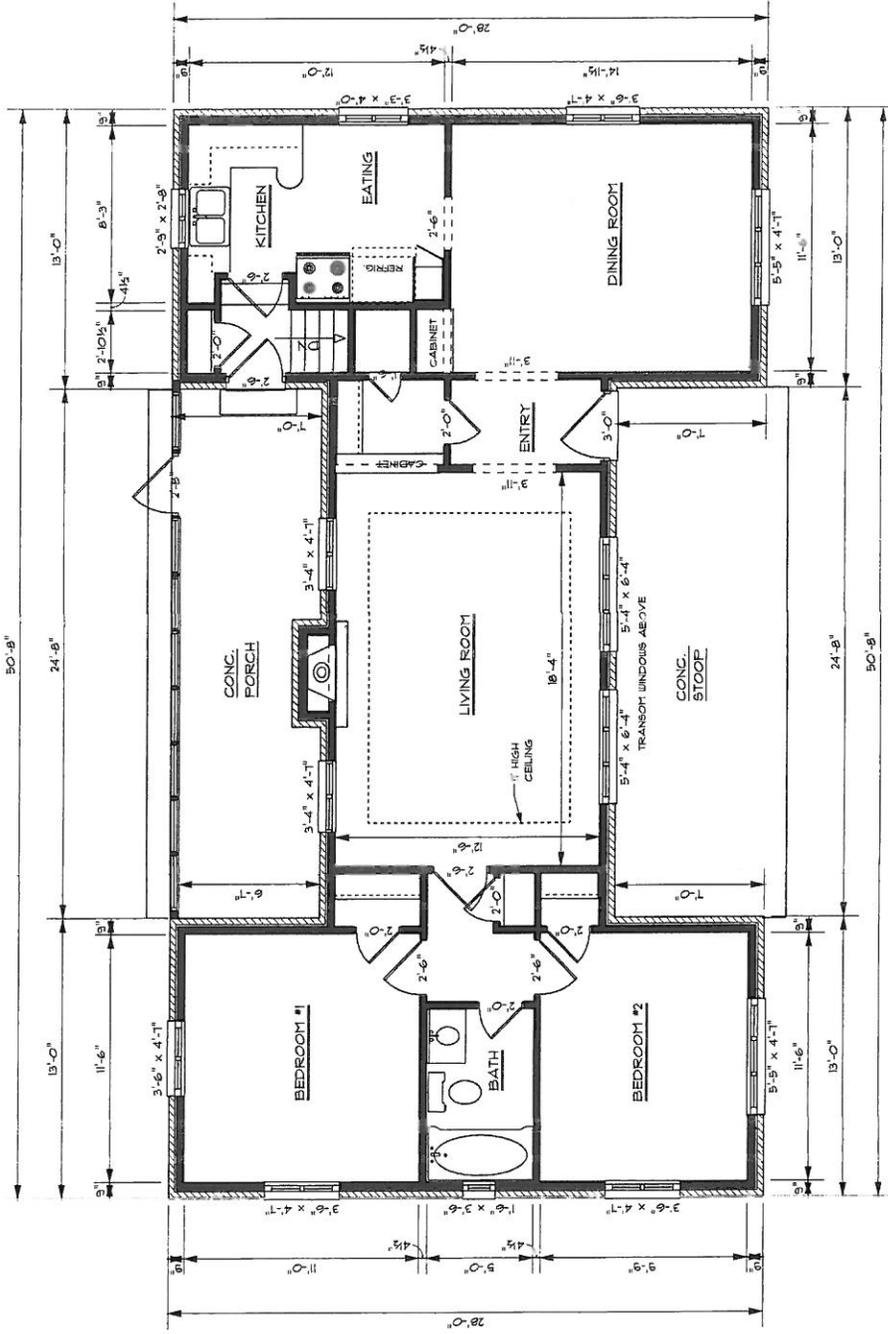
23 SEPT. 2015  
LAST REVISION DATE

SCALE: 1/4" = 1' - 0"

DATE: 14 SEPT. 2015

DRAWN BY: KEN KOCH  
SHEET 3 OF 5





# FLOOR PLAN

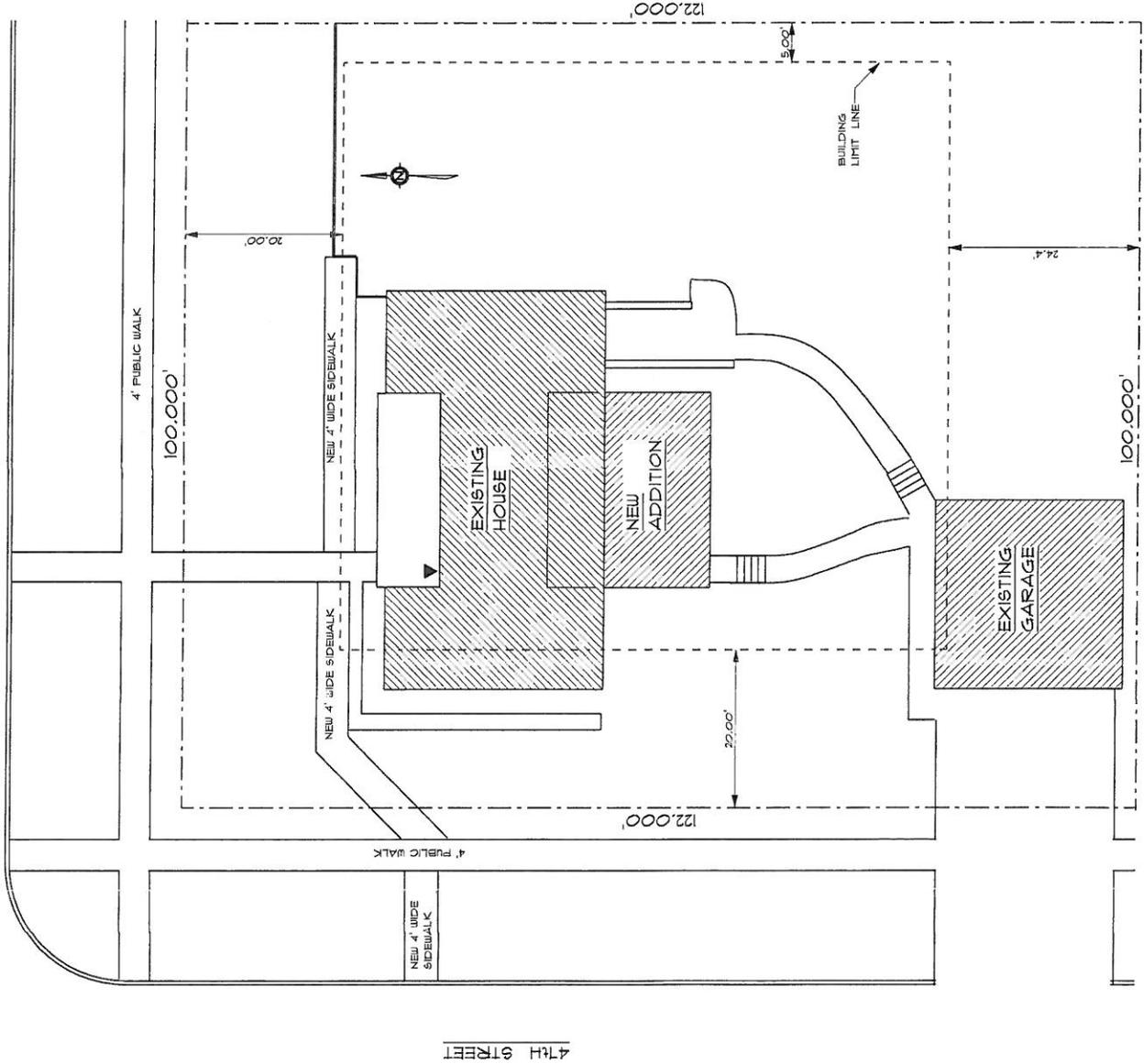
OWNER	KEN KOCH, LLC
DESIGNER - DRAWN BY	SEBASTIAN
4701 BANCROFT AVE.	
SCALE: 1/4" = 1' - 0"	DRAWN BY: KEN KOCH
DATE: 14 SEPT. 2015	SHEET 4 OF 5

28 SEPT. 2015  
LAST REVISION DATE

# Appendix B

New Site Plans  
4701 Bancroft Street

4701 BANCROFT AVE.



**LEGAL DESCRIPTION**

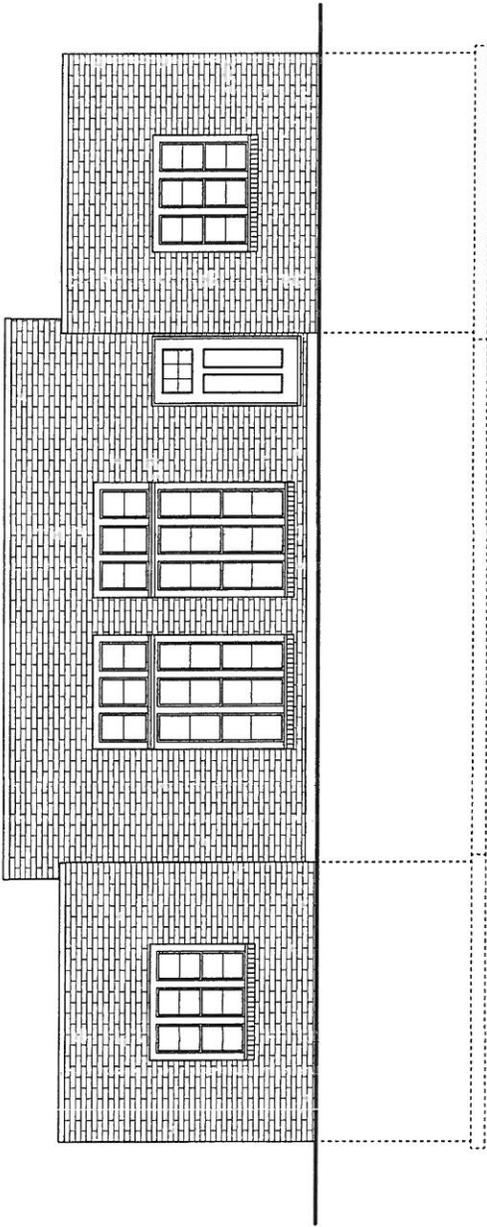
BLOCK 11, LOT 10, N22', W100' &  
LOTS 11 AND 12 W100'  
COLLEGE VIEW  
LINCOLN, LANCASTER COUNTY,  
NEBRASKA

R - 6 RESIDENTIAL ZONING  
20' MIN. FRONT YARD  
5' MIN. SIDE YARD  
24.4' MIN. REAR YARD

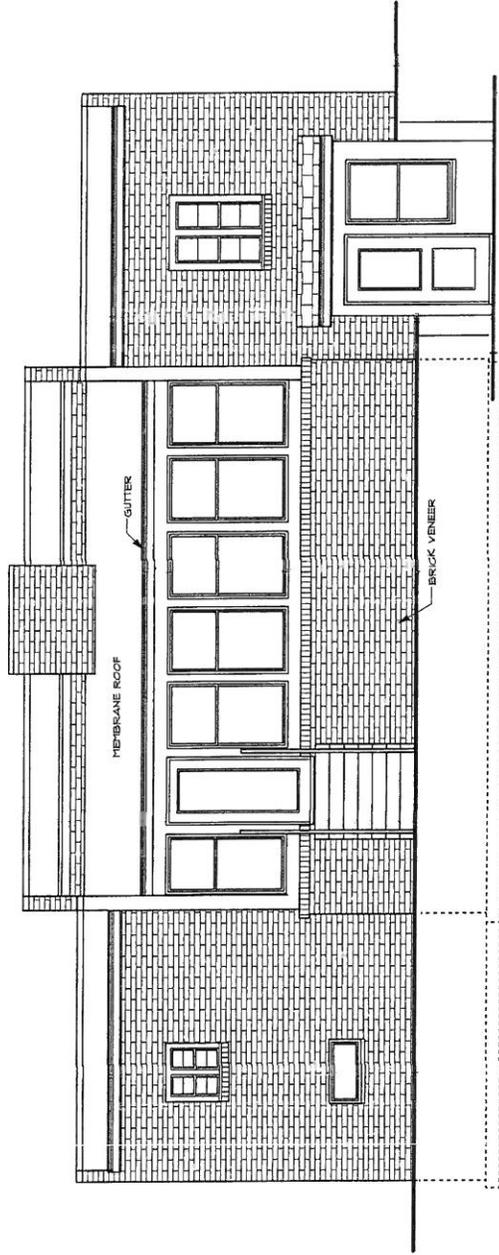
**SITE PLAN**

UNFCOLN	KEN KOCH, LLC	DEB 01/13/18
4701 BANCROFT AVE.		
SCALE: 1" = 12' - 0"	DRAWN BY: KEI KOCH	
CITY: 20 08PT, 2018	SHEET: 1	OF 6

47TH STREET



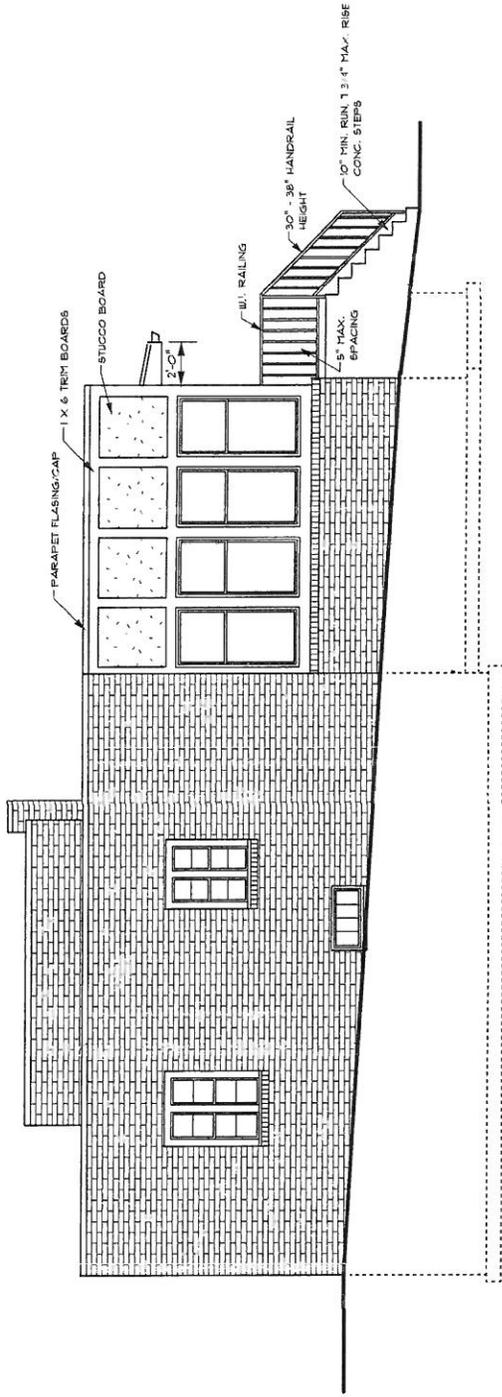
NORTH ELEVATION



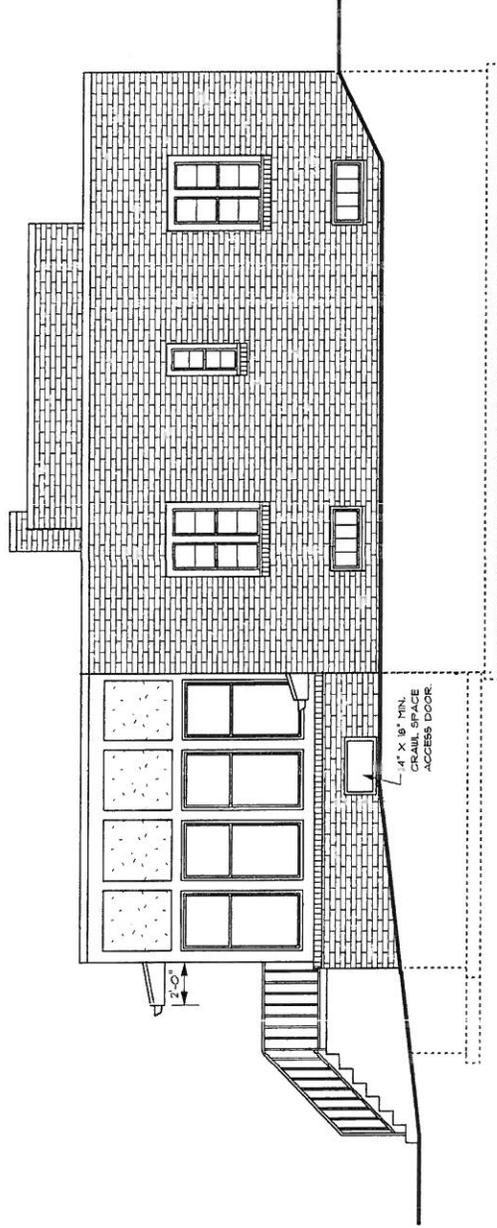
NEW SOUTH ELEVATION

KEN KOCH, LLC  
 ARCHITECTS - P.A.  
 LINCOLN, NEBRASKA  
 4701 BANCROFT AVE.  
 SCALE: 1/4" = 1' - 0"  
 DATE: 28 SEPT. 2015  
 DRAWN BY: KEN KOCH  
 SHEET 2 OF 6

LAST REVISION DATE



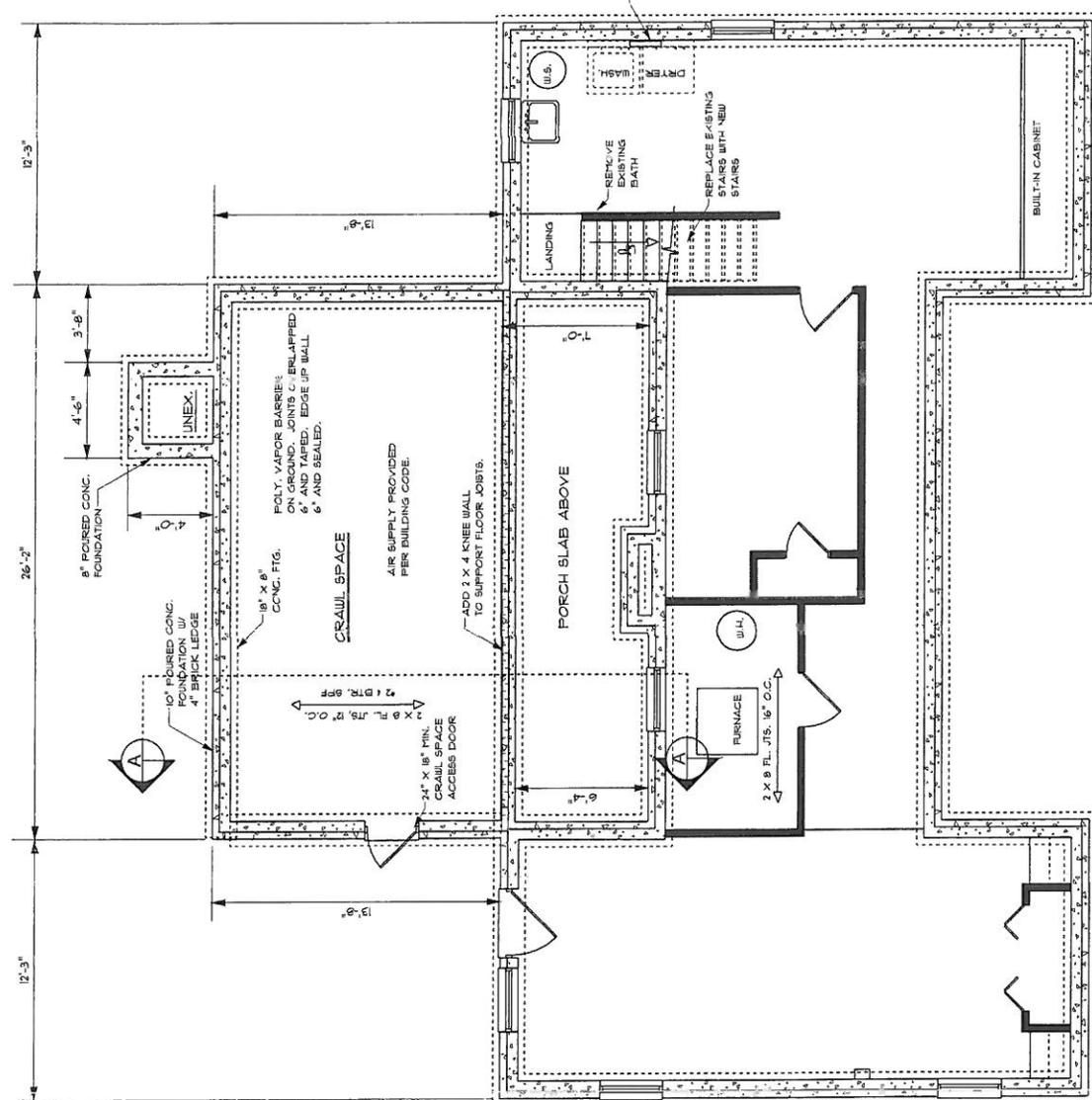
**WEST ELEVATION**



**EAST ELEVATION**

UNICORN	KEN KOCH, LLC	HEB 03/13/16
DESIGNER	ARCHITECT	
4701 BANCROFT AVE.		
SCALE: 1/4" = 1'-0"	DATE: 28 SEP, 2016	PROJECT: 16-001
		SHEET 3 OF 6

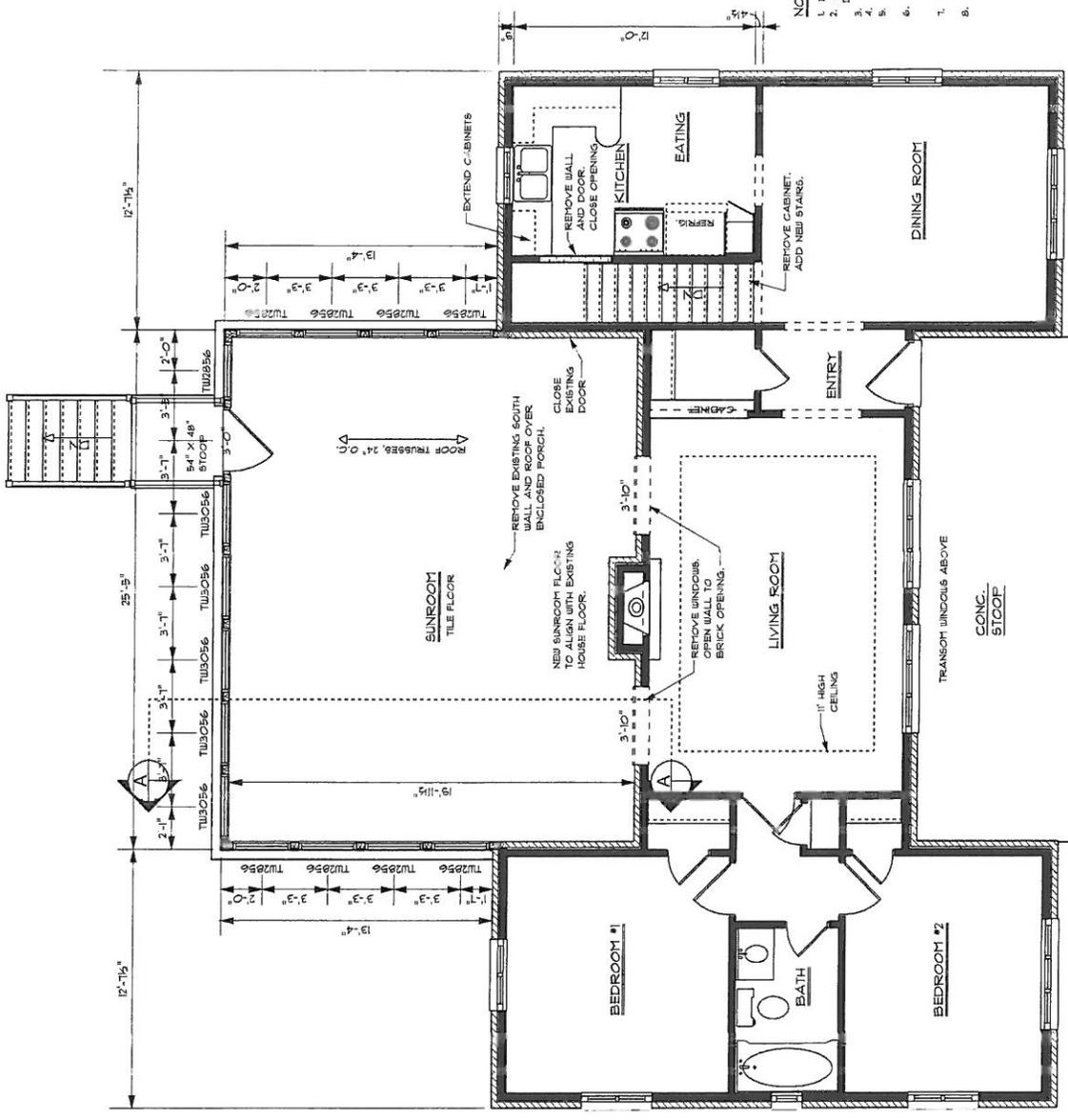
JUST A RECAP



# NEW BASEMENT PLAN

KEN KOCH, LLC	
DATE: FEB 2013	PROJECT: 12-10-12
4701 BANCROFT AVE.	
SCALE: 1/2" = 1' - 0"	DRAWN BY: KEN KOCH
DATE: 28 SEP 12	SHEET 5 OF 6

DATE REVISION DATE

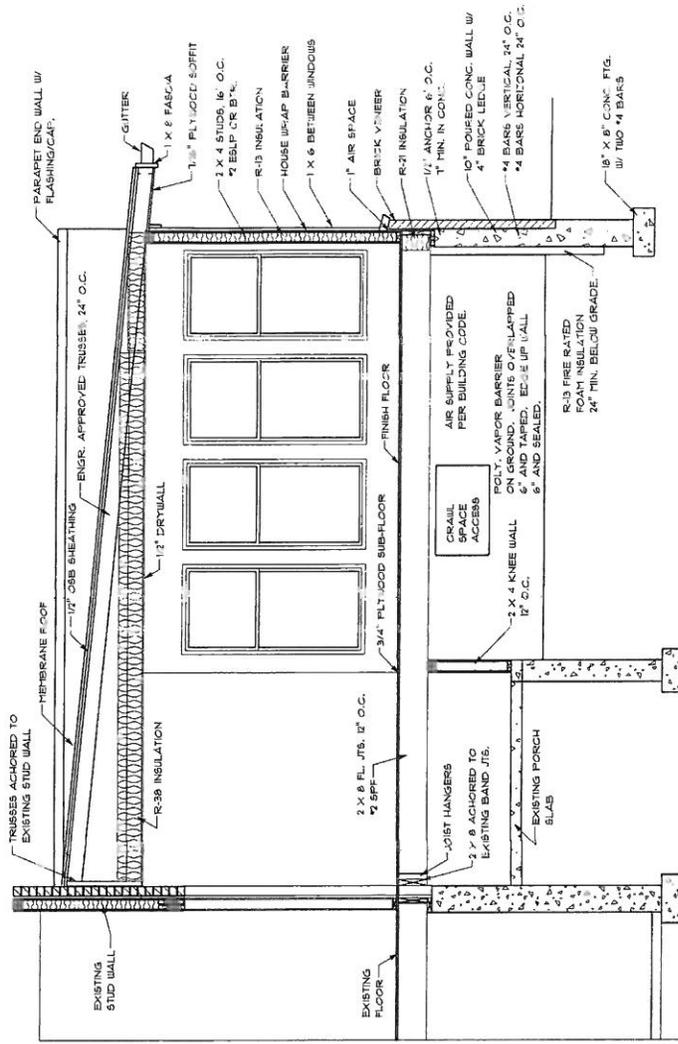


- NOTES:**
1. DIMENSIONS ARE TO FINISHED WALLS.
  2. FINISHES ARE TO THE SHEATHING DOES NOT INCLUDE FINISHES.
  3. ANDERSEN DOUBLE HUNG WINDOWS.
  4. APPROX. 340 SQUARE FEET ADDITION.
  5. INTERIOR NON-FR. HEADERS ARE 2" X 6
  6. INTERIOR NON-FR. STUDS ARE 2" X 4
  7. EXTERIOR AND LOAD BRG. HEADERS ARE 2" X 10 W/ 2 SPS WITH 1/2" PLYWOOD BRACER, UNLESS OTHERWISE SPECIFIED
  8. ALL BEAM END BRG. POINTS TO HAVE 2" X 4 SELF VERTICAL FOR DBL MEMBER BEAMS AND 3" X 4 FOR TRIPLE MEMBER BEAMS UNLESS OTHERWISE SPECIFIED.

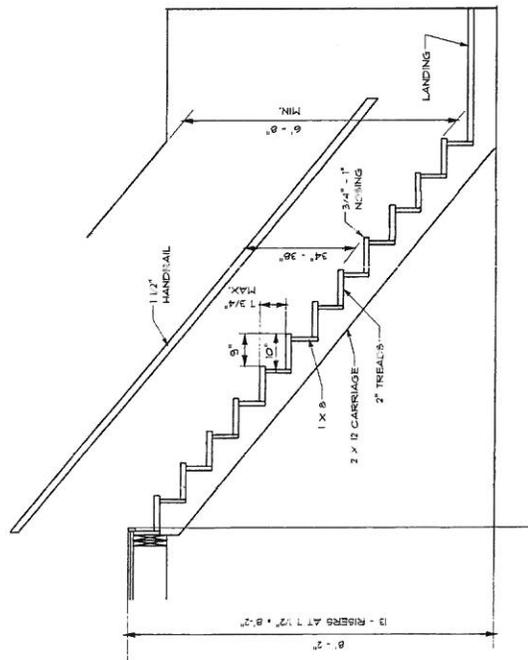
# NEW FLOOR PLAN

KEN KOCH, LLC ARCHITECT - 1501 13th St. N MINNEAPOLIS, MN 55412	FEB 2015
4701 BANCROFT AVE.	SHEET 4 OF 6

SCALE: 1/8" = 1'-0"  
 DATE: 28 SEPT. 2015  
 DESIGNED BY: PER KOSCH



**SECTION A-A**



**STAIR DETAIL**

DESIGNER	KEN KOCH	ALDRICH
DATE	28 SEPT. 2015	SHEET 6 OF 6
<b>4701 BANCROFT AVE.</b>		
SCALE	NONE	DESIGNED BY: KEN KOCH