

Boards & Commissions

Nebraska Capitol Environs Commission Agenda

NOTICE

Notice is hereby given that the Nebraska Capitol Environs Commission will hold a meeting on **Thursday, February 26, 2015 at 8:00 a.m.** in the County-City Building, 555 S. 10th Street, Lincoln, Nebraska, in Room 214 on the 2nd Floor. For more information, please contact the Lincoln City/Lancaster County Planning Department at 402-441-7491.

AGENDA

FEBRUARY 26, 2015

1. Approval of meeting records of [January 22, 2015](#).

DISCUSSION/RECOMMENDATION

[* Memo from Ed Zimmer.](#)

2. A Certificate of Appropriateness for work at the northwest corner of [S. 13th and H Streets](#), including 639 and 645 S. 13th Street and 1236 H Street.
3. A Certificate of Appropriateness for [inscribed plaques](#) in the Spirit of Nebraska Pathway of Nebraska's Centennial Mall.

MISCELLANEOUS

4. Misc. and staff report

To: **Nebraska Capitol Environs Commission**
From: Ed Zimmer
Re: Agenda of February 26, 2015
Date: Feb. 20, 2015

Item 2:

Loy Todd, on behalf of NADCO, has an agreement to purchase the “McMasters” properties on the northwest corner of 13th & H Streets, north of the Nebr. New Car & Truck Dealers Assoc. office. His proposal is to demolish the remaining houses and expand and consolidate the existing parking lots, with appropriate landscaping. The Commission is also asked to make a recommendation to Planning Commission on amending the special permit (in place since the 1950s) for the parking lot.

Item 3:

Additional inscriptions for plaques on Centennial Mall are offered for the Commission’s review and approval.

Item 4:

Representatives of the Nebr. State Historical Society and Nebr. DAS have asked to update the Commission on the Nebraska History Museum project and its interface with Centennial Mall.

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STAFF REPORT

February 20, 2015

Proposal:

The NADCO of the Nebr. New Car and Truck Dealers Association requests a certificate of appropriateness to demolish houses at 645 and 639 S. 13th Street and to expand the existing parking lots on that block.

Discussion:

Loy Todd, on behalf of NADCO, has a purchase agreement for property on the south half of the block bounded by H St. on the south and S. 13th St. on the east. Most of the property is a paved parking lot south of Century House and the Blue Cross/Blue Shield office on Lincoln Mall. One house was demolished from 1236 H Street recently and two houses still stand at the 639 and 645 S. 13th, which are also proposed to be demolished.

The Capitol Environs design standards require information on planned redevelopment to accompany requests for demolition. Mr. Todd has submitted a site and landscape plan (attached) to consolidate the parking lots south of the mid-block alley into one lot, and to install landscape screening adjacent on the east and south sides of the new parking areas.

The houses in question on 13th St. have been under the same ownership as the larger house recently demolished at 1236 H St. and they suffer similar deferred maintenance. In a different location and in better condition, their retention could be desirable, but given the facts of their current situation, a well-located, well-maintained parking lot is arguably an improvement to the immediate surroundings.



The design standards address parking in the Lincoln Mall vicinity, strongly preferring it not about the Mall but rather be provided north or south of the Mall along K or H Streets. This proposal consolidates long-established parking lots on H and 13th Streets and adds landscaping between the paved lot and the sidewalks.

Recommended finding: *The proposed demolition and parking expansion on the half-block south of Lincoln Mall is consistent with the Capitol Environs Design Standards.*

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

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NEBRASKA NEW CAR & TRUCK DEALERS ASSOCIATION
701 South 13th Street, P.O. Box 95023, Lincoln, Nebraska 68509
(402) 475-1079 FAX: (402) 475-7422
nnctda@neb.rr.com

Loy Todd
*President
and General Counsel*

February 16, 2015

To: City of Lincoln
Re: Expansion of parking lot 13th & H

I am the President of NADCO which is the for-profit corporation of the Nebraska New Car & Truck Dealers Association. We are in the process of purchasing the entire property currently owned by McMaster Enterprise, Inc. at 13th and H Streets. The property is mostly a paved parking lot. The entire property is south of the east-west alley between 12th and 13th Street.

There is an existing special permit with one amendment to the original special permit. We are seeking an additional amendment to the special permit for the three lots that are on the southeast corner of the property. Previously, there were three rental houses on the lots. One of the three houses has already been demolished and that lot at 1236 "H" Street is vacant. The two remaining rental houses are in very poor condition. Those lots are 645 South 13 Street and 639 South 13 Street.

Our plan is to demolish the two remaining buildings and asphalt the remaining lots in order to have the entire property become a paved parking lot. It will be necessary to obtain demolition permits, and we are requesting the necessary permits to accomplish the demolition and paving.

The current owner of the property has provided a signed letter giving us permission to sign the necessary applications for the special permits and demolition. We are not asking for any waivers, and I am currently unaware of any waivers that might become necessary to accomplish our goals. It is our plan to rent the parking lot on a monthly or annual basis. We own and occupy the building immediately south of the subject property.

Sincerely,

Loy Todd, President of NADCO

LT:pal

McMASTER ENTERPRISE, INC.

120 Vista Drive
Kingston, TN 37763

865-717-3767
jill@mcmasterco.com

10 February 2015

City of Lincoln
555 South 10th St
Lincoln, NE 68508

To Whom it May Concern:

With this letter I grant Loy Todd, President of NADCO or his authorized representative, permission to sign documents on behalf of McMaster Enterprise, Inc. owner of the properties listed below. This signature authority is limited to those applications necessary to amend the special permits to allow parking on the subject properties and for demolition of the remaining buildings on the subject properties.

639 South 13th Street 10-26-234-012-000

645 South 13th Street 10-26-234-011-000

1236 'H' Street 10-26-234-010-000



Marla Jill McMaster
President

ALLEY (PAVED)

EXTG. APTS

EXTG. ASPHALT PKG. TO REMAIN,
INCLUDING WEST. FENCE,
INTERIOR LIGHTS & TREES,
AND SOUTH LANDSCAPE SCREEN

EXTG. UTILITY POLE
& LIGHT TO REMAIN
ABANDON WIRES &
SERVICE TO HOUSES

EXTG. YEW'S TO REMAIN
EXTG. ASPHALT TO REMAIN
EXTG. PRIVACY FENCES & POSTS
TO BE REMOVED

635

639

EXTG. HOUSES &
ASSOCIATED CONC.
WALKS ON PROPERTY
TO BE DEMOLISHED

645

1236

1216

EXTG. YEW'S TO REMAIN

1220

1230

EXTG. ELM

EXTG.
HACKBERRY

EXTG.
MAPLE

GROUP
MAILBOX &
FIRE
HYDRANT
TO REMAIN

EXTG.
ASH

EXTG.
WINDY

EXTG.
HONEY-
LOCUST

EXTG.
HONEY-
LOCUST

S. 13th STREET

- NOTES:
- ALL STREET TREES TO REMAIN
 - FENCE POSTS & PANELS (IN GOOD CONDITION) TO BE SALVAGED
 - ALL PUBLIC SIDEWALKS TO REMAIN.

DEMOLITION PLAN

EXPANSION OF
PARKING LOT
13th & H ST.

NORTH



'H' STREET

ALLEY (PAVED)

OH WIRES

EXTG. TO REMAIN.

RESTRIPE EXTG. LOT

1-GR

3-BLACK OAK

8-MJJ

5-GR

3-MINT SUEP JUNIPER (MJJ)

1-FRONTIER ELM

5-GARLAND SPIREA (GG)

12-MJJ

8-CORALBERRY

QTY	SCIENTIFIC	COMMON	SPR/HT	SIZE/TYPE
3	Quercus velutina	Black oak	4 1/2' / 4 1/2'	#15 Root Trapper
1	Ulmus 'Frontier'	Frontier elm	30' / 40'	#15 Root Trapper
23	Juniperus chinensis 'Mint Julep'	Mint Julep juniper	4' / 4'	18" 18" cont. * * *
17	Spiraea x arguta (GG)	garland spirea	5' / 5'	18" 24" cont. * * *
8	Symphoricarpos orbiculatus	coralberry	2' / 2'	12" 18" cont.

2.16.15
LANDSCAPE PLAN

EXPANSION OF
PARKING LOT
13th & H ST.

NORTH

0 10 20 40 80

'H' STREET

S. 13th STREET

for Amie

Icon: Bison

Lincoln Parks Foundation

Lincoln

Established in 1992 with a mission to inspire and nurture a philanthropic legacy for parks and recreation in Lincoln. The Foundation honors all volunteers and donors who supported the campaign to revitalize Nebraska's Centennial Mall.

Icon: Bison

George Robbins Day

Lincoln

Born in Lincoln in 1917, this entrepreneur treasured Nebraska's expansive landscapes, its flowing waters, its magnificent sunsets and its children, whom he supported with his gifts and service. George inspired others with his wit and wide-ranging knowledge.

Icon: Bison

Bill Whitmer Family Trees Forever Endowment

Lincoln

This endowment provides for hundreds of trees along Centennial Mall and their replacement in perpetuity, a tribute to Bill Whitmer and his family's connection to our beautiful State Capitol and to the work his ABC Electric performed there.

Icon: Bison

Cooper Foundation

Lincoln

Joseph H. Cooper, born in 1885 in Lithuania and the founder of Cooper Theatres, created the Cooper Foundation in 1934. One of the oldest foundations in America, it supports strong, sustainable organizations, innovative ideas and ventures of significant promise.

Icon: Corn

Cornhusker Bank

Davey and Lincoln

Founded in Davey in 1903, Cornhusker Bank moved to Lincoln in 1960. Owned by the Dittman family, it is Lincoln's oldest locally owned community bank, dedicated to responsible stewardship of customers' financial resources and committed to their success.

Icon: Scales

Hudson J. and Ora Winnett

Lincoln

Dr. H.J. Winnett served as Lincoln's 17th mayor from 1899 to 1903. The Winnetts established a significant trust to benefit the city in perpetuity by supporting artwork, fountains and monuments now found in parks throughout Lincoln.

Honored by the City of Lincoln

Icon: Thunderbird

Lincoln Community Foundation

Lincoln

Founded in 1955 by a group of visionaries with a genuine love for Lincoln and a strong commitment to its constant improvement. This legacy endures through stewardship of charitable gifts to enrich the community residents now and in the future.

Icon: Thunderbird

Roger Larson

Lincoln

Born in Wausa in 1925 to second-generation Swedish immigrants, he graduated from the University of Nebraska. A broadcast executive, devoted family man and community leader, he believed in improving Lincoln and making life better for future generations.

Honored by the Lincoln Parks Foundation

Icon: Scales

The Joe R. Seacrest Family

Lincoln and North Platte

The Seacrest family owned the *Lincoln Journal* newspaper from 1887 to 1995. Joe R. began his 40-year newspaper career in 1946. Beatrice "Mike" began a career as a TV talk show hostess in 1972. Together they raised five children and supported their community.

Icon: Thunderbird

TierOne Bank Foundation

Lincoln

Established in 2002 to fund community projects in Lincoln and across the state, the TierOne Bank Foundation had a significant positive impact as it proudly supported hundreds of dedicated employees in their commitment to community.

Icon: Corn

R.S. and Carrie Dickinson

Columbus and Omaha

Parents of Jean, Hugh, Ann, Sheila, and Rae. In 1936, R.S. was named president of Nebraska Consolidated Mills, now ConAgra Foods. This Nebraska family is known for business achievement, education, art and philanthropy.

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