



NEBRASKA CAPITOL ENVIRONS COMMISSION

The Nebraska Capitol Environs Commission will hold a meeting on **Thursday, February 27, 2020**. The meeting will convene at **8:00 a.m.** in **Conference Room 210** of the County/City Building, 555 S. 10th Street (10th & "K" Streets), Lincoln, Nebraska.

For more information, please contact the Lincoln/Lancaster County Planning Department at 402-441-7491.

AGENDA

February 27, 2020

1. Approval of meeting record of December 19, 2019.

Public Hearing & Action

2. Demolition and new construction at 1515 F Street in the Capitol Environs District. (*Studio 951; UDR20013*)

Discussion

3. 2019 Annual Report.
4. Misc. & staff report

Accommodation Notice

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participation in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402-441-7624 as soon as possible before the scheduled meeting date in order to make your request.

To: **Nebraska Capitol Environs Commission**
From: Ed Zimmer
Re: Agenda of February 27, 2020
Date: February 21, 2020

Item 2: Demolition and new construction of housing at 1515 F Street

The owner of a house (built as single family, converted to apartments) at 1515 F Street proposes to replace the existing structure with a four-story, four-unit apartment building. The Capitol Environs Design Standards require that requests for demolition be accompanied by plans for redevelopment of the site:

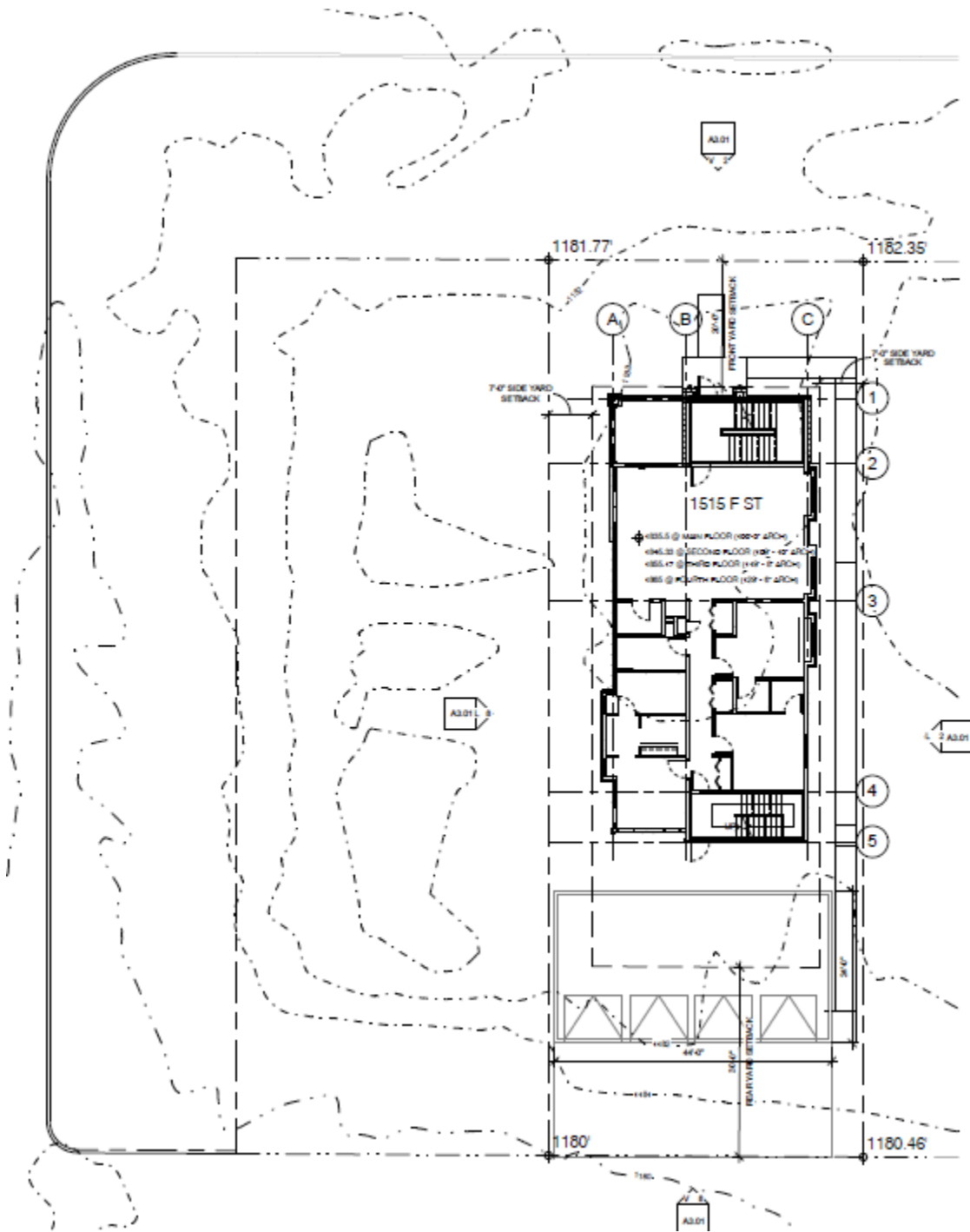
Design Standard 7: Demolition

Any requests for demolition permits within the District must be accompanied by detailed plans for redevelopment of the site in accord with these Design Standards. Applications for demolition and redevelopment shall be evaluated in light of the contribution of the site to the character of the District, and based on the assumption that landmarks designated by the City of Lincoln or identified in these Design Standards should be preserved.



1025306006000 10/07/2019

The existing house is a wood-frame, 2.5 story American Four-square built *circa* 1900. It is not designated as a landmark by the City's historic preservation ordinance nor is it specifically identified within the Environs Design Standards as a landmark property. It is directly south of Claire McPhee Elementary School; its abutting neighbors are a red brick, mid-20th century apartment house to the west and a 1.5 story, wood-frame house to the east (also converted to apartments).



The design implements several design guidelines from the District Standards not required for this site, but welcome to see applied to infill construction in the district. For instance:

Guideline 9.11:

On Goodhue Boulevard, J Street/West, and J Street/East, porches and balconies should be located within the line of the eaves. Columns and railings should be substantially proportioned, providing visual as well as structural support.

Guideline 16.2:

For new buildings constructed on property fronting on Goodhue Boulevard pitched roofs of 6/12 pitch (or greater) are permitted.

Guideline 16.3:

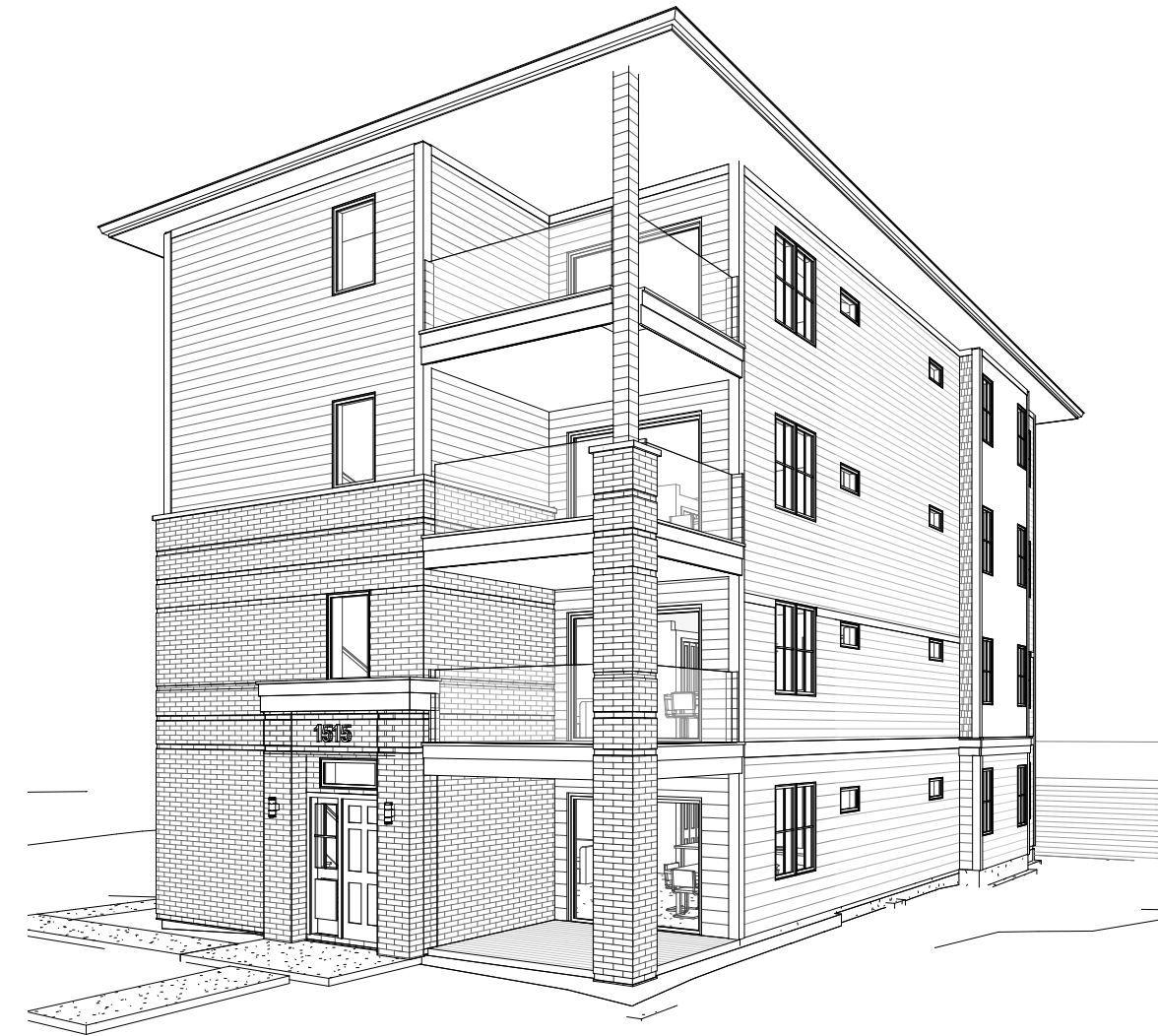
All new construction along Goodhue Boulevard...should contribute to an attractive residential character.

At four stories and 45' tall (wall height plus ½ of pitched roof), the proposal meets its zoning limit and the District Standards, and the Neighborhood Design Standards.

Recommended Finding: The proposed demolition and new construction conforms to the Capitol Environs Design Standards.

Recommended Action: Approval of a Certificate of Appropriateness for the demolition and new construction at 1515 F Street.

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519-092 NEW 4-PLEX

1515 F STREET

1515 F STREET
LINCOLN, NE 68508

ISSUE > PROGRESS SET 2020.01.21

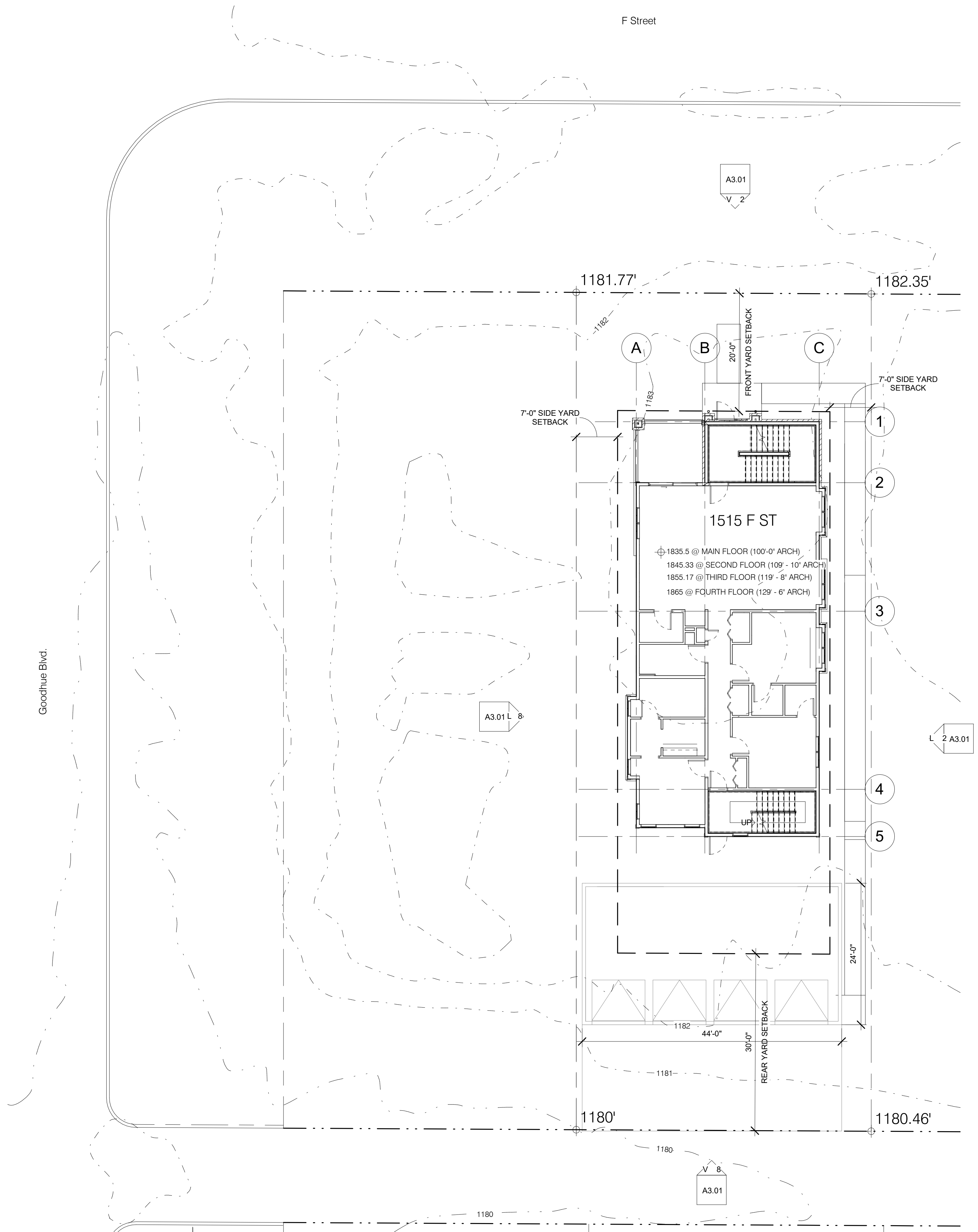
Y X W V U T S R P N M L K J H G F E D C B A

NOTES

- 1.) ALL EXTERIOR DIMENSIONS TO OUTSIDE FACE OF SHEATHING
NOTE: GRID LINES 3 AND 4 ARE TO CENTER-LINE OF STUDY; ALL OTHER GRID-LINES ARE TO OUTSIDE FACE OF SHEATHING.
UNLESS OTHERWISE NOTED, ALL INTERIOR DOORS TO BE LOCATED:
A) @ CENTER OF ALL CLOSET SPACES
B) @ 4" FROM FRAMING TO DOOR JAMB
- 2.) PROVIDE DRAFT STOP IN TRUSS AREAS OVER 1000 SF
- 3.) WOOD SPECIES BY STRUCTURAL SUPPLIER

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1515 F STREET
NEW 4-PLEX
1515 F STREET
LINCOLN, NE 68508
SITE PLAN

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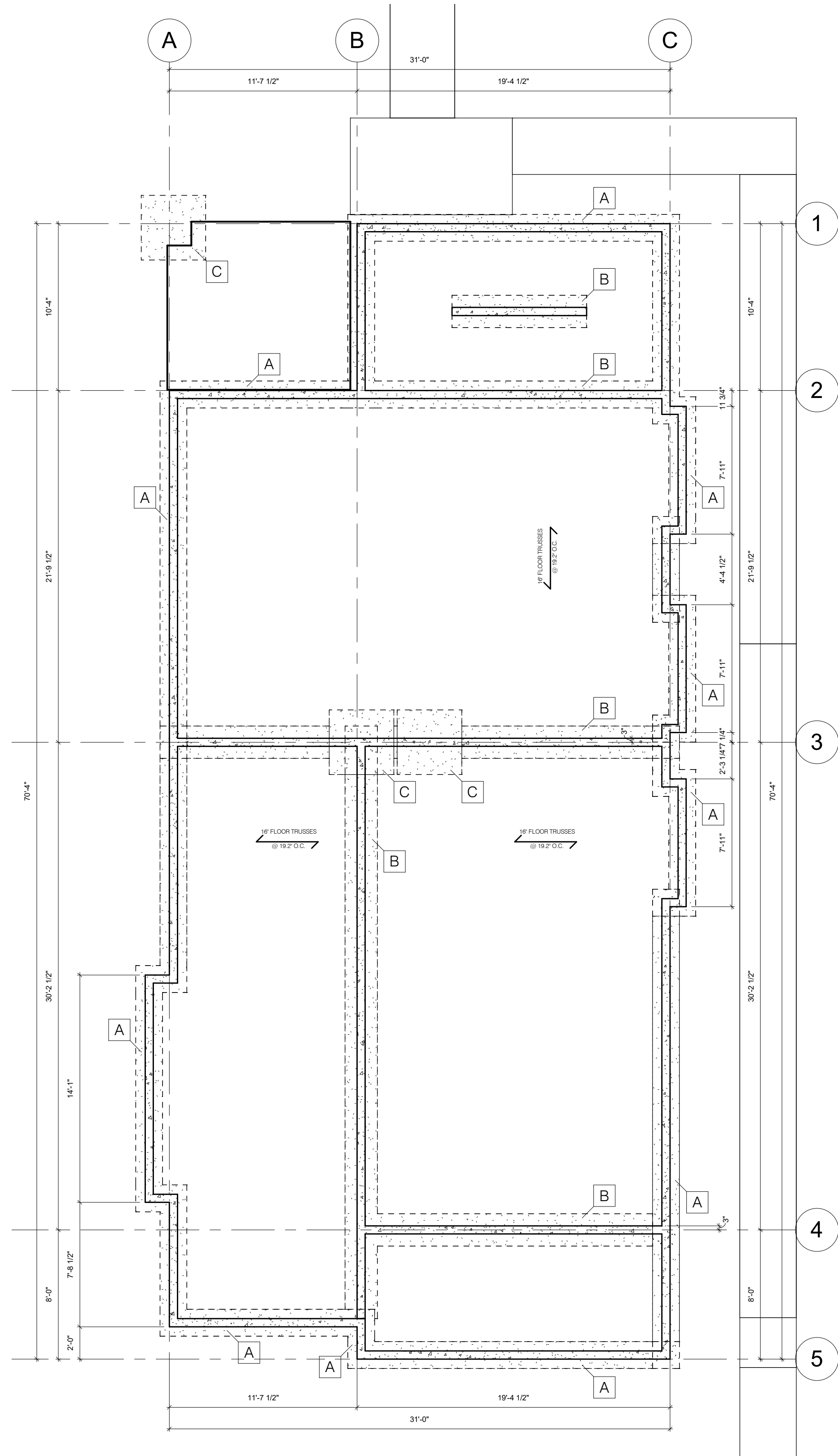
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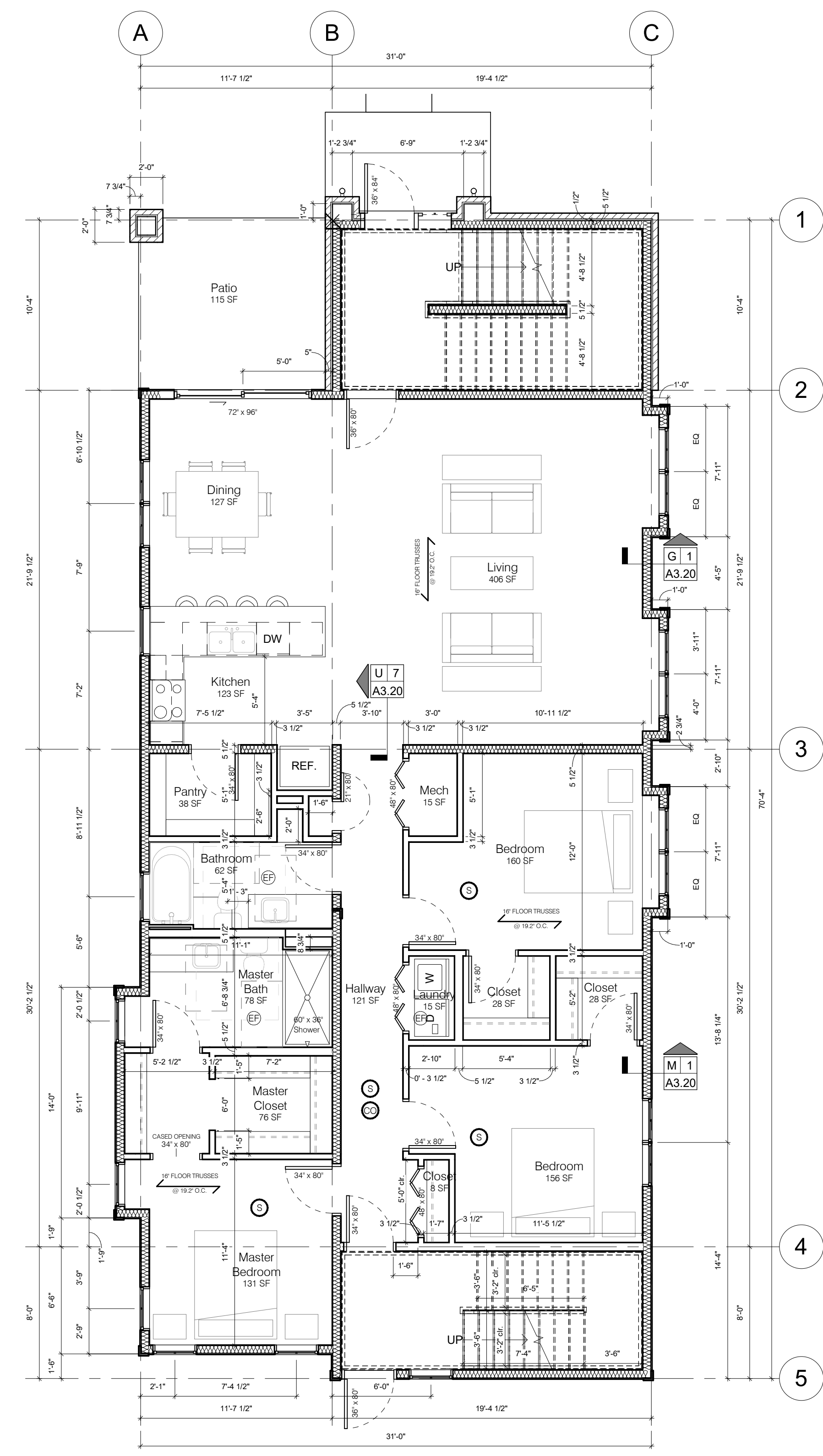
K 1 SITE PLAN
1" = 10'-0"

NOTES
 1.) ALL EXTERIOR DIMENSIONS TO OUTSIDE FACE OF SHEATHING
 NOTE: GRID LINES 3 AND 4 ARE TO CENTER-LINE OF STUDY; ALL OTHER GRID-LINES ARE TO OUTSIDE FACE OF SHEATHING
 2.) UNLESS OTHERWISE NOTED, ALL INTERIOR DOORS TO BE LOCATED:
 A) @ CENTER OF ALL CLOSET SPACES
 B) @ 4" FROM FRAMING TO DOOR JAMB
 3.) PROVIDE DRAFT STOP IN TRUSS AREAS OVER 1000 SF
 4.) WOOD SPECIES BY STRUCTURAL SUPPLIER

- A** GRADE BEAM; SEE STRUCTURAL
1'-8" W x 3'-4" D W/ 3 #5 TOP AND BOTTOM ON 6" GROUT SOLID CMU CURB
- B** INTERIOR BEARING; SEE STRUCTURAL
2'-0" W x 1'-0" D W/ 3 #5 BOTTOM ON 6" CMU CURB DOWEL INTO FTG. W/ #4 HOOKED DOWEL @ 4'-0" OC
- C** SPREAD FOOTING; SEE STRUCTURAL
4'-0" x 4'-0", 1'-0" D W/ 5 #5 EACH WAY BOTTOM



T 3 FTG. & FOUNDATION PLAN
 3/16" = 1'-0"



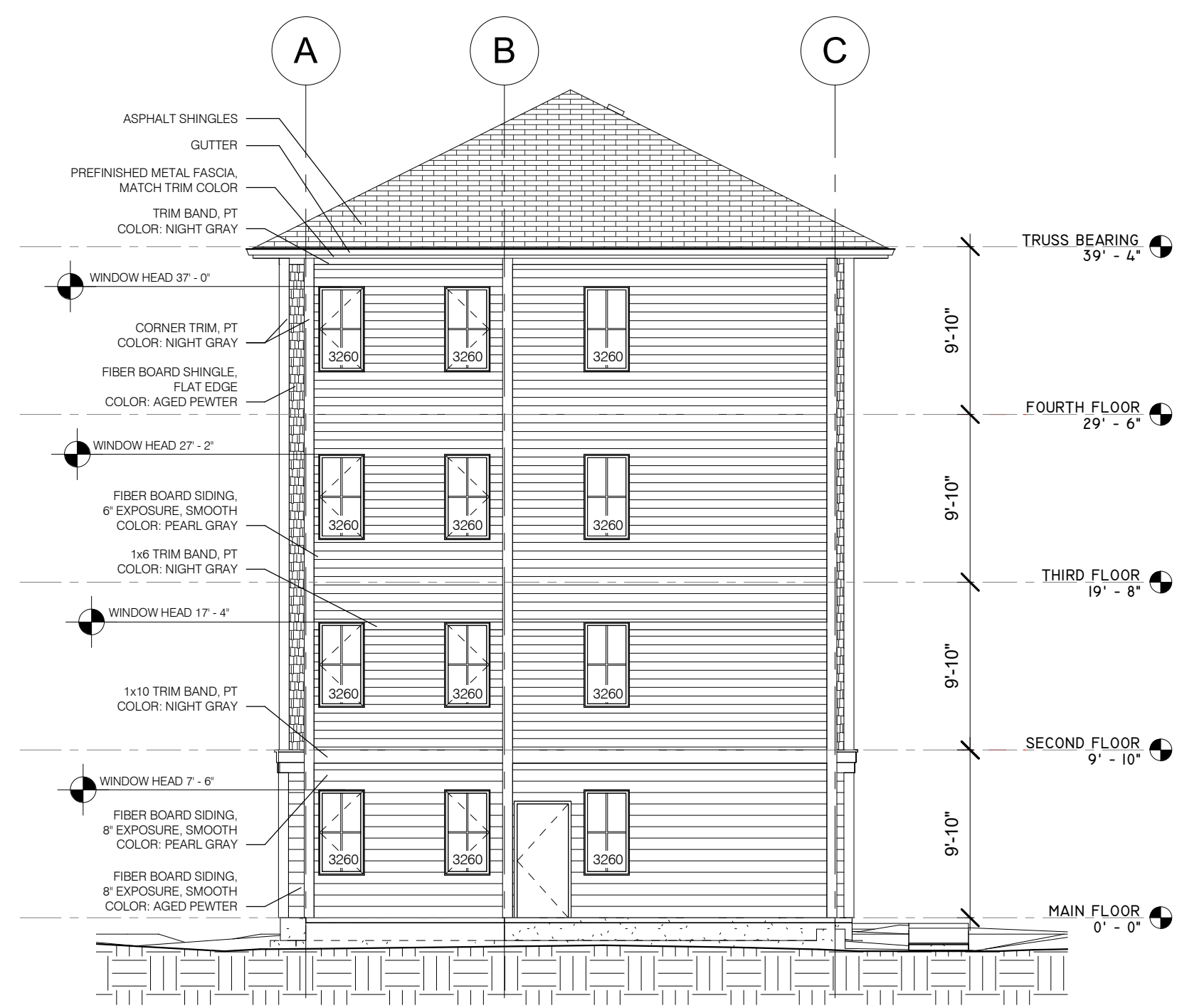
H 3 MAIN FLOOR
 3/16" = 1'-0"

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1515 F STREET
 NEW 4-PLEX
 1515 F STREET
 LINCOLN, NE 68508

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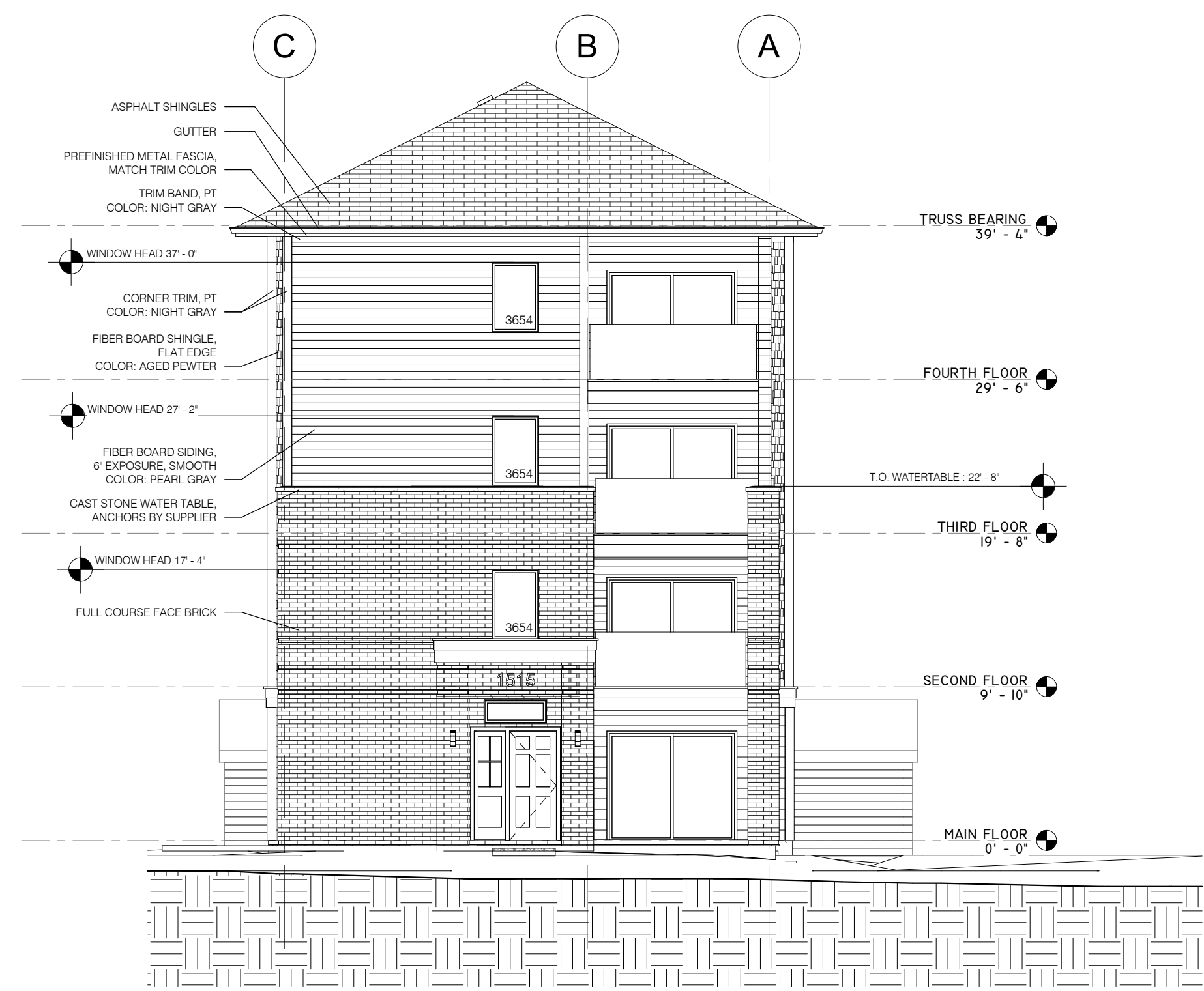
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V 8 SOUTH ELEVATION
1/8" = 1'-0"



L 8 WEST ELEVATION
1/8" = 1'-0"



V 2 NORTH ELEVATION
1/8" = 1'-0"



L 2 EAST ELEVATION
1/8" = 1'-0"

1515 F STREET
NEW 4-PLEX
1515 F STREET
LINCOLN, NE 68508

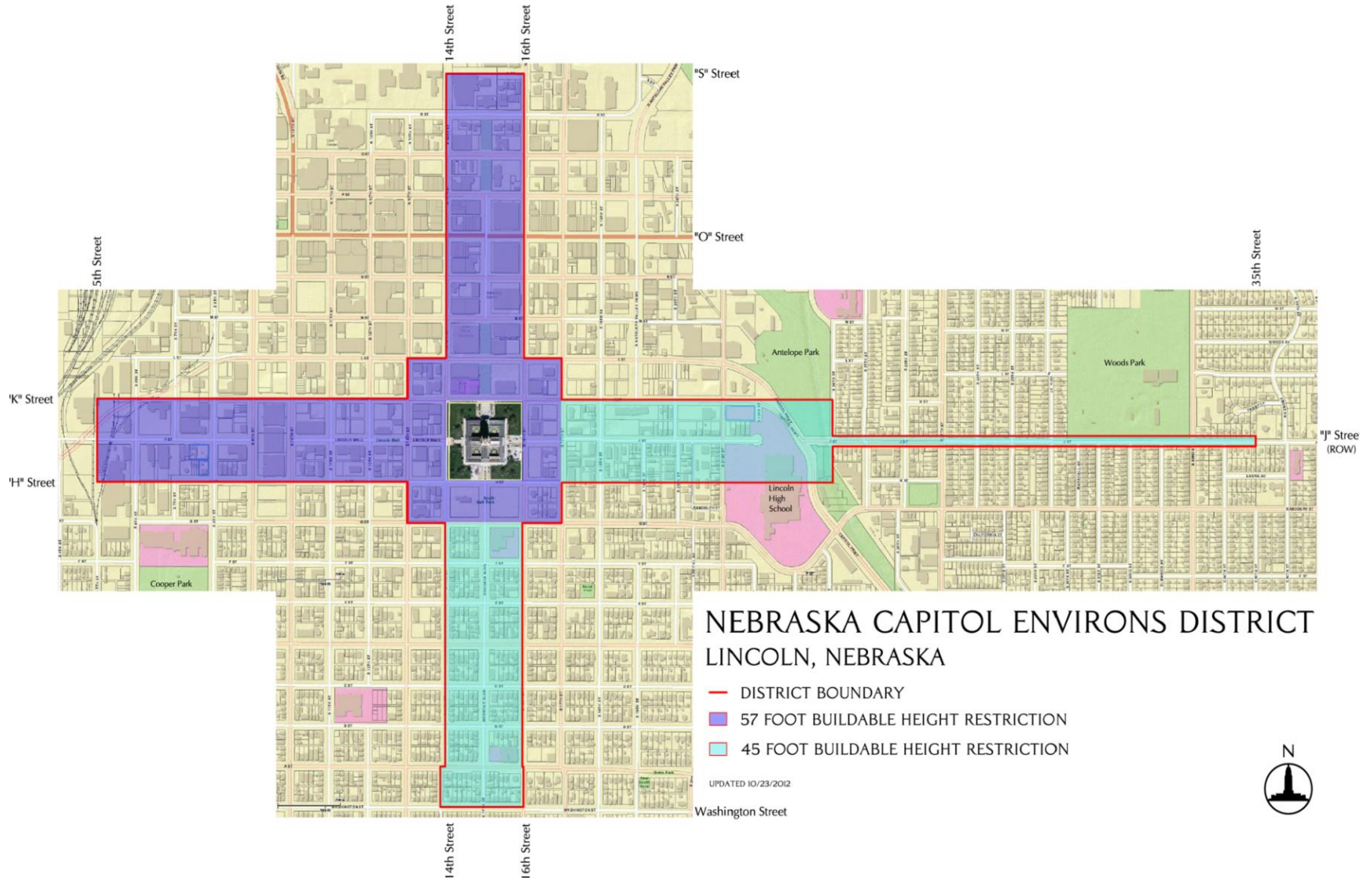
EXTERIOR ELEVATIONS

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1515 F STREET
NEW 4-PLEX
1515 F STREET
LINCOLN, NE 68508

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Nebraska Capitol Environs Commission - Annual Report 2019



The Nebraska Capitol Environs Commission was established in 1988 to strengthen existing protections for the setting of Nebraska's landmark State Capitol. The Commission's voting membership of seven citizen volunteers includes five members appointed by the City of Lincoln and two appointed by the State of Nebraska.

In 2019 Chairman Jeff Searcy completed 22 years of dedicated service on the Commission. Gene Crump and John Sinclair finished their terms as well. Kile Johnson, JD, accepted the Commission's election to chair the board. Heidi Cuca was appointed by Governor Ricketts. David Quade and Delonte Johnson were appointed by the City of Lincoln, bringing the Commission back to full strength, joining Commissioners Mary

Campbell (vice-chair), Karen Nalow, and Ann Post. The seven appointed citizen members are assisted by three *ex officio* members—Bob Ripley of the Office of the Capitol Commission (for the State of Nebraska), the director of Lincoln/Lancaster County Planning Department (David Cary), and Lynn Johnson (director of Lincoln Parks & Recreation Department). Staffing is provided by the Lincoln/Lancaster County Planning Department, including planners Stacey Groshong Hageman and Ed Zimmer and administrative assistant Teresa McKinstry.

The Commission is required to meet at least quarterly by Section 27.56.060 of the Lincoln Municipal Code. The Commission met seven times in 2019.

Project Reviews

The Commission reviewed several widely varied projects in the Environs District in 2019.

In February, the Commission approved a skywalk link between the two Farmers Mutual buildings on their headquarters block on Lincoln Mall and South 13th Street. Application for the building permit for the link was received in late October and construction has begun.



Design for Farmers Mutual skywalk on Lincoln Mall at South 13th Street

In June, the Commission reviewed and approved updated concepts for an outdoor play area for Lincoln Children’s Museum at Centennial Mall and P Street.



LCM East Lot | FUTURE SCREENING STUDY
28 JUNE 2019 SCALE: N/A



LCM East Lot | BIRDSYE
28 JUNE 2019 SCALE: N/A



Photo-simulation of proposed outdoor play area at Lincoln Children’s Museum, Centennial Mall at P Street

Study of screening concepts between Centennial Mall and Lincoln Children’s Museum

In July, the Commission made recommendations regarding a major economic development proposal at Highway 77 and Bluff Road, north of Interstate 80, with suggestions for enhancing the development while respecting a premiere vista to the State Capitol tower on Lincoln’s skyline.

In August the Commission was pleased to approve a plan by NeighborWorks Lincoln to construct a duplex across South 21st Street from Lincoln High School on the east boundary of the Environs District.

Duplex proposed for 641-647 South 21st Street



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

Chief Standing Bear at the United States Capitol



The Nebraska's Capitol Environs District and Commission has had impact in 2019 well beyond its boundaries. The Chief Standing Bear monument, installed on Centennial Mall in 2017, resulted in a second casting of the sculpture by Ben Victor, installed at the Ponca Headquarters in 2018. A third



and final casting was placed in the U. S. Capitol in September 2019, representing Nebraska in Statuary Hall.