
Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

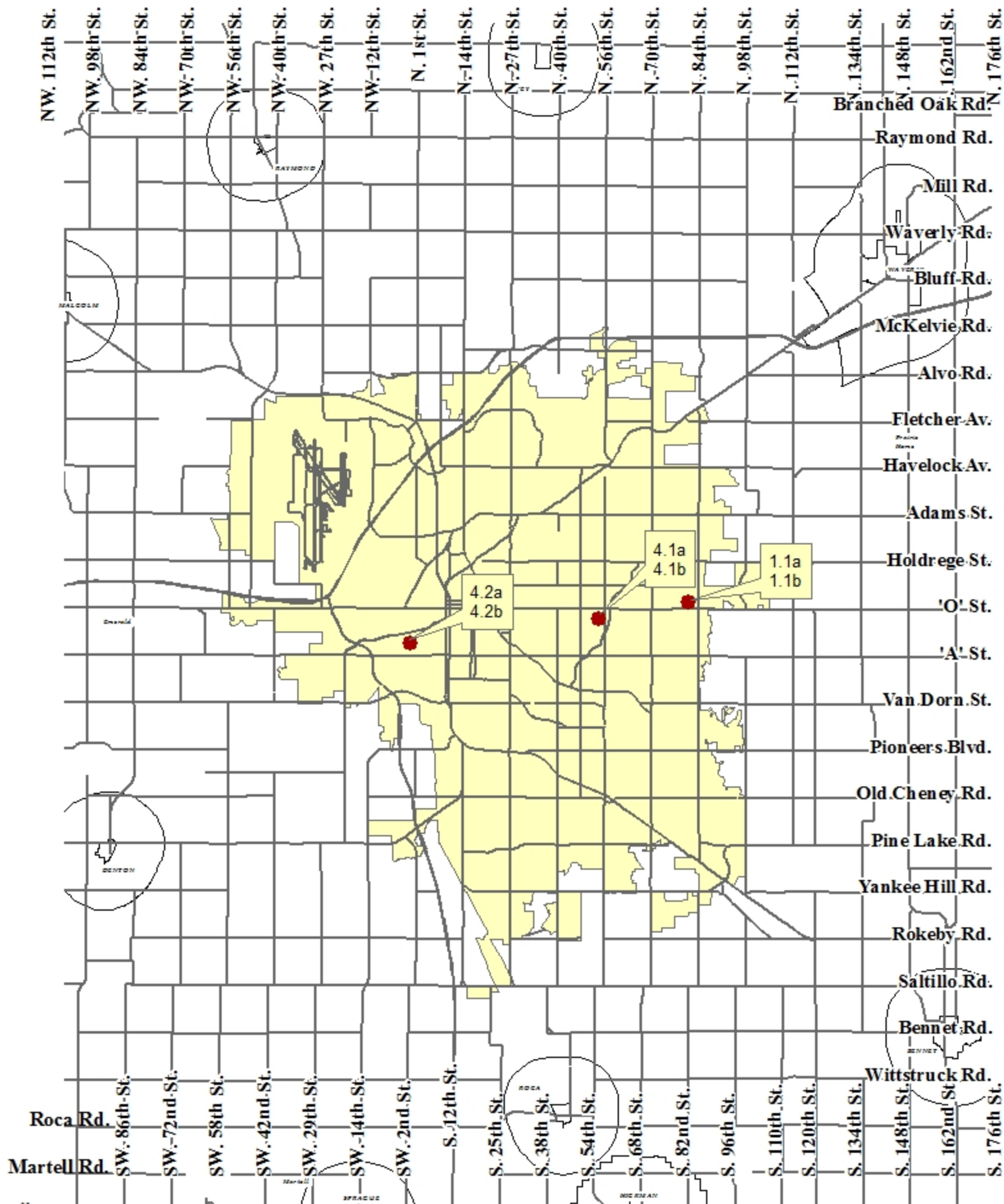
PLANNING COMMISSION

Chris Hove: Chair
Dennis Scheer: Vice-Chair
Thomas Beckius
Tracy Corr
Tracy Edgerton
Deane Finnegan
Maja V. Harris
Sandra Washington
Ken Weber

PLANNING STAFF

David R. Cary: Director
Geri Rorabaugh: Administrative Officer
Amy Huffman: Office Specialist

January 4, 2017



Planning Commission Agenda Item Map

January 4, 2017

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, January 4, 2017, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

A Review of Planning Commission Procedures will occur on Wednesday, January 4, 2017 from 11:45 a.m. to 12:45 p.m. in the Bill Luxford Studio, Room 113 of the County-City Building, 555 S. 10th St., Lincoln, Nebraska.

****PLEASE NOTE:** The Planning Commission action is final action on any item with a notation of "FINAL ACTION". Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission.

The Planning Commission action on all other items is a recommendation to the City Council or County Board.

AGENDA

WEDNESDAY, JANUARY 4, 2016

Approval of minutes of the regular meeting held December 14, 2016.

1. CONSENT AGENDA (Public Hearing and Administrative Action):

CHANGE OF ZONE AND RELATED USE PERMIT:

- Page 01 1.1a Change of Zone No. 16043, from R-2 (Residential District) to O-3 (Office Park District) for an early childhood care facility, on property generally located at 8080 O Street.
Staff recommendation: Approval
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov
- Page 07 1.1b Use Permit No. 16011, for an early childhood care facility with setback waivers, on property generally located at 8080 O Street.
Staff recommendation: Conditional Approval
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL:

3. ITEMS REMOVED FROM CONSENT AGENDA (Public Hearing and Administrative Action):

3.1 _____

3.2 _____

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

CHANGES OF ZONE AND RELATED SPECIAL PERMITS:

- Page 17 4.1a Change of Zone No. 16034, from R-2 (Residential District) to R-2 (Residential District) with landmark designation of the John G. Cordner House, on property generally located at 325 South 55th Street.
Staff recommendation: Approval
Staff Planner: Stacey Hageman, 402-441-6361, slhageman@lincoln.ne.gov
- Page 17 4.1b Special Permit No. 16055, to preserve the landmark John G. L. Cordner residence and add 8 single-family residences on individual lots and 1 outlot for a private drive and amenities with waivers to sidewalk requirements, lot width-to-depth ratio, lots fronting a public or private roadway requirement, front yard setbacks, minimum lot width and area, and sidewalk requirements along the private driveway, on property generally located at 325 South 55th Street.
Staff recommendation: Conditional Approval
Staff Planner: Stacey Hageman, 402-441-6361, slhageman@lincoln.ne.gov
- Page 63 4.2a Change of Zone No. 16039, to designate the former First German Congregational Church as a landmark, on property generally located at 100 West F Street and 103 West G Street.
Staff recommendation: Approval
Staff Planner: Ed Zimmer, 402-441-6360, ezimmer@lincoln.ne.gov
- Page 63 4.2b Special Permit No. 16058 for preservation of a landmark, with a waiver request to the rear yard setback and parking requirements, on generally located at 100 West F Street and 103 West G Street.
Staff recommendation: Conditional Approval
Staff Planner: Ed Zimmer, 402-441-6360, ezimmer@lincoln.ne.gov

**AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM
NOT ON THE AGENDA, MAY DO SO**

Adjournment

PENDING LIST: *Special Permit 16009, for construction of a carport, on property generally located at 1801 Kings Highway.*

Planning Dept. staff contacts:

David Cary, <i>Director</i>	402-441-6364	dcary@lincoln.ne.gov
Stephen Henrichsen, <i>Development Review Manager</i> . . .	402-441-6374	shenrichsen@lincoln.ne.gov
Paul Barnes, <i>Long Range Planning Manager</i>	402-441-6372	pbarnes@lincoln.ne.gov
Michael Brienzo, <i>Transportation Planner</i>	402-441-6369	mbrienzo@lincoln.ne.gov
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Brandon Garrett, <i>Planner</i>	402-441-6373	bgarrett@lincoln.ne.gov
Stacey Groshong Hageman, <i>Planner</i>	402-441-6361	slhageman@lincoln.ne.gov
Rachel Jones, <i>Planner</i>	402-441-7603	rjones@lincoln.ne.gov
Andrew Thierolf, <i>Planner</i>	402-441-6371	athierolf@lincoln.ne.gov
George Wesselhoft, <i>Planner</i>	402-441-6366	gwesselhoft@lincoln.ne.gov
Brian Will, <i>Planner</i>	402-441-6362	bwill@lincoln.ne.gov
Kellee Van Bruggen, <i>Transportation Planner</i>	402-441-6363	kvanbruggen@lincoln.ne.gov
Ed Zimmer, <i>Historic Preservation Planner</i>	402-441-6360	ezimmer@lincoln.ne.gov

* * * * *

The Planning Commission meeting
which is broadcast live at 1:00 p.m. every other Wednesday
will be rebroadcast on Wednesdays at 7:00 p.m., Thursdays at 12:00 a.m. and
Sundays at 12:30 p.m. on 5 City TV, Cable Channel 5.

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The Planning Commission agenda may be accessed on the Internet at
<http://www.lincoln.ne.gov/city/plan/pcagenda/index.htm>

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 participating 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.

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for January 4, 2017 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No. 16043

PROPOSAL: From R-2 Residential District to O-3 Office Park District

LOCATION: 8080 O Street

LAND AREA: 0.99 acres, more or less

EXISTING ZONING: R-2 Residential

CONCLUSION: The proposed change of zone to the O-3 zoning district is consistent with the zoning pattern in the area which includes adjacent O-3 to the west and south and established O-3 uses and is supported by the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 20 & 64 Irregular Tracts located in Section 22, Township 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska

EXISTING LAND USE: Early Childhood Care Facility (under construction)

SURROUNDING LAND USE AND ZONING:

North: Park; P
South: Offices; O-3
East: Single Family; R-2
West: Offices; O-3

ASSOCIATED APPLICATION:

Use Permit No. 16011 for an Early Childhood Care Facility

HISTORY:

This property was rezoned from Single-Family Dwelling District to R-2 Residential District with the 1979 Zoning Update.

Special Permit No. 15041 for an early childhood care facility for up to 125 children was approved by City Council on August 24, 2015.

COMPREHENSIVE PLAN SPECIFICATIONS:

P 1.9 – This property is designated as Residential-Urban Density on the Future Land Use Map.

P 5.7 - Design buildings and land uses at the edge of the center to be compatible with adjacent residential land uses. Examples of compatible land uses include apartments, mixed use residential buildings, offices, assisted living facilities, or childcare centers.

P 6.2 - Mixed Use Guiding Principles: Help to create neighborhoods that include homes, stores, workplaces, schools, and places to recreate.

P 6.6 - Strategies for Mixed Use: In proximity to planned or existing neighborhoods and community services, to facilitate access to existing community services or to address a deficiency by providing services such as grocery stores, childcare centers, and restaurants.

P 7.9 - Maintain and enhance infrastructure and services in existing neighborhoods.

P 8.2 - Elementary and middle schools should be sized and located to enable children to walk or bicycle to them. Childcare centers should be located within neighborhoods and near schools and parks when possible.

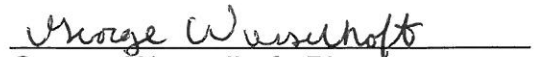
ANALYSIS:

1. This is a request for a change of zone from R-2 Residential District to O-3 Office Park District. The R-2 Zoning dates back to when there was a residence on the property.
2. This area proposed for the Change of Zone is the same as associated Use Permit No. 16011. A Use Permit is required for development in the O-3 zoning district.
3. The proposed use on this property is an Early Childhood Care Facility which was approved as part of Special Permit No. 15041 in 2015. At the time, the applicant did not request a Change of Zone to O-3. Now the applicant, in order to be permitted to have a proposed freestanding ground sign which is not allowed under R-2 zoning, is proposing the Change of Zone along with the Use Permit.
4. It is not anticipated that this change of zone would negatively impact neighboring properties. Changing the zoning from R-2 Residential to O-3 Office would be consistent with the zoning pattern along O Street to the west and south and consistent with existing nearby commercial and office uses. The existing remaining single family residence to the east is a residual use from the standpoint that immediate properties along the O Street corridor have been developed into office

or commercial uses. In time, it is anticipated that the remaining R-2 residential property to the east would also be redeveloped and rezoned to O-3 Office.

5. The recommended approval of associated Use Permit No. 16011 for an Early Childhood Care Facility is conditioned upon approval of this Change of Zone application.
6. This Change of Zone is consistent with the Comprehensive Plan and the zoning pattern along the nearby O Street corridor.

Prepared by

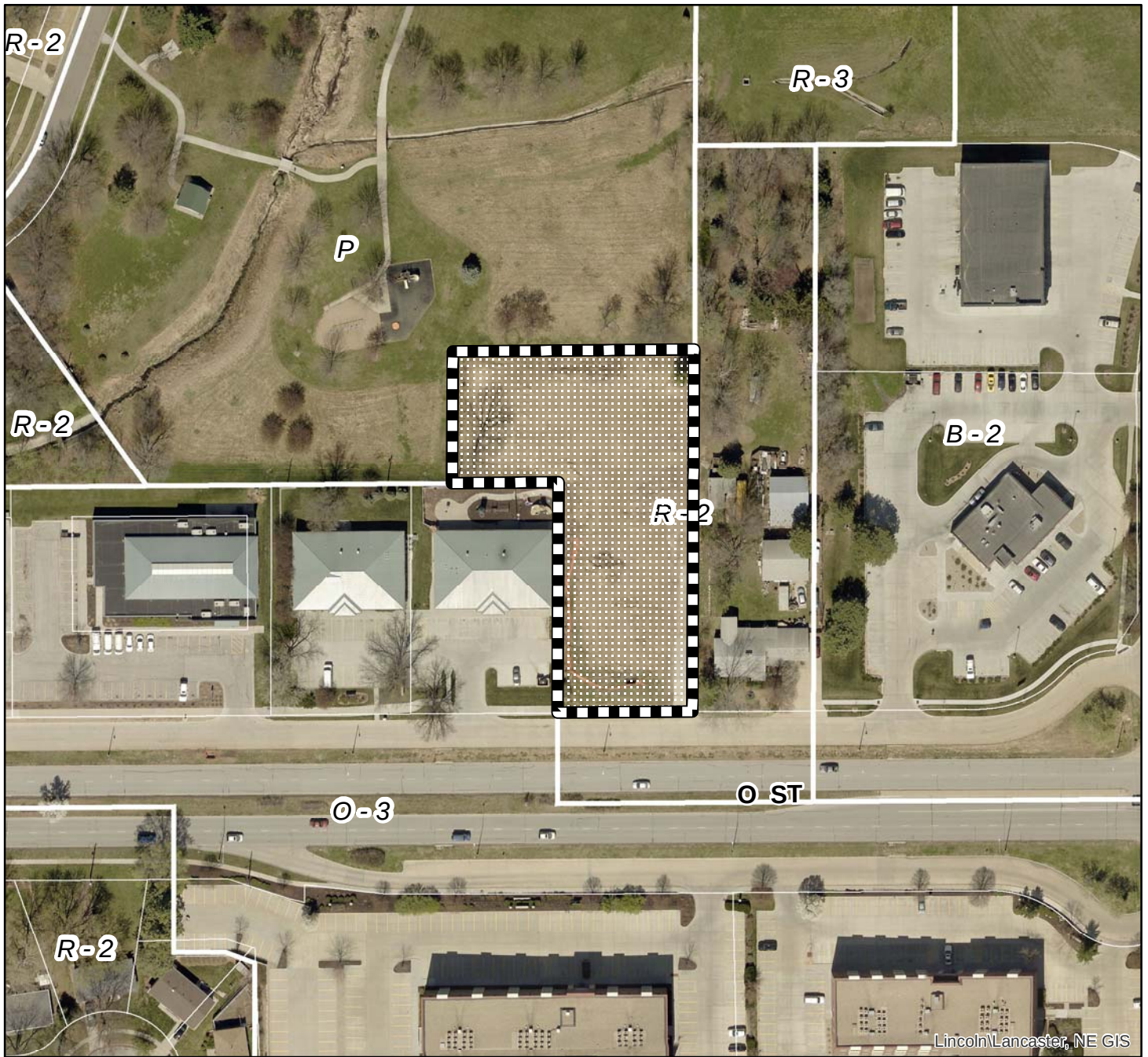

George Wesselhoft, Planner
(402-441-6366, gwesselhoft@lincoln.ne.gov)

December 22, 2016

OWNER: E&G Enterprises LLC
8080 O Street
Lincoln, NE 68510

**APPLICANT/
CONTACT:** Ernest Young
1000 Coachmans Dr.
Lincoln, NE 68510

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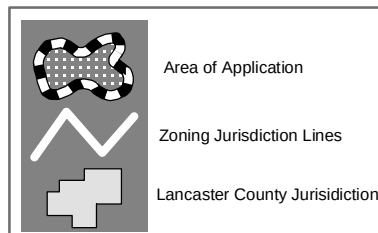
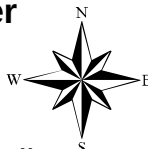
**Change of Zone #: CZ16043 (R-2 to O-3) &
Use Permit #: UP16011
Young Voices Child Development Center
Russwood Prky & O St**

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

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**One Square Mile:
Sec.22 T10N R07E**



December 2nd 2016

E & G Enterprises, LLC
Ernest L. & Gail A. Young

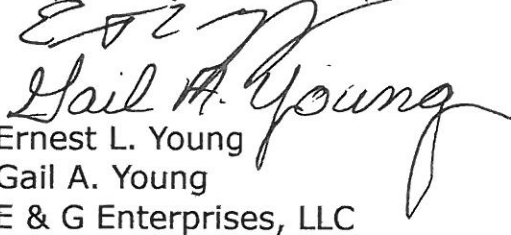
To Whom it may concern:

We, Ernest L. and Gail A. Young, purchased the lot at 8080 O Street, Legal Description; "S22, T10, R7 6th principal Meridian, Irr. Tract Lot 20 & 64SE" with the plans of clearing the lot and making improvements to build a Commercial Child Care Center. This project, scheduled completion, December 31st 2016.

It has come to our attention that the zoning of the property, R2, limits us in the signage we may use for our near completed building. Prior approval 2015 special permit.

We would respectfully request zoning for our property be changed to 03 office Commercial. This would fall in line with all properties to the west of our location. Please see attached photo of signage for requested 03 office zoning.

Respectfully Submitted,



Ernest L. Young
Gail A. Young
E & G Enterprises, LLC



LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for January 4, 2017 PLANNING COMMISSION MEETING

PROJECT #: Use Permit No. 16011

PROPOSAL: To Allow an Early Childhood Care Facility for 130 children

LOCATION: 8080 O Street

LAND AREA: 0.99 acres, more or less

EXISTING ZONING: R-2 Residential

CONCLUSION: The request for an Early Childhood Care Facility for up to 130 children is appropriate at this location. This property is located on an arterial street and is adjacent to office buildings. The request is supported by the Comprehensive Plan.

<u>RECOMMENDATION:</u>		Conditional Approval
Waivers:		
1.	Reduce the rear yard setback from 40 feet to 29 feet.	Approval
2.	Reduce the side yard setbacks from 15 feet to 5 feet.	Approval
3.	Reduce the freestanding sign setback from residential from 50 feet for non-illuminated sign to 35 feet.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 20 & 64 Irregular Tracts located in Section 22, Township 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska

EXISTING LAND USE: Early Childhood Care Facility (under construction)

SURROUNDING LAND USE AND ZONING:

North: Park; P
South: Offices; O-3
East: Single Family; R-2
West: Offices; O-3

ASSOCIATED APPLICATION:

Change of Zone No. 16043 from R-2 to O-3

HISTORY:

This property was rezoned from Single-Family Dwelling District to R-2 Residential District with the 1979 Zoning Update.

Special Permit No. 15041 for an early childhood care facility for up to 125 children was approved by City Council on August 24, 2015.

COMPREHENSIVE PLAN SPECIFICATIONS:

P 1.9 – This property is designated as Residential-Urban Density on the Future Land Use Map.

P 5.7 - Design buildings and land uses at the edge of the center to be compatible with adjacent residential land uses. Examples of compatible land uses include apartments, mixed use residential buildings, offices, assisted living facilities, or childcare centers.

P 6.2 - Mixed Use Guiding Principles: Help to create neighborhoods that include homes, stores, workplaces, schools, and places to recreate.

P 6.6 - Strategies for Mixed Use: In proximity to planned or existing neighborhoods and community services, to facilitate access to existing community services or to address a deficiency by providing services such as grocery stores, childcare centers, and restaurants.

P 7.9 - Maintain and enhance infrastructure and services in existing neighborhoods.

P 8.2 - Elementary and middle schools should be sized and located to enable children to walk or bicycle to them. Childcare centers should be located within neighborhoods and near schools and parks when possible.

UTILITIES: Existing.

TRAFFIC ANALYSIS: O Street is classified as a Major Arterial.

ANALYSIS:

1. This request is to allow an Early Childhood Care Facility for up to 130 children. The lot is currently zoned R-2 but is proposed to be changed to O-3 with associated Change of Zone No. 16043. Development in the O-3 district requires a use permit. Special Permit No. 15041 approved the request for the facility for up to 125 children and 22 staff on the largest shift under R-2 Zoning. At the time, the applicant did not request a Change of Zone to O-3. Now the applicant, in order to be permitted to have a proposed freestanding ground sign which is not allowed under the R-2 zoning, is proposing the Change of Zone with the Use Permit. The applicant is also

proposing a change in occupancy from 125 to 130 children and from 22 to 24 staff on the largest shift.

2. The site plan is identical to the approval Special Permit No. 15041, but since R-2 and O-3 have different setback requirements some waivers are needed.
3. The site plan shows the building which will be located on the north side of the property with the parking in the front. A playground area would be located on the west side of the building. The building will be 7,660 square feet in size. A waiver from the O-3 rear yard setback requirement of 40 feet is needed as the proposed rear building setback is 29.90 feet.
4. The parking lot will include 24 parking stalls including 1 handicap stall. Landscaping will be provided to meet the minimum standards for parking lot screening. A waiver from the side yard setback is needed for the parking from 15 feet to 5 feet.
5. The proposed freestanding ground sign would be located in the front yard between the two driveways and would be 9' long by 5' tall (45 square feet) and non illuminated. A waiver from the freestanding sign setback requirement is needed from setback of 50 feet from adjacent residential for non-illuminated sign to 35 feet. In the long term, the residential property to the east will likely be redeveloped into office or commercial use.
6. In the event the future use of the building would change, an office use up to 8,000 square feet be should be permitted as alternate use as part of the Use Permit approval.

CONDITIONS OF APPROVAL:

Per Section 27.64 this approval permits an Early Childhood Care Facility up to 8,000 square feet in size for 130 children with 24 staff on the largest shift or an office use up to 8,000 square feet in size subject to meeting parking requirements along with waivers to the O-3 District rear building setback, side yard setbacks, and sign location requirements.

Site Specific Conditions:

1. The City Council approves associated request:
 - 1.1 Change of Zone No. 16043
2. The permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **3** copies with all required revisions and documents as listed below before a final plat is approved:

- 2.1 Delete the conversion plan waiver which does not apply for the O-3 zoning. List waivers for rear yard setback (waiver from 40 feet to 29 feet), side yard setbacks (waiver from 15 feet to 5 feet), and freestanding sign setback from residential for non illuminated sign (from 50 feet to 35 feet).
- 2.2 List the number of staff and children updated per current request of 24 and 130, respectively.
- 2.3 Note #1: Amend to O-3 zoning.
- 2.4 Note #10: Reference the sign waiver for setback distance from residential. Also, list under waivers.
- 2.5 Change the front yard setback on the site plan from 25 feet to 20 feet for O-3 District.
- 2.6 Add a note on the site plan and show screening for dumpster.

Standard Conditions:

3. The following conditions are applicable to all requests:
 - 3.1 Before occupying the buildings all development and construction is to substantially comply with the approved plans.
 - 3.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.
 - 3.3 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.4 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

Prepared by

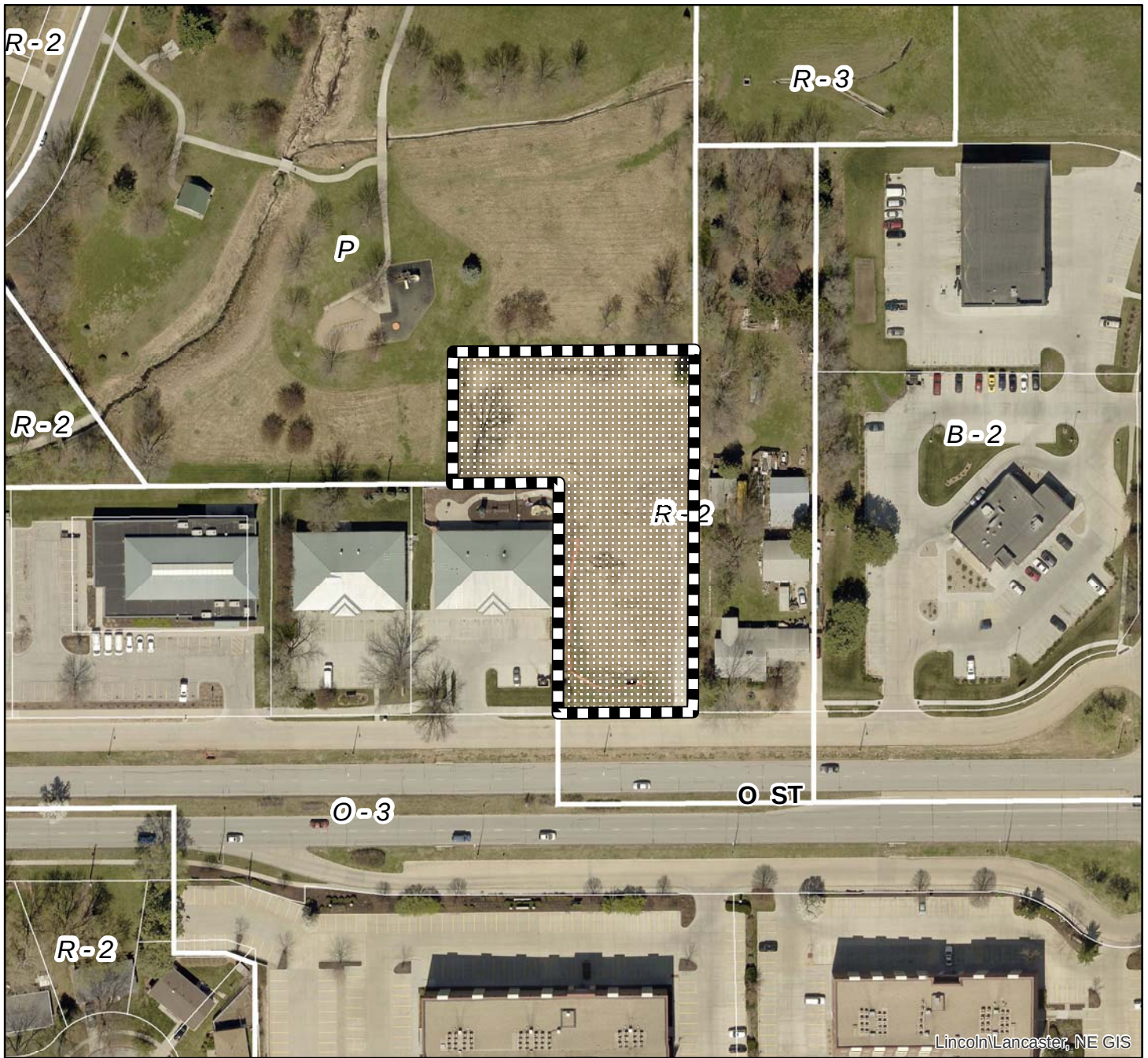
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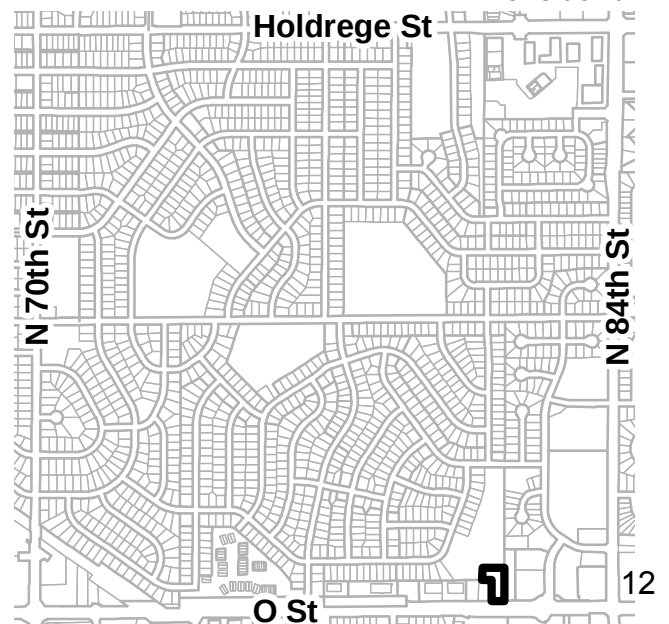
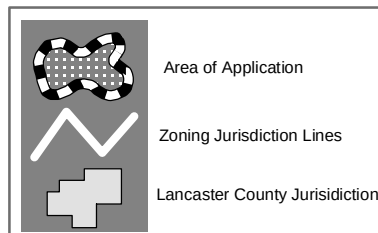
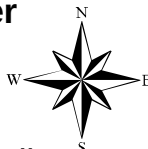
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- I-3 Employment Center District
- P Public Use District

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**One Square Mile:
Sec.22 T10N R07E**



December 2nd 2016

E & G Enterprises, LLC
Ernest L. & Gail A. Young

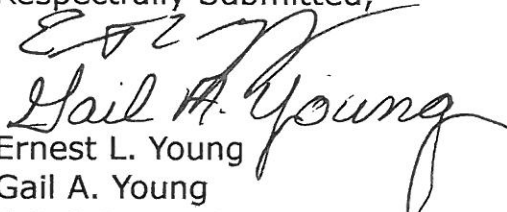
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Respectfully Submitted,



Ernest L. Young
Gail A. Young
E & G Enterprises, LLC

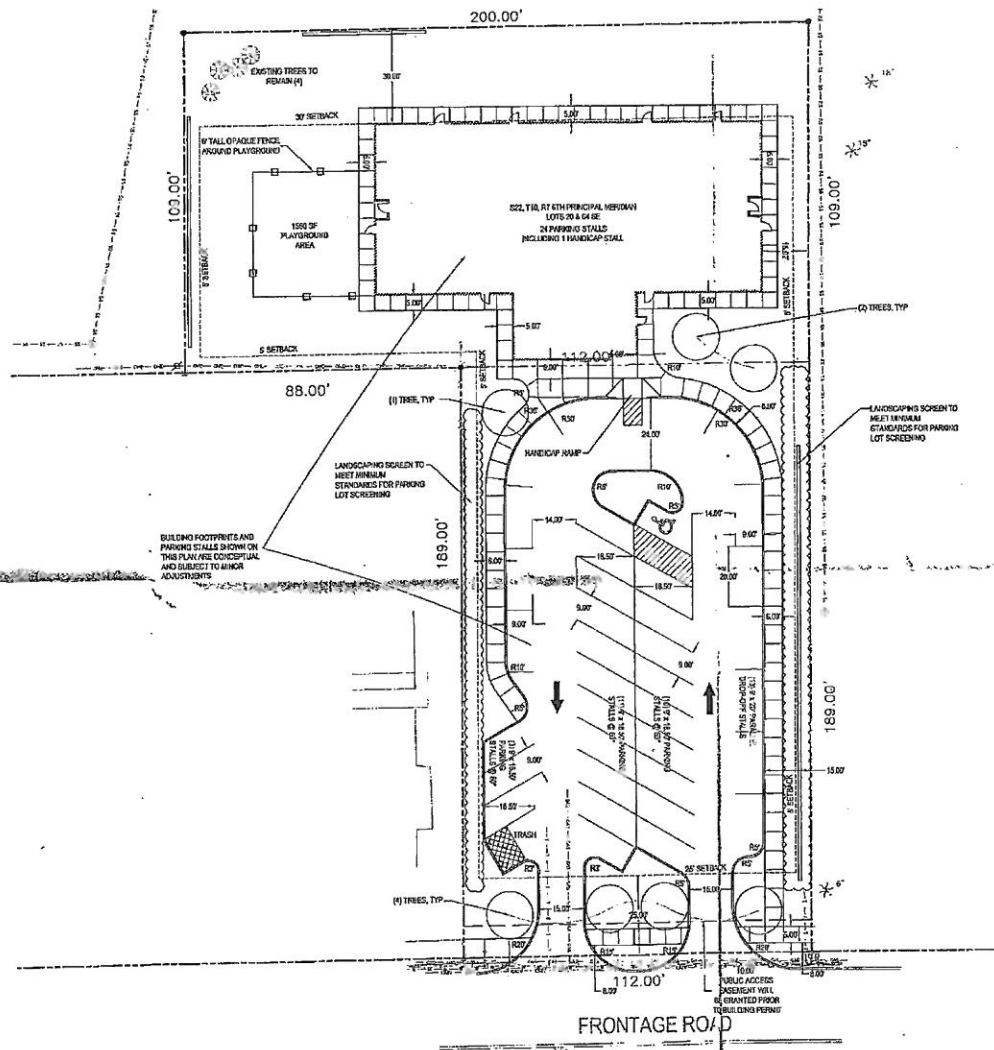


- PROPOSED FIRE HYDRANT
- PROPERTY LINE
- EXISTING WATER LINE
- TOAD LINE
- EXISTING SANITARY SEWER LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE

WAIVERS

1. WAIVER THE REQUIREMENT FOR A CONVERSION PLAN FOR EARLY CHILDHOOD CARE FACILITY.

# OF CHILDREN	130
# OF STAFF ON LARGEST SHIFT	24
# OF PARKING SPACES	24
# OF LONG-DURATION SPACES	13



Lincoln, NE 68508-2003
402.477.9201 Fax 402.477.4542
Kansas City, Missouri
Lawrence, Kansas

PLAT PLAN REFERRED TO IN

1-99208

ADOPTED BY THE CITY COUNCIL

ON 8/28/15

FINAL APPROVED COPY

Young Voices
Daycare

8120 'O' Street
Lincoln, NE

TCEP No.: 015-001-15

August 20, 2015



SPECIAL PERMIT

ENGINEER

THE CLARK EGERSEN PARTNERS
1010 LINCOLN HALL, SUITE 300
LINCOLN, NE 68508
CONTACT: TIM GERGEN
402-471-4281

OWNER/DEVELOPER

E & G ENTERPRISES, LLC
ERINIE AND GAIL YOUNG
1000 CONSUMERS DRIVE
LINCOLN, NE 68508

LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A PARCEL OF LAND COMPOSED OF LOTS 20 & 64 SE, ALL IN SECTION 22,
TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY,
SABO TRACT CONTAINING A CALCULATED AREA OF 43,186.00 SQUARE FEET OR 0.99 ACRES, MORE OR LESS.

GENERAL SITE NOTES

1. THE CURRENT ZONING IS R-2.
2. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. ALL PAVING RADII TO BE 30' UNLESS OTHERWISE NOTED.
4. ALL STREET DIMENSIONS ARE TO BACK OF CURB.
5. SLOPES NEED NOT BE SHOWN ON THIS SITE PLAN, BUT NEED TO BE IN COMPLIANCE WITH CHAPTER 27.09 OF THE LINCOLN ZONING ORDINANCE, AND MUST BE APPROVED BY BUILDING AND SAFETY DEPARTMENT PRIOR TO INSTALLATION.
6. ALL ELEVATIONS ARE BASED ON NAVD 1983.
7. THE YARD SETBACKS REGULATE STRUCTURAL WALLS ONLY AND DOES NOT RESTRICT OVERHANGS, PATIOS, DOOR SCREENS, WINDOW BOXES, ETC. FROM ENCRoACHING INTO THE SETBACKS. BUILDINGS MAY BE BUILT ANYWHERE ON THE SITE OUTSIDE OF THE SETBACKS.
8. PUBLIC ACCESS EASEMENTS WILL BE GRANTED, AS SHOWN ON SITE PLAN, PRIOR TO BUILDING PERMIT FOR ANY PORTION OF PUBLIC SIDEWALK ON PRIVATE PROPERTY.
9. THE LANDSCAPING SHOWN ON THIS PLAN WILL MEET THE MINIMUM STANDARDS FOR PARKING LOT SCREENING AND WILL BE INSTALLED AT THE TIME OF BUILDING PERMIT.
10. SLOPES NEED NOT BE SHOWN ON THIS SITE PLAN, BUT NEED TO BE IN COMPLIANCE WITH CHAPTER 27.09 OF THE LINCOLN ZONING ORDINANCE, AND MUST BE APPROVED BY BUILDING AND SAFETY DEPARTMENT PRIOR TO INSTALLATION.
11. THE BUILDING FOOTPRINTS AND PARKING STALLS SHOWN ON THIS PLAN ARE CONCEPTUAL AND SUBJECT TO MINOR ADJUSTMENTS.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY ENGINEER'S OFFICE DESIGN REQUIREMENTS.

8-20-15
DATE

TIM GERGEN E-1094

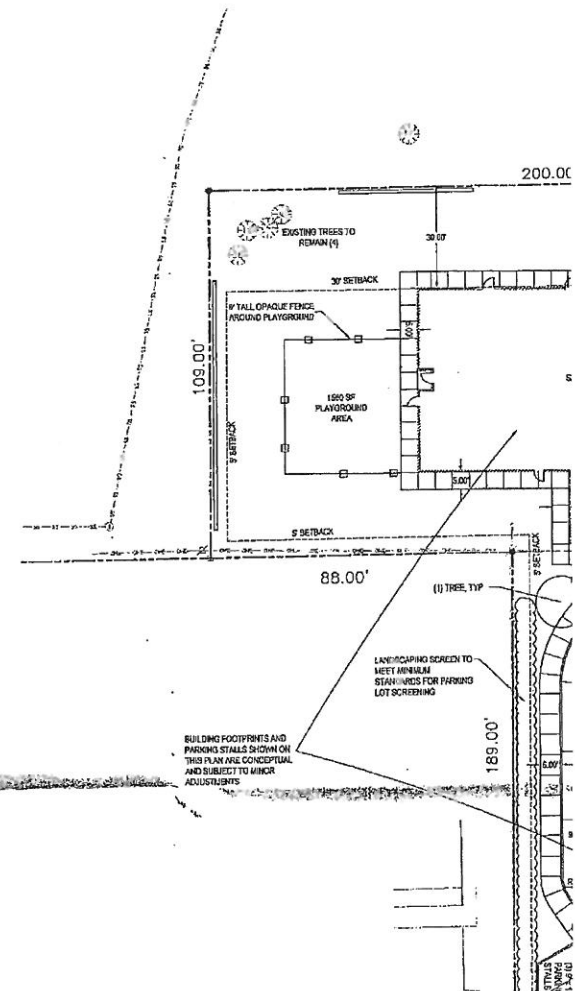
LEGEND

- ⊙ - WATER MANHOLE
- ⊕ - STORM SEWER MANHOLE
- ⊖ - SANITARY SEWER MANHOLE
- ⊗ - WATER VALVE
- ⚡ - FIRE HYDRANT
- ⚡ - ELECTRICAL TRANSFORMER
- ⊖ - PROPOSED SANITARY SEWER MANHOLE
- ⊖ - PROPOSED FIRE HYDRANT
- — — — — - PROPERTY LINE
- — — — — - EXISTING WATER LINE
- — — — — - FOGAS LINE
- — — — — - EXISTING SANITARY SEWER LINE
- — — — — - OVERHEAD TELEPHONE LINE
- — — — — - UNDERGROUND TELEPHONE LINE
- — — — — - OVERHEAD POWER LINE
- — — — — - UNDERGROUND POWER LINE

WAIVERS

1. WAIVE THE REQUIREMENT FOR A CONVERSION PLAN FOR EARLY CHILDHOOD CARE FACILITIES.

# OF CHILDREN	130
# OF STAFF ON LARGEST SHIFT	24
# OF PARKING STALLS	24
# OF LOADING/UNLOADING STALLS	13



LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for January 4, 2017 Planning Commission Meeting

<u>PROJECT #s:</u>	Change of Zone No. 16034 / Special Permit No. 16055
<u>PROPOSAL:</u>	A request per Section 27.57.120 to designate the Cordner House as a Landmark and per Section 27.63.400 for a Special Permit for Historic Preservation to permit a Community Unit Plan with 9 dwelling units.
<u>LOCATION:</u>	325 S. 55 th St.
<u>LAND AREA:</u>	1.28 acres, more or less.
<u>EXISTING ZONING:</u>	R-2 Residential District
<u>CONCLUSION:</u>	The landmark designation protects a locally rare example of a large, cross-gambrel Dutch Colonial Revival house, designed, built, and long-occupied by Lincoln architect John G. Cordner. Designation provides the opportunity to request the Special Permit for Historic Preservation which allows the Community Unit Plan and associated waivers. This request is consistent with the Comprehensive Plan and, subject to the conditions of approval, complies with the Zoning and Subdivision Ordinance.

RECOMMENDATION:	
CHANGE OF ZONE	Approval
SPECIAL PERMIT	Conditional Approval
WAIVER/MODIFICATIONS:	
<i>Waiver to Title 26 - Subdivision Ordinance</i>	
1. Waive the requirement per Section 26.23.125 to require a pedestrian way when a block exceeds 1,000 feet in length.	Approval
2. Waive the requirement per Section 26.23.140(a) that lots shall have a maximum depth of three times their width.	Approval
3. Waive the requirement per Section 26.23.140(g) that lots shall front upon a public street.	Approval
<i>Waivers to Title 27 - Zoning Ordinance</i>	
<u>Single-Family Dwellings</u>	
4. Reduce the front yard setback from 25' to 20' on Lots 1 through 8.	Approval

5. Reduce the front yard setback from 25' to 15' on Lot 9.	Approval
6. Reduce the minimum lot width from 50' to 30'.	Approval
7. Reduce the minimum lot area from 6,000 sq. ft. to 3,000 sq. ft.	Approval
<u>Community Unit Plan</u>	
8. Waive the density requirement per Section 27.65.020 and 27.65.080 to permit 9 dwelling units.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lemings Subdivision, Lot 8, being the south 171.95 feet of the north 329.3 feet (a portion of which is M Street right-of-way), and the west 324.75 feet of the east 461.2 feet, located in the SE quarter of the NE quarter of Section 29-10-7, in Lincoln, Lancaster County, Nebraska.

EXISTING LAND USE: Single family residence.

SURROUNDING LAND USE AND ZONING: Single-family residential, R-2

HISTORY:

1895 Corder family purchased north half of Lot 8, Lemings Subdivision (5 acres)

1898 Directories list Corderns residing in 56th & L vicinity

1901 Corder family purchases south half of Lot 8, Lemings Sub. (5 acres)

1914 (ca.) Corderns build current house (325 S. 55th)

1937 John and Adell Corder move to California

1940s Corder daughter sells house and land

1950s 30 ranch style houses are built north, east, and west of original house, and along dead-end S. 55th Street which provides access to 1.25 acre remnant of original house/lot

UTILITIES: All public utilities.

PUBLIC SERVICE: All urban services.

ALTERATIVE USES: Landmark designation does not by itself change the permitted uses in the R-2 District. The Special Permit requests a change in use to allow a Community Unit Plan, with associated waivers.

COMPREHENSIVE PLAN SPECIFICATIONS:

P. 4.4 The zoning code provides protection for designated historic property and incentives for creative uses that maintain the vitality of historic places.

P. 4.6 The community's distinctive character and desirable quality of life for current residents and for future generations should be supported by exercising stewardship of historic resources throughout the county, while maximizing benefits of past investments in public infrastructure and private property. The Plan encourages the continued use and maintenance of historic resources, including properties not formally designated as landmarks.

P. 6.1 1,000 dwelling units are slated for existing residentially-zoned land, primarily on vacant lots.

P. 7.2 Continue policies such as landmark districts and down-zonings that maintain a mix of single-family and multi-family housing and support home ownership and the preservation and enhancement of historic properties.

P. 7.2 Provide a wide variety of housing types and choices for an increasingly diverse and aging population.

P. 7.8 Preserving existing housing and promoting homeownership should remain the focus in established neighborhoods, with modest opportunities for infill and redevelopment.

P. 7.8 1,000 well-designed and appropriately-placed dwelling units are projected for neighborhoods in the existing city—a one percent increase to the existing housing stock—on vacant lots, expansions of existing apartment complexes with undeveloped land, and through accessory dwelling units. Residential redevelopment in existing neighborhoods tends to occur naturally without public intervention over a long period of time, as individual properties become obsolete or are acquired piecemeal by private or nonprofit developers.

P. 7.8-7.9 Infill and redevelopment in existing neighborhoods typically occur through an incremental and organic process over long periods of time. This process is chiefly led by the private and nonprofit development sector. Good design and appropriate placement are key to successful redevelopment.

P. 7.9 Recognize that broad economic diversity within existing neighborhoods encourages reinvestment and improves quality of life for all residents while acknowledging the need for affordable housing.

P. 7.9 Preserve, protect and promote the character and unique features of urban neighborhoods, including their historical and architectural elements.

P. 12.3 Shown as Residential Urban Density on the 2040 Lincoln Area Future Land Use Plan.

P. 12.4 Urban Residential. Multi-family and single family residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre.

P. 12.6 Residential Infill = 1,000 D.U.s featured on 2040 Priority Growth Areas map.

ANALYSIS:

1. Lincoln Municipal Code Section 27.57.120 provides for designation of a landmark that *"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."*
2. The Historic Preservation Commission reviewed the application for landmark designation at its meeting December 15, 2016. The Preservation Commission recommended approval 4-0 (see attached excerpt from meeting record).
3. The proposed preservation guidelines for Cordner House (attached) are based on typical guidelines for Lincoln Landmarks and are derived from the Secretary of the Interior's Standards and Guidelines for Historic Rehabilitation. The Historic Preservation Commission uses these guidelines when evaluating projects on the landmark property.
4. The Special Permit for Historic Preservation provisions of 27.63.400 allow for waivers or variances of uses outlined in the Zoning Ordinance for properties designated as landmarks under Chapter 27.57. While 27.63.400 does not address variances to the Subdivision Ordinance, a Community Unit Plan (CUP) is part of the Zoning Chapter as one of the allowed uses and can address subdivision adjustments. Therefore this Special Permit addresses the parcel as a CUP, with requested waivers. This is similar to a Special Permit for Historic Preservation to allow a fraternity or office use. The CUP provisions of Chapter 27.65 allow for the varying of subdivision requirements (such as fronting on a public street) which is necessary for the application.
5. The proposed Special Permit would waive the CUP density requirement per Section 27.65.020 and 27.65.050 to permit 9 dwelling units. By right, a parcel of this size in the R-2 district would allow four duplexes (with only minor waivers) for a total of 8 dwelling units if the historic house were removed.
6. The Historic Preservation Commission also reviewed the application for a Special Permit for Historic Preservation at its meeting December 15, 2016 and recommended approval 4-0 (see attached excerpt from meeting record).
7. The applicant indicated he visited with residents of all the properties abutting the subject property. He met with the Witherbee neighborhood association at their meeting on December 1, 2016. Staff has not received any communications from residents addressed to the Commission pertaining to this matter.

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 attached landmark application which states “The Cordner House is significant as a locally rare example of a large, cross-gambrel Dutch Colonial Revival house, and gains additional significance as an architect-designed house built for and long-occupied by the architect’s own family, with a unique form and eccentric details.” The landmark application is recommended for approval by the Historic Preservation Commission.

The key variation requested from permitted uses is the increase in density from eight dwelling units (which would be permitted on a parcel of this size in four duplexes) to nine single-family dwellings, with accompanying reductions in yard and area requirements.

- **The extent to which economic factors necessitate the change in use:**
The purpose of these applications is to support the owner’s ongoing maintenance and improvement of properties. The applicant is in the process of rehabilitating the house for his own family, with the intention of creating a “pocket neighborhood” around the historic house, with eight narrow, single-family residences around a central gazebo. The site plan and elevation sketches for the houses are attached.

The Cordner House is in need of significant repair, having been vacant for about 15 years. Maintenance of this property has been on-going since the applicant’s acquisition. This special permit and sale of the associated single-family homes would facilitate his continued work on and future sustainability of the historic house.

The applicant’s intent is to create a homeowner’s association for maintenance of the “pocket neighborhood.”

- **The extent of proposed exterior change to the structure or site:**
The proposal does not replicate the open appearance of the house on its original 10 acres acreage, which was all of the area between 54th and 56th Street, L to M Streets, but the development of most of that area occurred a half-century ago. Developing the rest of the ground with eight single-family homes, rather than eight dwelling units in four duplexes as would generally be allowed on this site if

the main house were removed, is a creative alternative which the zoning code allows and encourages through 27.63.400.

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

The site is located within an area zoned R-2 (Residential) surrounded by single-family residences on all sides.

This dead end segment of S. 55th Street currently serves 11 single-family units (including the long-vacant Cordner House). Adding 8 more dwelling units is an increase of approximately 75 percent. However, a cul-de-sac with 19 dwelling units is not unusual for Lincoln. Also if the special permit is not approved the block could still have 18 units by right.

On-site the eight new lots each provide a single-stall garage with a second parking stall available in the driveway as allowed for single family houses in the R-2 district. Two guest stalls are also provided in Outlot A.

The application requirements included a grading plan and drainage study, with intention of draining the large majority of the site to the center and into the existing storm sewer system. A requirement for approval of this plan is that the new houses' roof drainage also be directed to the center. This is recommended as a condition of approval.

These impacts seem very closely comparable to those likely in the case of the 8 dwelling units which could be allowed in 4 duplexes on the site.

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

The proposed use would develop single-family houses in a neighborhood of single-family houses and would encourage the maintenance and improvement of the historic house and its neglected site. The architectural characteristics of the proposed new houses relate more closely to the historic house than to the surrounding ranch-style houses. The Historic Preservation Commission has recommended approval of this aspect.

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

The proposed permit would assist in maintaining a unique historic home in the Witherbee neighborhood and develop housing on neglected property in a residential area.

8. There were not any objections from any City or County agency to the application. Watershed Management noted necessary revisions to the grading and drainage plan. Addressing these items to the satisfaction of Public Works & Utilities is a condition of approval below.

CONDITIONS OF APPROVAL FOR SP16055:

Per Section 27.63.400, this approval permits a Special Permit for Historic Preservation for a Community Unit Plan of up to 9 dwelling units, with the following waivers:

The following waivers to the Subdivision Ordinance:

- Waiver to Section 26.23.125 to eliminate requirement for a pedestrian way on a block exceeding 1,000 feet in length.
- Waiver to Section 26.23.140(a) to allow lots to exceed the maximum depth of three times their width;
- Waiver to Section 26.23.140(g) to eliminate the requirement that lots shall front upon a public street.

The following waivers to Section 27.72.020 for single-family dwellings:

- Reduce the required front yard from 25' to 20' on Lots 1 through 8.
- Reduce the required front yard from 25' to 15' on Lot 9.
- Reduce the required minimum average lot width from 50' to 30' as shown on the site plan.
- Reduce the minimum lot area from 6,000 sq. ft. to 3,000 sq. ft. as shown on the site plan.

The following waivers to Section 27.65.020 and 27.65.050:

- Waiver to Sections 27.65.020 and 27.65.080 exceed the density requirement to permit 9 dwelling units.

Site Specific Conditions:

1. The City Council approves designation of the Cordner House as a Landmark.
2. Amend the plans to note five-foot wide LES easements along the western boundary of Lots 1 through 5, along the southern boundary of Lot 1 and 9, along the northern boundary of Lot 5 and 6, and along the eastern boundary of Lots 6 through 9.
3. Site plan revised to:
 - a. Eliminate "and detention" from note #1 as Outlot A will not be used for detention,

- b. Remove note #4 as landscaping and screening is not required between single family detached lots,
 - c. Add reference to the entryway sign in note #3, and add a note that indicates Historic Preservation Commission review and approval is required for the entry arch and sign.
- 4. Revise the grading and drainage plan to the satisfaction of Public Works & Utilities.
- 5. Before receiving building permits provide the following documents to the Planning Department:
 - 5.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.
 - 5.2 Plans confirming that all roof drainage systems will flow towards the center of the site and the storm sewer system.

Standard Conditions:

- 6. The following conditions are applicable to all requests:
 - 6.1 Before occupying the building or buildings all development and construction shall substantially comply with the approved plans.
 - 6.2 The physical location of all setbacks and yards, and similar matters shall be in substantial compliance with the location of said items as shown on the approved site plan.
 - 6.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 6.4 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

Prepared by:



Stacey Groshong Hageman, Planner
(441-6361, slhageman@lincoln.ne.gov)

and

Ed Zimmer, Historic Preservation Planner
(441-6360, ezimmer@lincoln.ne.gov)

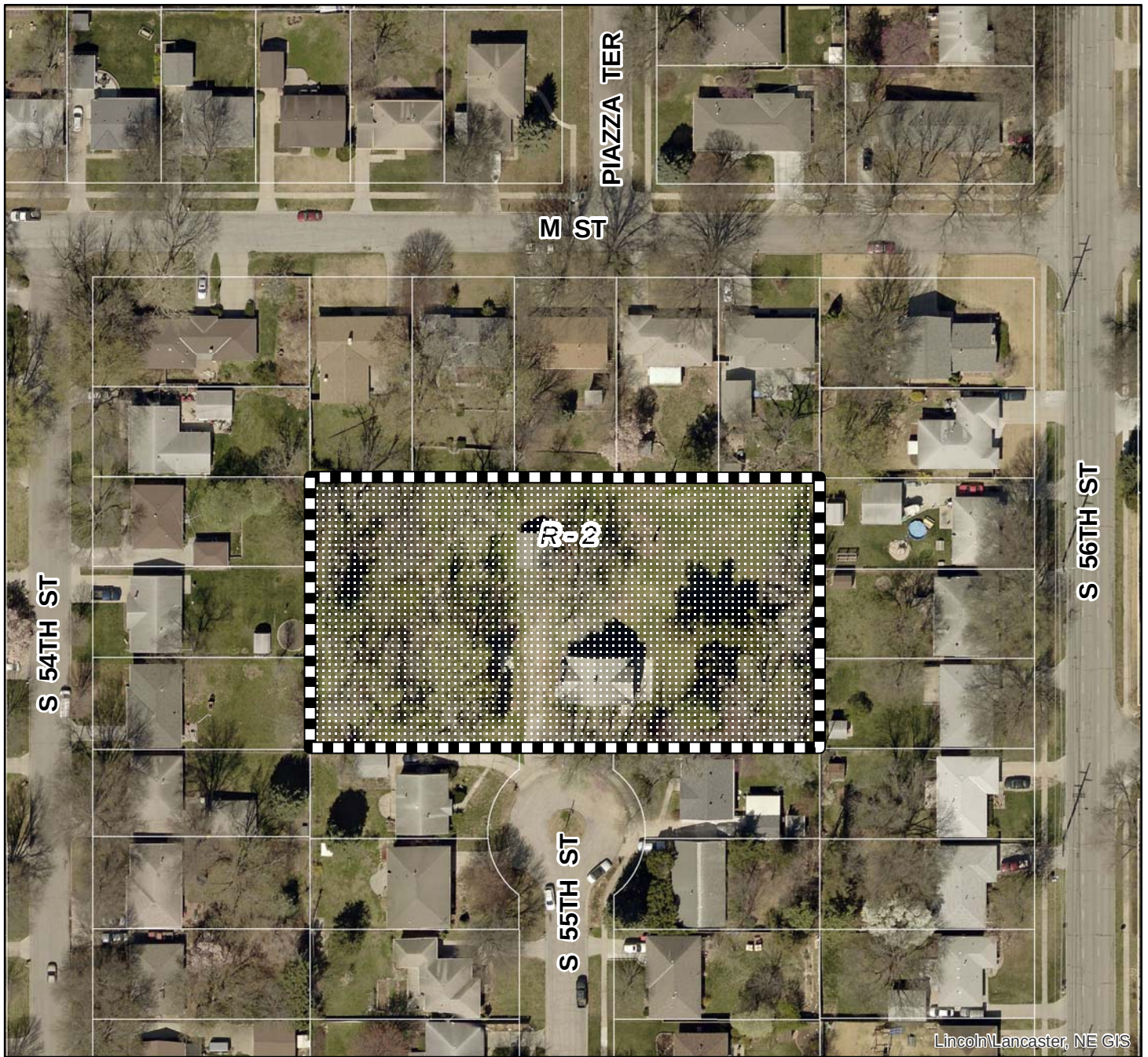
December 22, 2016

APPLICANT: REGA Engineering Group, Inc.
601 Old Cheney Rd., Ste. A
Lincoln, NE 68512

OWNER: Kelly Custom Homes LTD
8101 Cooper Court
Lincoln, NE 68506
p. 402-525-5577
e. nebraskacottagecompany@aol.com

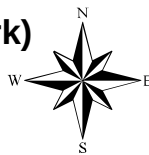
CONTACT: Marcia L. Kinning
601 Old Cheney Rd., Ste. A
Lincoln, NE 68512
p. 402-484-7342
e. marcia@regaengineering.com

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2016 aerial

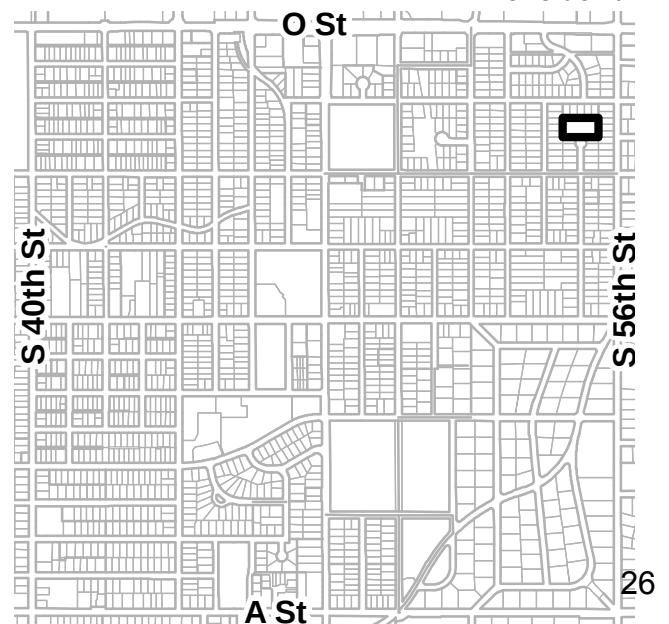
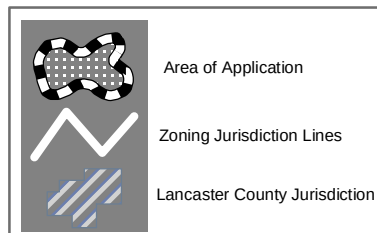
**Special Permit #: SP16055 &
Change of Zone #: CZ16034 (Landmark)
S 55th St & L St**

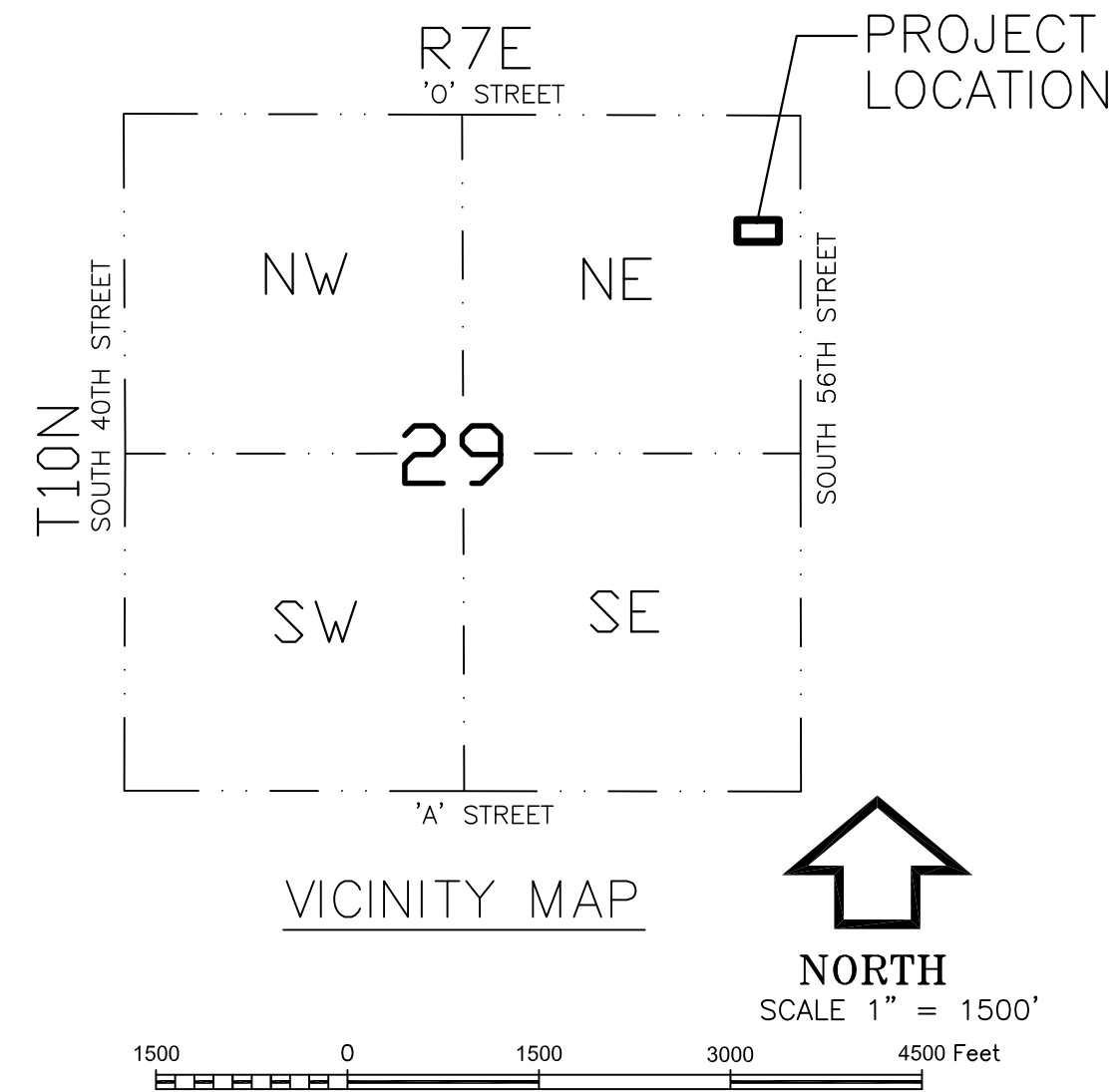


Zoning:

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

**One Square Mile:
Sec.29 T10N R07E**



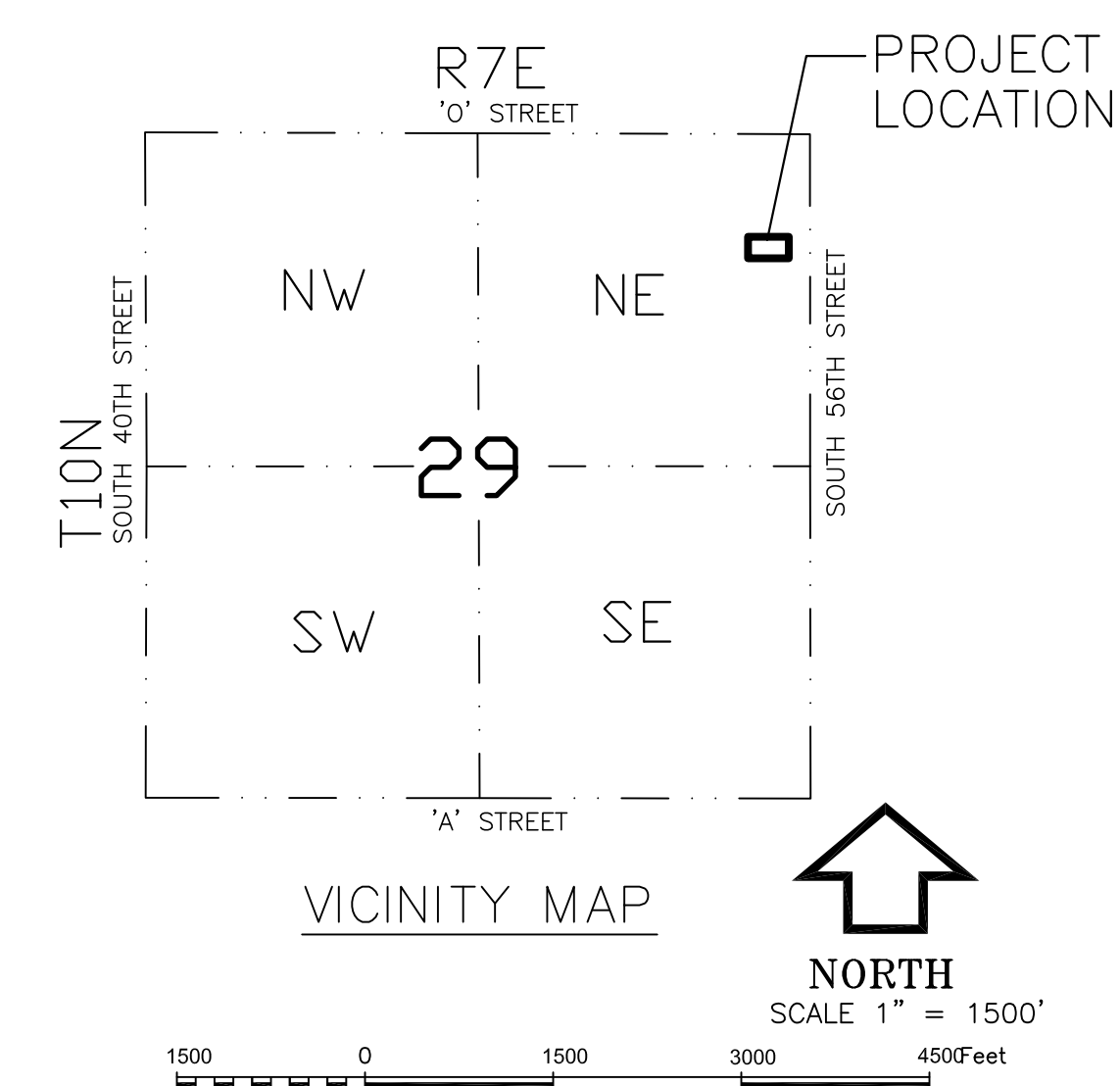


GENERAL NOTES

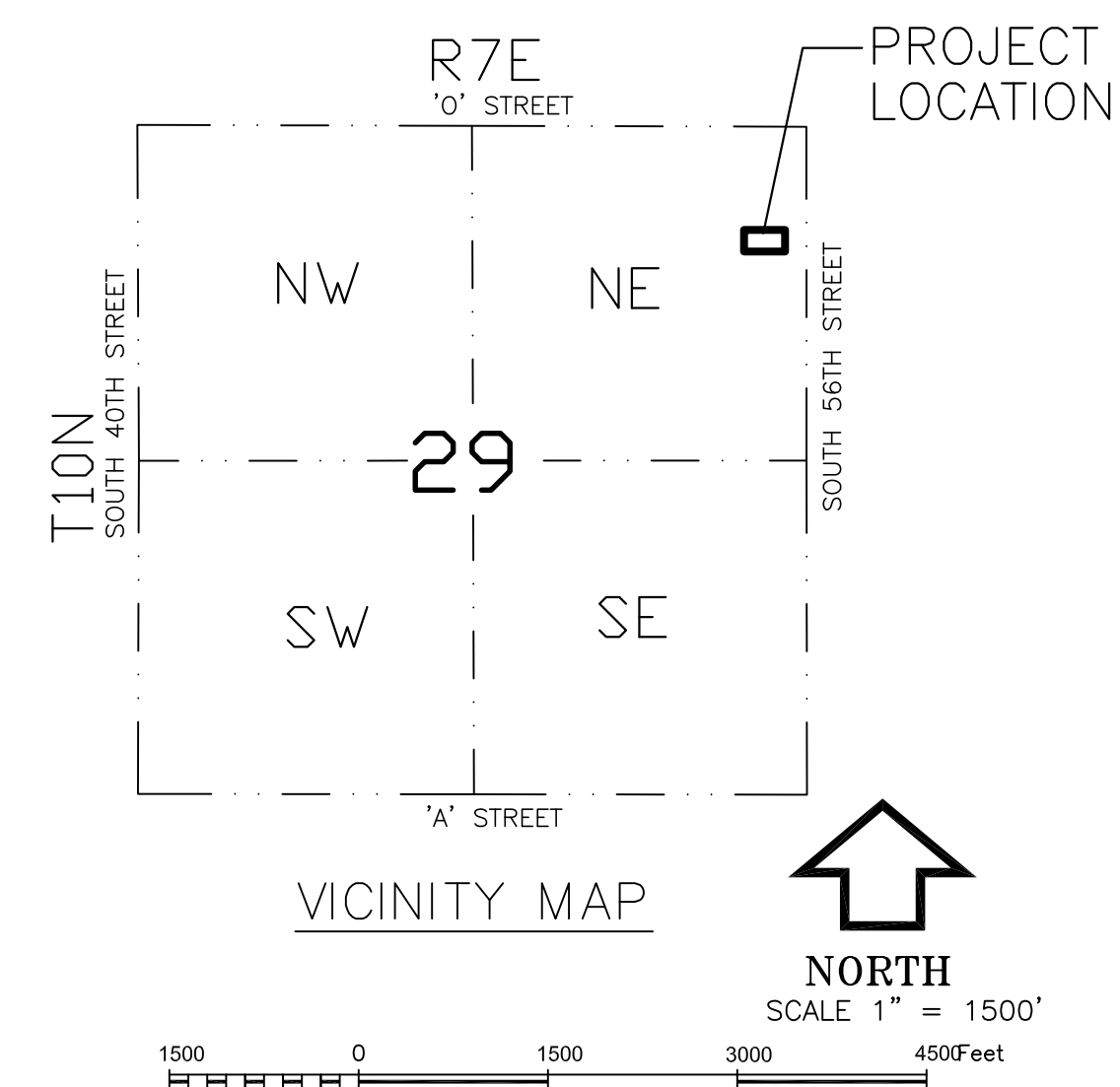
COMMUNITY UNIT PLAN

1. THIS SPECIAL PERMIT CONTAINS 8 SINGLE FAMILY LOTS, 1 LOT WITH AN EXISTING RESIDENCE TO BE PRESERVED, AND AN OUTLOT FOR ACCESS, UTILITIES AND DETENTION.
2. THE OWNER/DEVELOPER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE SETBACKS AS SHOWN ON THIS PLAN.
3. SIGNAGE SHALL BE AS PERMITTED BY CHAPTER 27.69 OF THE LINCOLN MUNICIPAL CODE. THE LOCATION OF SIGNS ARE NOT REQUIRED TO BE SHOWN ON THE SITE PLAN.
4. LANDSCAPING AND SCREENING SHALL BE SUBMITTED AND APPROVED AT TIME OF BUILDING PERMIT.
5. UTILITY EASEMENTS TO BE PROVIDED AS REQUIRED BY L.E.S..
6. BLANKET UTILITY EASEMENT SHALL BE GRANTED ON OUTLOT A.
7. ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
8. TOPOGRAPHIC GRADING CONTOURS ARE AT NAVD 1988.
9. ALL LOT LINES ARE CONCEPTUAL AND FINAL PLATS MAY SHOW DIFFERENT LOT WIDTHS.

27



PROJECT			
161123			
NO.	REVISIONS		
	DESCRIPTION	DATE	BY
REGA ENGINEERING GROUP, INC. 601 OLD CHENEY RD., SUITE A LINCOLN, NEBRASKA 68512 (402).484.7342 - ENGINEERING - PLANNING - LAND SURVEYING CORDNER COURT HISTORIC PRESERVATION SP#16055 UTILITY PLAN LINCOLN, NEBRASKA			
DATE: 10/18/16 DESIGNED BY: MLK DRAWN BY: MLK CHECKED BY: NPB SHEET NO. 3 of 4			



PROJECT 1611123				
NO.	REVISIONS		DATE	BY
	DESCRIPTION			
REGA ENGINEERING GROUP, INC. 601 OLD CHENEY RD., SUITE A LINCOLN, NEBRASKA 68512 (402).484.7342 ● ENGINEERING ● PLANNING ● LAND SURVEYING				
CORDNER COURT HISTORIC PRESERVATION SP#16055 LANDSCAPE PLAN LINCOLN, NEBRASKA				
DATE: 10/18/16 DESIGNED BY: MLK DRAWN BY: MLK CHECKED BY: NPB				
SHEET NO. 2 of 4				

CORDNER COURT
Special Permit for Historic Preservation
Gate & Sign Exhibit



CORDNER COURT

Special Permit for Historic Preservation East Residences Front Elevation Rendering



CORDNER COURT
Special Permit for Historic Preservation
West Residences
Front Elevation Rendering



MEETING RECORD EXCERPT

RE: Cordner House

Meeting of 12/15/2016

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, December 15, 2016, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

APPLICATION BY KELLY LANGER

(a) FOR DESIGNATION OF THE CORDNER HOUSE AT 325 S. 55TH STREET AS A LANDMARK AND

(b) FOR A SPECIAL PERMIT FOR HISTORIC PRESERVATION TO USE THE PROPERTY FOR A COMMUNITY UNIT PLAN, REHABILITATING THE CORDNER HOUSE AND ADDING EIGHT SINGLE-FAMILY RESIDENCES TO THE PROPERTY.

DECEMBER 15, 2016

Members present: Bavitz, Francis, Johnson, and Munn; Gengler, Hewitt, and McKee absent.

Kelly Langer stated he has lived in Lincoln since 1978 and has known about this house since 1979. It has been vacant for 13 to 17 years, depending on who you talk to. His experience as a builder includes an area in Village Gardens. He purchased property along Minter Lane that had been set up for 70-foot lots and created 34-foot lots where he specializes in new “old” homes. The proposal before HPC today is to restore the pink Cordner House where his family will live, and then to build cottages that are roughly 25' wide, 58' deep and generally two stories, with the option for a 3rd floor loft. There will be five walkouts, three daylights, and one single-level. The three smaller versions will be located in the northeast corner, with the larger 1,600- to 1,700 square foot models along the east. Langer said he would like some models to have the loft space. They will all be 2- to 3-bedroom spaces. These types of houses do not appeal to a single, particular demographic but are appealing across all spectrums.

Also proposed is a private driveway with a gazebo in the middle. There is an area reserved for community garden space. At the Village Gardens location, the garden area has become a kind of common space where neighbors meet and talk. This project has produced many surprises. When removing a door frame, the signature of daughter Hazel Cordner was discovered in the woodwork.

Francis said he likes the looks of the project, though he would skip the gazebo.

Langer went on to say that he met individually with all of his neighbors on the street to answer questions and address concerns. They all had valid, "not in my backyard" concerns, especially related to water runoff. Generally, he has had 96% approval. Two people even expressed interest in the proposed houses for family they would like to be closer to. Neighbors have also come around to see work on the Cordner House. He is excited and encouraged by the response.

Zimmer added that the "Zoning Action" sign has been posted and property owners within 200 feet have all been notified. There have been no communications addressed to the Commission. Langer said the Witherbee Neighborhood Association president was also encouraged by the number of people at a neighborhood meeting. Individually inviting neighbors sparked interest and encouraged attendance. The dead and ailing trees will be removed from the property; all of the improvements are going to lift the neighborhood.

Zimmer said the landmark application is based on the connection to architect John G. Cordner. The Cordner family were in this vicinity starting in 1898, though the house is newer, probably built sometime between 1910-15. That date is unclear because they were beyond City limits so there is no record of building permits. The family remained there continuously until the late 1930s. Daughter Hazel Cordner's signature is hard to date. Deeds for the property list the property generally at 53rd and L Streets for most years, as 56th Street was not necessarily established yet. The family owned ten acres. There were references made in the 1914 directory that showed the family address as 5309 L Street, which would be the south side of the street, so it is possible they lived across the street while the current house. Everything about the home is eccentric. Cordner was building it for himself. It was probably done during the peak of his career. He worked with A.W. Woods for a time before working on his own successfully. Then his building activity drops out of sight in published records.

The house is interesting architecturally and is also a kind of self-portrait when an architect designs his own home.

Munn asked about the exterior restoration. Langer said he likes the clapboards. His wife would like to see cedar shingle siding to create a Cape feel. There will be no change to roof-line. The siding is in terrible shape, but the foundation is in terrific shape. It is an actual poured concrete foundation done at 8-inch lifts. There is very minimal termite damage inside. It is in surprisingly good, stable condition, structurally. None of the oak woodwork will be removed. The upper floor bedroom windows may need to be a little larger since they do not meet current egress. They will remain in the same location. The exterior will only change in color and maybe a little in material. One rear door will be bricked in and a window will be added, allowing for a slightly larger kitchen.

Munn asked if the replaced windows will be double hung. Langer said they are working with Windsor and will retain the upper and lower sashes and will avoid making changes to the proportions. The idea is to mimic what is already there. Munn asked about the

roof. Langer said it is an asphalt roof with several layers of asphalt and wooden shingles.

Zimmer said that the front facade faced east and never had a porch. The front door is located in a small, inset corner with a limestone surround on the door, and a meticulously detailed shallow coffer ceiling that shows off Cordner's carpentry skills. The house is full of tiny, eccentric details. The entryway has a terrazzo floor and what looks like salvaged marble baseboards with brass screws. Langer added that renovation is a big job and many interesting discoveries are being made in the house. Zimmer said Hazel Cordner signature on some of the woodwork shows that the house was a family project.

Zimmer went on to say that the reason the Community Unit Plan is referenced in the special permit is that the landmark special permit allows for waivers or variances of uses outlined in the zoning code, but does not address the subdivision ordinance. The CUP is one of the zoning uses, though it takes some waivers to fit these parcels on this land. Compared with an item like the First Street Bible Church, this plan makes more adjustments. However, in terms of number of dwelling units allowed, if the main house were torn down, there could be four duplexes or eight dwelling units. Therefore, the request for an increase to 9 dwelling units is relatively small and Langer's plan allows the homes to be individually owned. It does change the site, but the site was already substantially changed by the addition of 30 ranch homes in the 1950s.

Munn believes there will be more and more of these "pocket" neighborhoods; smaller houses and lot sizes are the future of housing. Zimmer affirmed that the Comprehensive Plan supports in-fill projects to maximize use of existing infrastructure. This process offers a glimpse at that type of site plan. The process also allows for issues like grading and drainage to be reviewed for compliance and the landmark/special permit process even provides review of the design of the structures.

Langer said there will be a "pocket" neighborhood association and all exterior maintenance will be covered by monthly association fees. This will maintain the integrity of the vision, rather than having nine separate visions. The Parking requirements for each dwelling have been met and there are two extra parking spots in addition to those. There is no desire to bring in the existing sidewalk since this is not an extension of the existing neighborhood, but rather is a small community within itself. Langer believes there will be other sites like this and has heard from others waiting to see how successful this concept will be.

Zimmer said there is a conceptual drawing for an entrance archway but there will not be gates. Zimmer recommended further review of the design of the archway. Langer said an iron fence will go along the southern border with an archway reading, "Cordner Court". Zimmer said the homes will be addressed on 55th Street.

Action on Landmark Designation:

Bavitz moved approval of the landmark designation; seconded by Johnson and carried 4-0: Bavitz, Francis, Johnson, and Munn voting 'yes'; Gengler, Hewitt, and McKee absent.

Francis said this looks appropriate and is a good solution. It creates value for the neighborhood and is better than what could have ended up on the site.

Zimmer said if this were a different parcel, with a completely intact yard, it might be reviewed differently in terms of land utilization and paying respect to the prominence of the main house. In this case, the main house lost its prominence in the 1950s when it was no longer oriented to 55th Street. The house sat on the market for many years and neighbors were anxious not knowing what would end up on the site. This action will retain the house, will be owner-occupied, and will cluster the neighborhood around it.

Francis said this reminds him of Three Pines Court. Zimmer agreed that other than the direct access off of a main street, it is similar.

Action on Special Permit:

Johnson moved approval of the special permit based on the concept presented; seconded by Bavitz.

Zimmer said that because this is a landmark, if there are material changes in the design of the houses or the sign, they will come before this body.

Langer pointed out that the Cordner House is brick on the first level. The new homes show frame, but everything that faces the paved street will be brick or stone to mimic the main house. He will see if there is interest in the modified Gambrel roof. It would be neat to have mini versions of the main house. Zimmer said he encouraged that the differentiation in materials from the 1st to 2nd stories because that is the main characteristic of the house that can be imitated.

Motion carried 4-0: Bavitz, Francis, Johnson, and Munn voting 'yes'; Gengler, Hewitt, and McKee absent.

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

1. NAME

Historic
and/or Common
NeHBS Site

John G. & Adella Cordner House

LC13:F08-008

2. LOCATION

Address

325 S. 55th Street, Lincoln, NE 68510

3. CLASSIFICATION

Proposed Designation

Category

☐ Landmark District
☒ Landmark

☐ district
☒ building(s)
☐ structure

☐ site
☐ object

Present Use

☐ agriculture
☐ commercial
☐ educational
☐ entertainment
☐ government

☐ industrial
☐ military
☐ museum
☐ park
☒ private residence

☐ religious
☐ scientific
☐ transportat'n
☐ other

4. OWNER OF PROPERTY

Name
Address

Kelly Custom Homes Ltd (Kelly B. & Mary F. Langer)
8101 Cooper Court, Lincoln, NE 68506

5. GEOGRAPHICAL DATA

Legal Description

Part of the north half of Lot 8, Lemings Subdivision, being the south 171.95 feet of the north 329.3 feet & the west 324.75 feet of the east 461.20 feet excluding street right-of-way, located in the NE ¼ of Section 29-10-7 in Lincoln, Lancaster County, Nebraska

Property ID Number

17-29-211-021-000

Number of Acres or Square Feet: **(more or less) 55,727 Sq. Ft, more or less**

6. REPRESENTATION IN EXISTING SURVEYS

Title Historical & Architectural Survey of Lincoln, Nebraska

Date 2016

☐ State

☐ County

☒ Local

Depository for survey records Lincoln/Lancaster County Planning Dept.

City Lincoln

State Nebraska

Is proposed Landmark or Landmark District listed in the National Register?

☐ yes, date listed

☒ no

7. DESCRIPTION AND HISTORY

Condition : currently under rehabilitation

☐ excellent

☒ deteriorated

☒ unaltered ☒ original site

☐ good

☐ ruins

☐ altered ☐ moved date

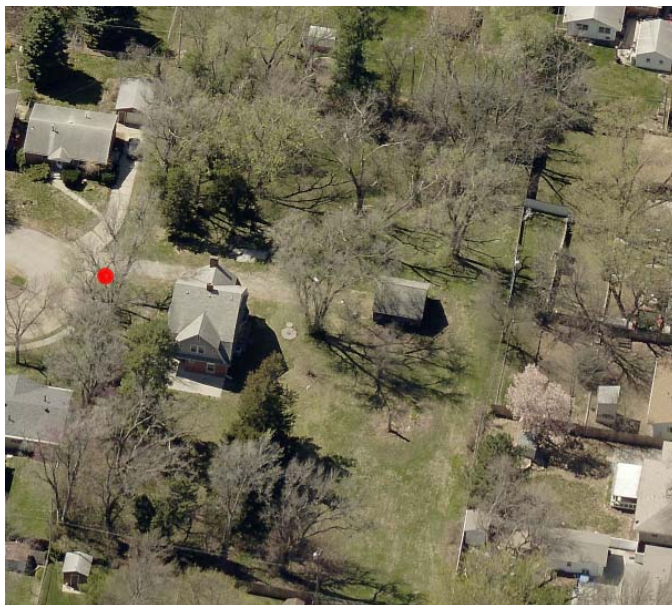
☒ fair

☐ unexposed

SITE DESCRIPTION:

The house site of approximately 1.25 acres is a remnant of a 10 acre parcel purchased by Adella Cordner in 1895 and 1901. Elijah Lemming had platted eight large lots between L and O Streets, from 48th to 56th, in the late 1880s and the Cordners obtained the north half of Lot 8 in 1895 and the south half in 1901. The Cordners were listed in Lincoln directories as living in the vicinity of 53rd and O Streets by the late 1890s and family occupied the site until they relocated to California around 1937, when the parents sold the property to their daughter, Lois (Cordner) Campbell. She sold to the Hansen family in 1948, who sold to Kelly Custom Home Ltd. (Kelly & Mary Langer) in 2016. The evidence indicating a date of construction around 1910 is described below in “**HISTORY.**”

Fiene’s Replat of 1954 created 30 house lots south, east, and west of the Cordner house, as well as the stub of 55th Street north from L Street. Five more lots along the M Street frontage were created as North View addition in 1955. The 35 houses that share the 10 acre block and surround the Cordner residence are Ranch-style homes clad in brick or limestone, built between the mid-1950s and early 1960s.



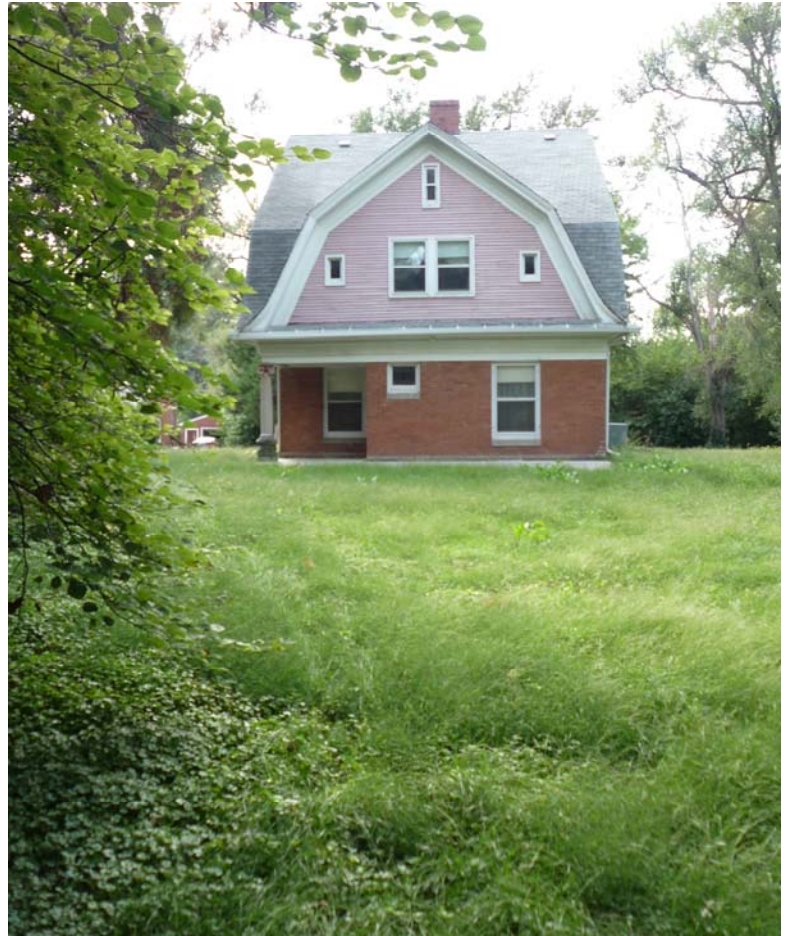
The site retains a few features that reflect on the Cordner occupancy. An east-west line of three mature cedars northeast of the house apparently reflect the home’s original orientation eastward to 56th Street. There are remnants of concrete curbing of an old driveway sweeping past the south side of the house, probably leading to the brick garage in the north central part of the lot. The garage is dilapidated, having lost all of its veneer brick from the east wall. There is a brick incinerator in the southwest corner of the property. Most of the trees on the outer edges of the parcel are Siberian elms in poor condition.

Aerial view from ENE, 2016

Looking west toward east façade

ARCHITECTURAL DESCRIPTION:

The John and Adella Cordner House at 325 S. 55th Street in Lincoln is a two-and-a-half-story frame house with brick veneer on the first story and a clapboarded upper story, set under a cross-gambrel roof. The unusual principal façade faces east, with a symmetrical upper story and asymmetrical ground floor. The understated front door is set in a recessed entryway at the southeast corner, with a single limestone column topped with a composition Roman Ionic capital. The front doorway has a decorative limestone frame and the entryway ceiling is meticulously trimmed with a dentil border and shallow coffer, consisting of a receding pattern of mitered rectangles, around a central pendant light.



Details of front entry ceiling at SE corner of house



View from southeast

The longer dimension of the house plan is east-west, resulting in longer and higher gambrel ends on the north and south sides. Each of those sides has a bay window, clad in limestone to the south and brick to the north. Like the east front, the north and the south sides also have symmetrical fenestration on the upper story, and asymmetrical openings on the ground floor. These include two leaded, clear-glass windows on the south side and one on the east side.



South window of living room

View from southwest

The west, rear façade of the house has a rear entrance near the south corner and a nearly centered, exterior brick chimney which pierces the pent eave of the second story and the wide eaves of the gambrel roof. That chimney has a nicely carved limestone “shoulder” block just under the pent eave, where the wider lower portion of the chimney transitions into the narrower upper portion. The west side is the only façade with asymmetrical windows on both stories.



Detail of west chimney



The long north side features another entrance and a brick-clad bay window.

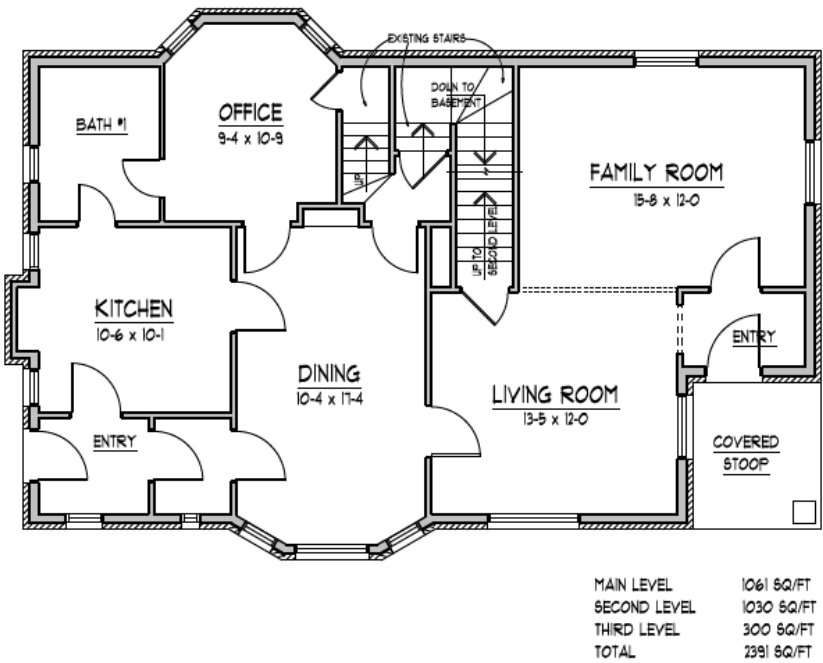
View from north-northeast

The interior has approximately 2100 square feet on the two main floors and an attic room of approximately 300 square feet. The floor plan is largely being retained, but most of the wall and ceiling surfaces are being replaced due to mold damage during a decade-plus of vacancy. The main staircase is enclosed from the first floor but open on the second floor, with an intermediate landing lit by a north window.

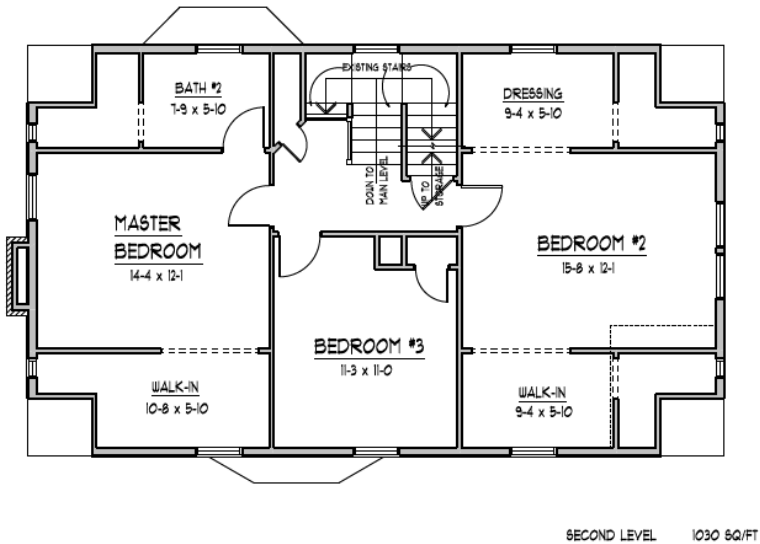
The most highly finished room is the dining room, with wainscoting, a beamed ceiling and a built-in, glass-front cupboard on the north end between matching doors.



Dining room, looking north



MAIN LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN

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

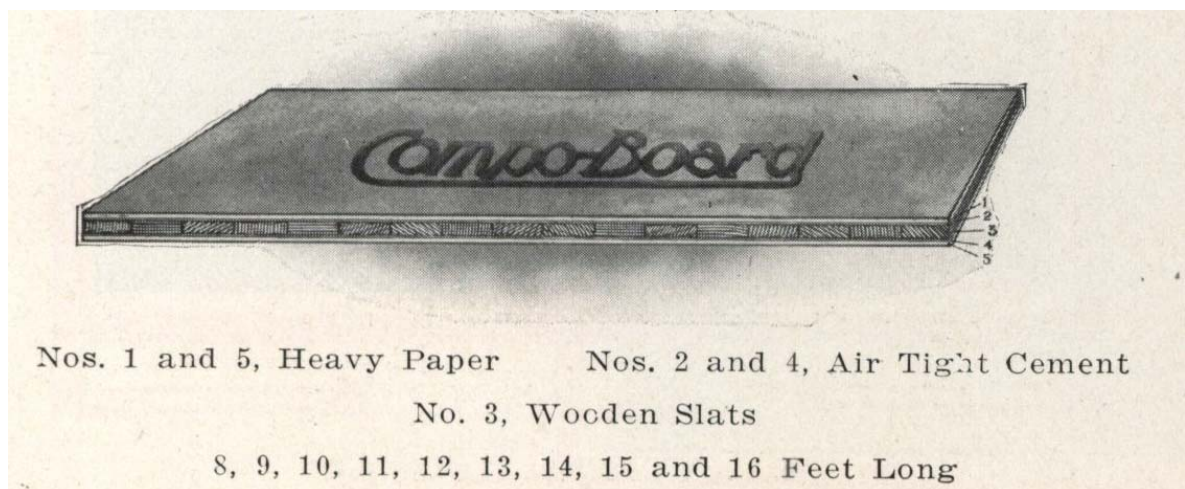


Dining room, south end

The south end of the dining room projects as a bay window, behind a wooden archway with keystone. The bay has a high, leaded center sash flanked by two double-hung windows.

Instead of lath and plaster or plasterboard, the interior walls and ceilings are sheathed with “Compo-Board,” an early 20th century alternative interior finishing material consisting of thin wooden slats, tightly butted together, and glued between two sheets of cardboard or heavy paper. It was advertised as “a much more satisfactory lining for walls and ceiling than lath and plaster or any of its substitutes.”¹ “Compo-Board, The Modern Wall Lining” was advertised in many builders’ periodicals, including *American Carpenter and Builder* of 1911, during a period when Corder’s then-partner A. W. Woods was an associate editor of the magazine and contributed numerous articles on the uses of the steel-square in drafting, measuring, and calculating.²

Detail from *Compo-Board* pamphlet



¹ “Compo-Board: What is it, How is it made, How is it used,” advertising pamphlet of The Compo-Board Co., Minneapolis, n.d. (approx. 1920). Accessed Dec. 7, 2016 at <https://ia801705.us.archive.org/28/items/Compo-boardWhatItIsHowItIsMadeHowItIsUsed/WhiteBrothersDistributors0001.PDF>

² Advertised in *American Carpenter and Builder*, (October 1911), p. 85. Accessed Dec/8. 2016 at <https://books.google.com/books?id=dEZYAAAAYAAJ&pg=PA85&lpg=PA85&dq=northwestern+compo-board&source=bl&ots=3dVVVZ0DPu&sig=EkZWFU1iL6miP3knMVYj8f4m-EQ&hl=en&sa=X&ved=0ahUKEwjvtu7isLHQAhXM5yYKHVg4DCc4ChDoAQgZMAA#v=onepage&q&f=false>



LAFAYETTE, IND.

About 10 years ago in rebuilding my home, I finished four rooms and a half-round bay window with Compo-Board, and two years ago built two new rooms and used Compo-Board again for interior finish and also a hall partition, which speaks my appreciation of same.

Geo. E. Jenks

10 years ago
this house
was lined
with

Compo-Board
THE MODERN WALL LINING

Mr. Contractor:

How many houses do you know of that were lined with lath and plaster ten years ago, which have not been patched and mended, or perhaps replastered. The above experience of Mr. Geo. E. Jenks is typical of thousands of other cases where the permanent reliability of Compo-Board has been put to tests of from five to twelve years of actual service as a wall lining.

Compo-Board is quicker to put on, and it lasts longer. It introduces no moisture into the building. It cannot sag or fall off like plaster. When you finish a job with Compo-Board, you are through with it. You do not have to go back a little latter and repair.

COMPO-BOARD WILL HELP YOU GET BUSINESS

Time is the essence of many contracts. In nearly every building put up, you are urged again and again to complete it as soon as possible. Compo-Board will actually help you get business; you might otherwise lose, because it will enable you to complete the work quicker than other contractors who might be figuring on lath and plaster. Read this experience from a Philadelphia Contractor:—

"I commenced a job this morning which I got although I was the highest bidder. My bid was accepted on account of being able to complete the work fifteen days sooner than the other contractor, because I am going to use Compo-Board. I have used Compo-Board on cold damp walls and it has given entire satisfaction."

JOHN B. WALLS,
Philadelphia, Pa.

You can work with Compo-Board in all kinds of weather, winter or summer. It enables you to do quick, clean and satisfactory jobs with very little labor expense.

HOW COMPO-BOARD IS MADE

Compo-Board is a composition board. From the illustration of the border of this advertisement, you will see that it has three principal parts, the surface of heavy paper, the wooden core and cement. The paper is special extra hard paper, non-porous, and a non-conductor of heat. The cement is of very great strength, and permanently holds the paper to the slats. The wooden core is made of thoroughly dried slats 1" wide, and put in indiscriminately as to grain, to prevent warping. The whole, after the parts are assembled, is subjected to very heavy pressure and intense heat. It is $\frac{1}{2}$ " thick and will take the place of 1" lumber anywhere. It can be sawed with an ordinary hand saw. It comes in strips 4 feet wide and from one to eighteen feet in length.

SEND FOR SAMPLE AND BOOKLET. You ought to know just what Compo-Board is and

American Carpenter and Builder, October 1911, p. 85.

HISTORY:

As a home designed and built by an architect for his own family residence, the history of this house and that of the Cordner family are intertwined. For clarity, this section addresses first family/personal history, John Cordner's professional life, and finally the house itself.



John and Adella Cordner,
with daughter Hazel at right
circa 1930.

John Cordner and his family

John G. Cordner was born in Ohio in 1857. He married Adella Kisor in 1880 in Keokuk County, Iowa, while working as a carpenter. They settled in Lincoln by 1889 with three children (all born in Iowa) and had three more children in Lincoln before 1900. The Cordners' first Lincoln residence was in Bethany Heights. In 1898 Adella and John Cordner purchased a 5-acre parcel east of Lincoln and by the turn of the century John, Adella, and their six children were apparently living on that property, often described as 53rd & L Streets. They doubled their acreage in 1901, owning all ten acres of "Lot 8 of Leming's Subdivision," bounded by present-day L and M Streets, 54th and 56th Streets.³

The census of 1900 listed Cordner as "farmer," while the city directories continued to identify him as an architect. The extent of his agricultural activities is unclear but he won prizes for display of rabbits at the Nebraska State Fair in 1900. He was president of a local poultrymen's association in 1897. In 1915 and 1918, he advertised apples "25 cents at orchard" and cherries "\$1.50 per bushel on trees," inviting customers to 53rd & L Streets. Adella Cordner and some of her daughters were active in Lincoln's "Wimodausis Club," often hosting meetings of the Wives, mothers, daughters, and sisters Club at their home.⁴ John was also active as a Sunday School superintendent at the State Penitentiary and on occasion testified for individual inmates at clemency hearings.⁵ John and Adella Cordner moved from Lincoln to Alta Dena, California in 1937 to be near two of their children. John died in 1939 and Adella in 1948.⁶

John Gilmore Cordner, Architect

John Cordner was listed in the 1880 census as a carpenter in Keokuk County, Iowa. He moved to Lincoln between 1887 and 1889 and is listed in the 1890 Lincoln city directory as both a carpenter and an architect. The 1891 directory identified Cordner and Otis H. Placey as partners in an architectural practice.

Otis H. Placey (ca. 1829-1892) was a generation older than Cordner and practiced architecture in Chicago before arriving in Lincoln in the mid-1880s. He designed county courthouses in Illinois and Indiana before designing three elementary schools for Lincoln between 1885 and 1888, as well Nebraska courthouses for York County (1885-1888) and Washington County (1889-1891). Placey and Cordner had vied for the contract to design the Jefferson County Courthouse in Fairbury in

³ *Nebraska State Journal*, Nov. 1, 1896, p. 2. The purchase price for five acres was \$1,200. Lancaster County Deed 100:539, 1901. The south five acres of the lot cost \$500 in 1901.

⁴ "Poultry Men Interested, Propose a Novel Exhibit of the Principal Breeds at the Exposition," *Nebraska State Journal*, July 9, 1897, p. 6; *Nebraska State Journal*, Sept. 8, 1900, p. 2; *Lincoln Daily News*, October 9, 1915, p. 9. *Lincoln Evening Journal*, June 22, 1918, p. 11. *Lincoln Star*, January 13, 1929, p. 18; Oct. 8, 1931, p. 6

⁵ "Claim Owens' Trial Unfair. Witnesses ask clemency for Omahan serving murder Sentence," *Lincoln Star*, October 10, 1934, p. 9; article on new \$40,000 chapel at Penitentiary, *Omaha World Herald*, Dec. 7, 1931, p. 3.

⁶ <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=147460352&ref=acom>, accessed December 8, 2016.

1890 (along with 14 other designers from Nebraska, Kansas, Missouri, and Illinois).⁷ Neither were selected, but they soon entered into a partnership. Placey's association with Cordner was brief, as he died in 1892 in Palisades, Nebraska, where he was serving as an Adventist preacher.⁸

Cordner continued to be listed in Lincoln directories as an architect through the 1890s, as his family grew to six children. The Panic of 1893 sharply reduced building activity in Lincoln, as the city population also declined, but Cordner remained in the community. From 1898 to 1903, he was associated with James H. Craddock as a draftsman and architect. In 1904, the Lincoln directory identified Cordner as a draftsman with Lincoln Sash and Door, suggesting his architectural practice was not flourishing. But in 1906 he entered into partnership with A. W. Woods of Lincoln and until each returned to solo practice in 1912, they were seemingly very busy with commercial, residential, institutional and religious buildings in Lincoln and around the region.

In 1906, Woods & Cordner designed the Star Van & Storage Building at 818 Q Street in Haymarket. Their exterior design was highly utilitarian but the interior drawings carefully detailed the structural elements of a "reinforced concrete warehouse" which was credited by the *Nebraska State Journal* as "the first large building of this kind in the city," a building type which "promises to in a



Drawing for Lincoln Building Permit 1187, 818 Q St., 1906

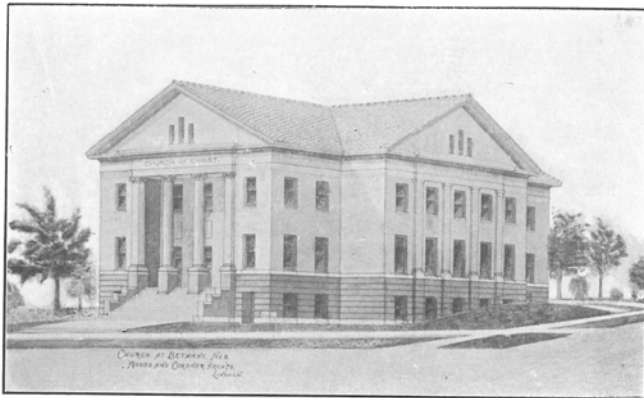
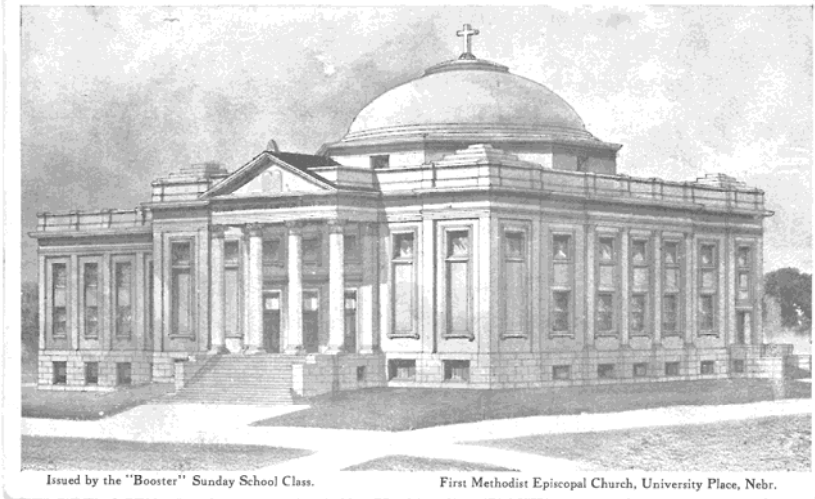
⁷ "Fairbury's Court House Plans," *Omaha Daily World-Herald*, July 11, 1890, p. 1. F. M. Ellis and J. McDonnell of Omaha; O. R. Parson & Son and J. W. Gray of Lincoln; and Marcus Leach of Wymore (later of Lincoln) were among the competitors for the Jefferson County job. J. C. Holland of Topeka was selected.

⁸ [http://www.e-nebraskahistory.org/index.php?title=Otis H. Placey \(ca. 1829-1892\), Architect](http://www.e-nebraskahistory.org/index.php?title=Otis_H._Placey_(ca._1829-1892),_Architect), accessed December 7, 2016.

great measure solve the building material problem, especially in this section of the country which is remote from the steel mills and the timber forests.”⁹

In the succeeding half-dozen years, Woods & Corder produced forty-three identified projects in Nebraska, Iowa, Colorado including seventeen churches, more than a dozen houses, the Carnegie library in Glenwood, Iowa, and several Lincoln commercial buildings. Their Lincoln-area churches included First Methodist Episcopal Church (started 1907, extant in 2016, now called 1st United Methodist) in University Place and Church of Christ in Bethany Heights (1908, burned 1928), two Neo-classical structures that were among the largest churches of more than 100 Woods designed in approximately 18 states. Another local church of their partnership which is still extant is the former Tifereth Israel synagogue (1912) at 18th and L Streets.¹⁰

*First Methodist Episcopal
Church, University Place*



*Church of Christ, Bethany Heights, 1908
(from The Bulldog (yearbook of Cotner
College, 1925))*

⁹ Lincoln Sunday State Journal (December 30, 1906), II-5.

¹⁰ “Alfred Wilderman Woods (1857-1942), Architect” and “Woods & Corder, Architects” in *Placemakers of Nebraska: The Architects*, [http://www.e-nebraskahistory.org/index.php?title=Woods %26 Corder, Architects](http://www.e-nebraskahistory.org/index.php?title=Woods_%26_Corder,_Architects) and [http://www.e-nebraskahistory.org/index.php?title=Alfred Wilderman Woods \(1857-1942\), Architect](http://www.e-nebraskahistory.org/index.php?title=Alfred_Wilderman_Woods_(1857-1942),_Architect) accessed December 8, 2016.

There is little information as to the partners' relative roles, but one note in 1909 suggests Cordner extended the firm's reach in superintending their widely dispersed projects: "Woods & Cordner have completed plans for a new Methodist church at Aurora, and Mr. Cordner is now in Aurora looking after the work. The building when completed will cost in the neighborhood of \$17,000."¹¹

The partnership apparently ended in 1912 and both men continued solo practices. Woods was by far the busier of the pair and was active longer, until the late 1920s. But Cordner also accomplished major commissions before the downturn in construction around World War I seemingly marked the end of his known commissions, although the directories still listed Cordner as an architect until 1930. Cordner was the local superintendent for improvements at Wyuka Cemetery for Minneapolis architect Lowell A. Lamoreau, which included the extant Stable, and also supervised the construction of the Bankers Life building at 14th & P Street in Lincoln for Chicago architect S. S. Beman. Cordner designed the Mark Woods House at 2501 South Street (1913), the College View Carnegie Library (1914) at S. 48th and Prescott, and the Lancaster County Poor Farm residence (1914, Westview) at 7000 NW 27th Street.¹²



*Mark Woods House,
2501 South Street*

¹¹ *Nebraska State Journal*, April 10, 1909, p. 14.

¹² "John. G. Cordner (1857-1939), Architect," in *Placemakers of Nebraska: The Architects*, [http://www.e-nebraskahistory.org/index.php?title=John_G._L._Cordner_\(1857-1939\),_Architect](http://www.e-nebraskahistory.org/index.php?title=John_G._L._Cordner_(1857-1939),_Architect) accessed December 8, 2016.

Construction of the Cordner House

The construction of the Cordner House at 325 S. 55th Street is not readily dated by conventional means. Lincoln's building permit system is not relevant, as it was outside the Lincoln city limits at the time it was built. The family owned the site from 1898 until 1948, and seemingly lived at or near the house site from 1898 to 1937, according to city directories. However, those directories provide a rather "generic" address of 53rd & L from 1898 until about 1912—the end of Cordner's successful partnership with A. W.

Woods and the beginning of his most productive solo practice. And the directories addressing of the family shifts about that time, to 5309 L in 1914 and 325 S. 53rd in 1915. If the 1914 listing is taken at face value, around that time the family lived on the south side (odd numbered address) of L Street, not on their 10 acres north of L. In addition, renovation work at the house uncovered a 1911 Lincoln newspaper behind some of the "Compo-Board" wall sheathing, and a pencil signature under a piece of finish woodwork: "Hazel Cordner Forman



[sic] of the Job." Hazel was born to John and Adella in 1888, and married George H. Swanmann in 1920. While her spelling is imperfect, her cursive looks relatively mature. Altogether, the evidence suggests the Cordners were constructing their gambrel-roofed home around 1911-1914. Dutch Colonial Revival houses with true gambrel roofs are not very common in or around Lincoln, especially with cross-gambrels. But this dating is very consistent with the use of the form elsewhere as reported by Virginia and Lee McAlester¹³ and popularized by mail-order houses from sources as Sears, Roebuck & Company.¹⁴

¹³ *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1986, p.322, 336-337.

¹⁴ Stevenson, Katherine Cole and H. Ward Jandl, *Houses by Mail*, Washington, D.C.: The Preservation Press, 1986, pp.312, 313.

8. SIGNIFICANCE

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

Specific dates: ca. 1911-1914

Builder/Architect: John G. Cordner

Statement of Significance:

The Cordner House is significant as a locally rare example of a large, cross-gambrel Dutch Colonial Revival house, and gains additional significance as an architect-designed house built for and long-occupied by the architect's own family, with a unique form and eccentric details.

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; or
- ☐ Represents archeological values in that it yields or may be likely to yield information pertaining to pre-history or history.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

See footnotes and:

“J. G. Corder, Early Lincoln Architect, Dies,” *Lincoln Journal Star*, June 16, 1939, p. 1.

“J. G. Corder Dies; Ex-Lincoln Architect,” *Omaha World Herald*, June 17, 1939, p. 14.

“College View Library,” a nomination to the National Register of Historic Places. Accessed July 16, 2013, online at: <http://pdfhost.focus.nps.gov/docs/NRHP/Text/84002486.pdf>

11. FORM PREPARED BY:

Name/Title: Ed Zimmer, PhD/Historic Preservation Planner

Organization Lincoln/Lancaster County Planning Dept.

Date Submitted 8 Dec. 2016

Street & Number 555 S. 10th St.

Telephone (402)441-6360

City or Town Lincoln

State NE 68508

Email ezimmer@lincoln.ne.gov

Signature

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER CZ16034

F:\LongRange\Historic\Landmarks\LMARKS\Corder
House\CorderLDapplication.doc



Corder obit.,
Lincoln Journal Star,
June 16, 1939, p. 1

Approved:

City Council _____
(date)

PRESERVATION GUIDELINES FOR
John G. & Adella Cordner House
325 South 55th Street, Lincoln, NE

1. Architectural Review of Landmark:

- a. Photographs: On file in Planning Department.
- b. Important architectural features:
 - Exterior:** Cross-gable roofs, wood siding on upper story and brick & stone of first story, leaded glass windows, SE main entrance including column, ceiling, and door surround
- c. Important landscape features: Lawn east of main façade and line of cedars on north side of lawn
- d. Architectural style and date: Dutch Colonial Revival, ca. 1912-15
- e. Additions and modifications: re-siding, well designed accessible entrance on southeast corner.

2. Notice of Work Needing Certificate:

- A. A Certificate for Certain Work can be granted by the Preservation Commission or, in certain instances, by the Director of Planning. The application for the Certificate can be obtained from and should be filed with the Building and Safety Department. The following work to be conducted on the Landmark requires the procurement of a Certificate for Certain Work:
 - 1. Exterior work requiring a Building Permit as defined in the Lincoln Building Code. Before conducting exterior work, check with the City Building and Safety Department to determine whether a Building Permit is necessary;
 - 2. Demolition of a structure or portion of a structure as defined in the Lincoln Building Code;
 - 3. Work involving:
 - a. Replacement of exterior material and trim;
 - b. Cleaning and maintenance of exterior masonry;
 - c. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on east and south facades;
 - d. Addition of awnings;
 - e. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc. visible from S. 55th Street;
 - f. The addition or replacement of signs;
 - g. Moving structures on or off the site;
 - h. Installation of electrical, utility, and communications services on principal east or south facades;
 - i. Placement of high intensity overhead lighting, antennae, and utility poles within the areas of the east or south facades.
- B. The following work to be conducted on the Landmark does not require the procurement of a Certificate for Certain Work:
 - 1. Changes involving routine maintenance and repair for the general cleaning and upkeep of the building but which include no direct physical change in design or material;
 - 2. Interior changes involving no exterior alteration.

- C. The penalty upon conviction for conducting work which requires a Certificate for Certain Work without procuring the Certificate or for doing work contrary to an issued Certificate is a fine not to exceed \$100.00. Each and every day that such violation continues after notification may constitute a separate offense. The City of Lincoln may also pursue the remedies of injunction, mandamus, or other appropriate action to correct a violation.

3. Standards for Owner and Preservation Commission:

The following standards serve as a guide to the Landmark property owner in the preservation of their building. It is also intended that these Standards will aid the Commission in making decisions regarding issuance or denial of a Certificate.

When a decision on issuing or denying a Certificate is requested, the more definitive the presentation by the applicant, the easier it will be to convey and comprehend the effect of the proposed change. The owner or representative should plan to attend the public hearing to discuss the proposed work. When an application is being reviewed, it will be the responsibility of the applicant to demonstrate that the new work is compatible with these Standards.

A strict interpretation of these guidelines may be waived by the Preservation Commission if the applicant develops a design solution which meets the spirit and intent of the Historic Preservation Ordinance. In addition, although the owner of the landmark must receive Certificates for work identified above, a broader interpretation of the Guidelines for this property may be allowed by the Preservation Commission.

**The Secretary of the Interior's
Standards for Rehabilitation of Historic Buildings**

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in

composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be physical, based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future the essential form and integrity of the structure would be unimpaired.

GUIDELINES FOR APPLYING THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

THE ENVIRONMENT

Recommended

Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building set-backs that have traditionally linked buildings to their environment.

Using new plant materials, fencing, walkways, street lights, signs and benches that are compatible with the character of the neighborhood in size, scale, material and color.

Not Recommended

Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.

Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or inappropriate to the neighborhood.

BUILDING SITE

Recommended

Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property's history and development.

Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property's history and development.

Recommended

Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made, they should be carefully evaluated in light of the past appearance of the site.

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

Not recommended

Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

Not Recommended

Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.

BUILDING: STRUCTURAL SYSTEMS

Recommended

Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.

Undertaking stabilization and repair of weakened structural members and systems.

Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.

Not Recommended

Disturbing existing foundations with new excavations that undermine the structural stability of the building.

Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.

BUILDING: EXTERIOR FEATURES

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended*

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.

Duplicating old mortar in composition, color and texture.

Duplicating old mortar in joint size, method of application, and joint profile.

Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Replacing missing significant architectural features, such as cornices, brackets, railings, and shutters.

Not Recommended

Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem

that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.

Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with mortar joints of a differing size or joint profile, texture or color.

Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.

Removing architectural features such as cornices, brackets, railings, shutters, window architraves and doorway pediments.

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar-----Continued

Retaining the original or early color and texture of masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

*For more information consult Preservation Briefs: 1: "The Cleaning and Waterproof Coating of Masonry Buildings" and Preservation Briefs: 2: "Repointing Mortar Joints in Historic Brick Buildings." Both are available from Technical Preservation Services Division, Heritage Conservation and Recreation Service, U. S. Department of the Interior, Washington, D.C. 20240

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended

Retaining and preserving significant architectural features, whenever possible.

Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape and texture the old as closely as possible.

Not Recommended

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrates the continuity of growth and change.

Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

Recommended

Retaining original material, whenever possible.

Not Recommended

Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc ----- Continued

Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.

Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

Roofs and Roofing

Recommended

Preserving the original roof shape.

Retaining the original roofing material, whenever possible.

Providing adequate roof drainage and insuring that the roofing materials provide a weather-tight covering for the structure.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Preserving or replacing, where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Not Recommended

Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Stripping the roof of architectural features important to its character.

Windows and Doors

Recommended

Retaining and repairing existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware

Not Recommended

Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

Windows and Doors ----- Continued

Duplicating the material, design, and the hardware of the older window sash and doors if new sash and doors are used.

Installing visually unobtrusive storm windows and doors, where needed, that do not damage existing frames and that can be removed in the future.

Using original doors and door hardware when they can be repaired and reused in place.

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

Installing inappropriate new window or door features such as aluminum storm and screen window insulating glass combinations that require the removal of original windows and doors.

Installing plastic, canvas, or metal strip awnings or fake shutters that detract from the character and appearance of the building.

Discarding original doors and door hardware when they can be repaired and reused in place.

Entrances, Porches, and Steps

Recommended

Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

Removing or altering porches and steps that are appropriate to the building's development and style.

Stripping porches and steps of original material and architectural features, such as handrails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior Finishes

Recommended

Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.

Not Recommended

Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes. Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

NEW CONSTRUCTION

Recommended

- Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.
- Designing new work to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.
- Using contemporary designs compatible with the character and mood of the building or the neighborhood.
- Protecting architectural details and features that contribute to the character of the building. Placing television antennas and mechanical equipment, such as air conditioners, in an inconspicuous location.

Not Recommended

- Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.
- Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.
- Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.
- Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.
- Placing television antennas and mechanical equipment, such as air conditioners where they can be seen from the street.

MECHANICAL SYSTEMS: Heating and Air Conditioning, Electrical, Plumbing, Fire Protection

Recommended

Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.

Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.

Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.

Not Recommended

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical system.

Attaching exterior electrical and telephone cables to the principal elevations of the building.

Installing the vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.

Concealing or “making invisible” mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.

Installing “dropped” acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.

Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.

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LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for January 4, 2017 Planning Commission Meeting

PROJECT #s: Change of Zone No. 16039/Landmark Designation and Special Permit No. 16058 for Historic Preservation of the former First German Congregational Church

PROPOSAL: Designation of the property at 100 West F St. as a Landmark (from R-4 Residential to R-4 Residential with Landmark Overlay) and a Special Permit to allow reduction of the rear yard to 10 feet and variance of parking requirements

LOCATION: 100 West F Street

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

EXISTING ZONING: R-4 Residential District

WAIVER/MODIFICATION REQUEST:

Allow a rear addition to be built within 10 feet of the north (rear) property line, and to allow reduction of parking by four stalls (due to addition) without replacement or adding parking

CONCLUSION:

The landmark designation protects a neighborhood focal point and a contributing property in the South Bottoms Historic District, listed on the National Register of Historic Places, designed by a significant Lincoln church architect, A. W. Woods. Designation provides the opportunity to request the special permit which encourages maintenance and continued use of the proposed landmark as a church, its original function. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan.

Granting the requested special permit supports the continued use of the proposed landmark in its original use, accommodates a neighborhood service, and supports continued maintenance.

RECOMMENDATION FOR CHANGE OF

ZONE/LANDMARK Designation:

Recommendation that City Council approve Landmark designation

RECOMMENDATION FOR SPECIAL PERMIT:

Recommendation that City Council conditionally approve the Special Permit

GENERAL INFORMATION:

LEGAL DESCRIPTION: Mechanics Addition, Block 2, Lots 1, 2, 47, and 48, and a vacated strip of former right-of-way adjacent on the east side of Lots 1 and 48, in the SW quarter of Section 26-10-6, in Lincoln, Lancaster County, Nebraska.

EXISTING LAND USE: Church.

SURROUNDING LAND USE AND ZONING:

East & South	Residences and railroad line	R-4
North & West	Residential	R-4

HISTORY:

1889 First German Congregational Church was organized among Lincoln's Germans from Russia immigrant community.

1920 Current church structure was built at 1st and W. F St., designed by Alfred W. Woods

2010/11 At the invitation of First German Congregational Church, the original church disbands and a new congregation and governance, called First St. Bible Church, transitions into the facility.

UTILITIES: All public utilities

PUBLIC SERVICE:. All urban services

ALTERATIVE USES: Churches are permitted in the R-4 district. Without the Special Permit, a smaller addition could be built. Providing additional off-street parking in the area would likely require demolition of historic residential structures of South Bottoms Historic District.

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.

ANALYSIS:

1. 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”* or *“Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant....”*
2. Both of Lincoln’s neighborhoods settled by Germans from Russia are dotted with churches, which were a central part of community life. A. W. Woods designed half of these churches and First German Congregation (now First Street Bible Church) is a well-preserved example of his work, serving Lincoln’s predominant immigrant group of the 19th & early 20th Century. The Historic Preservation Commission reviewed the application for landmark designation at a meeting of December 15, 2016 and unanimously recommended approval of the designation (4-0, see attached excerpt from meeting record).
3. The proposed preservation guidelines for 100 W. F Street (attached) are based on typical guidelines for Lincoln Landmarks and are derived from the Secretary of the Interior’s Standards and Guidelines for Historic Rehabilitation. The Historic Preservation Commission uses these guidelines when evaluating projects on the landmark property.
4. The Historic Preservation Commission also reviewed the application for a special permit for historic preservation at meetings of December 15, 2016 and unanimously recommended approval of the designation (4-0, see attached excerpt from meeting record).

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 attached landmark application and is recommended by the Historic Preservation Commission, based on both architecture and association with the historically significant Germans from Russia neighborhood of South Bottoms.

The variations sought are minor. The church owns and utilizes property on both sides of the east-west alley in this area, with the church on the south side and the congregation’s paved parking lot on the north side. The rear yard reduction allows the addition closer to the alley and consequently closer to the parking lot, but does

not cause the addition to be closer to any immediately abutting residential owners. The waiver of the requirement to add off-street parking necessitates a degree of reliance upon on-street parking, which can be used by the general public as well. But this is a relatively low-density section of the neighborhood and the church has approximately 400 feet of frontage immediately abutting its property. It appears that granting the waiver would not cause a hardship on surrounding residential properties.

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

The church representatives indicate they are using available resources for the addition. Acquiring additional property and demolishing residences is not feasible at this time, nor is it necessarily desirable for the surrounding area.

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

The only substantive proposed exterior change is the proposed addition, which the Historic Preservation Commission has reviewed and recommended approval.

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

The site is zoned R-4 (Residential). The impact of the proposal appears to be negligible or positive, supporting the continued utilization and upkeep of the church. A modest amount of additional utilization on-street parking would likely be generated by the proposed changes.

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

The design of the addition has been recommended as appropriate by the Historic Preservation Commission. Continuing the use of the church as a church has been compatible with this area for nearly a century.

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

The proposed use is a continuation of the current and historic use of the property.

5. Public Works–Watershed Management indicated certain permits and calculations are required to obtain building permits. These are cited as conditions of approval below.

There were no other objections to the application or conditions requested by City or County agencies.

CONDITIONS OF APPROVAL OF SP 16058:

Per Section 27.63.400, this approval permits reduction of the rear yard of 100 W. F Street to 10 feet, and waiver of a requirement to replace lost parking or create additional off-street parking.

Site Specific Conditions:

1. The City Council approves designation of the former First German Congregational Church, also known as First Street Bible Church, as a Landmark.
2. This approval permits and addition to the church extending within 10 feet of the north property line as indicated on the attached site plan and according to the attached plan approved by the Historic Preservation Commission.
3. This approval permits a reduction in current parking by four parking stalls (eliminated by the proposed addition).
4. Before receiving building permits provide the following documents to the Planning Department:
 - 4.1 Salt Creek Storage Area calculations to ensure proposal meets Salt Creek Storage flood plain standards.
 - 4.2 Flood plain permit.
 - 4.3 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.

Standard Conditions:

5. The following conditions are applicable to all requests:
 - 5.1 Before occupying the building or buildings all development and construction shall substantially comply with the approved plans.
 - 5.2 The physical location of all setbacks and yards, and similar matters shall be in substantial compliance with the location of said items as shown on the approved site plan.
 - 5.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
 - 5.4 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

Prepared by:

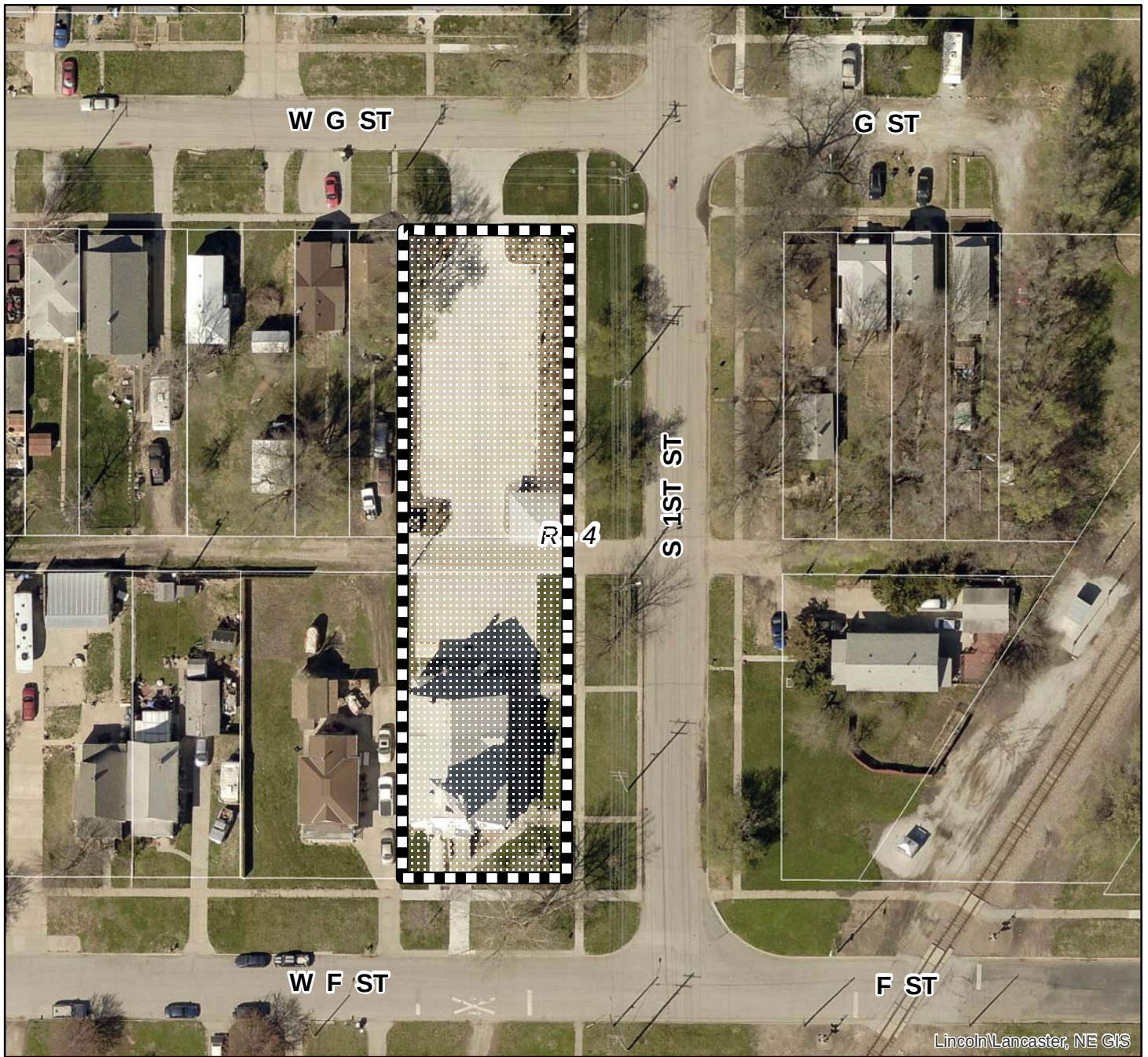

Ed Zimmer, 441-6360, ezimmer@lincoln.ne.gov
Historic Preservation Planner
December 22, 2016

APPLICANT: First Street Bible Church
100 West F Street
Lincoln, NE 68508
robb@firststreetbible.com
(402)202-0473

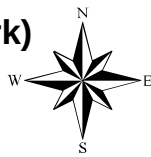
OWNER: Same as applicant

CONTACT: Dennis J. Lyon Architects
5910 South 58th Street, Suite B
Lincoln, NE 68516
Djlyonarchitects@aol.com
(402)420-1600

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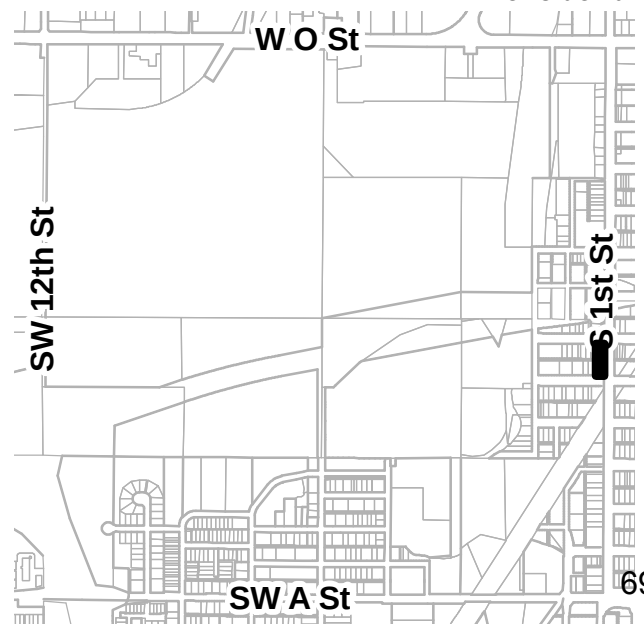
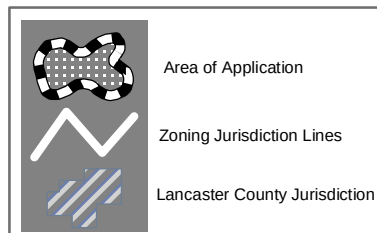
**Special Permit #: SP16058 &
Change of Zone #: CZ16039 (Landmark)
S 1st St & W F St**

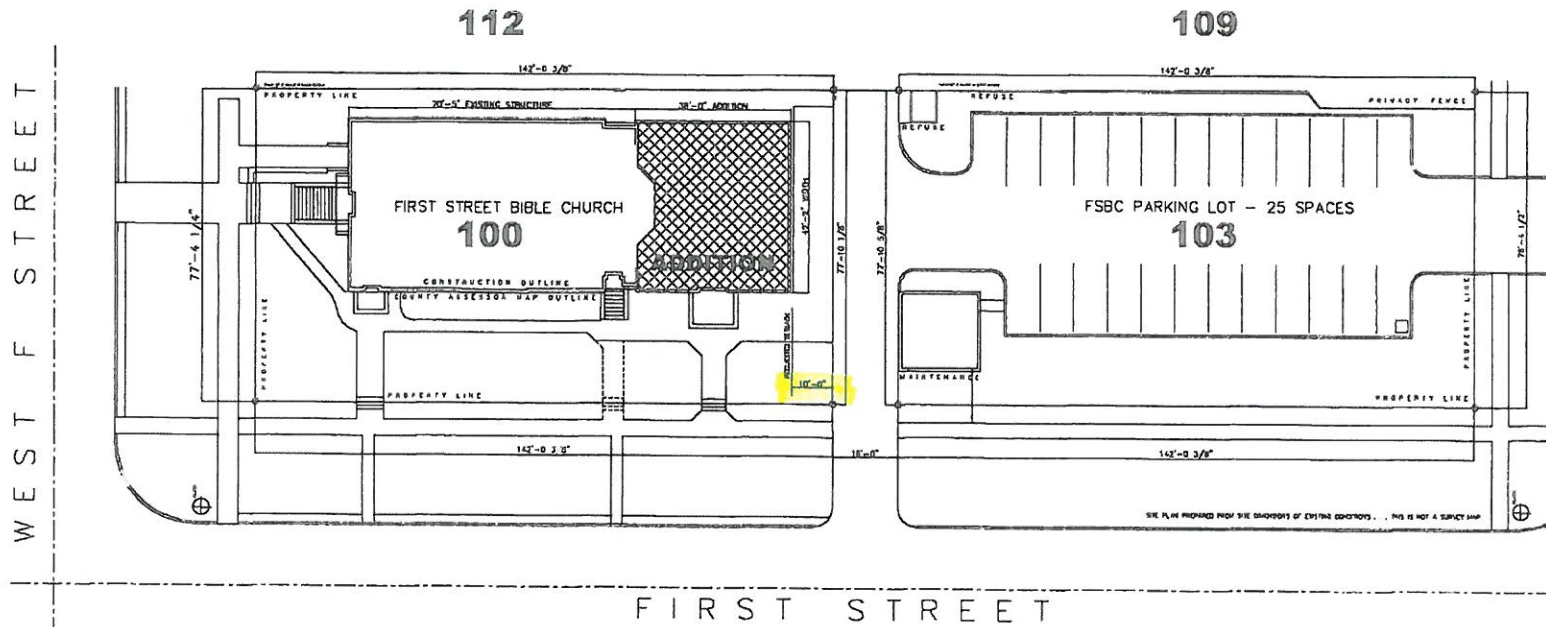


Zoning:

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

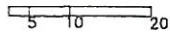
**One Square Mile:
Sec.26 T10N R06E**





SITE PLAN . . . FIRST STREET BIBLE CHURCH

ORIGINAL SCALE: 1/8" = 1'-0"



MEETING RECORD EXCERPT
RE: First Street Bible Church
Meeting of 12/15/2016

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, December 15, 2016, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

APPLICATIONS BY DENNIS LYON

(a) FOR DESIGNATION OF FIRST STREET BIBLE CHURCH AT 100 F STREET AS A LANDMARK AND

(b) FOR A SPECIAL PERMIT TO MAKE A NORTH ADDITION EXTENDING WITHIN 10 FEET OF THE ALLEY, AND TO WAIVE A REQUIREMENT FOR ADDITIONAL OFF-STREET PARKING.

DECEMBER 15, 2016

Members present: Bavitz, Francis, Johnson, and Munn; Gengler, Hewitt, and McKee absent.

Dennis Lyon came forward as architect and project representative. He introduced Robb Rexilius, pastor at First Street Bible Church, and Katherine and Sam Kennedy, two young congregants of the church, all present in support of these applications. Under the leadership of Pastor Rexilius, the congregation started with a handful of people when it took over the nearly 100-year-old, First German Congregational Church. Now, the pews are full and classes are overflowing. The only place to gain additional space is to the north, within 10 feet of the property line.

Lyon explained that a note from Building & Safety staff indicated the submitted plan should include the replacement of four parking stalls that will be lost as part of the expansion. The backyard of the church is a fully developed lot, and the plan includes the incorporation of a couple of new stalls to serve as a drop-off site for people or supplies, as this is a Food Network site. Parking in the street has not been an issue since it is only used one Sunday per week. If approved for the Landmark and special permit, the parking requirement can be waived.

Another obstacle is meeting the 15-foot rear yard setback. Reducing it to 10 feet allows the extra five feet for building space, which allows the optimum square footage that is needed. In terms of design, the intent is to simply replicate as many details as possible. The stained glass windows will come out of the north (rear) end and will be relocated in the new addition. Changes will not be noticeable and the addition will function as if it were an original part of the church.



East elevation including addition

Francis asked if the church owns and uses the entire north parking lot. Lyon said yes, most people park in the lot and enter through the back door. A few park on 1st Street. An ADA accessible entrance and parking space were added on F Street last year.

Zimmer said the landmark designation, if approved, would allow for the special permit request to reductions in parking, yards, setbacks, etc. This is a small “ask” because the only issue is the encroachment into the alley, but is almost as if that area is their backyard and the alley stays functional.

In the historic district, it would be a greater impact to tear down an older home to offer more off-street parking. They do not own the on-street parking, but the property has around 400 linear feet of frontage in a lower density part of the neighborhood. There is a small flood plain certification issue that came up, but it does not affect this Commission’s considerations. Staff wants this church to remain viable because churches do not convert well to other uses.

Action on Landmark Designation:

Johnson moved approval for the landmark designation.

Munn commented that the report offers a nice, comprehensive history and it seems appropriate.

Francis seconded the motion.

Zimmer added that this is an A.W. Woods church. Woods was a very active church architect, including four Germans from Russia churches in Lincoln. First United Methodist in University Place is Woods' masterpiece of churches.. In this neighborhood, which is all a National Register District, First Street Bible Church is already a contributing property.

Motion for designation of First Street Bible Church as a landmark carried 4-0: Bavitz, Francis, Johnson, and Munn voting 'yes'; Gengler, Hewitt, and McKee absent.

Action on Special Permit:

Francis found it commendable that the applicant is working with the existing building rather than finding a new location out on 84th Street, or something similar, to start from scratch. Johnson agreed. Munn said it is also better than tearing down historic houses just for the few parking stalls. Francis said it is a nice anchor for the neighborhood.

Bavitz asked about the relocated windows. Lyon said there are four stained glass windows to relocate. Zimmer said they are double-hung windows in the current north, rear wall. The church has stained glass windows throughout. Pastor Rexilius said they are committed to maintaining the sanctuary.

Bavitz moved approval of the special permit; seconded by Johnson.

Francis asked if it is a frame church. Lyon said it is. Francis asked if there will be sided material such as cement board. Lyon said the existing siding, wood framing, and roofing will be matched and the windows relocated. The entry door will be aluminum. Bavitz asked if there is a lower level. Lyon said there is a lower level with no windows. The intent is to build this addition to be flood proof. Zimmer added the historic status gives them a waiver of the zoning code related to flood plain in the established part of the City. There is a flood plain calculation on storage. Lyon said he has worked with Watershed Management and the calculations have been provided.

Motion carried 4-0: Bavitz, Francis, Johnson, and Munn voting 'yes'; Gengler, Hewitt, and McKee absent.

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

1. NAME
Historic and/or Common NeHBS Site **First German Congregational Church**
First Street Bible Church
LC13:B07-027
2. LOCATION
Address 100 West F Street
3. CLASSIFICATION
- | <u>Proposed Designation</u> | <u>Category</u> | |
|--|---|---|
| ☐ Landmark District | ☐ district | ☐ site |
| ☒ Landmark | ☐ building(s) | ☐ object |
| | ☒ structure | |
| <u>Present Use</u> | | |
| ☐ agriculture | ☐ industrial | ☒ religious |
| ☐ commercial | ☐ military | ☐ scientific |
| ☐ educational | ☐ museum | ☐ transportat'n |
| ☐ entertainment | ☐ park | ☐ other |
| ☐ government | ☐ private residence | |
4. OWNER OF PROPERTY
- | | |
|---------|--------------------------------------|
| Name | First Street Bible Church |
| Address | 100 West F Street, Lincoln, NE 68508 |
5. GEOGRAPHICAL DATA
- | | |
|---------------------------------|--|
| Legal Description | Mechanics Addition, Block 2, Lots 1, 2, 47, 48, and vacated strip adjacent to Lots 1 and 48, in the SW ¼ of Section 26-10-6, Lincoln, Lancaster County, Nebraska |
| Property ID Number | 10-27-403-023-000 and 10-27-403-001-000 |
| Number of Acres or Square Feet: | (more or less) 22,600 sq. ft., more or less |
6. REPRESENTATION IN EXISTING SURVEYS
- | | | | |
|------------------|--|---------------------------------|---|
| Title | Historic & Architectural Survey of Lincoln, NE | | |
| Date <u>1976</u> | ☒ State | ☐ County | ☒ Local |

City Lincoln

State Nebraska

Is proposed Landmark or Landmark District listed in the National Register?

☒ yes, date listed 1986 Contributing property to South Bottoms Historic District
☐ no

7. DESCRIPTION AND HISTORY

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

☐ unaltered ☒ original site
☒ altered ☐ moved date

DESCRIPTION:

First German Congregation Church (now First Street Bible Church) is a wood-frame structure with Gothic Revival features, set on a high foundation of quarry-faced concrete blocks. The main gable roof has a north-south ridge and the church is oriented to the south with a center entrance accessed by a tall set of concrete steps. The entrance is sheltered by a gable-roof supported by brackets, and is set into the base of an integrated tower and steeple. The entrance and tower are flanked by two stories of leaded glass, Gothic arched windows, while the tower itself has a pair of double hung leaded windows at the second story and a leaded-glass oculus at a third level. The bell tower is louvered and capped with a steep gable peak with wide eaves and gablets at the base of each pitch.



View from south-southwest of front of church

The east and west facades generally match, with pairs of Gothic arched windows flanking a larger center window under a gable-roofed dormer. The east façade has two additional entrances, each with a small gable hood. The south entrance on the east side is reached by a ramped sidewalk; the north entrance has steps and quarry-faced cheek blocks, mimicking the main south entrance.

The north rear of the church has a lower, hipped roof wing and a polygonal apse, with small, double-hung colored glass windows.

The principal alterations to the exterior are the well-designed accessible entrance and re-siding over the original wooden clapboards.

The church occupies a corner lot with wide grass “parkings” towards both West F and First Streets. An active railroad line crosses F Street just east of the intersection. The church property includes a parking lot north across the alley. The surrounding properties are residences which contribute to the character of the South Bottoms Historic District.



View from north of rear of church



Aerial view of Church and environs from the south, 2016



Aerial view of Church and environs from the east, 2016

HISTORY:

First German Congregational Church was organized in 1889 among Lincoln's immigrant community of Germans from Russia. The church structure was built in 1920 by George Schumackar from plans by Lincoln architect Alfred W. Woods.¹

Woods made a specialty of designing churches, with over 100 to his credit over a career spanning four decades. While his churches were built throughout Lincoln, the region, and around the country (in approximately 18 states), Lincoln's ethnic enclaves of Germans from Russia—the North and the South Bottoms neighborhoods—feature a unique concentration of his designs. Fully half of the eight ethnic German churches in the Bottoms were designed by Woods. In South Bottoms, Ebenezer Congregational at 8th & B in brick, and the wood-frame First German at 1st and West F are Woods' designs. Salem Church at 901 Charleston (brick, 1916) and St. Johns Evangelical Lutheran at 1324 New Hampshire (frame, 1927) were his North Bottoms designs.²

All four of those churches feature Gothic Revival windows and all have ornamented towers with modified domes (Ebenezer) or steeple-like roofs. The very high basement story of First German Congregation reflects its location on the west side of the South Bottoms, deep in the Salt Creek floodplain, where houses and churches alike often

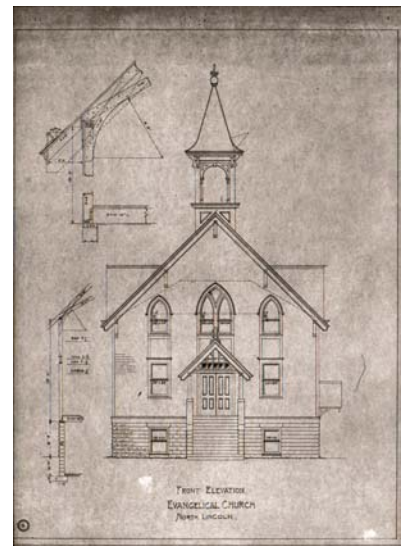
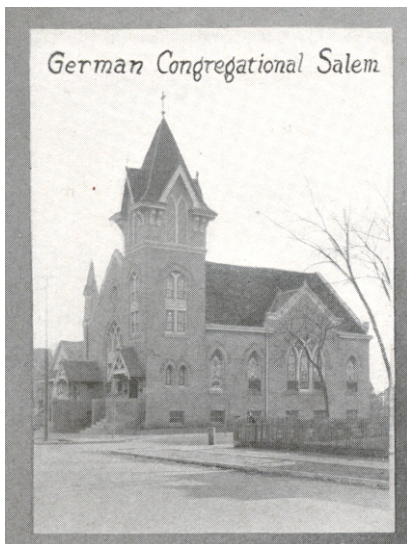
¹ Gordon Scholz, *Historic and Architectural Site Survey of Lincoln*, University of Nebraska-Lincoln, 1976, .140. "A. W. Woods, Architect Who Planned 100 Churches, Dies," *Lincoln Star* (December 29, 1942): 1, 10. *American Contractor* (August 1, 1914), 104

² "Alfred Wilderman Woods (1857-1942), Architect," in *Placemakers of Nebraska: The Architects*, accessed Dec. 9, 2016, [http://www.e-nebraskahistory.org/index.php?title=Alfred_Wilderman_Woods_\(1857-1942\),_Architect](http://www.e-nebraskahistory.org/index.php?title=Alfred_Wilderman_Woods_(1857-1942),_Architect). "South Bottoms Historic District," a nomination to the National Register of Historic Places, 1986. Accessed Dec. 9, 2016 at <http://www.nebraskahistory.org/histpres/nebraska/lancaster/LC13-South-Bottoms-HD.pdf>

featured high first floors in an effort to lift them above the expected flood waters.



Interior, First Street Bible Church, 2011



Left to right: Salem (1916), Ebenezer (1927), St. John's Evangelical (1927)—
North & South Bottoms churches by A.W.Woods

8. SIGNIFICANCE

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

Specific dates: 1920

Builder/Architect: George Schumackar/A. W. Woods

Statement of Significance: Both of Lincoln's neighborhoods settled by Germans from Russia are dotted with churches, which were a central part of community life. A. W. Woods designed half of these churches and First German Congregation (now First Street Bible Church) is a well-preserved example of his work, serving Lincoln's predominant immigrant group of the 19th & early 20th Century.

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; or
- ☐ Represents archeological values in that it yields or may be likely to yield information pertaining to pre-history or history.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Gordon Scholz, *Historic and Architectural Site Survey of Lincoln*, University of Nebraska-Lincoln, 1976, .140.

“A. W. Woods, Architect Who Planned 100 Churches, Dies,” *Lincoln Star* (December 29, 1942): 1, 10.

American Contractor (August 1, 1914), 104

“Alfred Wilderman Woods (1857-1942), Architect,” in *Placemakers of Nebraska: The Architects*, accessed Dec. 9, 2016, [http://www.e-nebraskahistory.org/index.php?title=Alfred_Wilderman_Woods_\(1857-1942\),_Architect](http://www.e-nebraskahistory.org/index.php?title=Alfred_Wilderman_Woods_(1857-1942),_Architect).

“South Bottoms Historic District,” a nomination to the National Register of Historic Places, 1986. Accessed Dec. 9, 2016 at <http://www.nebraskahistory.org/histpres/nebraska/lancaster/LC13-South-Bottoms-HD.pdf>

11. FORM PREPARED BY:

Name/Title: Ed Zimmer, PhD/Historic Preservation Planner

Organization Lincoln/Lancaster County Planning Dept.

Date Submitted 8 Dec. 2016

Street & Number 555 S. 10th St.

Telephone (402)441-6360

City or Town Lincoln

State NE 68508

Email ezimmer@lincoln.ne.gov

Signature

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER CZ16039

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Approved:

City Council _____
(date)

PRESERVATION GUIDELINES FOR
First German Congregational Church
Also known as 1st Street Bible Church
100 West F Street, Lincoln, NE

1. Architectural Review of Landmark:

- a. Photographs: On file in Planning Department.
- b. Important architectural features:
 - Exterior:** overall form with steep gable roof and south tower; stained glass windows; bracketed gable hoods at entrances
- c. Important landscape features: prominent corner location and surrounding lawn
- d. Architectural style and date: Late Gothic Revival, 1920
- e. Additions and modifications: re-siding, well-designed accessible entrance on southeast corner

2. Notice of Work Needing Certificate:

- A. A Certificate for Certain Work can be granted by the Preservation Commission or, in certain instances, by the Director of Planning. The application for the Certificate can be obtained from and should be filed with the Building and Safety Department. The following work to be conducted on the Landmark requires the procurement of a Certificate for Certain Work:
 - 1. Exterior work requiring a Building Permit as defined in the Lincoln Building Code. Before conducting exterior work, check with the City Building and Safety Department to determine whether a Building Permit is necessary;
 - 2. Demolition of a structure or portion of a structure as defined in the Lincoln Building Code;
 - 3. Work involving:
 - a. Replacement of exterior material and trim;
 - b. Cleaning and maintenance of exterior masonry;
 - c. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on east and south facades;
 - d. Addition of awnings;
 - e. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc. visible from S. 1st or West F Streets;
 - f. The addition or replacement of signs;
 - g. Moving structures on or off the site;
 - h. Installation of electrical, utility, and communications services on principal east or south facades;
 - i. Placement of high intensity overhead lighting, antennae, and utility poles within the areas of the east or south facades.
- B. The following work to be conducted on the Landmark does not require the procurement of a Certificate for Certain Work:
 - 1. Changes involving routine maintenance and repair for the general cleaning and upkeep of the building but which include no direct physical change in design or material;
 - 2. Interior changes involving no exterior alteration.

3. Demolition of the garage.

- C. The penalty upon conviction for conducting work which requires a Certificate for Certain Work without procuring the Certificate or for doing work contrary to an issued Certificate is a fine not to exceed \$100.00. Each and every day that such violation continues after notification may constitute a separate offense. The City of Lincoln may also pursue the remedies of injunction, mandamus, or other appropriate action to correct a violation.

3. Standards for Owner and Preservation Commission:

The following standards serve as a guide to the Landmark property owner in the preservation of their building. It is also intended that these Standards will aid the Commission in making decisions regarding issuance or denial of a Certificate.

When a decision on issuing or denying a Certificate is requested, the more definitive the presentation by the applicant, the easier it will be to convey and comprehend the effect of the proposed change. The owner or representative should plan to attend the public hearing to discuss the proposed work. When an application is being reviewed, it will be the responsibility of the applicant to demonstrate that the new work is compatible with these Standards.

A strict interpretation of these guidelines may be waived by the Preservation Commission if the applicant develops a design solution which meets the spirit and intent of the Historic Preservation Ordinance. In addition, although the owner of the landmark must receive Certificates for work identified above, a broader interpretation of the Guidelines for this property may be allowed by the Preservation Commission.

**The Secretary of the Interior's
Standards for Rehabilitation of Historic Buildings**

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the

PRESERVATION GUIDELINES FOR

First German Congregational Church, a.k.a. 1st St. Bible Church, 100 W. F St.

P. 3

event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be physical, based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future the essential form and integrity of the structure would be unimpaired.

**GUIDELINES FOR APPLYING
THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

THE ENVIRONMENT

Recommended

Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building set-backs that have traditionally linked buildings to their environment.

Using new plant materials, fencing, walkways, street lights, signs and benches that are compatible with the character of the neighborhood in size, scale, material and color.

Not Recommended

Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.

Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or inappropriate to the neighborhood.

BUILDING SITE

Recommended

Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property's history and development.

Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property's history and development.

Recommended

Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made, they should be carefully evaluated in light of the past appearance of the site.

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

Not recommended

Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

Not Recommended

Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.

BUILDING: STRUCTURAL SYSTEMS

Recommended

Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.

Undertaking stabilization and repair of weakened structural members and systems.

Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.

Not Recommended

Disturbing existing foundations with new excavations that undermine the structural stability of the building.

Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.

BUILDING: EXTERIOR FEATURES

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended*

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.

Duplicating old mortar in composition, color and texture.

Duplicating old mortar in joint size, method of application, and joint profile.

Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Replacing missing significant architectural features, such as cornices, brackets, railings, and shutters.

Not Recommended

Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem

that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.

Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with mortar joints of a differing size or joint profile, texture or color.

Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.

Removing architectural features such as cornices, brackets, railings, shutters, window architraves and doorway pediments.

PRESERVATION GUIDELINES FOR

First German Congregational Church, a.k.a. 1st St. Bible Church, 100 W. F St.

P. 6

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar-----Continued

Retaining the original or early color and texture of masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

*For more information consult Preservation Briefs: 1: "The Cleaning and Waterproof Coating of Masonry Buildings" and Preservation Briefs: 2: "Repointing Mortar Joints in Historic Brick Buildings." Both are available from Technical Preservation Services Division, Heritage Conservation and Recreation Service, U. S. Department of the Interior, Washington, D.C. 20240

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended

Retaining and preserving significant architectural features, whenever possible.

Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape and texture the old as closely as possible.

Not Recommended

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrates the continuity of growth and change.

Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

Recommended

Retaining original material, whenever possible.

Not Recommended

Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc ----- Continued

Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.

Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

Roofs and Roofing

Recommended

Preserving the original roof shape.

Retaining the original roofing material, whenever possible.

Providing adequate roof drainage and insuring that the roofing materials provide a weather-tight covering for the structure.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Preserving or replacing, where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Not Recommended

Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Stripping the roof of architectural features important to its character.

Windows and Doors

Recommended

Retaining and repairing existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware

Not Recommended

Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

PRESERVATION GUIDELINES FOR

First German Congregational Church, a.k.a. 1st St. Bible Church, 100 W. F St.

P. 8

Windows and Doors ----- Continued

Duplicating the material, design, and the hardware of the older window sash and doors if new sash and doors are used.

Installing visually unobtrusive storm windows and doors, where needed, that do not damage existing frames and that can be removed in the future.

Using original doors and door hardware when they can be repaired and reused in place.

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

Installing inappropriate new window or door features such as aluminum storm and screen window insulating glass combinations that require the removal of original windows and doors.

Installing plastic, canvas, or metal strip awnings or fake shutters that detract from the character and appearance of the building.

Discarding original doors and door hardware when they can be repaired and reused in place.

Entrances, Porches, and Steps

Recommended

Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

Removing or altering porches and steps that are appropriate to the building's development and style.

Stripping porches and steps of original material and architectural features, such as handrails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior Finishes

Recommended

Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.

Not Recommended

Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes. Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

NEW CONSTRUCTION

Recommended

- Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.
- Designing new work to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.
- Using contemporary designs compatible with the character and mood of the building or the neighborhood.
- Protecting architectural details and features that contribute to the character of the building. Placing television antennas and mechanical equipment, such as air conditioners, in an inconspicuous location.

Not Recommended

- Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.
- Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.
- Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.
- Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.
- Placing television antennas and mechanical

equipment, such as air conditioners where they

can be seen from the street.

MECHANICAL SYSTEMS: Heating and Air Conditioning, Electrical, Plumbing, Fire Protection

Recommended

Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.

Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.

Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.

Not Recommended

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical system.

Attaching exterior electrical and telephone cables to the principal elevations of the building.

Installing the vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.

Concealing or “making invisible” mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.

Installing “dropped” acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.

Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.

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15 November 2016

CITY OF LINCOLN
Planning Department

In accordance with the information on the Planning Department Application Request Form we are submitting on behalf of the **First Street Bible Church** an Application for a Change of Zone and an Application for a Special Permit.

The narrative for the Special Permit is as follows. The Application Fee and the Site Plan are attached.

27.57.040 Landmark

The First German Congregational Church is an individual structure of special cultural, historical, and architectural value and it is the desire of the Owner of this property to have it declared a **Historic Landmark**.

It is understood that after the proposed north addition has been completed the appearance of this landmark may not be altered other than for ordinary maintenance or repair, without a preservation certificate issued by the Historic Preservation Commission or as otherwise provided in the Lincoln zoning code (Section 27.57).

27.63.400 Historic Preservation

First German Congregational Church began in 1889 in what has become known as the South Bottoms of Lincoln. At that time, that part of Lincoln was heavily populated with Germans from Russia and the church was a main hub of their community and lives. In 1920, a building permit was issued by the City of Lincoln for the construction of the First German Congregational Church on the corner of First and West F Streets.

The Architect was A. W. Woods, a renowned designer of churches across the nation, the State of Nebraska, and in Lincoln. Mr. Woods's biography noted that he "specialized" in church design, planning more than 100 in his career. Other

examples of his local work are Ebenezer Church [805 B], Calvary Evangelical Church [1610 S 11th], Elm Park Methodist Church [2900 Randolph], German Congregational Salem Church [901 Charleston], First United Methodist Church [50th & St. Paul], and the Plymouth Congregational Church [1640 A].

In 2010 the aging First German congregation reached out to a local congregation with similar theological beliefs with a desire to preserve both the building and the Body. A group of members of another Lincoln congregation accepted this opportunity as an outreach opportunity and the Body became known as the First Street Bible Church. Since the merger and transition, the congregation has grown from 16 to close to 200 regular attendees, with many visitors each Sunday.

Besides Sunday morning services, First Street Bible Church hosts one of the largest Food Net distribution sites, provides a ministry geared for the children of the neighborhood, has hosted neighborhood meals, held clothing giveaways, and ministered to many who have come to the church for help. The church also supports missionaries in Colombia, South America. One of the first improvements the new church members made at the site was the construction of a paved and landscaped parking lot. The appearance of the two contiguous properties is a high priority of the congregation and a positive contribution to the neighborhood.

With the growth of the congregation, space in the building has become “tight,” especially education space and fellowship space. With over 60 children and youth in the congregation, and only one classroom, the Body has had to be “creative” for Sunday School and mid-week ministries.

The proposed addition to the north will add classrooms as well as additional restrooms. Equally important, it will eliminate the hazardous steps that are the only access to the building from the North, the only access from a majority of the parking spaces. Considerable attention to detail has been given to the architectural design. The existing façade is separated from the façade of the addition with a narrow recess yet the primary surfaces are aligned. The stained glass windows are to be relocated from the existing north façade, the siding and skirt board details will be replicated along with the siding profile/dimension and trim such that the addition will not only blend with but also complement the original historic structure. The gable roof will match the pitch and color of the existing structure as well. The addition, because of the sensitivity to design

outlined above, will have no negative impact on the proposed landmark or the historic neighborhood environment.

The public benefit beyond what has already been enhancements to the community environment i.e. the large paved and landscaped parking lot and the basketball hoop, will be the ability of the church to better serve the neighborhood by facilitating a larger food distribution program and now with classroom space, the ability to expand programs focused on "connecting" with the neighborhood. The additional will also allow the new congregation to continue to thrive, thereby maintaining the nearly-century old church building.

Attached to this application is a drawing illustrating many of the positive features listed above and specifically . . .

1. **A site plan** is attached of both the property on which the church and proposed north addition are located and the contiguous property to the north that has been improved with paved parking, a privacy fence, and perimeter landscaping.
2. **Parking on site** is illustrated with 25 spaces, ADA parking and access is provided from F Street on the south. Parking is available on both sides of First Street to accommodate another 28 vehicles. Note that on First Street there are only 3 residences and on F Street in front of the church there are no residences. Parking both on and off street has never been a neighborhood concern. Trains, however, are another story!
3. **There are no modifications planned** for the exterior of the existing facility except for the north addition. That addition will be basically a copy of the existing church utilizing matching siding, existing windows, similar gutters/downspouts, and a matching gable roof. The canopy over the new entry will mirror the design of the adjacent canopy above both of the existing east facing doors.
4. Details of the elements of the existing façade to be replicated on the addition are included within the Building Permit submittal on file with Building and Safety. **B1602970**

5. **No signage** is proposed related to the addition. The existing signage primarily on the south and east facades will remain unaltered.
6. **The site will continue to function as a religious institution** as permitted within the R4 Residential zoning district.

Only two waivers are requested under the special permit for Historic Preservation.

1. **The rear yard setback** is currently 20 feet. The updated plan that we will re-submit to Building and Safety will have a 10' setback. **We are requesting a 10' rear yard setback.** The setback will be paved so as to be a surface that is both contiguous and continuous with the existing paved alley. The setback space will be used as a safe loading / unloading / and a drop off lane. The church's existing parking lot is essentially the church's rear yard!
2. **The parking requirement** per Section 27 cannot be met on site in that the property to the north has already been optimized and the only remaining space on the south site will be dedicated as a safe loading / unloading / drop off lane. The purchase and demolition of the adjacent occupied residential property has been determined to be cost prohibitive, as well as not preferable in a National Register district. The area of the Worship Center is 1,652 sf excluding the platform. At a ratio of 1/50 a total of 33 parking spaces would be required. 25 spaces are available in the north parking lot and another 24 spaces, needed for only a few hours on Sunday morning, are readily available at the curb along First Street in the relatively low density neighborhood east of the church. **Additional parking on site is essentially impossible and the purchase of additional property is both cost prohibitive and economically infeasible. We are requesting that the requirements for off street parking be satisfied by the 25 existing spaces on the owners' contiguous property.**