

City Council Introduction: **Monday**, June 11, 2001
Public Hearing: **Monday**, June 18, 2001, at **1:30 p.m.**

Bill No. 01-101

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 69HP**, requested by David L. Johnson on behalf of the Rape/Spouse Abuse Crisis Center, for Landmark Designation of the Pace-Woods House located at 2545 N Street.

STAFF RECOMMENDATION: Approval.

ASSOCIATED REQUEST: Special Permit No. 1914 (01R-150)

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 05/30/01
Administrative Action: 05/30/01

RECOMMENDATION: Approval (8-0: Bayer, Carlson, Duvall, Krieser, Newman, Schwinn, Steward, and Taylor voting 'yes'; Hunter absent).

FINDINGS OF FACT:

1. This landmark designation and the associated special permit were heard at the same time before the Planning Commission.
2. The Planning staff recommendation to approve this landmark designation is based upon the "Analysis" as set forth on p.3-4, concluding that designation of the Pace-Woods House at 2545 N Street as a Landmark appears to be consistent with the Comprehensive Plan and with Chapter 27.57 of the Zoning Ordinance (Historic Preservation District).
3. The testimony by the Historic Preservation Planner is found on p.5-6.
4. The testimony by the applicant is found on p.6, and the record consists of one letter in support (p.18-19).
5. There was no testimony in opposition.
6. The Planning Commission agreed with the staff recommendation.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: June 4, 2001

REVIEWED BY: _____

DATE: June 4, 2001

REFERENCE NUMBER: FS\CC\FSCZ69HP

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Change of Zone #69HP
Landmark District Designation

DATE: May 21, 2001

PROPOSAL: David L. Johnson, on behalf of the Rape/Spouse Abuse Crisis Center, requests landmark designation for the Pace-Woods House at 2545 N Street.

GENERAL INFORMATION:

APPLICANT: David L. Johnson
on behalf of the Rape/Spouse Abuse Crisis Center
2545 N Street
Lincoln, NE 68510
(402)483-1556

CONTACT: David L. Johnson
4728 Prescott Ave.
Lincoln, NE 68506
(402)483-1556

LOCATION: Southwest corner of 26th and N Streets

REQUESTED ACTION: Approval of landmark designation.

ASSOCIATED REQUEST: Special Permit #1914

LEGAL DESCRIPTION: Lot 60 I. T., NE 1/4 Sect 25-T10N-R6E, Lincoln, Lancaster County, Nebraska.

EXISTING ZONING: R-6 Residential District.

SIZE: 7,810 square feet, more or less.

EXISTING LAND USE: Counseling center & offices.

SURROUNDING LAND USE AND ZONING: R-6 Residential District to all sides, with single family housing east, south, and west (some converted to multiple family use); B-3 Commercial District on north side of N Street; landmark (Murphy Sheldon House) nearby to west, used as law offices (under landmark special permit); "Lighthouse" youth social services to northwest (across N Street); R-7 Residential District to west at SE corner of 25th & N, occupied by multiple-story apartment building; P (Public Use) on SW corner of 25th & N Street, occupied by Elliott Elementary School.

HISTORY: This house was constructed in 1887 for the L. C. Pace family and in the 1890s was the home of Mark and Clarkie (Pace) Woods. RSAAC acquired the property in 1991 and has used it for

offices, counseling, and classes. Previously it had been a group home. Although the house has been modified, especially in the area of the front porch, numerous exterior and interior features demonstrate the 19th century Queen Anne style.

SPECIFIC INFORMATION:

UTILITIES: This area is served by all City utilities.

PUBLIC SERVICE: This area is served by all City public services.

ESTHETIC CONSIDERATIONS:

The house occupies a prominent corner property. A recent repainting emphasized the Queen Anne features of the house. Designation as a landmark would implement Preservation Guidelines and design review of any further exterior changes, assisting the owners in maintaining the historic and architectural character of the building.

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 that *“Represent a distinctive architectural style or innovation...”*
2. The Historic Preservation Commission held two public hearings on this matter, on January 18, 2001 and February 15, 2001. The Commission found unanimously that:

The Pace-Woods House is a substantial and well-detailed Queen Anne style house which is associated with families who made significant contributions to the history and development of Lincoln.
3. Preservation guidelines for the proposed landmark are attached. They are typical of the historic preservation guidelines used for most Lincoln landmarks.
4. The application is enclosed.
5. RSACC requested landmark designation in order to apply for the special permit to operate their agency in the house.
6. The Comprehensive Plan of 1994 includes as a strategy (p. 183) to “Continue efforts to inventory, research, and evaluate the significance of the full range of historic resources throughout Lancaster County, designating landmarks and districts through the local preservation ordinance and the National Register of Historic Places.” While this house has strong Queen Anne style features on the exterior and especially on the interior, it is more important locally for its connection to the Woods family of developers. Mark Woods was one of the three “Woods Bros.” who were Lincoln’s preeminent developers in the first half of the twentieth century.

Leadership of the real estate branch of the family businesses descended through Mark's son Pace, his grandson Pace Jr., and surviving great-grandson Pace Woods III. All three have borne Mark's wife Clarkie's maiden name as their given name, a tradition that began in this house.

CONCLUSION: Designation of the Pace-Woods House at 2545 N Street as a Landmark appears to be consistent with the Comprehensive Plan and with Chapter 27.57 of the Zoning Code (Historic Preservation District).

STAFF RECOMMENDATION: Approval

Prepared by:

Edward F. Zimmer, Ph. D.
Historic Preservation Planner

**CHANGE OF ZONE NO. 69HP
FOR A LANDMARK DESIGNATION
and
SPECIAL PERMIT NO. 1914**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

May 30, 2001

Members present: Krieser, Carlson, Taylor, Duvall, Newman, Schwinn, Steward and Bayer; Hunter absent.

Planning staff recommendation: Approval of the landmark designation and conditional approval of the special permit.

Ed Zimmer of the Planning Department submitted a letter in support received from John Recknor, a neighbor at 2525 N Street.

Zimmer showed slides of the subject property. This house has incurred a number of exterior changes over time, but there is abundant exterior detail from its ornate origins in the late 1880's and the current owners have painted it to enhance those features and strengthen the appearance. A corner porch was added in the early 20th century and an upper floor was added to the porch later. There is a double story bay window on the east side with ornate brackets and trim. There is also very good survival on the interior even though it has been used for apartments, a group home and office use for several years. Even the exterior of the house on the second floor within the added porch retains all of the original features of the house.

The guidelines adopted by the Historic Preservation Commission suggest that the upper enclosure of the porch be removed in the future, if possible.

With the landmark application comes a special permit request under the specific provision that allows landmarks to request any use in any zoning district. The proposal is for continued use of the property as the Rape/Spouse Abuse Crisis Center. It has been in this use for quite some time. This seems to staff to be an appropriate zoning provision to regularize the existing and ongoing use.

Steward inquired whether there are any other properties on that block that are candidates for similar designation. Zimmer advised that the small house between this Pace-Woods House and the Murphy Sheldon House is a much more modest house with 19th century features and an added porch, but it has been re-sided in a later material. If it were associated with either of the other two houses it would have some possibility. A parallel example could be the Rogers House Bed & Breakfast that in later years expanded to the house beside it as a landmark special permit.

Steward commented that the property is at a transition in both time and location, and he wondered whether individual property is the best protection. Zimmer does not believe we have a historic district here. There are properties of interest, but there is a very large apartment building on the corner. This is a spotty area and he believes individual fits the case better than a district designation.

Carlson confirmed that there have been no comments from the residents or owners of the house in the middle. Zimmer confirmed that to be true.

Proponents

1. David Johnson, President of the Board of the Rape/Spouse Abuse Crisis Center (RSACC) and the architect, appeared to answer any questions. This is a use that has been in the building for 10 years. The need for this special permit to use the property for the Rape/Spouse Abuse Crisis Center became an issue when they applied for building permits for some renovations.

There was no testimony in opposition.

Public hearing was closed.

CHANGE OF ZONE NO. 69HP

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

May 30, 2001

Duvall moved approval, seconded by Newman and carried 8-0: Krieser, Carlson, Taylor, Duvall, Newman, Schwinn, Steward and Bayer voting 'yes'; Hunter absent.

SPECIAL PERMIT NO. 1914

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

May 30, 2001

Duvall made a motion to approve the Planning staff recommendation of conditional approval, seconded by Newman and carried 8-0: Krieser, Carlson, Taylor, Duvall, Newman, Schwinn, Steward and Bayer voting 'yes'; Hunter absent.

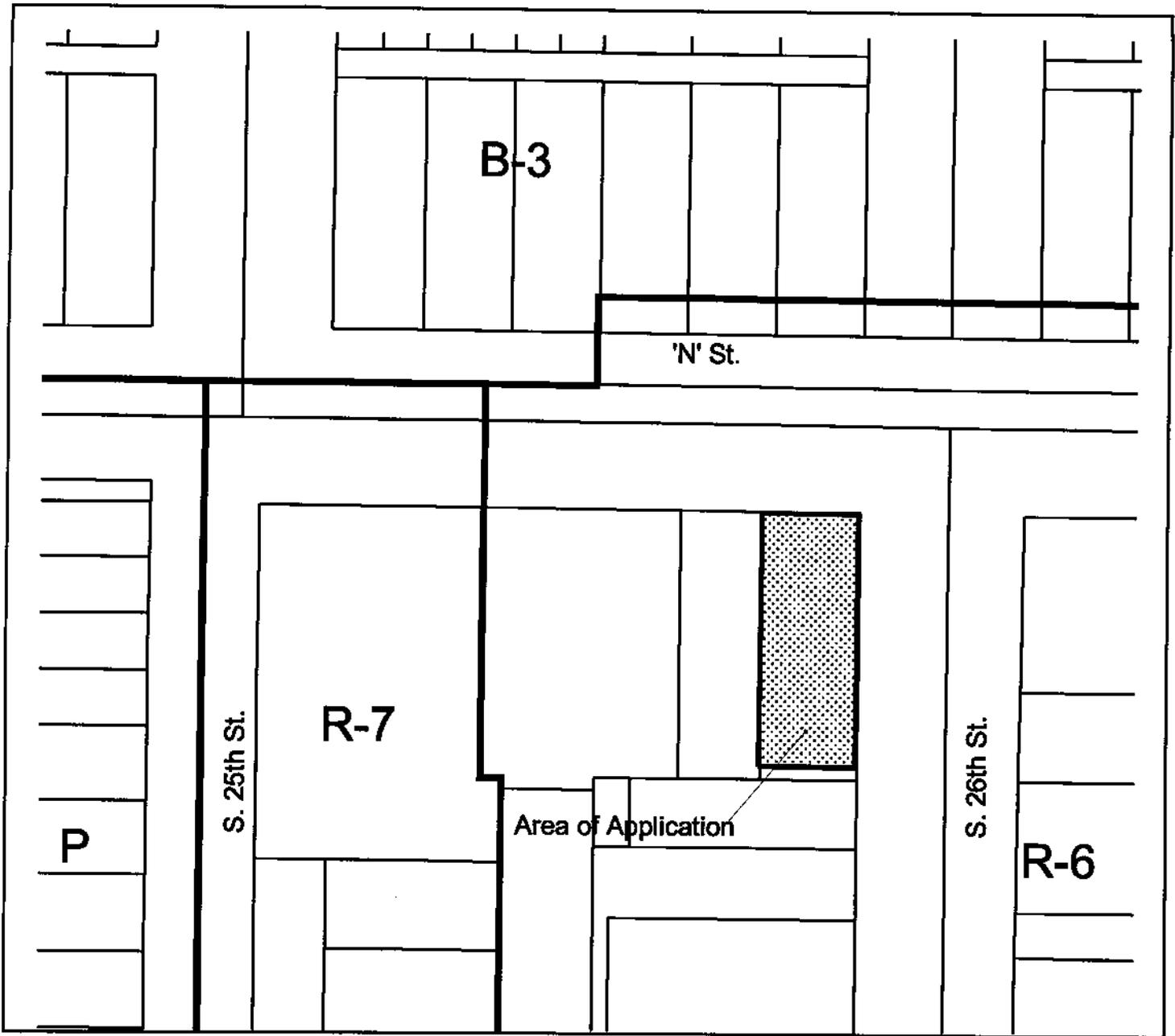


**Change of Zone #69HP
Special Permit #1914
S. 25th & 'N' St.**



Date: _____

Photograph Date: 1997 007

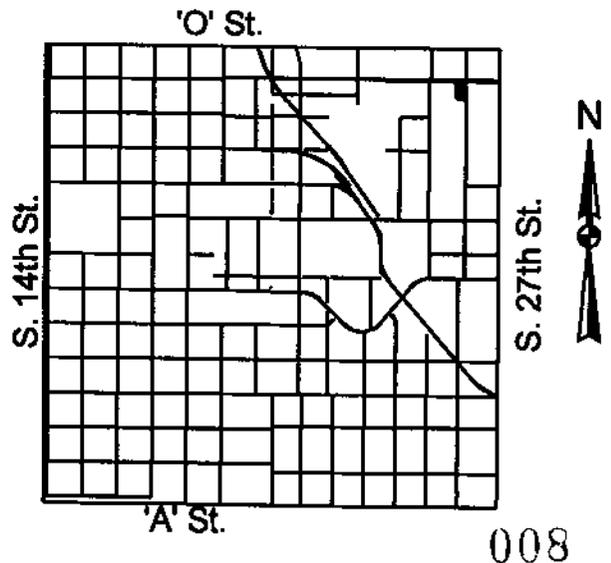
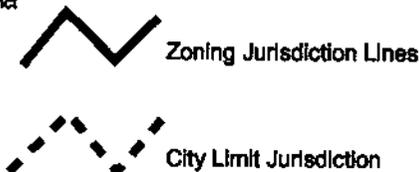


**Change of Zone #69HP
Special Permit #1914
S. 25th & 'N' St.**

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation 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 General Commercial District
- H-4 Industrial District
- I-1 Industrial Park District
- I-2 Employment Center District
- I-3 Public Use District
- P

One Square Mile
Sec. 25 T10N R6E



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

1. NAME
Historic **Pace-Woods House**
and/or Common **RSAAC House**
NeHBS Site # **LC13:D8-389**

2. LOCATION
Address **2545 N Street**

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
(service agency)

4. OWNER OF PROPERTY

Name **Rape/Spouse Abuse Crisis Center**
Address **2545 N Street, Lincoln, NE 68508**

5. GEOGRAPHICAL DATA

Legal Description **Irregular Tract Lot 60 NE 25-10-6**

Number of Acres or Square Feet: **0.180 acres**

6. REPRESENTATION IN EXISTING SURVEYS

Title *Historic and Architectural Survey of Lincoln, NE*

Date on-going _____ State _____ County X Local

Depository for survey records **Lincoln, Nebraska 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

excellent

deteriorated

unaltered

original site

good

ruins

altered

moved

date _____

fair

unexposed

DESCRIPTION:

This 2 1/2 story Queen Anne style house displays a significant amount of ornamental design and detail, highlighted by paint colors which highlight the details and are harmonious with the time period of the popular Queen Anne style. Although the house has seen numerous alterations throughout its history, it remains a fine example of talented craftsmanship and intricately detailed Queen Anne features.

The mass of the house is picturesque and irregular, as is typical of the style. A wide porch, added in the early 20 century, runs from the middle of the north and middle of the east facade, to wrap-around the northeast corner, creating corner porch with ample space for outdoor meetings, for which it is often used by the organization now residing in the house. Atop the porch is a rather awkward, boxy addition on the second story, added in the mid-twentieth century. On the interior of this space, the original exterior features of the upper story are preserved in good condition, offering potential for an eventual rehabilitation of these facades.

The main hipped roof is graced by a number of dormers, a pair facing north above the front facade, and three single dormers, each facing the remaining three directions.

The use of decorative features is present on all facades of the house, excluding the rear facade. Double story bay windows dominate the north and east facades. On the east facade the first floor bay is angular with wood-trim detailing while upward on the second story the bay frame is rounded with shingling running down one side of the rounded edge punctuated with an incised floral decoration above a decorative metal oriel base. The two-story bay on the north facade also displays wood clapboard with trim detail moving into a more ornate statement on the second story. A sunburst pediment caps the first floor window, above which is more decorative shingling.

A small, second-floor balcony with a metal decorative oriel base protrudes off the northwest corner of the bay. The 1904 Sanborn Insurance Map shows that at one time this northwest corner featured a tower three stories high. It still exhibits a scroll sawn spandrel around the border of the second-story window and a turned post on the balcony.

The interior of the house is used for various activities of the organization, such as meetings, classes, and drop-in counseling for women and children. As the public is welcome to utilize these services and enter the house anytime during business hours, a few noteworthy features are described below.

Upon entering the house one notices a tall, oak, glass-paneled pocket door which separates the front hall from the rooms beyond. In the central room is found an ornate wooden and glass china cabinet now used as a bookcase. There is also a fireplace in this room, which was once a dining room and now used as RSAAC's main office and reception area. The fireplace mantel is a large piece of paneled oak. The hearth is bordered in dark autumn hues of ceramic tile, with an iron gate covering the hearth's entrance.

The living room also has a fireplace. It is oak, with brown and ivory colored ceramic tiles bordering the hearth. An original iron plate from the Peerless Mfg. Co., Louisville, KY, entitled "Pace Common Sense" still covers the ash pit.

The stairway is another distinctive feature of the house. The first-floor stairway wall is paneled oak with rosette details leading to a simple bannister consisting of turned posts. The posterior side of the stairway is also paneled in oak as it ascends to the second story. The second-story bannister is circular.

There have been various porches added on the second floor of the house. These have altered into indoor rooms. The original exterior of the house, however, has been maintained. One of the offices enhances the features by the application of distinct paint colors.

HISTORY:

The house located at 2545 N Street may be referred to as the Pace-Woods House because of the two historically significant and prominent families that lived at the residence. The Pace-Woods House was once owned and occupied by Mark W. Woods, a prominent businessman and political figure in the city of Lincoln's history. Mr. Woods, his wife, Clarke Pace, and son, Pace Woods, are placed by the city directory in the house by 1897. The Woods family eventually moved to 2101 Sheridan in 1915.

Previously, in 1886, the Pace family is placed on the corner of N street and 26th Street. At that time it was the only house existing on the block. Mr. L.C. Pace owned a business, "Pace and Williams," which is described in the 1887 city directory as "wholesale paper dealers and printed wrapping paper." Mr. L.C. Pace lived with his wife; daughter, Clarkie; and son, Asa.

There is a possibility that the Pace family originally lived in the RSAAC House, as they are described in the 1887 city directory as residing in the house on "the southwest corner of 26th Street and N Street. The Pace family may have lived in the house just west of the RSAAC House, however, it cannot be certain. In 1890 three more houses were built on the street, therefore the Pace family may have lived in either of the two houses closest to the southwest corner. Regardless, the Pace name is significant because of the marriage between Miss Clarkie Pace and Mr. Mark Woods. What is evident is that the wife of Mr. Mark Woods received her family name as a middle name. This occurrence, along with the subsequent naming of their son as Pace, link the two families nicely.

Mark W. Woods was a successful entrepreneur. He was the president of Woods Brothers Silo and Manufacturing Company, a loan, insurance and real estate agency he founded with his brother. He was also involved in many business ventures, and was instrumental in building and developing forty-six additions to Lincoln, including Sheridan Boulevard from South to College View, Woodcrest, Van Dorn Park, Axtell Heights, Woodshire, County Club Addition and County Club Manor.

The Woods brothers organized the Lincoln Telephone and Telegraph Company which later merged with the Lincoln Traction Company. They also went into the nursery business, providing trees for the streets of Lincoln. Mr. Mark W. Woods was a delegate to several Republican National Conventions, and acted as a farm leader in Washington obtaining parity agricultural prices for farmers for several years.

The Pace-Woods House has a rich history. In addition, it appears the house contained a number of noteworthy features, the most interesting being a three story tower emerging from the northwest corner of the house. The nice wrap-around porch on the northeast corner still exists. There was also a porch off the rear of the house on the south side.

8. SIGNIFICANCE

<u>Period</u>	<u>Areas of Significance-Check and justify</u>	
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> music
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> politics/government

- | | |
|---|---|
| <input type="checkbox"/> community planning | <input type="checkbox"/> religion |
| <input type="checkbox"/> conservation | <input type="checkbox"/> science |
| <input type="checkbox"/> economics | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> education | <input checked="" type="checkbox"/> social/humanitarian |
| <input type="checkbox"/> engineering | <input type="checkbox"/> theater |
| <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> transportation |
| <input type="checkbox"/> industry | <input type="checkbox"/> other (specify) |
| <input type="checkbox"/> invention | |

Specific dates: 1887

Builder/Architect: unknown

Statement of Significance (in one paragraph):

The Pace-Woods House is a fine example of a Queen Anne style house in Lincoln, Nebraska. Although the house contains a significant amount of alterations, there has been a clear effort of restoration and rehabilitation. Mr. Mark Woods was a successful entrepreneur in Lincoln, acting as president of Woods Brothers Silo and Manufacturing Company which he founded with his brother. Since that time, his sons and grandsons have continued to make a significant and positive impact on the community.

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 attached.

11. FORM PREPARED BY:

Name/Title: Abigail Davis and Ed Zimmer on behalf of the owners

Organization: for the Linc./Lanc. Planning Dept. Date Submitted 11/2/00

Street & Number 555 S. 10th St. Telephone 441-6360

City or Town

Lincoln

State

NE 68508

Signature _____

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

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PRESERVATION GUIDELINES FOR
Pace-Woods House
2545 N Street

1. Architectural Review of Landmark:

- a. Photographs: On file in Planning Department.
- b. Important architectural features: Two-and-half-story height with dominant north-south gable roof enlivened with dormers and gables, decorative exterior stick and shinglework in addition to clapboarding, wrap-around porch on north and east faces, varied windows
- c. Important landscape features: Yards east and north of house, mature trees in north and east yards
- d. Architectural style and date: Queen Ann, ca. 1887
- e. Additions and modifications: loss of northeast corner tower shown on early Sanborn maps, modification of wrap-around porch in early 20th century to Neo-classical form, additional of rooms above the porch in the mid-20th century; additional of a wooden access ramp at northeast corner in late 20th century.

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. Removal of healthy trees over 12" caliper;
 - b. Addition of paving materials north or east of building;
 - c. Addition of fencing and walls visible from 26th Street or N Street;
 - d. Replacement of exterior material and trim or visible roofing materials;
 - e. Cleaning and maintenance of exterior masonry;
 - f. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on facades visible from the streets;
 - g. Addition of awnings;
 - h. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc.;
 - i. The addition or replacement of signs;
 - j. Moving structures on or off the site;
 - k. Installation of electrical, utility, and communications services on principal (east and north) facades;
 - l. Placement of high intensity overhead lighting, antennae, and utility poles within the areas

of the east or north 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. Changes involving color and landscaping, except as previously noted;
 3. 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.

A. New Construction:

1. Accessory Buildings:

Accessory buildings shall be compatible with the design of the existing building and shall be as unobtrusive as possible. Exterior wall material shall be the same as the exterior materials of the existing building.

B. Alterations:

1. Modification or removal of the enclosed spaces above the wrap-around porch is encouraged. Modification of the access ramp at the northeast corner of the house is encouraged to diminish its visual impact on the historic structure.

2. Additions shall complement the style of the structure. Additions shall not imitate architectural styles which pre-date that of the historic structure. The appearance of the east and north facades of the building shall not be altered unless the design is sensitive to the historic and architectural character of the building. Alterations on the south and west sides should be compatible with the existing building in scale, color, texture, and the proportion of solids to voids. Materials and architectural details used in such alterations and additions shall complement those on the existing building.
3. Roofs: The form of the roof shall not be changed.
4. Trim: Changes in the existing exterior trim of the building, other than painting or repair, shall be based on physical evidence of missing features, documentation, or careful consideration of closely relevant examples, preferably drawn from Lincoln. Any replaced or repaired portions of the trim that are visible and above grade, including, but not limited to moldings, cornices, doors, and windows, shall match the original members in scale, design, and appearance. Replication of original materials is preferred; alternate materials of similar appearance will be considered on a case-by-case basis.
5. Openings: Original windows, doors, or hardware shall not be removed when they can be restored, repaired, and reused. If the original glass, sash, hardware, and doors cannot be repaired and retained, then they shall be replaced with new units that duplicate the original in size, material, and appearance. If necessary, replacement of these items with non-original materials may be allowed on a case-by-case basis, if their appearance is very similar to the original, and the owner presents compelling evidence comparing various alternatives.

Additional openings, or changes in the size of the existing openings, shall not be made unless the change is compatible with the style and period of the building.

Metal, vinyl, or fiberglass awnings, hoods, or shutters that would detract from the existing character or appearance of the building shall not be used.

C. Repair:

1. Repairs in General: Repairs in materials that duplicate the original in composition, texture, and appearance are encouraged. Repairs with new materials that duplicate the original in texture and appearance also may be permitted. Repairs in materials that do not duplicate the original appearance may be permitted on an individual basis if the repairs are compatible with the character and materials of the existing building and if repairs that duplicate the original in appearance are not available.
2. Masonry: The cleaning of exterior masonry shall not be done in a manner to harm or alter the original surface of the materials. Sandblasting and painting of unpainted masonry are prohibited.

D. Demolition:

The Landmark or significant portions thereof shall not be demolished except pursuant to Lincoln

Municipal Code Section 27.57.150(b), Section 27.57.160, or Section 27.57.170. The moving of the Landmark is discouraged; however, moving is preferred to demolition.

E. Other:

1. Mechanical Systems:

Necessary mechanical services shall be installed in areas and spaces that require the least possible alteration to the exterior structural condition and physical appearance of the building.

Holes to accommodate air conditioners or other mechanical equipment shall not be cut through east or north walls.

Exterior electrical, television and telephone cables should be installed in places where they will be visually unobtrusive. Television antennae and mechanical equipment such as air conditioners and solar panels should be placed in as inconspicuous a location as possible. The installation of such equipment shall not adversely affect the principal elevations.

2. Signs:

Any exterior signs shall be compatible with the historic and architectural character of the building. Freestanding signs, detached from the building but not blocking vistas of principal facades, are preferred. Any street address designation shall also be compatible with the historic and architectural character of the building.

3. Fencing and Walls:

Chain link or similar security-type wire fences are prohibited in the front (east and north) yards. All new fencing and walls shall be compatible with the historic and architectural character of the building.

4. Paving:

New paving to create space for parking shall be reviewed for its impact on the design character of the landmark and site. New sidewalks and drives shall be sensitive to the historic and architectural character of the building. Original walks shall be maintained.

5. Landscaping:

Original environmental features shall be maintained. Original and new plantings shall be trimmed so as to frame the architecture, rather than concealing it. New plantings and outdoor appurtenances shall be compatible with the historic and architectural character of the property.

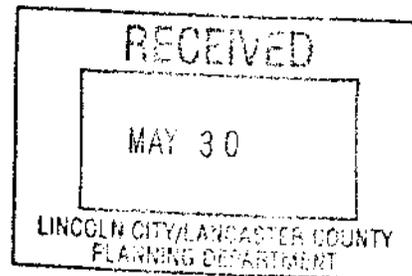
Recknor & Associates
(p.29 - Public Hearing - 5/30/01)

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RANDALL WERTZ

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EMAIL: lawoffice@recknor.com

LEGAL ASSISTANT
MELANY FALTIN TATE

May 29, 2001



Edward F. Zimmer
Historic Preservation Planner
Lincoln-Lancaster County Planning Department
555 South 10th Street, Suite 213
Lincoln, NE 68508

RE: Change of Zone 69HP and Special Permit No. 1914

Dear Ed:

As President of Recknor & Associates Real Estate Incorporated, I am pleased to announce, after conferring with the Board of Directors, that the corporation is in full support of the application to designate the Pace-Woods House at 2545 N Street a landmark. It is a grand old house and is being very well used. When we moved in over here at the Murphy-Sheldon House at 2525 N Street, we were curious about whether the use of the Pace-Woods House would be problematic. Despite any preconceived notion some people might have, the house is very unobtrusive and its activities are virtually unknown within the neighborhood.

In that our house is also historically designated, we are very much in support of these other structures being designated for historical purposes. We are also delighted to see these houses being put to worthy uses.

By the way, I strongly endorse this neighborhood. We have become acquainted with our friends across the street at The Lighthouse, as well as the neighbor between us and the Pace-Woods House.

If there is anything I can do to assist the landowner or you in promoting this designation for the Pace-Woods House, I would be very pleased to do so.

Incidentally, all of us working here at 2525 N Street, love the place and feel lucky to have been able to avail ourselves of Bob and Vicki Northrup's handiwork.

Best regards.

Very truly yours,

A handwritten signature in black ink, appearing to be 'JFR', with a long horizontal flourish extending to the right.

John F. Recknor

JFR:djr