

City Council Introduction: **Monday**, January 10, 2005  
Public Hearing: **Monday**, January 24, 2005, at **1:30** p.m.

Bill No. 05-3

## **FACTSHEET**

**TITLE:** CHANGE OF ZONE NO. 04076, requested by Pages, L.L.C., to designate the former Zimmer Grocery Store at 1941-1943 K Street as a landmark.

**STAFF RECOMMENDATION:** Approval

**ASSOCIATED REQUESTS:** Special Permit No. 04063 (05R-6).

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 12/08/04  
Administrative Action: 12/08/04

**RECOMMENDATION:** Approval (9-0: Carlson, Carroll, Krieser, Sunderman, Pearson, Marvin, Taylor, Larson and Bills-Strand voting 'yes').

### **FINDINGS OF FACT:**

1. This change of zone request and the associated Special Permit No. 04063 were heard at the same time before the Planning Commission.
2. The purpose of this request is to designate the former Zimmer Grocery Store at 1941-1943 K Street as a landmark, pursuant to § 27.57.120 of the Lincoln Municipal Code. The associated Special Permit No. 04063 seeks authority to use the landmark property as a residence and office.
3. The staff recommendation of approval is based upon the "Analysis" as set forth on p.3, concluding that the designation of the former Zimmer Grocery Store as a landmark appears to be consistent with the Comprehensive Plan and with Chapter 27.57 of the Zoning Ordinance (Historic Preservation District), as representing an almost unique depiction of a residential building combined with a tiny neighborhood grocery store.
4. The presentation by Ed Zimmer as the historic preservation planner is found on p.4. This landmark designation was recommended for approval by the Historic Preservation Commission under the criteria of signifying important events.
5. The applicant's testimony and the testimony of the architect are found on p.4-5.
6. It was confirmed that this proposal would comply with the Antelope Valley plan.
7. There was no testimony in opposition.
8. On December 8, 2004, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend approval.

**FACTSHEET PREPARED BY:** Jean L. Walker

**DATE:** January 3, 2005

**REVIEWED BY:** \_\_\_\_\_

**DATE:** January 3, 2005

**REFERENCE NUMBER:** FS\CC\2005\CZ.04076



**ALTERATIVE USES:**

Landmark designation does not change the permitted uses in the R-6 residential district but is accompanied by a Special Permit request to operate the grocery store portion as an office.

**ASSOCIATED REQUEST:**

Special Permit 04063

**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 a public hearing on this matter and voted unanimously to recommend that the former Zimmer Grocery Store be recognized as a Lincoln Landmark for its almost unique depiction of a residential building combined with a tiny neighborhood grocery store. In the early 20<sup>th</sup> century very small grocery stores were common in Lincoln residential areas and a few of these structures remain, but few are of the house-plus-store type. The Commission’s recommendation is to recognize this earlier building type and activity pattern through the landmark designation of this property.
3. Preservation guidelines for the proposed landmark are based on the typical Lincoln landmark guidelines.
4. The application is enclosed.
5. The 2025 Comprehensive Plan includes a strategy to “Continue efforts to inventory, research, evaluate and celebrate the full range of historic resources throughout Lancaster County, collaborating with individuals, associations, and institutions, and designating landmarks and districts through the local preservation ordinance and the National Register of Historic Places.”

Prepared by:

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

**APPLICANT & OWNER:** Pages LLC  
938 N. 70<sup>th</sup> Street  
Lincoln, NE 68505  
(402)610-0589

**CONTACT:** Fernando Pages  
938 N. 70<sup>th</sup> Street  
Lincoln, NE 68505  
(402)610-0589

**CHANGE OF ZONE NO. 04076  
and  
SPECIAL PERMIT NO. 04063**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

December 8, 2004

Members present: Carlson, Carroll, Krieser, Sunderman, Pearson, Marvin, Taylor, Larson and Bills-Strand.

Staff recommendation: Approval of the change of zone and conditional approval of the special permit.

Ex Parte Communications: None.

Proponents

**1. Ed Zimmer** of Planning staff presented the application. This is a combination house (built in about 1900) and grocery store (added in 1906). The Historic Preservation Commission has recommended approval of the landmark application under the criteria of signifying important events. This is a category of broad events in the history of Lincoln. A number of small neighborhood grocery stores have been studied. There are over 100 listed in the city directories in the early 1900's. About 15 still stand in the various neighborhoods. This is the best example of the particular class of house with added store. There is one on Randolph and one on North 33<sup>rd</sup>. The Historic Preservation Commission endorsed this as a good demonstration of this particular kind of small neighborhood grocery store. This stands in the area covered by the Antelope Valley Redevelopment Plan where staff is recommending long term mix use of residence and office, thus the special permit for the office in the grocery store portion and a residence on the house. This building will be refurbished to a higher quality appearance. It was known as Lincoln Home Bakery.

**2. Fernando Pages** testified in support. He purchased this property and the one next door originally with intention to demolish both and build apartment buildings. He presented the plans and has approval for two buildings, but he was looking for a location to develop his office. He decided that with the right architect and right design, this could be a good location for his office and the house is a really nice structure. Pages stated that he primarily does affordable housing and building in the Antelope Valley area.

**2. Jerry Berggren**, member of the Historic Preservation Commission and the architect for this project, advised that he abstained from the vote at the Historic Preservation Commission meeting. The site plan attempts to preserve the building as carefully as possible, yet there are not a lot of historic photographs available. The asbestos shingles will be removed from the store front and it will be returned to the original siding appearance. They have done some demolition on the interior to confirm the structural integrity. They will be working with the historic colors of the area. There will be a simple placard sign across the top, illuminated with traditional lighting of the period. It will have a canvas awning. This happens to be immediately adjacent to the bus stop that occurs on K Street, so they will be providing some benches and some community expression.

Pages clarified that the house will remain as a residential rental property and he will use the store front as his office. The house will be totally rehabbed. The historical requirements are primarily on the exterior.

Pearson inquired whether there is off-street parking. Berggren confirmed that there is parking off-street. There will be a structure to the rear for some secure parking, with two parking stalls in the garage and two in the rear of the building. There is parking available to the public on the street, but the amount of traffic coming to Pages' offices is very limited and will park in the rear of the building. There was no testimony in opposition.

Larson confirmed that this will not interfere with the Antelope Valley plan of making 19<sup>th</sup> the main corridor north and south. Zimmer stated that this is about a block east of that. We would like to see this area in general enhanced. We anticipate the Antelope Valley plan may rezone this area and that rezoning would accommodate this use. The plan in general also encourages preservation of the buildings in the area.

**CHANGE OF ZONE NO. 04076**

**ACTION BY PLANNING COMMISSION:**

December 8, 2004

Marvin moved approval, seconded by Larson and carried 9-0: Carlson, Carroll, Krieser, Sunderman, Pearson, Marvin, Taylor, Larson and Bills-Strand voting 'yes'. This is a recommendation to the City Council.

**SPECIAL PERMIT NO. 04063**

**ACTION BY PLANNING COMMISSION:**

December 8, 2004

Marvin moved to approve the staff recommendation of conditional approval, seconded by Carroll and carried 9-0: Carlson, Carroll, Krieser, Sunderman, Pearson, Marvin, Taylor, Larson and Bills-Strand voting 'yes'. This is a recommendation to the City Council.



**Change of Zone #04076HP  
Special Permit #04063  
1941 K St.**

2002 aerial

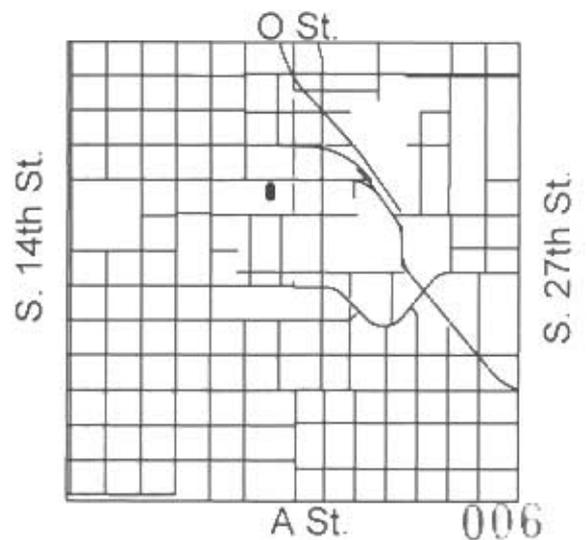
**Zoning:**

- 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 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. 25 T10N R6E



Zoning Jurisdiction Lines  
City Limit Jurisdiction



Lincoln City - Lancaster County Planning De

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 #

**Zimmer Grocery Store**

**LC13:D8-548**

2. LOCATION

Address

**1941-1943 K St**

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

**Pages LLC**  
**938 N 70<sup>th</sup> St**

5. GEOGRAPHICAL DATA

Legal Description **McMurtry's Add Block 3 Lot 12**  
Number of Acres or Square Feet: **0.1633 acres**

6. REPRESENTATION IN EXISTING SURVEYS

Title ***Historic and Architectural Survey of Lincoln, NE***

Date on-going \_\_\_\_\_  State  County  Local

Depository for survey records **Lincoln Planning Dept., Lincoln, NE 68508**

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

yes, date listed \_\_\_\_\_

no

## 7. DESCRIPTION AND HISTORY

### Condition

X fair

x original site

x altered

**DESCRIPTION:** This 1 ½ story, folk style cottage home faces north, looking onto K St. The home has a flat roofed one story commercial store front added to its west facing facade, giving it its unusual form. The residence is a cross gabled house with a dropped secondary roof extending out over a small, front corner porch. The



1941-43 K St

dominant roof is the east-west gable. The facade's front gabled wing has decorative lintels and sills distinguishing its two double hung windows with eave returns accentuating the roof line. The rear of the home is a hipped roof one story addition with an enclosed porch. The store is believed to be added with a building permit dated in the summer of 1906 and is approximately 10 feet closer to K St than the home. The store front has a center oriented door with a small shed roof covering the stoop. Two simple unadorned double hung windows flank the doorway. An additional double hung window is visible on the stores east facade.

**HISTORY:** The Zimmer Grocery Store at 1941-1943 K St is a unusual example of a common business during early 20<sup>th</sup> century Lincoln. According to Lincoln City Directories, Jacob L. Zimmer ran a grocery store out of his residence as early as 1908. Building Permit # 1122, issued on July 23, 1906 shows that Zimmer built a 20' x 30', one story building on the same lot as his house with a new address of 1943 K St. This store addition to an existing building is a relatively uncommon form of the traditional neighborhood grocery store that was found throughout Lincoln during the time period. Only one comparable grocery store, the J. J. Trsek store built in 1915 at 2901 Randolph St displays a similar design. There are several other stores or offices of the time that were additions to residences but not as grocery stores. During this time period neighborhood grocery stores littered the Lincoln landscape. The 1908 directory lists no less than 121 grocery stores. By 1920, the city directory lists no less than 196 groceries. A majority of these were located in the residential neighborhoods of Lincoln. These neighborhood stores fit into two dominant subtypes, the commercial building and the modified store front in an existing house. The Zimmer store combines these two traits into one building. Jacob Zimmer bought this property in 1901. It is unclear if the current home was present at the time of purchase. The 1903 Sanborn Fire Insurance Map shows a simple single unit home oriented along the east lot line and facing K St, traits not compatible with the current home. A sewer connection recorded in 1904 may indicated new home construction at that time. The first known building permit, (#1122) shows J. L. Zimmer built a 20' x 30', one story building by himself for an estimated cost of \$300. This description fits well with the front portion of store. Zimmer is listed in the 1908 Lincoln City Directory as a grocer at 1941 K St. In following years Nathan Dorbin and E. L. Crist ran grocery stores from the same address. The grocery store continues

to have the 1941 K St address for the 1911-1915 directory listings, while the 1920 directory lists the 1943 K St address as the Lincoln Home Bakery.

<u>Period</u>	<u>Areas of Significance-Check and justify</u>
<u>_</u> 1800-1899	<u>_</u> architecture <u>X</u> community planning/development

Specific dates: 1904-1906

Builder/Architect: unknown

Statement of Significance (in one paragraph):

The Zimmer Grocery Store at 1941-43 K St is an unusual example of a local neighborhood grocer combining his residence and his store in one location with two different building types. Where as most small grocers during the early part of 20<sup>th</sup> century Lincoln had either a store in a modified home or a strictly commercial building, Jacob Zimmer attached his commercial store onto his home. This unique attribute distinguishes the Zimmer Grocery Store from a long list of small, neighborhood businesses in Lincoln and is a great example of traditional neighborhood living in Lincoln when walking was the dominant mode of transportation.

9. STANDARDS FOR DESIGNATION

- X 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;
- X 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.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Lancaster County Deeds, Lincoln City Directories, Sanborn Map Company atlases, Building Permit #1122.

11. FORM PREPARED BY:

Name/Title: David A. Gaspers and Ed Zimmer on behalf of the owners

Organization: for the Linc./Lanc. Planning Dept.      Date Submitted 11/17/04

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

City or Town      Lincoln      State      NE 68508

Signature\_\_\_\_\_

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FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

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