

City Council Introduction: **Monday**, July 11, 2011  
Public Hearing: **Monday**, July 18, 2011, at **3:00** p.m.

Bill No. 11-98

## **FACTSHEET**

**TITLE:** **CHANGE OF ZONE NO. 11021**, from R-2 Residential District to R-2 Residential District with a Landmark Overlay, requested by the Historic Preservation Commission and Jennifer Beebe, on property located at 3935 Randolph Street.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 06/29/11  
Administrative Action: 06/29/11

**STAFF RECOMMENDATION:** Approval.

**RECOMMENDATION:** Approval (7-0: Cornelius, Francis, Larson, Lust, Partington, Gaylor Baird and Sunderman voting 'yes'; Esseks and Taylor absent).

### **FINDINGS OF FACT:**

1. This is a request to designate the former St. James Evangelical Lutheran Church located at 3935 Randolph Street as a Landmark. The Planning Commission also heard and took final action on the associated Special Permit No. 11015 to allow use of the basement as a commercial (catering) kitchen with associated storage on the main floor.
2. The staff recommendation of approval is based upon the "Analysis" as set forth on p.4-6, concluding that designation of the property as a Landmark protects a unique neighborhood structure with historic significance, and provides the opportunity to request the special permit. The associated special permit encourages rehabilitation and reuse of the proposed Landmark for a low-intensity use, providing a transition between commercial and residential neighbors. The request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan. The staff presentation, on behalf of the Historic Preservation Commission, is found on p.7.
3. This Landmark designation has been reviewed by the Historic Preservation Commission with a unanimous recommendation of approval. The associated Preservation Guidelines are attached as Exhibit "A" to the ordinance for this change of zone.
4. One individual testified in a neutral position, in favor of the landmark designation and seeing the subject property maintained; however, concerned about the parking and future use under the associated special permit (p.8). The staff response is also found on p.8. Analysis #6 in the staff report on p.4 indicates that because of the topography of the site, there is little or no opportunity to provide on-site parking except in the driveway. The conditions of the associated special permit allow no more than three employees.
5. The record consists of a letter in support from the 40<sup>th</sup> & A Neighborhood Association (p.16).
6. There was no testimony in opposition.
7. On June 29, 2011, the Planning Commission voted 7-0 to recommend approval of the Landmark designation (Esseks and Taylor absent).
8. On June 29, 2011, the Planning Commission also voted 7-0 to adopt Resolution No. PC-01241 approving the associated Special Permit No. 11015 to allow commercial use of the basement and use of the main floor for associated storage, provided the development has no more than three employees on-site and direct service to customers is not provided on-site. As of the date of this Factsheet, the associated special permit has not been appealed to the City Council.

**FACTSHEET PREPARED BY:** Jean L. Preister  
**REVIEWED BY:** \_\_\_\_\_  
**REFERENCE NUMBER:** FS\CC\2011\CZ11021HP

**DATE:** July 5, 2011  
**DATE:** July 5, 2011

**LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**for June 29, 2011 PLANNING COMMISSION MEETING**

**PROJECT #:** *Change of Zone #11021--Landmark Designation of the former St. James Evangelical Lutheran Church*  
& Special Permit #11015 for Historic Preservation to adjust use and parking requirements

**PROPOSAL:** Designation of the property at 3935 Randolph Street as a Landmark (from R-2 Residential to R-2 Residential with Landmark Overlay) and a special permit to allow use of the basement as a commercial (catering) kitchen with associated storage on the main floor, and to adjust the on-site parking requirement.

**LOCATION:** 3935 Randolph Street

**LAND AREA:** Approximately 5,800 sq. ft., more or less.

**EXISTING ZONING:** R-2 Residential

**WAIVER/MODIFICATION REQUEST:**  
To accept the site plan showing the existing driveway as the only on-site parking.

**CONCLUSION:** The landmark designation protects a unique neighborhood structure with historic significance, and provides the opportunity to request the special permit. The special permit encourages rehabilitation and reuse of the proposed landmark for a low-intensity use, providing a transition between commercial and residential neighbors. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan.

<b>RECOMMENDATION FOR CHANGE OF ZONE 11021:</b>	Approval of Landmark designation
---	----------------------------------

<b>RECOMMENDATION FOR SPECIAL PERMIT 11015:</b>	Conditional Approval of Special Permit
---	--

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** West 58 feet of the north 100 feet of Lot 1, Riley & Whitney’s Subdivision, located in the southeast quarter of Section 30-10-07, Lincoln, Lancaster County, Nebraska.

**EXISTING LAND USE:** Vacant church.

**SURROUNDING LAND USE AND ZONING:**

North:	Residential	R-2
South:	Parking	R-2
East:	Commercial	B-1
West:	Residential	R-2

**HISTORY:**

- 1925** Built as church.
- 1940** Approximate date of cessation of use by original St. James Evangelical Lutheran congregation, several congregations followed.
- 1960** Church pastor still resided in building.
- 2006** Zoning district changed from B-1 Local Business District to R-2 Residential District.
- 2009** Cessation of use as a church.
- 2011** Purchased agreement by applicant for Special Permit #11015.

**UTILITIES:** The site is served by all public utilities.

**PUBLIC SERVICE:** The property is in the Lincoln Public School District (Lancaster District 001) and has all City of Lincoln services.

**ALTERATIVE USES:** Landmark designation does not by itself change the permitted uses in the R-2 Residential District. Use as a residence or as a church are among the permitted uses in this district, although the church use would be non-conforming in terms of parking.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

**Pg 17** - The Future Land Use Map of the Comprehensive Plan designates this area as residential.

**Pg 142** - Historical & Cultural Resources- Encourages identification and protection of “the full range of historic resources” and “incentives and regulatory support for the rehabilitation of existing buildings.”

## **ANALYSIS:**

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...”*

1. The former Saint James Evangelical Lutheran is the among the smallest historic church buildings extant in Lincoln and demonstrates a church, with pastor’s residence, integrated in a residential area. It was continuously used as a church for approximately 85 years, and included on the lower level an accessory dwelling unit for the pastor’s family for at least 45 years.
2. The Historic Preservation Commission held hearings on these applications on June 16, 2011. The Preservation Commission voted 6-0 to recommend approval of these applications and is serving as sponsor/applicant of the landmark application.
3. The property is adjacent to a commercial use to the east (Runza drive-in) and to residential uses to the west. It has been on the market for approximately 2 years without attracting a purchaser for either church or residential use.
4. A driveway on the east edge of the property is brick-paved adjacent to the sidewalk for approximately one-stall length. The parcel slopes down from north to south, providing grade-level access to the basement near the southeast corner.
5. Public Works & Utilities Department recommended a clearer site plan for review. One has been provided and an additional comments may be provided to Planning Commission.
6. LMC 27.63.400 allows adjustment of parking requirements for landmarks. In some circumstances, no off-street parking is possible, when landmarks fill or nearly fill their sites, such as Tifereth Synagogue at 18<sup>th</sup> & L Streets and German Evangelical Lutheran Church and School at 8<sup>th</sup> and D Streets. In other circumstances, such as the A. C. Lau House (formerly “Dutch Pillow B&B”) at 1818 S. 24<sup>th</sup>, a landmark special permit included a parking reduction for esthetic reasons, where use of shared on-street parking was found to be preferable to changing the historic character of the site. Especially because of the topography of this site, there is little or no opportunity to provide on-site parking except in the driveway.
7. The proposed preservation guidelines for the former St. James Lutheran Church are attached as Exhibit A. They are based on typical guidelines for Lincoln Landmarks. The church interior (sanctuary) is identified as a significant feature but as is typical of Lincoln Landmarks, the guidelines address the publicly visible features of the exterior. The interior is addressed in the Special Permit conditions. (See the last discussion item below and Condition 4.)
8. 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 former St. James Lutheran Evangelical Church is recommended by Historic Preservation Commission as meeting the criteria for landmark designation as an example of a tiny neighborhood church with residence.

Permitted uses in the district include residences and churches, although the church was non-conforming in terms of parking. The requested use as a commercial/catering kitchen could occur in the R-2 residential district if a resident met the requirements of a home occupation, but the applicant does not intend to reside in the building.

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

The applicant's interest in the building is to use it as a commercial kitchen for her catering business. Her purchase of the property and ability to maintain it are based solely on this use.

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

The requested special permit would not require alteration of the building or site. The landmark designation would obligate the applicant to future review of changes, in accord with the preservation guidelines. The Special Permit would require review and amendment if any additional uses were requested for the property.

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

The applicant's project would return the former church to use and occupancy after many months of vacancy. There is no adjacent on-street parking so a low-intensity use is preferable. Retaining the building in its present form provides a buffer between residential uses to the west and commercial uses to the east.

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

The adjacent use to the east is a drive-through, "fast-food" establishment and the proposed commercial kitchen is compatible. The former church had a fellowship hall and kitchen in the basement and the proposed use is similar, but lower intensity, than that permitted use. The project appears to be compatible with the area.

Staff recommends that the requested use or other similar, low-intensity commercial use to support the building are compatible, provided there is a cap on the maximum number of employees, and uses that provide direct service to customers on-site are not permitted.

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

The proposed project provides use and maintenance to an interesting historic church that was unlikely to be sustainable in its original function. The proposed use stabilizes a neighborhood landmark and maximizes use of the public investment in infrastructure. It accommodates private investment and contributes to the property tax base.

The applicant does not intend to alter the sanctuary, as would probably occur if the church is converted to residential use. A proposed condition of the special permit is that Preservation Commission approval be required if the major historic features of the sanctuary—the pews and lights—are altered. If at a future date, an owner wished to discontinue the additional uses granted under special permit and revert to a use permitted in the R-2 district (such as a residence), this condition would expire with the special permit.

Prepared by:

Ed Zimmer, 441-6360, [ezimmer@lincoln.ne.gov](mailto:ezimmer@lincoln.ne.gov)  
Planner  
June 17, 2011

**APPLICANT:** Historic Preservation Commission (for CZ #11021)  
c/o Planning Dept., attn: Ed Zimmer  
555 So. 10<sup>th</sup> Street  
Lincoln, NE 68508 (402)441-6360

Jennifer Beebe (for SP #11015)  
3530 X Street  
Lincoln, NE 68503  
402-432-7449  
[bbfrogpond@gmail.com](mailto:bbfrogpond@gmail.com)

**OWNER:** First Apostolic Church, attn: W. H. Beall  
1802 Boswell Avenue  
Branson, MO 65016

**CONTACT:** Jennifer Beebe (for SP #11015)  
3530 X Street  
Lincoln, NE 68503  
402-432-7449  
[bbfrogpond@gmail.com](mailto:bbfrogpond@gmail.com)

**CHANGE OF ZONE NO. 11021  
and  
SPECIAL PERMIT NO. 11015**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

June 29, 2011

Members present: Partington, Cornelius, Gaylor Baird, Larson, Francis, Lust and Sunderman (Esseks and Taylor absent).

Ex Parte Communications: None.

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

Staff presentation: **Ed Zimmer of the Planning staff** advised that the structure was built in 1925 on a lot of under 6,000 sq. ft. and was used by Lutheran congregations in the first couple of decades, and then by Presbyterian congregations into the 1960's and 1970's. And for much of the early period the pastor lived directly in the church.

This proposal has been reviewed by the Historic Preservation Commission and they unanimously support the landmark designation and the request for special permit to put the building back in use.

Zimmer pointed out that because it has always been in church use, the structure still retains the sanctuary and essential characteristics on the main floor of the small church. In the special permit, the applicant's proposal does not change that portion of the building, but merely addresses primarily the basement area where there are no historic characteristics to retain. While no longer in church use, the structure will still maintain its characteristics of a church.

The applicant for the special permit is requesting to use the building for a commercial kitchen in the basement for a catering business to prepare food for catering off-site. In the conditions of approval, the staff attempts to make it slightly more generic to not simply say "catering kitchen", but rather limited commercial use for not more than three employees, not directly serving customers on-site. This allows some flexibility in this use for the future.

Proponents

**1. Jennifer Beebe**, the applicant for the special permit, stated that she is interested in and currently negotiating the purchase of the property.

Sunderman inquired whether the main floor with the pews will be used at all. Zimmer pointed out that the conditions of approval specify that the applicant can use the main floor for storage and it needs to be stated as such. Any alteration to the pews, etc., would have to come back to the Historic Preservation Commission for review. The main floor can be used for storage as being supportive to the use in the basement.

## Support

1. **Jack Mills**, 1918 Yorkshire Court, trustee of the property adjacent to the site for the special permit, stated that he is appearing in a neutral position. He did not have opportunity to attend the neighborhood discussion albeit he tries to be active in the community and to be a good neighbor. The trust has owned the property since 1978 as a brick duplex with professional upkeep. He is interested in seeing the subject property maintained better than it has been. But he does have a concern about the meaning of the “catering service” or “kitchen service”. Mills is also concerned about future use of the property if this applicant moves on. Who will be the next persons or corporations to use this kitchen for commercial use for three employees? His main concern is upkeep of the neighborhood. He is hopeful this will be a positive direction for the area and that the building will be kept up. He would have bought the property if he could have done anything with it. The parking is terrible.

There was no testimony in opposition.

Sunderman asked Zimmer to address Mr. Mills’ question about future use. Zimmer acknowledged that the special permit is attached to the land, not to the specific permittee. That is one reason staff worked on conditions that would fit this application but somewhat more generic. The focus really has to be on the conditions and whether they seem to fit the use. No one knows who might use it next. The issue is whether these conditions make sense for this property and protect the surrounding property. Any other use would have to come back either to the Planning Commission for public hearing or the Director of Planning for an administrative amendment if a minor change.

### **CHANGE OF ZONE NO. 11021**

#### **ACTION BY PLANNING COMMISSION:**

June 29, 2011

Lust moved approval, seconded by Francis.

Sunderman thinks this is a great way to preserve a historic building and a great way to offer some opportunities for small business to expand and grow. He believes that the property will be maintained better being occupied as opposed to vacant.

Motion for approval carried 7-0: Partington, Cornelius, Gaylor Baird, Larson, Francis, Lust and Sunderman voting ‘yes’; Esseks and Taylor absent. This a recommendation to the City Council.

### **SPECIAL PERMIT NO. 11015**

#### **ACTION BY PLANNING COMMISSION:**

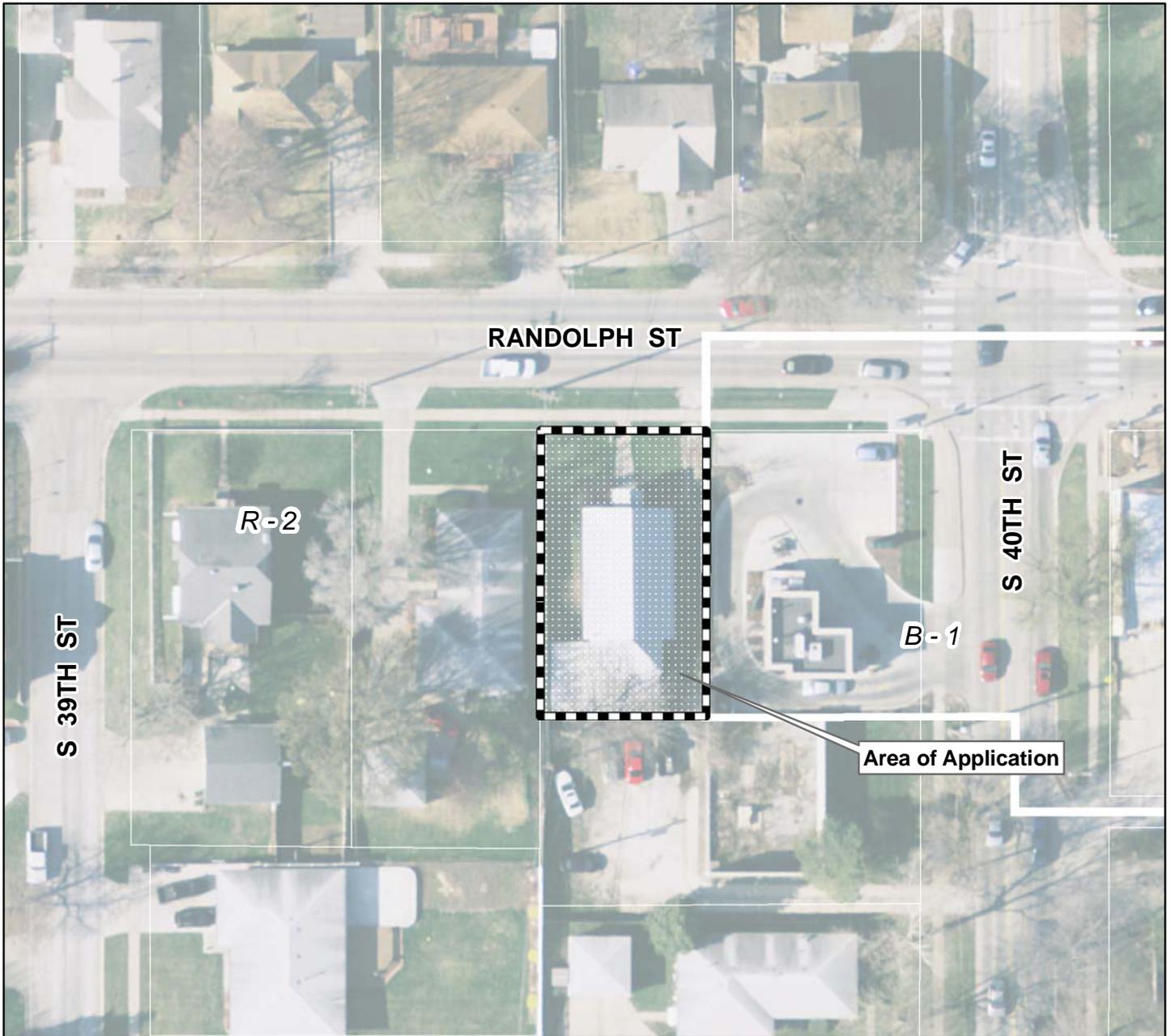
June 29, 2011

Francis moved to approve the staff recommendation of conditional approval, seconded by Gaylor Baird.

Gaylor Baird believes it is fortunate for the city that the applicant wants to find this creative use for this piece of property which is not easy to reuse and inhabit. It will offer such a nice buffer and transition between the restaurant to the right and residences to the left.

Cornelius stated that he appreciates the concerns of the neighbors and the neighborhood, but the Commission has heard that there are sufficient limitations placed on the conditions of the special permit such that any future business is likely to be low impact and not have a negative impact on the surrounding area.

Motion for conditional approval carried 7-0: Partington, Cornelius, Gaylor Baird, Larson, Francis, Lust and Sunderman voting 'yes'; Esseks and Taylor absent. This is final action, unless appealed to the City Council within 14 days.

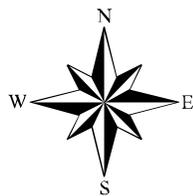


**Special Permit #11015 & Change of Zone #11021  
Historic Landmark Designation  
S 40th & Randolph St**

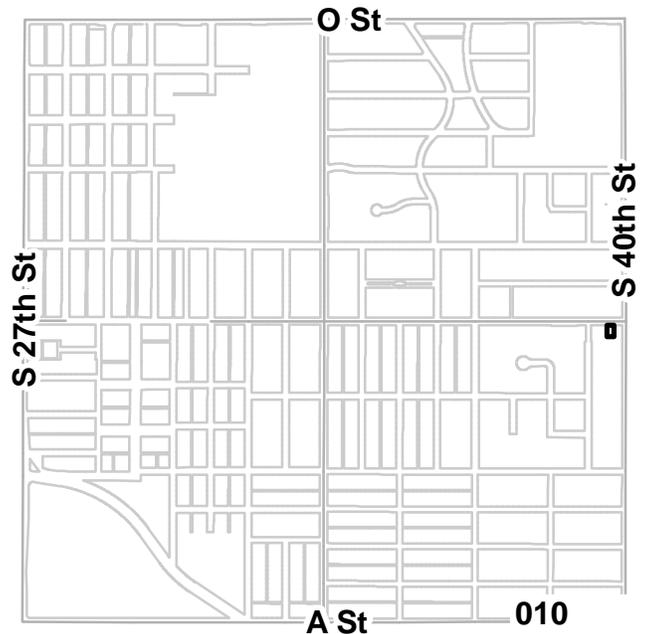
2010 aerial

**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. 30 T10N R07E**



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

1. NAME

Historic **Former St. James Lutheran Church**  
and/or Common First Apostolic Church  
NeHBS Site LC13:E07-599

2. LOCATION

Address 3935 Randolph Street, Lincoln, NE 68510

3. CLASSIFICATION

Proposed Designation

Category

Landmark District  
 Landmark

district  
 building(s)  
 structure

site  
 object

Present Use

agriculture  
 commercial  
 educational  
 government

industrial  
 military  
 museum  
 entertainment  
 private residences

religious  
 scientific  
 transportat'n  
 park  
 **other (vacant)**

4. OWNER OF PROPERTY

Name First Apostolic Church c/o W. H. Beall  
Address 1802 Boswell Ave., Branson, MO 65616

5. GEOGRAPHICAL DATA

Legal Description Riley & Whitney's Sub., west 58' of the north 100' of Lot 1  
Property ID: 17-30-439-003-000

Number of Acres or Square Feet: **(more or less)** 5,800 sq. feet

6. REPRESENTATION IN EXISTING SURVEYS

Title: Historic and Architectural Survey of Lincoln  
Date on-going  State  County  Local  
Depository for survey records Lincoln/Lancaster County Planning Dept.

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

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

no

7. DESCRIPTION AND HISTORY

Condition--

excellent

Under rehabilitation

unaltered

original site

good

ruins

altered

moved date \_\_\_\_\_

fair

unexposed

**DESCRIPTION:**



*View from northwest, May 2011.*

The former St. James Evangelical Lutheran Church at 3935 Randolph Street is a wood-frame structure with a facade gable roof and enclosed, gable-roofed front vestibule accessed by a flight of five wooden steps with a small platform at the door. The roof has wide eaves with exposed rafter feet and purlins. A few of the purlins are boxed and extend to the edge of the eaves, for decorative emphasis. The vestibule roof extends forward to shelter the entry, cantilevered on boxed beams.

The high foundation is quarry-faced molded concrete blocks and the walls are sheathed in clapboards. The numerous windows have 6-over-1 double-sash and are paired in several locations, including flanking the front entrance and on the east facade. There is a rectangular bay-window near the center of the east facade.

The south end of the main floor is narrower than the gable-roofed sanctuary, forming a rectangular “apse” for the altar and pulpit, under a lower, hipped roof. A shed-roofed addition at the far south end extend the space on the lower level. The addition has asbestos shingle siding.



*View from east of rear addition, May 2011*



*View in sanctuary, looking south, 2011.*

*View from SE of hip-roofed “apse” on south end of sanctuary.*



The interior retains a high degree of integrity in the sanctuary, while the basement spaces (fellowship hall, kitchen, restrooms, former office & apartment) present little historic character. Seven rows of wooden pews flank a central aisle. The pews vary somewhat in detail, suggesting they have been reused from earlier churches. One extra-long pew extends into the shallow bay window area on the east side. The flat, plaster ceiling of the sanctuary has two rows of light fixtures



with glass globes.



**HISTORY**

St. James Lutheran Church was built by W. F. Wagner under Building Permit 13395 issued Feb. 24, 1925. Wagner was listed in the Lincoln directory as a carpenter, residing nearby at 4040 Randolph. The ministers of the congregation were listed as living at the church as early as 1925 and at least as late as the 1960s. In 1939 Rev. Ralph Rangeler’s family in residence included his wife Betty, their daughter Betty (a student), and

Art Rangeler, probably their son, who was a clerk at Ideal Grocery & Market.

The Lutheran congregation lost the property to foreclosure in 1940 and was supplanted by Faith Orthodox Presbyterian Church. Faith Church sold the corner portion of the property for a gas station in 1950 and sold in the church in 1969. Ownership changed again in 1986 and Church of Christ Evangelist occupied the church in 1990 (by which time Rev. Edw. Werner was listed with a separate residence). First Apostolic Church has been housed in the small building in recent years.

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 checked="" type="checkbox"/> _architecture	<input type="checkbox"/> _military
<input type="checkbox"/> _1700-1799	<input type="checkbox"/> _art	<input type="checkbox"/> _music
<input type="checkbox"/> _1800-1899	<input type="checkbox"/> _commerce	<input type="checkbox"/> _philosophy
<input checked="" type="checkbox"/> _1900-	<input type="checkbox"/> _communications	<input type="checkbox"/> _politics/government
	<input checked="" type="checkbox"/> _community development	<input checked="" type="checkbox"/> _religion
	<input type="checkbox"/> _conservation	<input type="checkbox"/> _science
	<input type="checkbox"/> _economics	<input type="checkbox"/> _sculpture
	<input type="checkbox"/> _education	<input 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: 1925

Builder/Architect: W. F. Wagner, carpenter

Statement of Significance: The former St. James Evangelical Lutheran Church is a locally rare example of a

very small church, built of nearly residential form and located on a small lot in a residential area. Even in the Germans-from-Russia neighborhoods of North and South Bottoms, the extant churches are typically larger and located on more spacious sites. This example is reflective of earlier transportation systems, when parking lots were not an expectation. The church has served a number of congregations but is remarkable to have remained in church use until the last few years.

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

Lincoln Building permit 13395  
Lincoln City Directories  
Lancaster County Deeds

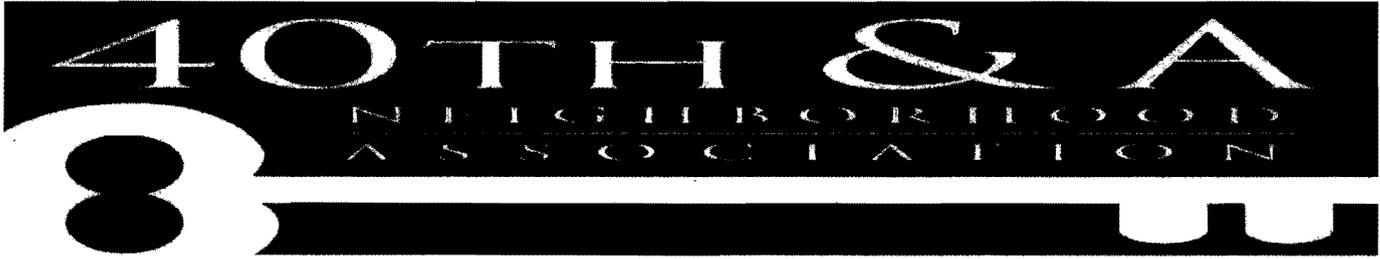
11. FORM PREPARED BY:

Name/Title: Ed Zimmer, Historic Preservation Planner, for the Historic Preservation Commission

Organization	Lincoln Planning Dept.	Date Submitted <u>June 10, 2011</u>
Street & Number	555 S. 10 <sup>th</sup> St.	Telephone (402)441-6360
City or Town	Lincoln,	State NE 68508

Signature \_\_\_\_\_

*F:\FILES\PLANNING\HPC\LMARKS\StJamesChurch\StJasLDapp.wpd*



1001 S. 37<sup>th</sup> Street  
Lincoln, NE 68510

June 25, 2011

Ed Zimmer  
City of Lincoln - Lancaster County Planning Department  
555 South 10<sup>th</sup> Street, Room 213  
Lincoln, NE 68508

RE: Change of Zone 11021HP and Special Permit 11015

Dear Ed:

The 40<sup>th</sup> & A Neighborhood Association would like to support a historic landmark zoning designation on the property located at 3935 Randolph.

On April 26<sup>th</sup> the neighborhood association facilitated a meeting with Jennifer Beebe, her realtor, John Mahoney, and neighborhood residents. A discussion ensued regarding the proposed project to remodel the church basement for a commercial kitchen that would house a catering business. The neighbors present were in agreement that this use would be a good fit for this property.

The neighborhood association board echoes this support. This is a unique property and situation and Ms. Beebe's catering business offers a wonderful solution for the neighborhood and it's residents.

We appreciate this opportunity to collaborate with the City of Lincoln as well as a local business owner to revitalize property within the city core. We look forward to having Jennifer Beebe in the neighborhood!

Regards,

Tracy J. Corr  
40<sup>th</sup> & A Neighborhood Association President

**RECEIVED**

JUN 27 2011

Lincoln/Lancaster Co.  
Planning Department

cc: Jennifer Beebe  
John Mahoney  
Craig Loeck