

City Council Introduction: **Monday**, May 13, 2013  
Public Hearing: **Monday**, May 20, 2013, at **5:30 p.m.**

Bill No. 13-63

## **FACTSHEET**

**TITLE:** **CHANGE OF ZONE NO. 13005**, from AG Agriculture District to AG Agriculture District with Landmark Overlay, requested by OSI Brothers, LLC, on property located at 6901 West Adams Street.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 05/01/13  
Administrative Action: 05/01/13

**STAFF RECOMMENDATION:** Approval.

**RECOMMENDATION:** Approval (8-0: Hove, Scheer, Gaylor Baird, Weber, Sunderman, Corr, Lust and Cornelius voting 'yes').

### **FINDINGS OF FACT:**

1. This is a request to designate the former Lincoln Air Force Base Remote Facility located at 6901 West Adams Street as a Landmark. This request for landmark designation was heard before the Planning Commission in association with Special Permit No. 13013 to allow use of the proposed landmark as a dwelling and an enclosed disassembly recycling facility.
2. The staff recommendation of approval of the landmark designation is based upon the "Analysis" as set forth on p.3, concluding that the landmark designation protects a unique site and building complex with historic significance, and provides the opportunity to request the special permit which encourages maintenance and reuse of the proposed landmark. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan. The staff presentation is found on p.5-6.
3. This Landmark designation and the associated special permit were reviewed by the Historic Preservation Commission with a recommendation of approval (See HPC Minutes, p.19-22).
4. The associated Preservation Guidelines are attached as Exhibit "A" to the ordinance for this change of zone request.
5. The applicant's testimony is found on p.6.
6. There was no testimony in opposition.
7. On May 1, 2013, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval of the landmark designation.
8. On May 1, 2013, the Planning Commission also voted 8-0 to adopt Resolution No. PC-01329 approving the associated Special Permit No. 13013, with conditions, for use of the landmark as a dwelling and an enclosed disassembly recycling facility, notification of which was previously provided to the City Council. The site plan is attached for information purposes only (p.18). As of the date of the writing of this Factsheet, the special permit has not been appealed to the City Council.

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

**DATE:** May 6, 2013

**REVIEWED BY:** Marvin Krout, Director of Planning

**DATE:** May 6,, 2013

**REFERENCE NUMBER:** FS\CC\2013\CZ13005 HP



**ALTERATIVE USES:** Landmark designation does not by itself change the permitted uses in the AG District. Permitted uses in AG district include use as single-family residence.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

**Pg 1.9** - The Future Land Use Map of the Comprehensive Plan designates this area as Agricultural.

**Pg 4.6, 4.9-** "Placemaking" chapter encourages identification and protection of broad range of historic resources, and incentives for maintenance and continued use.

**ASSOCIATED APPLICATION:** Special Permit #13013.

**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."*

1. The reactivation and reconstruction of the WWII Lincoln Army Air Field as Lincoln Air Force Base (LAFB) in the early 1950s brought increased population and diversity, economic activity, and the Cold War to Lincoln's doorstep in the 1950s and 1960s. The exact role of this unique facility, high on the hill above the airbase, has not been pinpointed but it appears to have been intended to provide a facility nearby but out of harm's way, in case of an attack on the base.
2. The landmark designation is recommended based on the facility's potential for understanding and interpreting the functions, role and the impact of the LAFB in Lincoln
3. The proposed preservation guidelines for the LAFB are based on typical guidelines for Lincoln Landmarks.
4. The Historic Preservation Commission held a public hearing on this application April 18, 2013. The Commission recommended approval 4-1. (Excerpt from Meeting Record is attached.)

Prepared by:

Ed Zimmer, 441-6360, [ezimmer@lincoln.ne.gov](mailto:ezimmer@lincoln.ne.gov)  
Historic Preservation Planner  
April 19, 2013

**APPLICANT:** OSI Brothers, LLC  
507 NW 16<sup>th</sup> St.  
Lincoln, NE 68524  
(402)470-3067  
dimon92@aol.com

**OWNER:** purchase agreement to OSI Brothers  
David W. Bratcher, LLC  
6901 West Adams St.  
Lincoln, NE 68524

**CONTACT:** Dimitriy Osiychuk  
507 NW 16<sup>th</sup> St.  
Lincoln, NE 68524  
(402)470-3067  
dimon92@aol.com

# CHANGE OF ZONE NO. 13005 and SPECIAL PERMIT NO. 13013

## PUBLIC HEARING BEFORE PLANNING COMMISSION:

May 1, 2013

Members present: Hove, Scheer, Gaylor Baird, Weber, Sunderman, Corr, Lust and Cornelius.

There were no ex parte communications disclosed.

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

Staff presentation: **Ed Zimmer of Planning staff** showed slides of the 19-acre parcel just west of the City Limits on Adams Street with the principal building located in the exact center of the parcel. There is a gravel drive and one can see the old brick pavement, showing evidence of an earlier use of the site. There is a depression in the ground that looks like a filled cellar hole for an earlier building. The tree line and fence line that stood in front of that cellar hole stretches about 150 yards across the front of the property. In fact, there are pieces of the fencing imbedded in one of the trees.

The property itself is a building generally the style of a ranch house, with concrete brick on one facade and plain concrete on the rest of the facades. With regard to the measurements of the site, it is a L-shaped plan of a taller building with lower building wrapped around it. It is very unusual and of very heavy construction.

Zimmer then shared a history of the site, stating that it was owned by the Air Force. The Planning Department's notification process brought someone forward to confirm that this had been an Air Force Remote Command Center for retreat if the base were attacked. It was later purchased and remodeled into a house. The outbuildings are principally of later construction. The focus of the landmark is the concrete building.

Zimmer further pointed out through photographs that the brick is only applied to the very face of the building. You can still see five parking stalls striped in the old concrete. Both entrances are the original entrances with Air Force stripes up the sides of the sidewalks. It does have attached outbuildings that are completely covered, including the walkways.

With regard to the associated special permit, Zimmer advised that the only changes proposed in the site would be one more metal building, and it would be no larger than the largest existing building, with gravel driveways. The applicant's proposed use is an indoor disassembly recycling facility – they obtain wrecked cars, disassemble and sell off the parts. By the information on the applicant's application and the proposed conditions of approval on the special permit, the disassembly and recycling would be contained in the buildings. They would use the house as a residence and the buildings for the commercial business. This is a continuation of a business they have already been operating in Lincoln.

Lust inquired whether it is necessary to have the landmark designation in order to have the special permit. Zimmer advised that this is the most flexible special permit in the code and is only for the preservation of landmarks. The applicant can ask for any legal use in any zoning district that with careful review is beneficial to the landmark. There is not another special permit that really addresses this specific use, and given that there are other landmarks associated with events in our past, this seemed to fit. This helps us understand our Cold War era.

Hove confirmed that the zoning is AG. Zimmer confirmed that it would remain AG zoning with a historic landmark overlay and special permit with specific conditions allowing the specific use. With the landmark designation and the special permit, the property can only be used for the residence, the office associated with the business, and indoor disassembly recycling. This does not allow any outdoor use of the site.

Lust asked whether the next user or owner of the site can use it for industrial purposes. Zimmer reiterated that the property can only be used within the limits of the special permit. The special permit goes with the land, not the owner. Another owner would have to fit the language without further review. They would have to comply with all the conditions of the special permit.

### Proponents

1. **Dimitriy Osiychua**, 2205 Southwood Place, the applicant, appeared to answer any questions. He stated that his family has been in this business for almost five years. He and his brother started it in a basement and grew it to where it is today. It is a very small family-owned operation. They do have several employees. They have operated at their current location for over three years and they have decided to get something on their own. This site fits everything they do. He confirmed that they keep everything inside. There is no hazardous storage or anything outdoors.

There was no testimony in opposition.

### **CHANGE OF ZONE NO. 13005**

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

May 1, 2013

Hove moved approval, seconded by Lust.

Lust commented that it is always nice when we can reuse buildings and facilities that are existing, and it sounds like a good use of the property. She appreciates Zimmer's presentations and learning more about Lincoln's history.

Gaylor Baird noted that the Historic Preservation Commission is recommending approval and that this provides an opportunity for growth of a local business, so it seems like a win on all fronts.

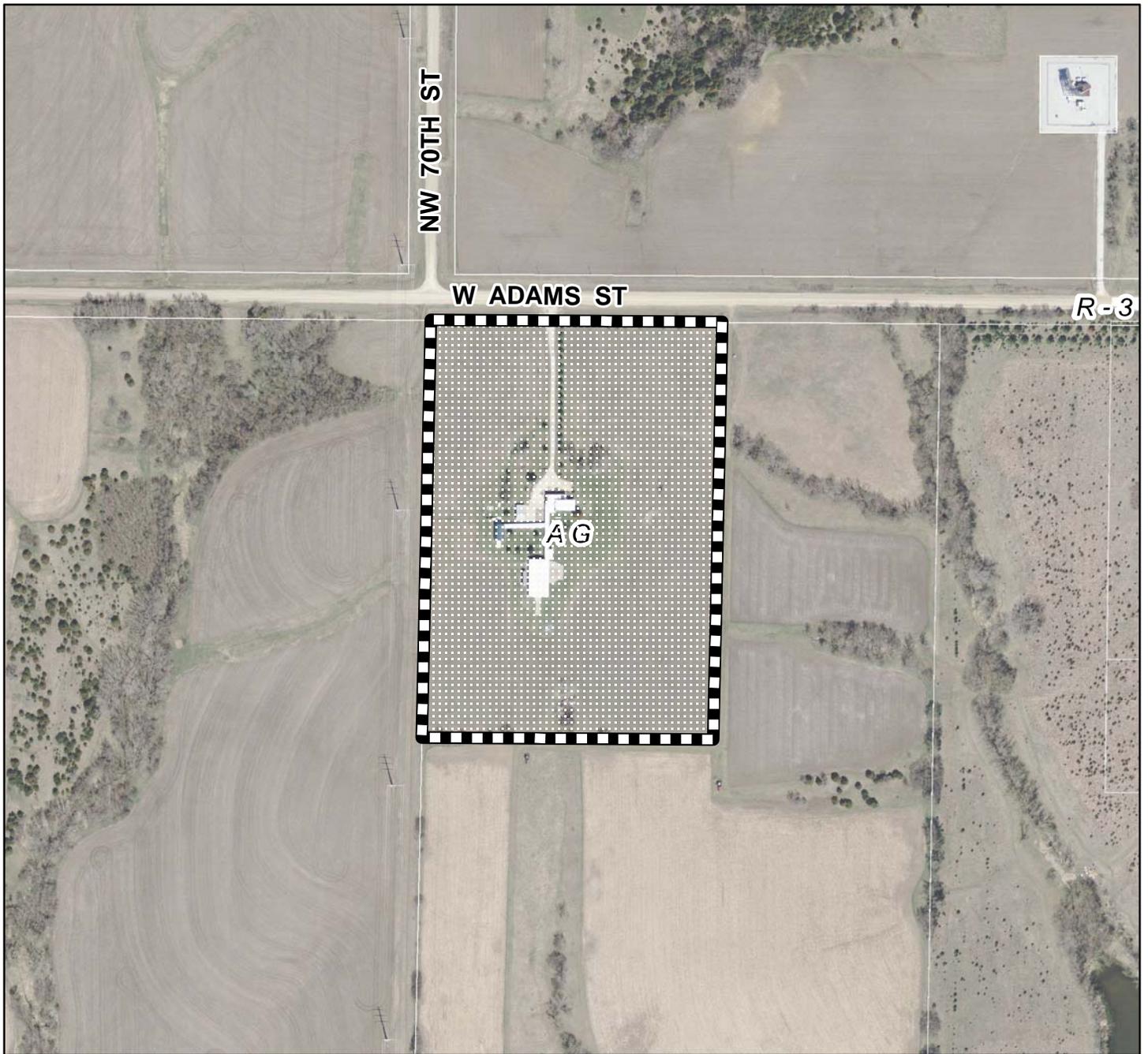
Motion for approval carried 8-0: Hove, Scheer, Gaylor Baird, Weber, Sunderman, Corr, Lust and Cornelius voting 'yes'. This is a recommendation to the City Council.

**SPECIAL PERMIT NO. 13013**

**ACTION BY PLANNING COMMISSION:**

May 1, 2013

Hove moved to approve the staff recommendation of conditional approval, seconded by Gaylor Baird and carried 8-0: Hove, Scheer, Gaylor Baird, Weber, Sunderman, Corr, Lust and Cornelius voting 'yes'. This is final action, unless appealed to the City Council within 14 days.

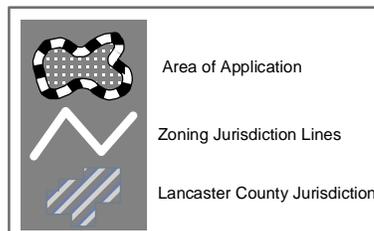


**Change of Zone # CZ13005 &  
Special Permit # SP13013  
NW 70th & W Adams St**

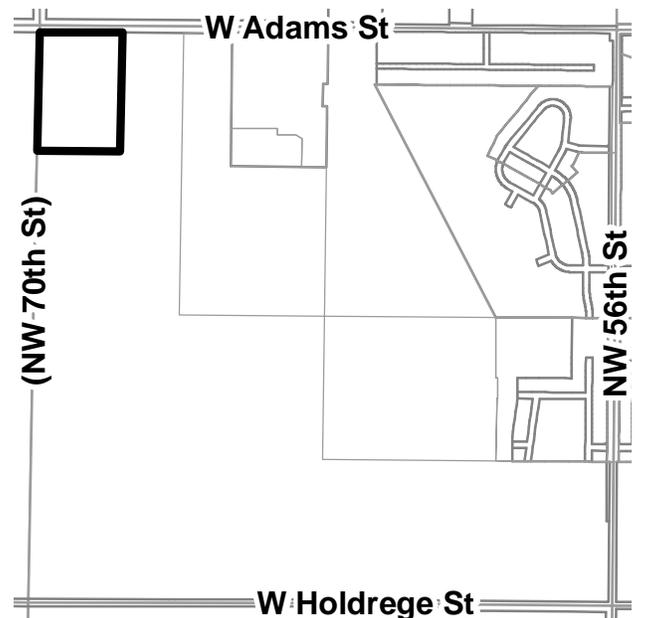
**Zoning:**

- 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.13 T10N R05E



2010 aerial



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

1. NAME  
Historic Lincoln Air Force Base Remote Facility  
and/or Common  
NeHBS Site

2. LOCATION  
Address 6901 West Adams St., Lincoln, NE

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 David W. Bratcher LLC  
Address 4100 Industrial Avenue, Lincoln, NE 68504

5. GEOGRAPHICAL DATA

Legal Description Lot 26, NW ¼, Section 13, Township 10 North, Range 5 East, 6<sup>th</sup> PM

Property ID Number 04-13-100-001-000

Number of Acres or Square Feet: **19 acres, more or less**

6. REPRESENTATION IN EXISTING SURVEYS

Title

Date \_\_\_\_\_ \_State \_\_\_\_\_ \_County \_\_\_\_\_ \_Local \_\_\_\_\_

Depository for survey records

City \_\_\_\_\_ State \_\_\_\_\_

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

7. DESCRIPTION AND HISTORY, CONT.

**DESCRIPTION:**

The property consists of approximately 19 acres of at NW 70<sup>th</sup> and West Adams Street, just west of the Lincoln city limits. The parcel measures roughly 760 feet east-west and 1090 feet north-south. A gravel driveway from the north, with a row of conifers on the east side, accesses the buildings near the center of the parcel. The structures consist of a concrete residence and three metal outbuildings, two of which are connected to the house by metal-clad corridors.



ca. 2010



1993



*View of property from West Adams, looking SW, 2013*

The main building is a concrete structure with block lower walls and cast-in-place upper walls, and flat concrete roofs, partly concealed behind a shake-shingled false mansard roof. The overall form of the house is formed of a lower, L-shaped block, wrapped around a taller block to form an overall L-shaped form measuring approximately 66 feet east-west and 45 feet north-south.



The true roofs behind the mansard fascia are flat, on three elevations, with the lowest sunk as a well at the northeast corner behind a parapet formed of the upper cast concrete wall, an intermediate level above the rest of the L-shape, and the highest portion above the southeast block.



*View of house from north*



*View of house from northeast*

The north façade of the main house is veneered in pale pink concrete bricks and features two large, asymmetrical windows, and smaller windows east and west. The front entrance is in to the east, in the corner of the front L-shape. There is another entrance through a metal-clad vestibule on the west side.

The mansard fascia apparently also covered the east façade, but only a portion of its framework remains. The south facades and the south portion of the west side apparently never had mansard fascias and reveal the cast-in-place upper walls and the projecting eaves of the flat, concrete roof deck. The east side has a sliding door that probably accessed a deck, now removed. The south side has small “slider” windows.



*East façade, from East,  
showing partial frame of mansard fascia*



*South façade, from SSE*



*View of west entrance*

Two metal buildings are attached to the house with metal-clad walkways. The larger is an open-volume, gable-roofed shed 120 feet south of house; it measures approximately 50'x100'. A smaller, gambrel-roofed barn-shaped building stands 105' west, with a walkway connected to the main corridor, and measures 40'x25'. There is also a free-standing garage west of the house and north of the "barn." The concrete building has been adapted as a house but includes what appears to be an oversized, industrial-scale HVAC system, apparently dating from mid-20<sup>th</sup> century.

Certain site features aid in interpreting the history of the property. The gravel driveway includes two small sections of brick paving, indicating an earlier pavement and earlier use of the site.



Northwest of the building complex there is a roughly rectangular depression, measuring about 30'x36', suggesting an earlier building, perhaps with a basement, now filled, outlined below in yellow.



North of that feature is a former fence line extending approximately 250 feet east-west across the drivewalk, indicated by trees, remnants of metal posts set in concrete, and chain-link fencing grown into one tree trunk.

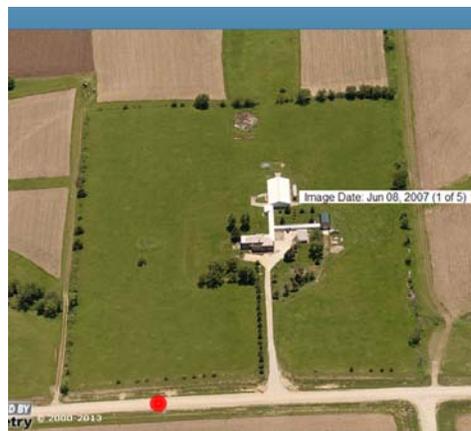


*Former fence-line north of building complex*

A final remnant suggestive of a pre-residential use is the concrete pavement north and west of the house. Portions of the flatwork are clearly older than others, including most of the parking apron in front of the house, a portion of the driveway, and the approach to the garage west of the house. All of those portions include yellow painted borders and parking-stall striping, while the newer flatwork has none. These markings outline six stalls in front of the house and two on the apron in front of the garage. Even the sidewalks to the front and side entrances are bordered in remnants of yellow paint.



*View from north (left) and south (right) of LAFB Remote Facility, 2007*



*Entire parcel, viewed from North*

**HISTORY:**

The Lincoln municipal airport was converted to Lincoln Army Air Field in 1942, in a massive construction campaign that replaced grass fields with long concrete runways and built hundreds of buildings. 25,000 aviation mechanics trained at LAAF and 40,000 additional airmen were mobilized for combat during WWII. Immediately after the war, the base was deactivated and most of the structures were removed, leaving Lincoln with an improved, even oversized, municipal airport.

During the Cold War, the airfield was again militarized and expanded with \$29,000,000 of new construction as Lincoln Air Force Base (LAFB), beginning in 1952. In 1954 the U. S. Government bought a much smaller parcel of land, high on the rising hills west of the airfield (Lancaster Deed 515:351). The property was sold in 1967, shortly after the deactivation of LAFB in 1966. Real estate broker Harold Proctor purchased the property and sold it on contract to Walter E. & Lynn Johnson, who obtained the deed in 1972. In 1971 the Johnsons were listed as residing on Rt. 6 (probably West O St.) in Lincoln and operating six APCO stations. The Johnsons sold the hilltop parcel in 1973 to Donald and Jean Sorensen.

Harlan Dutton of Lincoln was a friend of the Sorensens and recalls visiting the property in the '70s, which the Sorensens had converted to their residence. Their understanding was that the Air Force had built the facility, with a heavily reinforced roof, as a remote command center in case the LAFB was attacked. Mr. Dutton recalls that most of the outbuildings and their sheltering corridors were added later. The garage may be a later building but the patterns of pavement strongly indicate there had been an early structure at that location.

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 checked="" 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 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 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:** 1957-1966

**Builder/Architect:** U. S. Air Force

**Statement of Significance:**

This small complex of buildings appears to have been constructed during its ownership by the U.S. government, exactly coinciding with the operation of the Lincoln Air Force Base. Its unusual construction and configuration contribute to interpretation and understanding of Lincoln's significant role in the early years of the Cold War.

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

Lancaster County Register of Deeds

"The rise, decline, resurrection and demise of the Lincoln Air Base," Anne Diffendal, in *City Shapers: Five Events that Defined Lincoln*, 1987.

Personal interview with Harlan Dutton, April 24, 2013, by Ed Zimmer.

Lincoln City Directories

11. FORM PREPARED BY:

Name/Title: Ed Zimmer ezimmer@lincoln.ne.gov

Organization: Lincoln/Lancaster County Planning Dept. Date REVISED: 4/29/2013

Street & Number: 555 S. 10<sup>th</sup> St. Telephone: (402)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

M:\plan\historic\Landmarks\LMARKS\LAFBRemote\LAFBRemoteApp.doc

W ADAMS ST

75926

Business Sign  
3' x 6'

600' to north  
property line

Customer  
Parking

6901

HOUSE

Future  
Gravel  
driveway

BARN

SHED

FUTURE  
SHOP  
80' x 120'

320' to west  
property line

360' to west  
property line

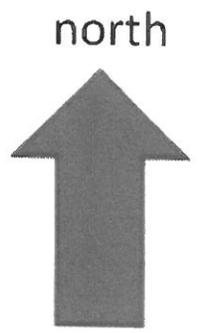
370' to south  
property line

108878

108878

0212

75926



6901 West Adams St.

0018

**Excerpt from MEETING RECORD**

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, April 18, 2013, 1:30 p.m., Conference Room 214, 2<sup>nd</sup> Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Cathy Beecham, Tim Francis, Jim Johnson, Liz Kuhlman and Jim McKee; (Berwyn Jones and Greg Munn absent). Marvin Krout, Ed Zimmer, Stacey Groshong Hagemen and Teresa McKinstry of the Planning Department; Jordan Pascale of the Lincoln Journal Star and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Vice Chair Tim Francis called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Francis then requested a motion approving the minutes for the regular meeting held March 21, 2013. Motion for approval made by Johnson, seconded by Beecham and carried 5-0: Beecham, Francis, Johnson, Kuhlman and McKee voting 'yes'; Jones and Munn absent.

**APPLICATION BY OSI BROTHERS LLC FOR LANDMARK DESIGNATION UNDER LMC 27.57.120 AND APPLICATION BY BARGNBARN FOR A SPECIAL PERMIT FOR HISTORIC PRESERVATION UNDER LMC 27.63.400 FOR THE LINCOLN AIR FORCE BASE (LAFB) REMOTE FACILITY, AT 6901 W. ADAMS STREET**  
**PUBLIC HEARING:** April 18, 2013

Members present: Beecham, Francis, Johnson, Kuhlman and McKee; Jones and Munn absent.

Zimmer stated this property is just outside city limits on W. Adams St. The property is 19 acres on a hill above Arnold Heights. During the period when the Lincoln Air Force Base (LAFB) was in operation, this was part of the base. The house looks like a ranch house and some outbuildings, all are connected by covered walkways. He has not been able to document its exact function but it appears to have been a remote facility for the LAFB, located to be safe from an attack on the airfield and designed to conceal its function—perhaps an auxiliary command facility. The heating and AC is on a huge industrial scale. Another similarly located facility on the hill above LAFB was the complex of ammo bunkers, north of West Fletcher adjacent to Nine Mile Prairie.

McKee noted that the use of cast concrete leads you to believe this was made very secure for a reason.

Beecham questioned the zoning. Zimmer replied it is AG (Agricultural) and if approved will stay AG with landmark overlay. This location is in the third tier of the Lincoln urban growth area. Urbanization is not expected to occur until sometime after 2060.

Zimmer stated this landmark application is accompanied by a request for a special permit to allow relocation of existing business from West O Street. They purchase wrecked, high-value autos from a large region to disassemble and resell the parts, principally on eBay. They would like to operate that business here. It would operate entirely inside the buildings and all storage would be inside. The permit would not allow them to store any materials outside. The applicant has stated they don't disassemble a large number of autos, perhaps two a month. They conceive of growing to add possibly another building in the future. They have 19 acres. There could be a condition that any additional building be no bigger than the largest of the existing buildings. A landmark special permit would allow this use without changing the underlying AG zoning.

McKee questioned if the existing business conforms to all City codes. Zimmer believes so.

Zimmer reiterated that the zoning would stay AG. This is an overlay for historic preservation. Additional buildings would have to be brought in for Historic Preservation Commission review as a condition of the special permit.

McKee noted if they tore down the house, the whole site and our understanding of it would change; landmark designation would protect the complex. Zimmer stated that without landmark designation, someone could build a different acreage residence here. Marvin Krout noted that while this parcel is not a full twenty acres, since it has an existing residence it could be rebuilt with a single house.

Zimmer noted there are certain commercial-type uses you can do in the AG district. This isn't one of them. The Planning Dept. did their normal notification of properties within 1/4 mile and haven't received any responses for or against.

Beecham wondered if this is the only way to do this. It feels a little odd to landmark this without architectural or historic basis. She questions if it is historic just because it's old. Is this the only alternative? We don't have any concrete evidence what it was used for. Zimmer indicated that the basis of the application is not the architecture of the buildings, but rather their association with the LAFB. He is still seeking more specific documentation of original use. McKee noted that he felt the property was interesting and had significance for its association with the Air Force Base.

**ACTION:**

Francis moved approval of the landmark designation, seconded by McKee and carried 4-0: Francis, Johnson, Kuhlman and McKee voting 'yes'; Beecham voting 'no'; Jones and Munn absent.

Johnson moved approval of the special permit for historic preservation, seconded by Francis and carried 5-0: Beecham, Francis, Johnson, Kuhlman and McKee voting 'yes'; Jones and Munn absent.

**APPLICATION BY WILLIAM THORNTON FOR LANDMARK DESIGNATION UNDER LMC 27.57.120 AND FOR A SPECIAL PERMIT FOR HISTORIC PRESERVATION UNDER LMC 27.63.400 FOR THE CONRAD A. SCHAAF HOUSE AT 659 S. 18<sup>TH</sup> STREET**

**PUBLIC HEARING:**

**April 18, 2013**

Members present: Beecham, Francis, Johnson, Kuhlman and McKee; Jones and Munn absent.

Francis sponsored this application on behalf of the Thorntons.

Mark Thornton submitted a letter from the Capitol View Neighborhood Association endorsing this application.

Francis believes this is clearly a historical house.

Zimmer noted there are two applications, landmark designation and a special permit for historic preservation. This is a stuccoed bungalow. Conrad Schaaf was a builder of substantial homes in the early 1920's. He built this house for his family. The special permit application will allow the applicant to continue to use this property as an ongoing use to serve neighborhood youth, games and meals. You can do this from your house, but not the garage. The garage is an accessory building. The owner would like to adapt the garage, bring it up to code and make it a place of assembly. The site would not change, other than updating the garage. It would be brought up to all codes. They know the impact. It has been running already. There is a provision in the zoning code for neighborhood support services. This is not next to a church, park or school. You can use the definition to say this is the kind of thing that can be done in the garage. Owners within 200 feet were notified. Mailed out letters. Zimmer received a call from one neighbor. He returned his call, left a message and has not spoken with him yet.

Mark Thornton appeared. He is Executive Director of Jacobs Well. They are responsible for food distribution to about 300 families, non-traditional mentoring and life lessons.

Beecham inquired if there are certain hours for this operation. Thornton replied they have a set Tuesday night meeting. This garage would make it so we could do more after school and more hours.

**ACTION:**

Beecham moved approval of the landmark designation, seconded by McKee and carried 5-0: Beecham, Francis, Johnson, Kuhlman and McKee voting 'yes'; Jones and Munn absent.

Beecham moved approval of the special permit for historic preservation, seconded by McKee and carried 5-0: Beecham, Francis, Johnson, Kuhlman and McKee voting 'yes'; Jones and Munn absent.

**STAFF REPORT**

Zimmer noted that the annual preservation conference, sponsored by the State Historical Society, is coming up in June of this year. The conference is Friday, June 14, 2013 with Commission training on Saturday, June 15, 2013. Grant funds will cover the expenses for both events. Commissioners need to let him know if they are going to attend.

There being no further business, the meeting was adjourned at 3:35 p.m.