Item #4

Lincoln Parks & Recreation
fundamental

Memo

To: Marvin Krout – Planning Department

From: Lynn Johnson Lynn Johnson

Date: November 13, 2013

RE: Application for Local Landmark for Muny Building

Cc: Nicole Fleck-Tooze, JJ Yost, Ed Zimmer, Wynn Hjermstad – City of Lincoln
Bob Puschendorf – Nebraska State Historic Preservation Office
Craig Wacker – Nebraska Game and Parks Commission

The Lincoln Parks and Recreation Department requests an application for designation of the Muny building and associated premises as a local Landmark under Section 27.57 of the Lincoln Municipal code. The Muny building is considered to be potentially eligible for listing on the National Register of Historic Places. The building is the former bath house of Muny Pool south of 23rd and N Streets, and was built c. 1920 in conjunction with the Municipal (or Antelope) Pool. The pool was closed and filled ca. 1965-70. A smaller, complementary mechanical building at the east end of the pool, on the banks of Antelope Creek, was removed as part of the Antelope Creek flood control project in the early 2000s. The Lincoln Parks & Recreation Department completed a rehabilitation of the bath house around 2007 for offices and continues to use the building for the Planning & Construction and Athletics offices.

The City has submitted an application to convert land adjacent to the Muny building and associated premises that is encumbered by Land and Water Conservation Funds at 21st and N for sale to Hoppe Brothers, LLC for the 21st and N Streets Redevelopment Project. This application is under review by the Nebraska Game and Parks Commission (NGPC) and the National Park Service (NPS). The required Environmental Assessment includes a review for compliance with the National Historic Preservation Act, Section 106, as amended, including an opportunity for the Nebraska State Historic Preservation Office (SHPO) to review and comment on the proposed conversion property.

The Muny building and associated grounds are proposed to continue to be owned by the City for use as offices for Parks and Recreation. However, during their review, the SHPO noted that the adjacent redevelopment at 21st and N is considered to be a major undertaking relative to Section 106 regulations and expressed concerns regarding protection of the Muny building. In response to these concerns, the City is requesting this local Landmark designation.

The Landmark designation will establish a public process for input on any future changes to the Muny building. The SHPO has requested language in the designating ordinance or preservation guidelines accompanying the ordinance that if the City ever sold the property, we would consult with the SHPO regarding continued protection for the building. It is our understanding that the local Landmark designation with this language will address the SHPO's concerns and will facilitate approval by NGPC and NPS of the Land and Water conversion of adjacent property for redevelopment, and it is consistent with the City's intended use of the property.

The land adjacent to the Muny building grounds cannot be sold to the developer for the 21st and N Streets Redevelopment Project until NPS approves the conversion of the Land and Water encumbrance. While we are hopeful that the conversion can be approved during the Landmark designation process, it is important that the application move quickly because the approved redevelopment agreement anticipates closing on the redevelopment property on January 15, 2014. Thus, it is requested that this application be scheduled for review by the Historic Preservation Commission at their meeting on November 21 and by the Planning Commission at their meeting on December 11 so as to be moving forward for City Council approval as quickly as possible thereafter.

If you have any questions about this application, please feel free to contact Nicole Fleck-Tooze at 441-8263 or ntooze@lincoln.ne.gov.

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

1. NAME

Historic	Municipal Pool House
and/or Common	Muny Building
NeHBS Site	LC13:D08-542

2. LOCATION

Address	South of 23rd & N Streets on Antelope Park

3. CLASSIFICATION

Proposed Designation	Category	
__Landmark District	__district	__site
_x_Landmark	_x_building(s)	__object
	__structure	

Present Use

__agriculture	__industrial	__religious
__commercial	__military	__scientific
__educational	__museum	__transportat'n
__entertainment	__park	__other
_x_government	__private residence	

4. OWNER OF PROPERTY

Name	City of Lincoln (Parks & Recreation Dept.)
Address	2740 A Street, Lincoln, NE 68502

5. GEOGRAPHICAL DATA

Legal Description: Eastern Part of Outlot I, Antelope Valley Second Addition (See attached for metes & bounds)

Property ID Number: **Part of 10-25-258-006-000**

Number of Acres or Square Feet: **(more or less)** **.7 acres, more or less**

6. REPRESENTATION IN EXISTING SURVEYS

Title Historic and Architectural Survey of Lincoln

Date_on-going_ __State __County _x_Local

Depository for survey records: Lincoln/Lancaster County Planning Dept.
555 S. 10th Street, Lincoln, NE 68508

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

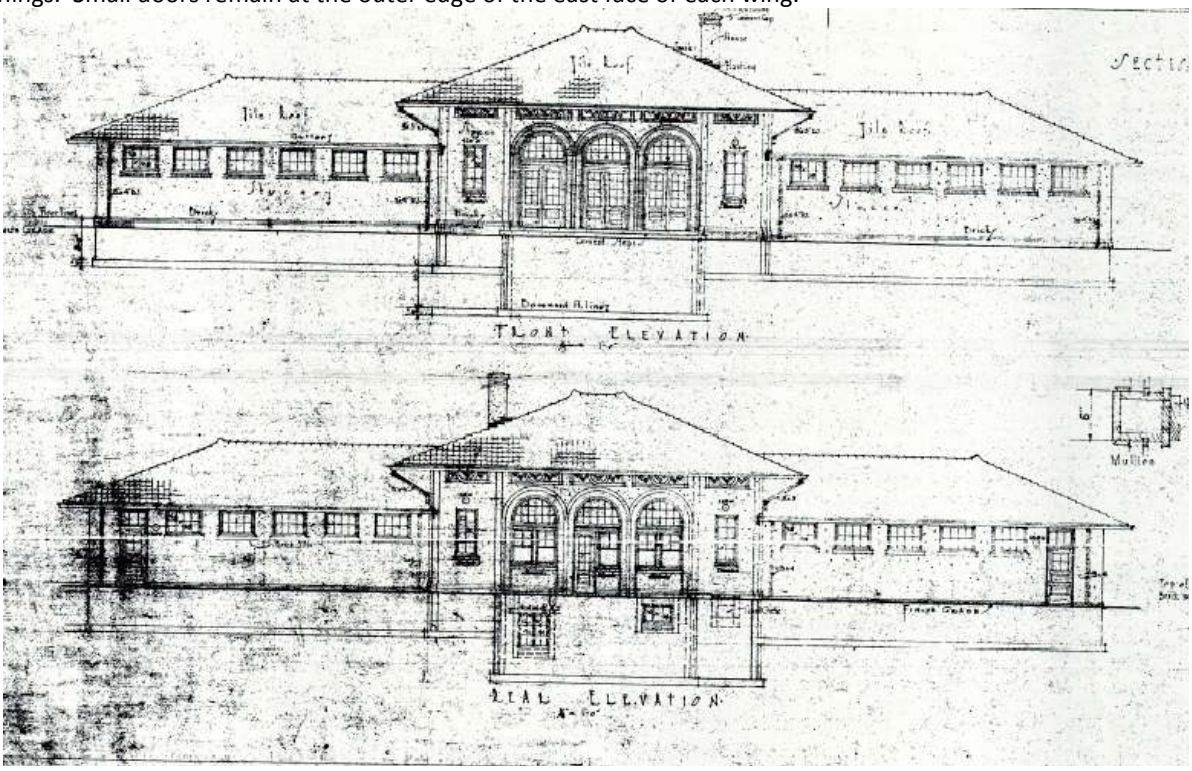
___ yes, date listed
_x_ no

7. DESCRIPTION AND HISTORY
Condition

_x_excellent	__deteriorated	___unaltered	_x_original site
__good	__ruins	_x_altered	___moved date
__fair	__unexposed		

DESCRIPTION:

The former Municipal Pool House, also known as the Muny Building, is a long, horizontal, single-story building oriented north-south on the west bank of Antelope Creek. The taller central pavilion has three large arches flanked by a small window to each side; the lower wings had small windows set high near the overhanging eaves. Three of those windows remain on the east face of the north wing, while the south wing has been altered with larger window openings. Small doors remain at the outer edge of the east face of each wing.



From original plans for Bath House for City Swimming Pool, Fiske & Meginnis, architects, 1921

Originally the Pool House had a very similar façades east and west. The west side—the original public entrance—has been largely closed up as buildings have encroached on that side. The east pool side has become the primary façade of the building. Lincoln architects F. C. Fiske and Harry Meginnis designed the Pool House, with Spanish Colonial Revival features such as the arched entrances outlined in brick and the low, hipped, tile roofs (since replaced with

shingles). When a small pump house was later built at the east end of the pool, it emulated the larger building in materials and arched openings. The pump house was close to the bank of Antelope Creek and had to be removed when the flood control improvements were built a few years ago.

The Pool House is of masonry construction with stuccoed walls and a low hipped roof. It has been converted to office space for the Parks Dept. Plannning & Construction Division and Athletics Division.

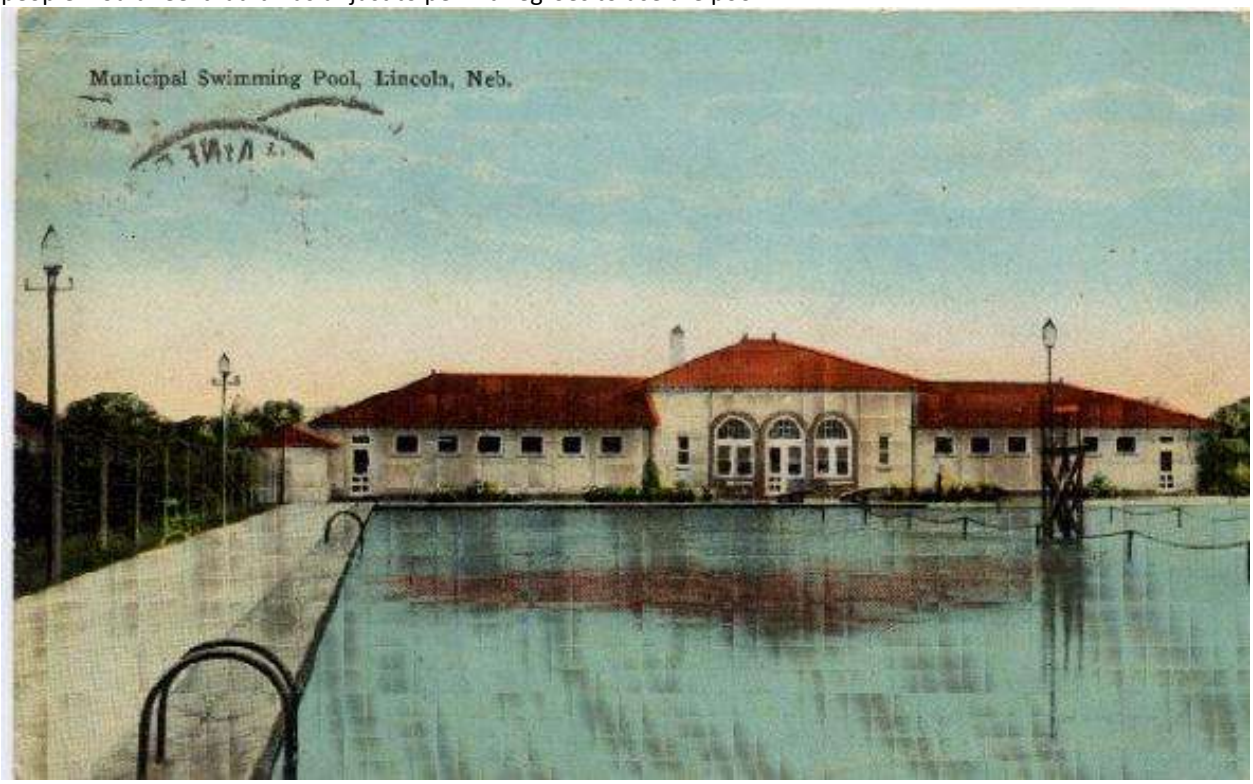
HISTORY:
The City of Lincoln purchased a former ball field at M Street and Antelope Creek, in 1919 as an extension of Antelope Park.[a] Mayor John Miller announced plans for a pool "Accommodating 1,000 People" in 1920.[b] City Engineer George Bates carried out construction in 1921. A May report that boys were wading in the unfinished pool prompted calls to drain the unfiltered water, but then Mayor Zehrung "said he believed they should let the boys get all the enjoyment out of it that they could."[c]

Lincoln's Municipal Pool opened the next month reportedly accommodated 60,000 patrons its first year, between its belated opening in June 18 and the end of the season Sept. 12, 1921.[d] The cost of the facility was estimated at $39,500, with approximately $4,000 of work yet to finish in 1922. However, "A filtration plant to cost in the

[a] "City Will Buy M Street Ball Park," *Lincoln Star*, May 6, 1919.
[b] "Mayor Miller Plans Swimming Pool in New Park Addition," *Lincoln Star*, Aug. 29, 1920.
[c] "Boys Take Advantage of City's Swimming Pool; Nearly Finished ," *Lincoln Star*, May 28, 1921.
[d] "Pavilion at Muny Swimming Pool," *Lincoln State Journal*, January 8, 1922.

neighborhood of $10,000 probably will be installed in the spring [of 1922]."[e]

Upon the pool's opening, Trago T. McWIlliams protested to Mayor Zehrung when his son, Trago O. McWilliams, and other African-American youth were denied admission. According to newspaper reports, Japanese swimmers were also barred on opening day. "Mr. McWilliams said he felt that there was an element of injustice in barring negroes who were good citizens in every respect. The mayor agreed with him that it doubtlessly seemed unjust in a way, but pointed out that there were comparatively few colored people in Lincoln and that a much larger number of white people would feel that it was unjust to permit negroes to use the pool."[f]



The policy of segregation persisted for decades. The city installed a "street shower" in the predominantly African-American 20th & U area in 1937 in response to pressure for the Lincoln Urban League, in lieu of integrating Muny Pool.[g] The pool was finally opened to all in the late 1950s, due to persistent efforts by Trago T. and Trago O. McWilliams, by that time both ministers. In the later struggles, Rev. Trago T. McWilliams commended Mayor Zehrung for the respectful manner in which he treated all citizens, even in disagreements.[h]

Muny Pool originally was not only used for summertime swimming, but also was flooded and frozen for ice skating in the winter, with the Pool House serving as a warming shelter. The pool was last open in the summer of 1972, when it was replaced by Kuhlin Pool just north of it on N Street. The pool basin was filled and used as a parking area until the

---

[e] *Ibid.*
[f] "Race Question at Swimming Pool," *Lincoln Star*, June 18, 1921.
[g] Dennis Miheilich, "The Lincoln Urban League," *Nebraska History*, (v. 70, 1989), 303-316; "City Installs Street Shower at 20th & U," *Lincoln Star*, August 14, 1937.
[h] Family correspondence shared by Arthur McWilliams with E. F. Zimmer, 2013.

Antelope Valley flood control project removed the pump house and most of the pool area, leaving just the Pool House (or Muny Building.)

Looking west at former entrances, Muny Building

Interior, Muny Building

Former pump house, removed ca. 2005

8. SIGNIFICANCE

Period	Areas of Significance-Check and justify	
__prehistoric	__archeology-prehistoric	__landscape architecture
__1400-1499	__archeology-historic	
	law	
__1500-1599	__agriculture	__literature
__1600-1699	__architecture	__military
__1700-1799	__art	__music
__1800-1899	__commerce	__philosophy
_X_1921-1971	__communications	__politics/government
	__community planning	__religion
	__conservation	__science
	__economics	__sculpture
	__education	**Xsocial/humanitarian**
	__engineering	__theater
	__exploration/settlement	__transportation
	__industry	**X other-- Community Recreation**
	__invention	

Specific dates: 1921, late 1950s, 1971

Builder/Architect: Fiske & Meginnis

Statement of Significance:

The Municipal Swimming Pool Bath House is significant as an early example of Lincoln's substantial commitment to parks and outdoor recreation, and to dignified civic architecture. It also gained significance as the site of long, persistent, ultimately successful struggle for equal access to community facilities for all residents. The leadership of Rev. Trago T. McWilliams and his son, Rev. Trago O. McWilliams, in civil rights activities spanning four decades is a significant chapter in Lincoln's heritage.

9. STANDARDS FOR DESIGNATION
(Check one(s) that apply)

_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; or

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

10. MAJOR BIBLIOGRAPHICAL REFERENCES

See Footnotes.

11. FORM PREPARED BY:

Name/Title:	Ed Zimmer, Historic Preservation Planner	
Organization	Lincoln/Lanc. County Planning Dept.	Date Submitted Nov. 15, 2013
Street & Number	555 S. 10th St., Lincoln, NE 68508	Telephone (402)441-6360
City or Town	Lincoln	State NE 68508

Signature

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

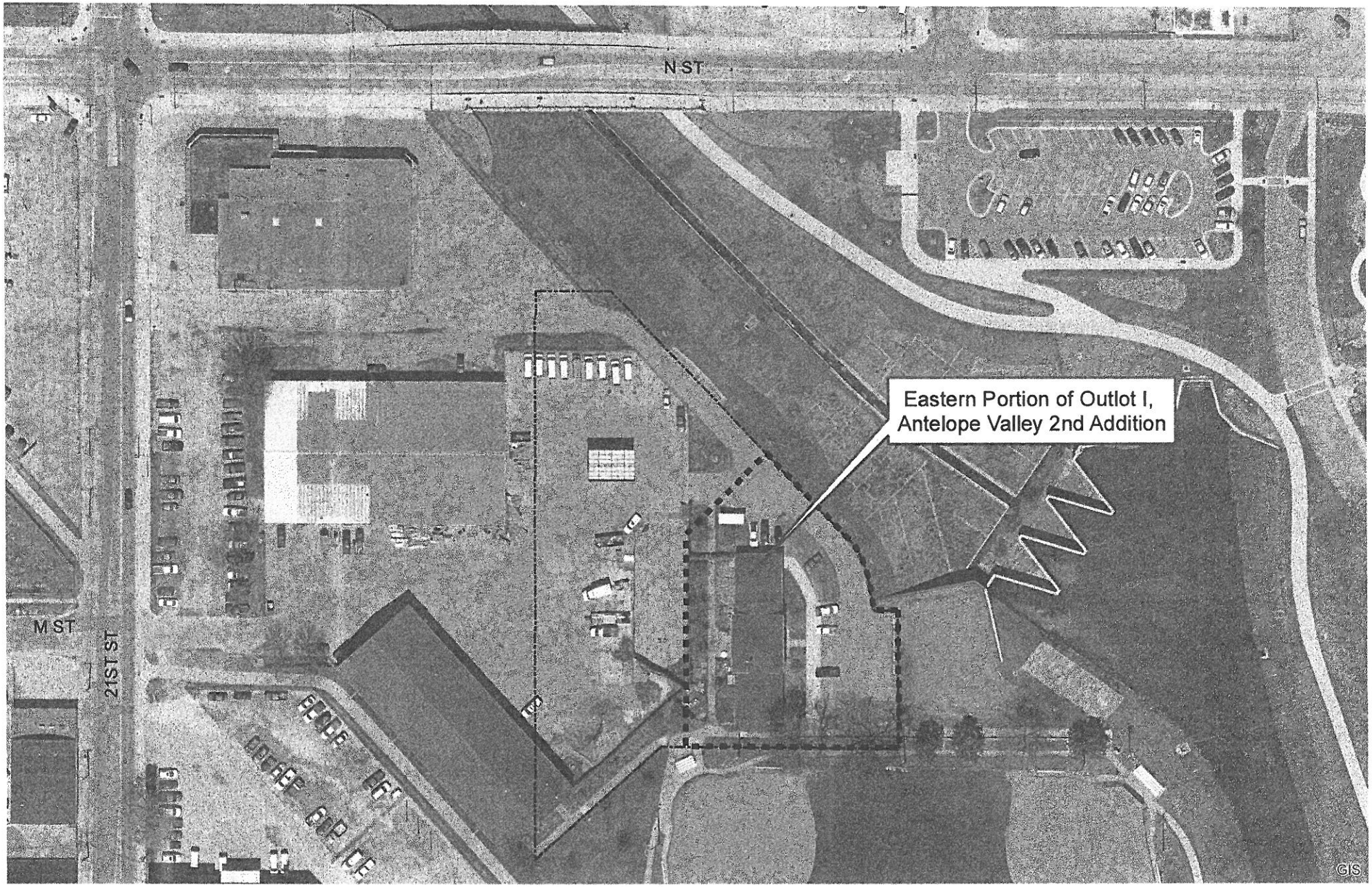
LANDMARK/LANDMARK DISTRICT NUMBER

M:\plan\historic\Landmarks\LMARKS\Muny Bldg\LDAPPMuny.doc

A **LEGAL DESCRIPTION** FOR A TRACT OF LAND COMPOSED OF A PORTION OF OUTLOT "I", ANTELOPE VALLEY 2ND ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID OUTLOT "I", SAID POINT ALSO BEING THE NORTHEAST CONRER OF LOT 2, BLOCK 7, ANTELOPE VALLEY 2ND ADDITION; THENCE, EAST, ALONG THE NORTH LINE OF SAID OUTLOT "I", ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 40 MINUTES 06 SECONDS EAST, A DISTANCE OF 59.47 FEET TO A NORTH CORNER OF SAID OUTLOT "I"; THENCE SOUTH 43 DEGREES 50 MINUTES 15 SECONDS EAST, ALONG A NORTHEAST LINE OF SAID OUTLOT "I", A DISTANCE OF 176.86 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING, SOUTH 43 DEGREES 50 MINUTES 15 SECONDS EAST, ALONG SAID NORTHEAST LINE, A DISTANCE OF 91.44 FEET TO AN EAST CORNER OF SAID OUTLOT "I", SAID POINT BEING A POINT OF NON-TANGENT CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 33 DEGREES 20 MINUTES 17 SECONDS, A RADIUS OF 60.00 FEET, A CHORD BEARING OF SOUTH 27 DEGREES 13 MINUTES 02 SECONDS EAST, ALONG SAID NORTHEAST LINE, A CHORD DISTANCE OF 34.42 FEET TO AN EAST CORNER OF SAID OUTLOT "I"; THENCE SOUTH 10 DEGREES 28 MINUTES 03 SECONDS EAST, ALONG AN EAST LINE OF SAID OUTLOT "I", A DISTANCE OF 26.57 FEET TO AN EAST CORNER OF SAID OUTLOT "I"; THENCE NORTH 89 DEGREES 39 MINUTES 35 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT "I", A DISTANCE OF 18.52 FEET TO AN EAST CORNER OF SAID OUTLOT "I"; THENCE SOUTH 00 DEGREES 07 MINUTES 43 SECONDS EAST, ALONG AN EAST LINE OF SAID OUTLOT "I", A DISTANCE OF 109.19 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "I"; THENCE NORTH 89 DEGREES 35 MINUTES 22 SECONDS WEST, ALONG THE SOUTH INE OF SAID OUTLOT "I", A DISTANCE OF 167.62 FEET TO A POINT; THENCE NORTH 00 DEGREES 21 MINUTES 01 SECONDS EAST A DISTANCE OF 167.44 FEET TO A POINT; THENCE NORTH 45 DEGREES 21 MINUTES 01 SECODNS EAST A DISTANCE OF 89.85 FEET TO THE POINT OF BEGINING.

SAID TRACT CONTANS A CALCULATED AREA OF 30,427.24 SQUARE FEET OR 0.70 ACRES, MORE OR LESS.



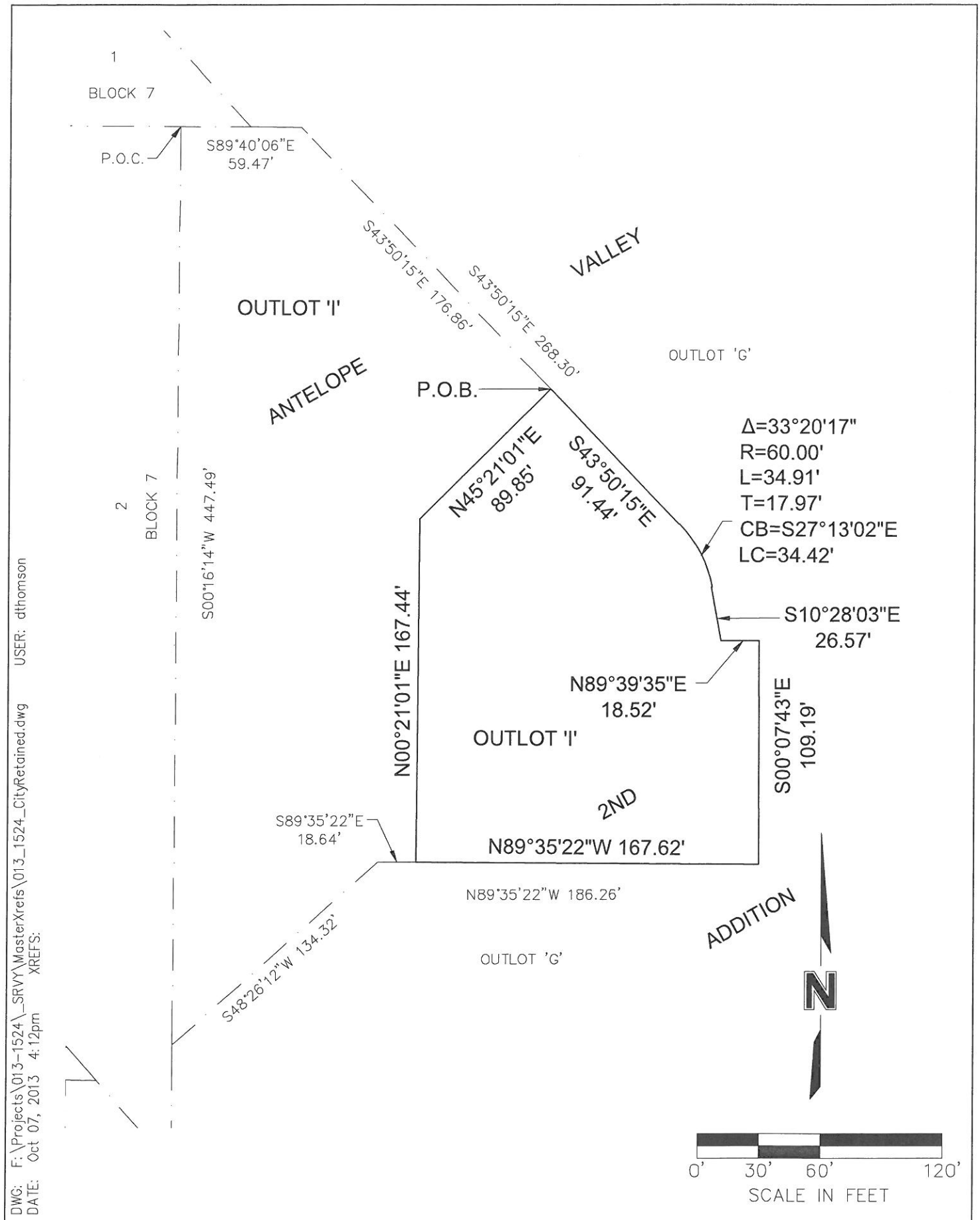
Local Landmark for Muny Building

1 inch = 100 feet

11/13/13

Proposed Local Landmark for Muny Building

Outlot I



DWG: F:\Projects\013-1524_SRVY\MasterXrefs\013_1524_CityRetained.dwg USER: dthomson
DATE: Oct 07, 2013 4:12pm XREFS:

PROJECT NO: 013-1524	EXHIBIT	OLSSON ASSOCIATES	1111 Lincoln Mall, Suite 111 P.O. Box 84608 Lincoln, NE 68501-4608 TEL 402.474.6311 FAX 402.474.5160
DRAWN BY: DAT			
DATE: 10.07.13			