FACTSHEET

TITLE: Change of Zone No. 17022 - B-3 to B-3 with historic landmark overlay (2601 North 48th Street)

APPLICANT: Planning Department

RECOMMENDATION: Approval (6-0: Beckius, Edgerton, Hove, Washington, Corr, and Scheer voting 'yes'; Harris declared a conflict of interest; Joy and Finnegan absent).

STAFF RECOMMENDATION: Approval.

SPONSOR: Planning Department

OPPONENTS: None present at hearing.

REASON FOR LEGISLATION:

This is a request for a change of zone from B-3 Commercial District to B-3 Commercial District with landmark overlay. LUX Center operates in the former University Place City Hall and seeks this landmark designation to celebrate and to protect the historic structure and to assist the Center’s capital campaign for rehabilitation.

DISCUSSION / FINDINGS OF FACT:

1. This change of zone request had public hearing before the Planning Commission on September 27, 2017.

2. The staff recommendation to approve the annexation request is based upon the “Analysis” as set forth on p.2, concluding that the former University Place City Hall is the most substantial municipal building erected in any of the formerly independent towns now incorporated into Lincoln. It is historically significant in the development of Lincoln and architecturally significant as a major work of John R. Smith, a University Place resident who designed over 100 churches, schools and civic buildings. Landmark designation provides additional protection, consistent with LMC 27.57 (Historic Preservation District). The staff presentation is found on pp.31.

3. The applicant’s testimony is found on p.31. There was no testimony in support or in opposition to this application.

4. A correction was made to the Staff Report for this application to reflect the correct property owner.

5. The Historic Preservation Commission held public hearing on this application on August 17, 2017, and recommended approval (See pp.29-30).

6. The Preservation Guidelines will be attached to the Council ordinance.

7. On September 27, 2016, the Planning Commission agreed with the staff recommendation and voted 6-0 to recommend approval of this change of zone request.

FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer DATE: September 29, 2017

REVIEWS BY: David R. Cary, Director of Planning DATE: September 29, 2017

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**RECOMMENDATION: APPROVAL**

**BRIEF SUMMARY OF REQUEST**
This is a request for a change of zone from B-3 Commercial District to B-3 Commercial District with landmark overlay. LUX Center operates in the former University Place City Hall and seeks this landmark designation to celebrate and to protect the historic structure and to assist the Center’s capital campaign for rehabilitation.

**JUSTIFICATION FOR RECOMMENDATION**
The former University Place City Hall is the most substantial municipal building erected in any of the formerly independent towns now incorporated into Lincoln. It is historically significant in the development of Lincoln and architecturally significant as a major work of John R. Smith, a University Place resident who designed over 100 churches, schools and civic buildings. Landmark designation provides additional protection, consistent with LMC 27.57 (Historic Preservation District).

**APPLICATION CONTACT**
Susan Kriz, Exec. Director, LUX Center
(402)466-8692
susankriz@luxcenter.org

**STAFF CONTACT**
Ed Zimmer, (402) 441-6360
ezimmer@lincoln.ne.gov

**COMPATIBILITY WITH THE COMPREHENSIVE PLAN**
The Comprehensive Plan recommends designation of a wide range of the community’s historic places and utilization of incentives to encourage their preservation.

**WAIVERS**
None.
KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - This site is shown as future Commercial on the 2040 Lincoln Area Future Land Use Plan and is adjacent to Urban Residential to the west.

P. 7.9 - Strategies for Redevelopment in Existing Neighborhoods:
• Preserve, protect and promote the character and unique features of urban neighborhoods, including their historical and architectural elements.
• Recognize that broad economic diversity within existing neighborhoods encourages reinvestment and improves quality of life for all residents while acknowledging the need for affordable housing.

P. 4.6 - The community’s distinctive character and desirable quality of life for current residents and for future generations should be supported by exercising stewardship of historic resources throughout the county, while maximizing benefits of past investments in public infrastructure and private property. The Plan encourages the continued use and maintenance of historic resources, including properties not formally designated as landmarks.

P. 4.9 - Continue to inventory, research, evaluate, and celebrate the full range of historic resources including standing structures, distinctive neighborhoods and regions, landscapes, and buried cultural materials throughout Lancaster County, collaborating with individuals, associations, and institutions.

P. 4.9---Designate landmarks and districts through the local preservation ordinance and the National Register of Historic Places.

P. 7.9 - Promote the continued use of single-family dwellings and all types of buildings, to maintain the character of neighborhoods and to preserve portions of our past. Building code requirements for the rehabilitation of existing buildings should protect the safety of building occupants, while recognizing the need for flexibility that comes with rehabilitating existing buildings.

ANALYSIS

1. This is a request for designating the property as a landmark, while retaining the underlying B-3 Commercial District.

2. The LUX Center of the Arts occupies the former University Place City Hall, built in 1914 to house the city offices, jail, police and fire station of the incorporated City of University Place. The north annex of LUX Center for the Arts, now internally attached to the former City Hall, was built in 1957 as University Place Bakery.

3. The former University Place City Hall was designed by University Place resident John R. Smith (1870-1958), who conducted his architectural practice in Lincoln and designed churches, schools, residences and civic buildings during his long career. It is a restrained but effective example of Neo-classical style civic architecture. . . . It retains a high degree of its original exterior appearance and some key interior features, including the main staircase, vault, and portions of the jail cells.

4. Lincoln annexed four incorporated communities in the late 1920s and early 1930s, beginning with University Place and Bethany Heights in 1926, followed by Havelock and College View. Havelock and College View retain significant but much smaller civic buildings from their independent periods. University Place City Hall is the largest and most prominent of all the civic buildings extant from those former independent towns.

5. The proposed preservation guidelines for the University Place City Hall are based on the Secretary of the Interior’s Standards and Guidelines for Historic Rehabilitation and are typical of the guidelines for other Lincoln landmarks.

6. The Historic Preservation Commission unanimously recommended approval of this application for landmark designation on August 17, 2017 (excerpt from meeting record attached).

EXISTING LAND USE & ZONING: Art center (gallery, shop, classrooms), B-3 Commercial District.
SURROUNDING LAND USE & ZONING
North: Auto Service B-3 Commercial District
South: Service retail (dry cleaner) B-3 Commercial District
East: Retail & upper floor lodge hall B-3 Commercial District
West: Art Center annex, Residences, B-3 Commercial District

APPROXIMATE LAND AREA: 6,700 square feet, more or less

LEGAL DESCRIPTION: Lots 1-3 of Winters Subdivision of NW ¼ of Section 17 T10N R07E, Lincoln, Lancaster County, Nebraska.

Prepared by

___________________________
Ed Zimmer, Planner

Date: September 12, 2017

Applicant: LUX Center for the Arts
2601 N. 48th Street
Lincoln, Nebraska 68504

Contact: Susan Kriz, LUX Center for the Arts
2601 N. 48th Street
Lincoln, Nebraska 68504
(402)466-8692
susankriz@luxcenter.org

Owner: LUX Center for the Arts
2601 N. 48th Street
Lincoln, Nebraska 68504
(402)466-8692
susankriz@luxcenter.org

F:\DevReview\CZ\17000\CZ17022 LUX Center for Arts.efz.docx
Change of Zone #: CZ17022  
Lux Art Center  
Historic Landmark  
N 48th St & Baldwin Ave

Zoning:
- R-1 to R-8: Residential District
- AG: Agricultural District
- AG: 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. 17 T10N R07E

Area of Application
Zoning Jurisdiction Lines
Lancaster County Jurisdiction
APPLICATION FOR LANDMARK OR LANDMARK DISTRICT DESIGNATION
ADDENDUM TO PETITION TO AMEND THE ZONING ORDINANCE
LINCOLN, NEBRASKA

1. NAME
   Historic University Place City Hall
   and/or Common LUX Center for the Arts
   NeHBS Site LC13:F12-411

2. LOCATION
   Address 2601 N. 48th St., Lincoln, NE 68504 (City Hall)
   2605 N. 48th St. (annex/former bakery)

3. CLASSIFICATION
   Proposed Designation
   ___Landmark District ___district ___site
   x Landmark ___x building(s) ___object
   ___structure
   Present Use
   ___agriculture ___industrial ___religious
   ___commercial ___military ___scientific
   x educational/cultural ___museum ___transportat’n
   ___entertainment ___park ___other (Vacant)
   ___government ___private residence

4. OWNER OF PROPERTY
   Name Lux Center for the Arts
   Address 2601 N. 48th St., Lincoln, NE 68504

5. GEOGRAPHICAL DATA
   Legal Description Winters Subdivision, Lots 1-3, Lincoln, Lancaster County, NE
   Property ID Number 17-17-127-009-000
   Number of Acres or Square Feet: 6600 Sq. ft., 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 excellant__deteriorated__unaltered__original site
_x good__ruins__altered (painted)__moved__date
__fair__unexposed

DESCRIPTION:
LUX Center for the Arts occupies the former University Place City Hall at the northwest corner of N. 48th and Baldwin Streets. The rectangular plan measures 45’x82’, with the principal façade towards the east and the longer dimension along Baldwin Street. The two-story, painted brick building has marble trim and is designed in a restrained Neo-classical style with pilasters organizing the principal (east and south) facades into three bays each. Above a stone entablature on those facades there are wide, projecting eaves, which are broken by a pediment form at the center of the east (48th St.) façade, above the principal entrance. Brick parapets capped with stone rise above the eaves, largely masking view of the hipped roof on the principal facades.

LUX Center for the Arts, 2017, from ESE.
The small limestone-fronted building at right is the annex/former University Place Bakery.
LUX Center for the Arts, 2017, from ENE.
The small limestone-fronted building at right is the annex/former University Place Bakery.
The building has a cornerstone inscribed “City Hall 1914” at the south corner of the east façade, and a “1914” date-stone in the pediment above the main, east entrance. The recessed center entrance is embellished with large, richly carved marble consoles supporting a projecting name-stone in the form of a balconet bearing the title “CITY HALL.”
The south side of the building facing Baldwin is divided into three wider bays. The modern-day main entrance to the LUX Center is in the middle bay, where originally there was an entrance to the City Hall’s fire department and police station. The rest of that central bay, and the western bay, are currently brick-in on the ground floor, where originally there were three large doors for fire equipment. The upper story of the south façade has groupings of three openings in each bay, with single sash flanking a tripartite central window. All of the windows on the street facades are replacement dating to a 1980s renovation, but follow the general pattern of the original windows with double hung sash beneath transoms, except that the tripartite windows have large, fixed single sash at the center.

The west (rear) and north walls are decidedly secondary. The north side consists of unpainted red common brick, with three original (and deteriorated), double hung windows on the upper floor. That side has a stepped parapet. The rear of the building has no parapet, showing the hipped roof. The rear brickwork is painted. A wooden staircase with steel supports provides exiting from the upper level.
The interior of University Place City Hall has been adapted by LUX Center for the Arts with a gallery, with some of the original space configuration but little of the early finishes apparent. On the first floor, the former fire engine bays in the southwest corner are now the building’s largest gallery. The former jail retains one barred opening, high against the ceiling.

The City Hall vault still remains, east of the jail, and still sports a “Victor Safe & Lock Co.” vault door, and an inscription on the doorframe: “UNIVERSITY PLACE CITY HALL.”
The most significant original interior element is a fine oak staircase at the front entrance, with newel posts stylistically similar to the exterior pilasters, and solid railings.

The upper floor provides offices in the east end, a smaller gallery space, curatorial storage, and a large meeting space in the northwest portion of the floor. Formerly designated as an auditorium, the windowless space retains no auditorium features or finishes.

HISTORY:
In 1887, the cornerstone for Nebraska Wesleyan University was laid for the main building of a Methodist university north and east of Lincoln. University Place, Nebraska was incorporated in 1889 surrounding Nebraska Wesleyan University, and the University and the town grew quickly. From a population of 571 in 1890, University Place doubled to 1130 residents by 1900, despite the economic downturn of that decade. Over the next twenty years, the town population nearly quadrupled to 4,112 by 1920.

It was during this period of rapid expansion that University Place purchased the property on 17th & Warren—now N. 48th & Baldwin—for a multi-purpose city building in 1911. A well-illustrated edition of The University Place News celebrating the dedication of City Hall in January 1915 recounted that Fire Chief Hart was especially active in promoting the new building to the city council, arguing “Such a building would give us much needed place in which to keep our fire apparatus, much of which has been stolen because of the fact that we have no fit place in which to keep it.”

Architect John R. Smith of University Place, described as “an expert in the line of public buildings, designed the structure to accommodate the fire apparatus, police station complete with a jail cell, vault, water & light commissioners room, and a council chamber. The west two-thirds of the upper floor was one large meeting space planned “to seat from 250 to 300” and described as “well lighted and ventilated, and provision is made whereby a motion picture machine may be installed over the entrance hall if desired to supplement any lecture with pictures.”

Images this page from The University Place News (January 8, 1915)

3 “A New City Hall: Splendid Improvement Ready for Dedication. A history of the campaign to secure the hall, description of the building, its cost, etc.,” The University Place News (January 8, 1915), 1.
4 Ibid.
View northwest at 17th & Warren (Baldwin & N. 48th), from Lincoln, Nebraska’s Capital City, 1867-1923, Lincoln Chamber of Commerce, 1923.

University Place Police Station entrance, U. P. City Hall, ca. 1920. (Courtesy LUX Center for the Arts)
Architect John R. Smith (1870-1958) was a Lincoln High graduate who resided in University Place. He worked as a draftsman for architects J. H. Craddock and F. C. Fiske, as well as for the Curtis & Bartlett millwork company of Lincoln, before establishing an independent architectural practice by 1909, maintaining his office in Lincoln. He designed substantial brick homes in Lincoln including the Professor Kisselbach house at 3232 Holdrege (listed on National Register) and houses in the Mount Emerald and Franklin Heights Landmark Districts. University Place City Hall is among his earliest known public buildings, contemporaneous with the University Place Carnegie library (48th & Cleveland, on National Register). He designed two schools in University Place, the Third Ward School (1917) and Van Fleet Teachers College (1918) at Nebraska Wesleyan, neither of which are extant. He emphasized church design in his practice and around 1930 published a brochure listing “One hundred churches for which we have furnished architectural services.”

Following University Place’s annexation to Lincoln in 1926, the U. P. City Hall continued to serve as Lincoln Fire Station No. 5 for several decades. In 1957, an auto mechanic’s garage immediately north of the fire station was replaced by University Place Bakery—presumably a fortuitous juxtaposition for the firefighters and bakers alike. That simple building with a limestone-veneered façade is now an annex of LUX Center for the Arts, internally connected to City Hall and used as classrooms. It is therefore included in this landmark application as part of the LUX Center and part of the University Place business district.

Gladys Lux (1899-2003), a longtime University Place resident, lifelong artist, and Professor Emeritus of the Nebraska Wesleyan Art Dept., purchased the City Hall in 1985 and deeded the building to Lincoln Community Foundation. Upon renovation in 1987, the University Place Art Center/Wesleyan Laboratory Gallery, founded a decade earlier, moved into the former City Hall. Later the art center was renamed in memory of Miss Lux. The building’s use as a community art center since the 1980s, named in honor of Gladys Lux and her 40-years as the Nebraska Wesleyan University art department, is also noteworthy and might be evaluated in the future as a component of the site’s associational significance.

Gladys M. Lux

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5 John R. Smith file, Lincoln/Lancaster County Planning Dept.
6 City of Lincoln Building Permit #71926, Nov. 14, 1957, to Donald Witulski.
### 8. SIGNIFICANCE

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Specific dates: 1914, 1914-1926, 1926-1980s

Builder/Architect: C.C.Bickel/John R. Smith

Statement of Significance:
University Place City Hall is the premier architectural representation of the City of University Place during its autonomous period from incorporation in 1889 to annexation by Lincoln in 1926. Built in 1914, it embodies the growth of University Place to a community of approximately 5,000 by the time of annexation. Designed to house the fire station, police station, water & light departments, city council, and mayor, it embodies the full range of civic services offered by the community during that period. It is also a major work in the career of John R. Smith, University Place’s leading architect of the independent period.

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
   __X__ 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 August 11, 2017
   Street & Number 555 S. 10th St., Lincoln, NE 68508 Telephone (402)441-6360
   City or Town Lincoln Date Submitted State NE 68508
1. Architectural Review of Landmark:
   a. Photographs: On file in Planning Department.
   b. Important architectural features:
      Exterior: two-story height, parapets partially concealing hipped roof, brick walls, stone ornament; limestone facade of 1957 Bakery annex
   c. Important landscape features: none
   d. Architectural style and date: Neoclassical style, by John R. Smith, 1914
   e. Additions and modifications: Bakery annex to north, 1957

2. Notice of Work Needing Certificate:
   A. A Certificate for Certain Work can be granted by the Preservation Commission or, in certain instances, by the Director of Planning. The application for the Certificate can be obtained from and should be filed with the Building and Safety Department. The following work to be conducted on the Landmark requires the procurement of a Certificate for Certain Work:
      1. Exterior work requiring a Building Permit as defined in the Lincoln Building Code. Before conducting exterior work, check with the City Building and Safety Department to determine whether a Building Permit is necessary;
      2. Demolition of a structure or portion of a structure as defined in the Lincoln Building Code;
      3. Work involving:
         a. Widening of N. 48th or Baldwin Streets;
         b. Replacement of exterior material and trim on south or east facades;
         c. Cleaning and maintenance of exterior masonry;
         d. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on facades visible from east or south;
         e. Addition of awnings;
         f. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc.;
         g. The addition or replacement of signs;
         h. Moving structures on or off the site;
         i. Installation of electrical, utility, and communications services on principal (east or south) facades;
         j. Placement of high intensity overhead lighting, antennae, and utility poles within the areas of the east or south facades.
   B. The following work to be conducted on the Landmark does not require the procurement of a Certificate for Certain Work:
      1. Changes involving routine maintenance and repair for the general cleaning and upkeep of the building but which include no direct physical change in design or material;
      2. Changes involving color and landscaping, except as previously noted;
3. Interior changes involving no exterior alteration.

C. The penalty upon conviction for conducting work which requires a Certificate for Certain Work without procuring the Certificate or for doing work contrary to an issued Certificate is a fine not to exceed $100.00. Each and every day that such violation continues after notification may constitute a separate offense. The City of Lincoln may also pursue the remedies of injunction, mandamus, or other appropriate action to correct a violation.

3. **Standards for Owner and Preservation Commission:**

The following standards serve as a guide to the Landmark property owner in the preservation of their building. It is also intended that these Standards will aid the Commission in making decisions regarding issuance or denial of a Certificate.

When a decision on issuing or denying a Certificate is requested, the more definitive the presentation by the applicant, the easier it will be to convey and comprehend the effect of the proposed change. The owner or representative should plan to attend the public hearing to discuss the proposed work. When an application is being reviewed, it will be the responsibility of the applicant to demonstrate that the new work is compatible with these Standards.

A strict interpretation of these guidelines may be waived by the Preservation Commission if the applicant develops a design solution which meets the spirit and intent of the Historic Preservation Ordinance. In addition, although the owner of the landmark must receive Certificates for work identified above, a broader interpretation of the Guidelines for this property may be allowed by the Preservation Commission.
1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be physical, based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future the essential form and integrity of the structure would be unimpaired.
GUIDELINES FOR APPLYING THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION

THE ENVIRONMENT

**Recommended**

Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building set-backs that have traditionally linked buildings to their environment.

Using new plant materials, fencing, walkways, street lights, signs and benches that are compatible with the character of the neighborhood in size, scale, material and color.

**Not Recommended**

Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.

Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or inappropriate to the neighborhood.

BUILDING SITE

**Recommended**

Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property’s history and development.

Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property’s history and development.

**Not Recommended**

Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property’s history and development.
BUILDING SITE ----- continued

**Recommended**
Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made, they should be carefully evaluated in light of the past appearance of the site.

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

**Not recommended**
Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

BUILDING: STRUCTURAL SYSTEMS

**Recommended**
Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.

Undertaking stabilization and repair of weakened structural members and systems.

Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.

**Not Recommended**
Disturbing existing foundations with new excavations that undermine the structural stability of the building.

Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.

BUILDING: EXTERIOR FEATURES

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

**Recommended**
Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

**Not Recommended**
Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar ----- Continued
Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.

Duplicating old mortar in composition, color and texture.

Duplicating old mortar in joint size, method of application, and joint profile.

Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Replacing missing significant architectural features, such as cornices, brackets, railings, and shutters.

Retaining the original or early color and texture of masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

<table>
<thead>
<tr>
<th>Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.</td>
</tr>
<tr>
<td>Repointing with mortar joints of a differing size or joint profile, texture or color.</td>
</tr>
<tr>
<td>Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.</td>
</tr>
<tr>
<td>Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.</td>
</tr>
<tr>
<td>Removing architectural features such as cornices, brackets, railings, shutters, window architraves and doorway pediments.</td>
</tr>
<tr>
<td>Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.</td>
</tr>
</tbody>
</table>

Wood: Clapboard, weatherboard, shingles and other wooden siding

<table>
<thead>
<tr>
<th>Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retaining and preserving significant architectural features, whenever possible.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Not Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building’s character and appearance that illustrates the continuity of growth and change.</td>
</tr>
</tbody>
</table>

| Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape and texture the old as closely as possible. |

<table>
<thead>
<tr>
<th>Not Recommended</th>
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</thead>
<tbody>
<tr>
<td>Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.</td>
</tr>
</tbody>
</table>

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

<table>
<thead>
<tr>
<th>Recommended</th>
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</thead>
<tbody>
<tr>
<td>Retaining original material, whenever possible.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Not Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Removing architectural features that are an essential part of a building’s character and appearance, illustrating the continuity of growth and change.</td>
</tr>
</tbody>
</table>

| Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface. |

<table>
<thead>
<tr>
<th>Not Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.</td>
</tr>
</tbody>
</table>

Roofs and Roofing

<table>
<thead>
<tr>
<th>Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preserving the original roof shape.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Not Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.</td>
</tr>
</tbody>
</table>

| Retaining the original roofing material, whenever possible. |

<table>
<thead>
<tr>
<th>Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Roofs and Roofing, continued</th>
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</thead>
<tbody>
<tr>
<td>Recommended</td>
</tr>
</tbody>
</table>

Providing adequate roof drainage and insuring that the roofing materials provide a weather-tight covering for the structure.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Preserving or replacing, where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Not Recommended

Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Stripping the roof of architectural features important to its character.

Windows and Doors

Recommended

Retaining and repairing existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware

Duplicating the material, design, and the hardware of the older window sash and doors if new sash and doors are used.

Installing visually unobtrusive storm windows and doors, where needed, that do not damage existing frames and that can be removed in the future.

Using original doors and door hardware when they can be repaired and reused in place.

Duplicating the material, design, and the hardware of the older window sash and doors if new sash and doors are used.

Installing visually unobtrusive storm windows and doors, where needed, that do not damage existing frames and that can be removed in the future.

Using original doors and door hardware when they can be repaired and reused in place.

Not Recommended

Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

Installing inappropriate new window or door features such as aluminum storm and screen window insulating glass combinations that require the removal of original windows and doors.

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

Installing plastic, canvas, or metal strip awnings or fake shutters that detract from the character and appearance of the building.

Discarding original doors and door hardware when they can be repaired and reused in place.
### Entrances, Porches, and Steps

<table>
<thead>
<tr>
<th><strong>Recommended</strong></th>
<th><strong>Not Recommended</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building’s historical integrity and, wherever possible, should be retained.</td>
<td>Removing or altering porches and steps that are appropriate to the building’s development and style.</td>
</tr>
<tr>
<td>Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.</td>
<td>Stripping porches and steps of original material and architectural features, such as handrails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile and brick.</td>
</tr>
<tr>
<td>Enclosing porches and steps in a manner that destroys their intended appearance.</td>
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</tbody>
</table>

### Exterior Finishes

<table>
<thead>
<tr>
<th><strong>Recommended</strong></th>
<th><strong>Not Recommended</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.</td>
<td>Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes.</td>
</tr>
<tr>
<td>Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.</td>
<td></td>
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</tbody>
</table>

### New Construction

<table>
<thead>
<tr>
<th><strong>Recommended</strong></th>
<th><strong>Not Recommended</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.</td>
<td>Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.</td>
</tr>
</tbody>
</table>
New Construction, continued

**Recommended**

Designing new work to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

**Not Recommended**

Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.

Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.

Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.

**Mechanical Systems: Heating and Air Conditioning, Electrical, Plumbing, Fire Protection**

**Recommended**

Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.

Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Placing television antennas and mechanical equipment, such as air conditioners, in an inconspicuous location.

**Not Recommended**

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical system.

Attaching exterior electrical and telephone cables to the principal elevations of the building.

Installing the vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.

Concealing or “making invisible” mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.

Installing “dropped” acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.
**Mechanical Systems, continued**

<table>
<thead>
<tr>
<th><strong>Recommended</strong></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.</td>
<td></td>
</tr>
<tr>
<td>Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.</td>
<td></td>
</tr>
<tr>
<td>Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.</td>
<td></td>
</tr>
<tr>
<td>Placing television antennas and mechanical equipment, such as air conditioners where they can be seen from the street.</td>
<td></td>
</tr>
</tbody>
</table>
EXEMPLARY FROM  
MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION  

**DATE, TIME AND PLACE OF MEETING:** Thursday, August 17, 2017, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska  

**MEMBERS IN ATTENDANCE:** Liz Bavitz, Jim Hewitt, Jim Johnson, Greg McCown and Jim McKee; (Melissa Dirr Gengler and Greg Munn absent).  

**OTHERS IN ATTENDANCE:** Ed Zimmer and Teresa McKinstry of the Planning Department; Deb Schorr, County Board of Commissioners; Susan McIntosh Kriz with the Lux Center for the Arts; John and Terry Thomas from the Burgess House; Chelsey Pounds; and Matt Olberding from the Lincoln Journal Star.  

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

Acting Chair Jim McKee called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.  

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission.  

McKee requested a motion approving the minutes for the meeting of July 20, 2017. Motion for approval made by Johnson, seconded by McCown and carried 5-0: Bavitz, Hewitt, Johnson, McCown and McKee voting ‘yes’; Dirr Gengler and Munn absent.  

**RECOMMENDATION ON LANDMARK DESIGNATION OF FORMER UNIVERSITY PLACE CITY HALL, NOW LUX CENTER FOR THE ARTS, 2601 N. 48TH STREET (CZ17022) PUBLIC HEARING:** AUGUST 17, 2017  

Members present: Bavitz, Hewitt, Johnson, McCown and McKee; Dirr Gengler and Munn absent.  

Zimmer stated that the Lux Center is the original City Hall and Fire Station of University Place. It was designed by John R. Smith. In cooperation with Nebraska Wesleyan University, this became a gallery. It was named in honor of Gladys Lux. They have expanded their program
into a ceramics center west of the main building. They also have art classes. The main entrance is now on the south side. There is a stone balcony on the east façade bearing the title “City Hall”. The south side originally had three bays including two large doors for firefighting equipment. Some interior features remain. The bay for fire engines is the main gallery. The best interior feature is the stairway. Architect John R. Smith was a Lincoln High graduate who lived in University Place. Gladys Lux was a Professor Emeritus of the Nebraska Wesleyan Art Dept. She purchased the City Hall in 1985 and deeded the building to the Lincoln Community Foundation. This has been on a major fundraising campaign which still has a gap to close. Landmark designation would allow for a state tax credit. They have been in contact with the State Historical Society. This is the purpose driving the project.

Bavitz thinks it is wonderful that the building is used for art. She assumed it was already designated. McCown agreed. It is a great building.

Zimmer sees this as a great preservation purpose.

Susan McIntosh Kriz stated that they want to take care of what is there. This will allow them to renovate and upgrade the air conditioning and heating, along with other items.

**ACTION:**

Bavitz moved approval of the landmark designation, seconded by McCown and carried 5-0: Bavitz, Hewitt, Johnson, McCown and McKee voting ‘yes’; Dirr Gengler and Munn absent.
CHANGE OF ZONE NO. 17022

CHANGE OF ZONE NO. 17022, FROM B-3 COMMERCIAL DISTRICT TO B-3 WITH HISTORIC LANDMARK OVERLAY, ON PROPERTY GENERALLY LOCATED AT 2601 NORTH 48TH STREET: September 27, 2017

Members present: Beckius, Corr, Edgerton, Hove, Scheer and Washington; Finnegan, Harris, and Joy absent.

Staff recommendation: Approval.

There were no ex parte communications disclosed on this item.

Harris declared a conflict of interest and exited the Chambers prior to testimony.

Staff Presentation: Ed Zimmer of the Planning Department stated this building was constructed in 1914-1915 as the multi-purpose City Hall building for University Place, which at that time, had a population of between 2,500 and 3,000. The building housed an auditorium, the City Council, water, fire and police departments. The architect was John R. Smith, who built churches and libraries. His masterpiece was this city hall. After annexation in 1926, the building served as the fire station. It became an art gallery and education center in the 1980s. The adjacent building to the north was once a bakery and is now joined internally. Both buildings are included in the application. Renovation plans for the Lux Center are moving forward and would benefit from the landmark status, which would help with fundraising. The interior, though not a major part in the consideration for landmark designation, still has some elements that closely resemble the original treatments, including the prominent staircase. The package includes preservation guidelines.

Beckius asked if this is the first historic application for the building. Zimmer said the same question was asked by the Historic Preservation Commission. Many have assumed the building was already officially a landmark. Hove asked for clarification that the building was not already an officially designated building. Zimmer said that is correct.

Corr asked what was next door before the bakery. Zimmer said the earlier building was an auto garage built in 1957.

Proponents:

1. Joe Shaw, 2311 Q Street, came forward as Director of the Lux, on behalf of the staff, leadership and Board. Zimmer presented a full and complete reason for why this property should be landmarked and preserved and he is available to answer any questions.

There was no testimony in opposition.

Corr noted a clerical error made on the owner list in the report. Zimmer said the error will be corrected. The Lux is the correct owner.
WASHINGTON moved for Approval, seconded by Beckius.

WASHINGTON commended The Lux for pursuing the Landmark designation.

Corr said this is an excellent example of a property that we want to preserve.

Sheer said he is glad preservation benefits will be used for such a fantastic property.

Motion carried, 6-0: Beckius, Corr, Edgerton, Hove, Washington, and Scheer voting ‘yes’; Harris declared a conflict of interest; Finnegan and Joy absent.

Note: This is a recommendation to the City Council.

Harris returned to the chambers.