



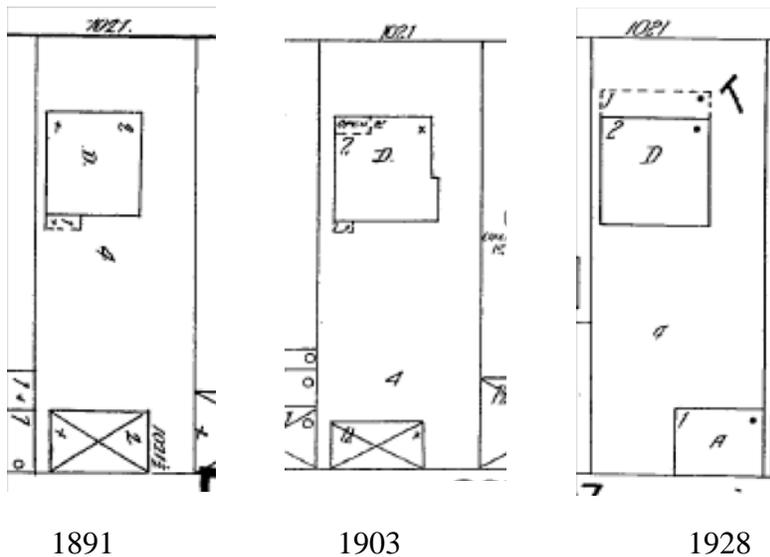
## DESCRIPTION:

The Foster House is a large, very well-preserved and maintained example of a frame Queen Anne style house, built near the beginning of use of that style in Lincoln around 1881. Characteristic of the style is the varied roofline of intersecting gables, varied decorative windows, and richly textured cladding of clapboards and cut shingles.

The main, north facade has a full-length porch (added or altered in the early 20<sup>th</sup> century, as it does not show on the 1891 Sanborn atlas.) The main



feature of the facade is a projecting bay to the left (east), with a tripartite window on the first floor,



four tall, narrow, closely spaced windows on the second floor, and two windows at the attic level in the gable end, flanked by decorative quarter-round windows. Many of the windows in the house display small square panes in a variety of patterns, another characteristic Queen Anne feature.

On the east (side) facade features include an exterior chimney with decorative brickwork (below the eaves) and a large second-story oriel projection at the south end, topped with a gable roof.

## HISTORY:

The early ownership and construction history of this house is complicated, as was often the case in Lincoln's boom-years of the 1880s. John L. Foster bought Lots 4, 5, and 6 of Block 207 of the Original Plat of Lincoln in May of 1881. A mechanic's lien filed the next year indicates construction began almost at once on Lot 4, and continued through November of 1881. Chicago Lumber Company supplied over \$450 worth of materials.

Foster entered into numerous mortgages on the property, then sold the house in May of 1883 for \$1000 (plus assumption of a \$500 mortgage). Upon the sale the lien and mortgages were satisfied and released. The purchaser, Rachael Damrow, resold the property in 1886 for a value of \$2800 to Anna Gibson of Omaha; who sold the property the next year for \$3800. In 1889 the house again sold to widow Catharine Funke, for \$5500, demonstrating the rising property values in the burgeoning city. She remained in residence at least through 1897.

## 8. SIGNIFICANCE

Period	Areas of Significance-Check and justify
1880s	architecture

Specific dates: 1881

Builder/Architect: unknown

Statement of Significance:

The Foster House is a large, well-preserved example of Lincoln's residential architecture of the early 1880s, when the ornate Queen Anne style was becoming dominant over the Italianate, French Second Empire, and Gothic Revival styles of Lincoln's earliest years. The complex sales, liens, and mortgages that marked the house's first decade were also characteristic of that fast-changing era, as the city experienced four-fold growth in the 1880s.

## 9. STANDARDS FOR DESIGNATION

(Check one(s) that apply)

Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Sanborn Map Company (insurance atlases), 1891, 1903, 1928.

Lancaster County Register of Deeds.

Lincoln City Directories.

11. FORM PREPARED BY:

Name/Title: Ed Zimmer/Historic Preservation Planner

Organization Lincoln/Lancaster County Planning Dept.

Date Submitted: October 10, 2008

Street & Number            555 S. 10<sup>th</sup> St.            Telephone (402)441-6360

City or Town Lincoln            State NE, 68510

Signature

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

FosterHouse.wpd

Approved:

City Council \_\_\_\_\_  
(date)

PRESERVATION GUIDELINES FOR  
Foster House  
1021 D Street

**1. Architectural Review of Landmark:**

- a. Photographs: On file in Planning Department.
- b. Important architectural features: 2 ½ story frame house, full-length front porch, clapboard and cut-shingle siding, small-pane windows, complex gable roof
- c. Important landscape features: front yard, wide landscape strip between sidewalk and curb
- d. Architectural style and date: Queen Anne, 1881
- e. Additions and modifications: full-length front porch with clustered columns on pedestals

**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. Removal of healthy trees over 12" caliper;
  - b. Addition of paving materials north of building;
  - c. Addition of fencing and walls visible from D Street;
  - d. Replacement of exterior material and trim or visible roofing materials;
  - e. Cleaning and maintenance of exterior masonry;
  - f. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on facades visible from the street;
  - g. Addition of awnings;
  - h. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc.;
  - I. The addition or replacement of signs;
  - j. Moving structures on or off the site;
  - k. Installation of electrical, utility, and communications services on principal (north) facade;
    - l. Placement of high intensity overhead lighting, antennae, and utility poles within the area of the north facade.

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.

**A. New Construction:**

**1. Accessory Buildings:**

Accessory buildings shall be compatible with the design of the existing building and shall be as unobtrusive as possible. Exterior wall material shall be the same as the exterior materials of the existing building.

**B. Alterations:**

1. Additions shall complement the style of the structure. Additions shall not imitate architectural styles which pre-date that of the historic structure. The appearance of the north facade of the building shall not be altered unless the design is sensitive to the historic and architectural character of the building. Alterations on the east and west sides should be compatible with the existing building in scale, color, texture, and the proportion of solids to voids. Materials and architectural details used in such alterations and additions shall complement those on the existing building.

2. Roofs: The form of the roof shall not be changed.

3. Trim: Changes in the existing exterior trim of the building, other than painting or repair, shall be based on physical evidence of missing features, documentation, or careful consideration of closely relevant examples, preferably drawn from Lincoln. Any replaced or repaired portions of the trim that are visible and above grade, including, but not limited to moldings, cornices, doors, and windows, shall match the original members in scale, design, and appearance. Replication of original materials is preferred; alternate materials of similar appearance will be considered on a case-by-case basis.
4. Openings: Original windows, doors, or hardware shall not be removed when they can be restored, repaired, and reused. If the original glass, sash, hardware, and doors cannot be repaired and retained, then they shall be replaced with new units that duplicate the original in size, material, and appearance. If necessary, replacement of these items with non-original materials may be allowed on a case-by-case basis, if their appearance is very similar to the original, and the owner presents compelling evidence comparing various alternatives.

Additional openings, or changes in the size of the existing openings, shall not be made unless the change is compatible with the style and period of the building.

Metal, vinyl, or fiberglass awnings, hoods, or shutters that would detract from the existing character or appearance of the building shall not be used.

C. Repair:

1. Repairs in General: Repairs in materials that duplicate the original in composition, texture, and appearance are encouraged. Repairs with new materials that duplicate the original in texture and appearance also may be permitted. Repairs in materials that do not duplicate the original appearance may be permitted on an individual basis if the repairs are compatible with the character and materials of the existing building and if repairs that duplicate the original in appearance are not available.
2. Masonry: The cleaning of exterior masonry shall not be done in a manner to harm or alter the original surface of the materials. Sandblasting and painting of unpainted masonry are prohibited.

D. Demolition:

The Landmark or significant portions thereof shall not be demolished except pursuant to Lincoln Municipal Code Section 27.57.150(b), Section 27.57.160, or Section 27.57.170. The moving of the Landmark is discouraged; however, moving is preferred to demolition.

E. Other:

1. Mechanical Systems:

Necessary mechanical services shall be installed in areas and spaces that require the least possible alteration to the exterior structural condition and physical appearance of

the building.

Holes to accommodate air conditioners or other mechanical equipment shall not be cut through the north, east, or west walls.

Exterior electrical, television and telephone cables should be installed in places where they will be visually unobtrusive. Television antennae and mechanical equipment such as air conditioners and solar panels should be placed in as inconspicuous a location as possible. The installation of such equipment shall not adversely affect the principal street facade.

2. Signs:

Any exterior signs shall be compatible with the historic and architectural character of the building. Freestanding signs, detached from the building but not blocking vistas of the principal facade, are preferred. Any street address designation shall also be compatible with the historic and architectural character of the building.

3. Fencing and Walls:

Chain link or similar security-type wire fences are prohibited in the front north yard. All new fencing and walls shall be compatible with the historic and architectural character of the building.

4. Paving:

New paving to create space for parking shall be reviewed for its impact on the design character of the landmark and site. New sidewalks and drives shall be sensitive to the historic and architectural character of the building. Original walks shall be maintained.

5. Landscaping:

Original environmental features shall be maintained. Original and new plantings shall be trimmed so as to frame the architecture, rather than concealing it. New plantings and outdoor appurtenances shall be compatible with the historic and architectural character of the property.

# CITY OF LINCOLN ZONING APPLICATION

(A separate application is required for each request.)

Date 10/1/08

Note: This application will be returned as insufficient if all required information is not provided.

Application No. \_\_\_\_\_

Under the provisions of Title 27 of the Lincoln Municipal Code, the undersigned hereby applies for a:

Note: City policy requests presentation of text amendments to Mayor's Neighborhood Roundtable

Change of Zone From R-7 To R-7 HP  Change of Zone (text) 27 57 Presentation Date \_\_\_\_\_

Special Permit, 27.63. 400 List Special Permit Type Historic Preservation

Use Permit Use Permits, PUDs and CUPs - see fee information below \*\*\*\*  Miscellaneous  CPC  Administrative Permit (Wireless Facilities)

Ownership certificates are required with Special Permit and Use Permit applications.

Pre-Existing Special Permit # \_\_\_\_\_  Pre-Existing Use Permit # \_\_\_\_\_

Administrative Amendment to: SP # \_\_\_\_\_ UP # \_\_\_\_\_ Other # \_\_\_\_\_

Waiver to (List): \_\_\_\_\_ SP # \_\_\_\_\_ UP # \_\_\_\_\_ PP # \_\_\_\_\_

Please attach list of all waivers being requested and identify the specific regulations requested to be waived (i.e. City of Lincoln Design Standards, Land Subdivision Title 26, Title 27 Section # \_\_\_\_\_ in conjunction with CUP, etc.

Is the purpose statement for this application attached?  Yes  No Has the U.S. Army Corps of Engineers been contacted?  Yes  No  
Have the neighbors been informed of your request?  Yes  No Has the Lower Platte South NRO been contacted?  Yes  No  
Is this application in lieu of a Preliminary Plat?  Yes  No

Project Legal Description:  Hard Copy Legal Description Attached  Digital File Legal Description Attached

Lot(s) 4 Block(s) 207

Lincoln Original \_\_\_\_\_ Addition \_\_\_\_\_ 1/4 Section \_\_\_\_\_ T \_\_\_\_\_ N, R \_\_\_\_\_ E \_\_\_\_\_

Project Address/Location 1021 D Street; Lancaster County, Lincoln, NE

Property Owner Name Kevin D. and Carla J. Pinneo Phone Number 402/435-2159

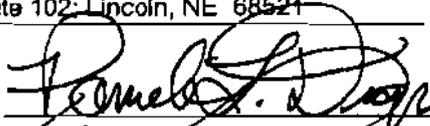
Address 1021 D Street; Lincoln, NE 68508 Email \_\_\_\_\_

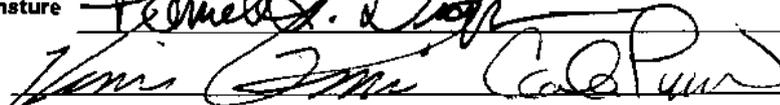
Applicant/Permittee Name Engineering Design Consultants, L.L.C. Phone Number 402/438-4014

Address 2200 Fletcher Ave., Suite 102; Lincoln, NE 68521 Email pdingman@edc-civil.com

Contact Name Pamela L. Dingman, CEO Phone Number 402/438-4014

Address 2200 Fletcher Ave., Suite 102; Lincoln, NE 68521 Email pdingman@edc-civil.com

Applicant's (Permittee's) Signature 

Property Owner's Signature  (Property Owner signature not required on Change of Zone applications.)

\* NOTE: If applicant is not owner of the premises, the owner's signature (or written permission of the owner authorizing the applicant to sign on behalf of the owner) must be affixed to this application. The applicant and owner's signatures (or owner's written permission) certifies that permission is granted by the owner to all authorized city/county personnel to enter the premises for the purpose of review of this application.

\*\*\*\* Use Permits, CUPs and PUDs that are in the three-mile, where a Preliminary Plat waiver is requested and onsite, individual waste water systems are to be used, are subject to the Health Dept. Area Development Fee; \$305 base fee plus \$15 per lot for each lot created (Maximum Health Fee \$1,000).

## PURPOSE STATEMENT

### FOR NOVEMBER 4, 2008 PLANNING COMMISSION MEETING

**DATE:** October 1, 2008

**APPLICANT:** Engineering Design Consultants, L.L.C.  
2200 Fletcher Ave., Suite 102  
Lincoln, NE 68521  
402/438-4014

**OWNER:** Kevin D. and Carla J. Pinneo  
1021 D Street  
Lincoln, NE 68508  
402/435-2159

**CONTACT:** Pamela L. Dingman, P.E.  
Engineering Design Consultants, L.L.C.  
2200 Fletcher Ave., Suite 102  
Lincoln, NE 68521  
402/438-4014

**PROPOSAL:** Please accept this application for Landmark Designation and Special Use Permit to expand the existing permitted use of the single-family residence to occupy the building with offices for a small firm.

**LOCATION:** Located at 1021 D Street in the Historic Everett Landmark District

**LAND AREA:** Less than 1 acre



**GENERAL INFORMATION:**

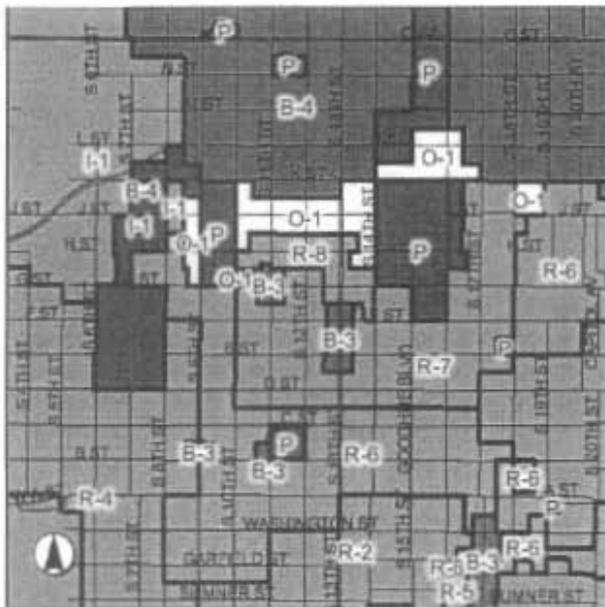
**LEGAL DESCRIPTION:** Lot 4, Block 207, Original Plat, Lincoln, Lincoln, Lancaster County, Nebraska.

**EXISTING LAND USE:** Single-Family Residence.

**EXISTING ZONING:** R-7, Residential District with B-3 Commercial located in District.

**SURROUNDING LAND USE AND ZONING:**

North:	Residential	R-8, Residential
South:	Businesses/Residential	R-6, Residential and B-3, Commercial
East:	Residential	R-2, Residential
West:	Residential	R-6, Residential



**Zoning:**

R-1 to R-8 Residential District  
O-1 Office District  
B-3 Commercial District  
B-4 Lincoln Center Business District  
I-1 Industrial District  
P Public Use District

**BRIEF HISTORY:** Victorian built in 1881-82 for John L. Foster.

**EXISTING ALTERNATIVE USES IN AREA:** Apartments, multiple family residences, duplexes, single family residences, and other permitted uses in the R-7 district.

## Historic Preservation Special Application

**1021 D STREET**

Foster House

Everett Landmark District



The Everett Landmark District features the most diverse collection of historic housing types of any of Lincoln's residential landmark districts. Three of the city's oldest half-dozen houses, dating from the 1870s, grace this district, along with mansions, cottages, rowhouses, and apartment houses from the 1880s through 1920s. Everett Elementary School anchors the southern end of the district and gives the area its name.

Prepared by:

**ENGINEERING DESIGN CONSULTANTS, L.L.C.**

2200 Fletcher Avenue, Suite 102

Lincoln, NE 68521

402/438-4014

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## **1: HISTORIC SIGNIFICANCE AND VARIATION SOUGHT**

**The significance of the historic structure or site and the degree of variation sought from the permitted uses of the district:**

The Foster House was built for John L. Foster in 1881-82. Mr. Foster lived at the address for only one year. In 1883, Mr. W. W. Foster, an insurance agent listed the address as his residence.

It was sold to Mrs. Otto Funke, a widow in 1887. The house is a two and a half story Victorian with a Neo-Classical porch and decorative shinglework. Mrs. Funke's deceased husband had been a wholesaler of wines, liquors, and cigars and had a shop between 8th and 9th Streets on O Street.

Wood is frequently an essential component of historic buildings as is in the case of the Foster House. These wooden features, both functional and decorative, are important in defining the historic character of the Foster House and is an essential reason to preserve this building as an Historic Landmark.

This application is a request for a special permit to use a potential landmark property as a small office building. This building has been used as a single-family residence since it was built around 1881. The current proposal would not seek to make any changes to the interior or exterior of the building.

At a later date, we would seek to repair the driveway and sidewalk to the building.

## **2: ECONOMIC FACTORS**

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

The building is over 100 years old and is currently occupied as a Single-Family Residence by Kevin and Carla Pinneo. It is comprised of a basement, two floors, and an unconditioned attic. The Applicant desires to fully utilize the building as a small office, thus ensuring the structure will be maintained and protected by generating the required income to do so during the structure's advancing age. This change will enable a more economically productive and viable site than allowed by the underlying zoning.

## **3: PROPOSED EXTERIOR CHANGES**

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

There will be no structural or cosmetic changes to the exterior of this building. The structure will be maintained as is required to keep the property looking fresh.

We do propose to move the existing hot tub out of the driveway to allow vehicular parking in the private driveway. As a part of this application, we would like to reinstall the driveway and sidewalk entranceway to the building in 2009.

Employees of the small firm will utilize parking on the garage pad for three small vehicles and in the private driveway adjacent to the property for up to three vehicles during the day.

#### **4: IMPACT ON SURROUNDING AREAS**

**The impact on the surrounding area:**

The proposed use will improve the surrounding area with the landmark designation of the building and the resulting care that it will afford the structure. Additionally, a fully occupied structure will translate to a fully maintained building and this will be an improvement for this neighborhood.

#### **5: COMPATIBILITY WITH SURROUNDING AREA**

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

The proposed use is an ideal fit for the existing structure and architecture of the building. Windows that are located in bedrooms provide excellent natural light for office use. The existing window opening sizes of the second and attic levels would not be allowed for use as bedroom egress under the current building codes if the use was continued as residential. Under such a situation, an automatic sprinkler system would need to be relied on.

The buildings flanking both sides of this property are apartments which makes it even more reasonable for the property to be used for a small office.

#### **6: PUBLIC BENEFIT**

**The manner in which the public will be benefited by such proposed use:**

The potential result of an unsuccessful Special Permit Application is that the building will house college students if a buyer (parent) is found to purchase the building for their college bound students. This was the recommendation of a local real estate agency to the current owners of the building when they were seeking advice on listing the home for sale.

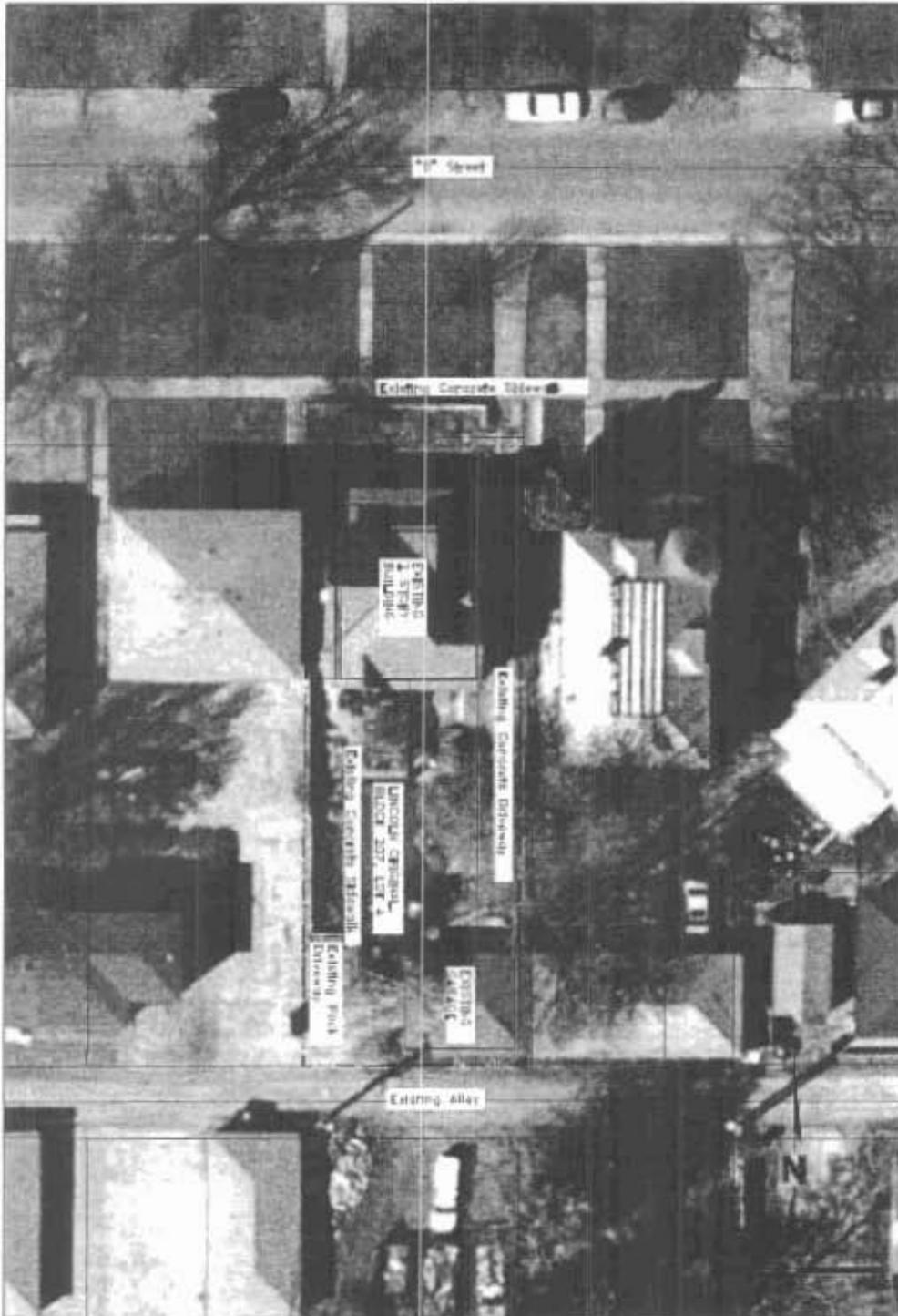
The small office will consist of my engineering firm, Engineering Design Consultants, now located in Northwest Lincoln as a renter. I desire to locate my firm in this location due to the convenience of the location to our clients and city and state government. We generally meet our clients either on their project sites or in their offices. Our office use would not impact the traffic or parking in this neighborhood.

This use would not only enhance the maintenance of an eye-catching Victorian building, but it will also encourage positive visitation to an established area, and allow a low-key business to thrive in this neighborhood. The public's infrastructure investment is would be well-used and the tax base will be strengthened.

APPENDICES

A-1: PLAN OF EXISTING AND PROPOSED GROUNDS

A Plan of the existing and proposed grounds surrounding the structure or site, including outdoor furniture and plant material: See Attached Plan.



**A-2: PARKING LAYOUT**

**A parking layout:** See above drawing.

**A-3: DETAILS REGARDING PROPOSED MODIFICATIONS**

**Details regarding all proposed exterior modifications of the structure or site:**

Installation of new driveway in the existing drive location and a new sidewalk entrance to building in the same location where the existing sidewalk is now situated.

We would like to consider utilizing pervious brick pavers in lieu of the existing concrete, which would be more in keeping with the age and period of the structure.

**A-4: DETAILS OF PRESERVATION OF STRUCTURE**

**Details of how the preservation of the structure or site is to be accomplished:**

**Exterior Protection and Maintenance:**

Wood has played a central role in American building during every period and in every style. In the case of the Foster House, the exterior cladding and decorative features are an essential component for this historic building.

Protection and maintenance of this building's decorative wood features would essentially include yearly caulking and re-application of protective coatings of the exterior as well as replacement of any decorative wood features that begin to decay such as is prevalent to the Yates Property due to no maintenance and the building being vacant.

We will identify, retain, and preserve wood features that are important in defining the overall historic character of the Foster House such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and colors.

Stabilizing deteriorated or damaged wood as a preliminary measure, when necessary, prior to undertaking appropriate preservation work will be determined annually.

Protecting and maintaining wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features will be reviewed annually.

Inspect painted wood surfaces annually to determine whether repainting is necessary or if cleaning is all that is required.

Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (handscraping and handsanding), then repainting.

We will repair, stabilize, and conserve fragile wood using well-tested consolidants, when appropriate. Repairs will be physically and visually compatible.

There would also be the cyclical cleaning of roof gutter systems and maintenance and repair of the roof/flashing, fencing, installation of an alarm system and other necessary protective measures. The roof sheathing will be checked for proper venting to prevent moisture condensation and water penetration and to insure the materials are free from insect infestation.

Protecting and maintaining masonry of the decorative chimney by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in the decorative features. We will clean the masonry only when necessary to halt deterioration or remove heavy soiling.

Installing a new driveway and sidewalk entrance in early 2009 will enhance the historic aesthetics of the property as well.

#### **Interior Protection and Maintenance:**

On the interior of the Foster House, we will prevent accelerated deterioration of the mechanical systems providing adequate ventilation of attics, crawlspaces, and cellars so that moisture problems are avoided. As necessary, we will improve the energy efficiency of existing mechanical systems to help reduce the need for elaborate new equipment.

We will repair, stabilize, and conserve fragile wood such as original stairs, banisters, doors, and trim, when appropriate. Repairs will be physically and visually compatible.

Installing protective coverings in areas of heavy pedestrian traffic to protect historic features such as original wall coverings, flooring, and wood paneling.

We will evaluate the existing condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to interior features and finishes are necessary.

#### **Building Site Protection and Maintenance:**

Identifying, retaining, and preserving buildings and their features as well as features of the site are important in defining its overall historic character.

The building site will be protected and maintained by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; or damage or erode the landscape.

Preservation of the circulation systems such as walks, driveways, or parking; vegetation such as trees, shrubs, or herbaceous plant material; landforms such as terracing, berms or grading; furnishings such as lights, fences, or benches; decorative elements such as sculpture, statuary or monuments which are important in defining the history of the site.

To retain the historic relationship between buildings and the landscape of the site, we will need to replace the entrance walkway and the private driveway.

During construction of the private driveway, the disturbance of terrain around the building or elsewhere on the site will be minimized, thus reducing the possibility of destroying or damaging the landscape features.

**A-5: SIGNS PROPOSED**

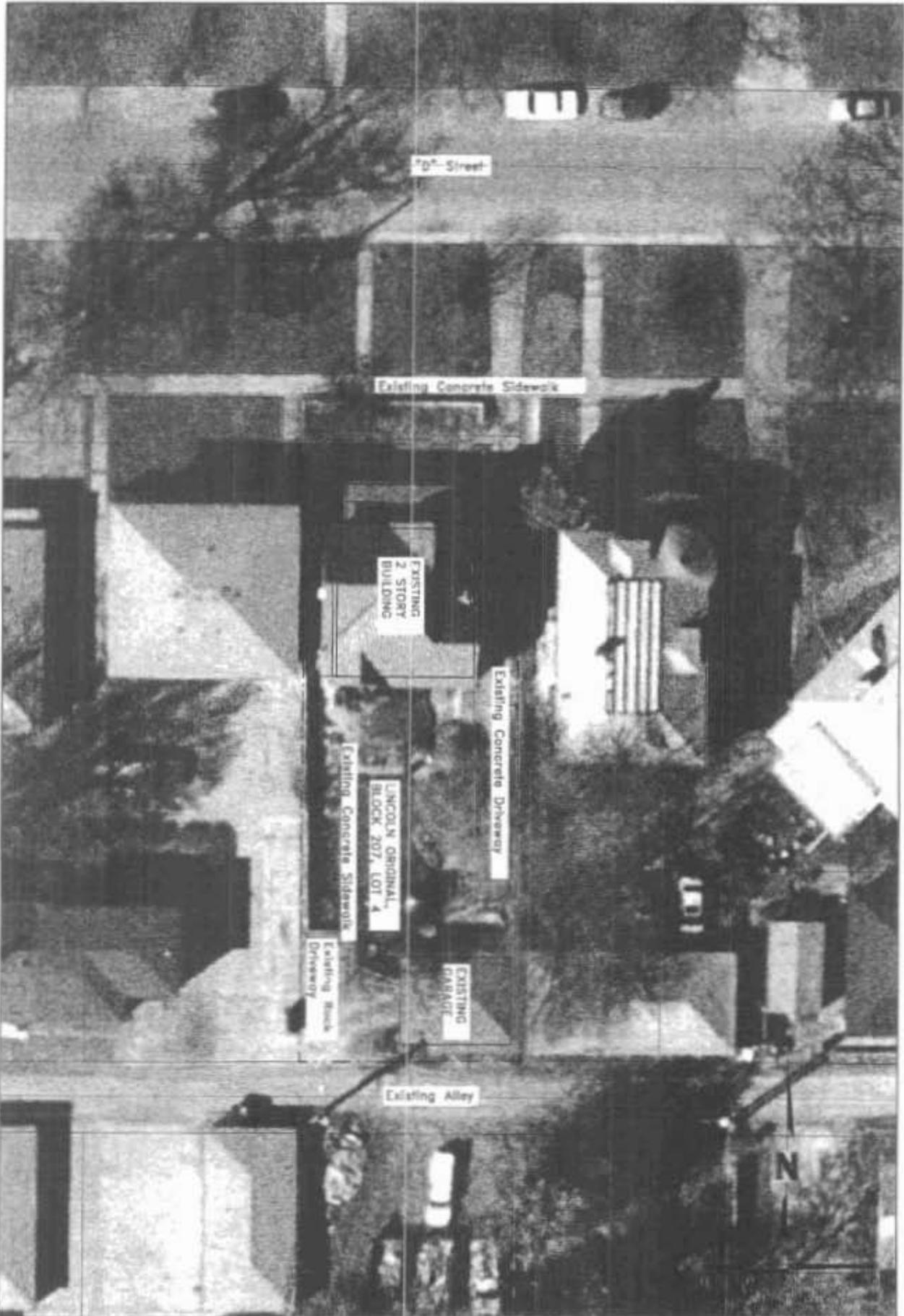
**Signs proposed for the structure or site:**

We would propose to either install an inconspicuous monument type marker sign in keeping with the area or affix a small 2'x2' sign to the existing white picket fence.

**A-6: INFORMATION CONCERNING ECONOMIC USE**

**Information concerning the economic use of the property:**

We wish to utilize the property for a small engineering office that has been in business ten (10) years this December.



EXISTING 2 STORY BUILDING

LINCOLN ORIGINAL, BLOCK 207, LOT 4

EXISTING GARAGE



**EDC**  
Engineering Design Construction  
2101 S. 24th Ave., Suite 100, Lincoln, NE 68503  
402-491-8171, Fax 402-491-4228

LINCOLN OFFICE  
HISTORIC BUILDING  
Lincoln, Nebraska

Drawn By: CWL  
Desg: CITY SP/deg  
Date: 09/30/2008

SHEET  
1 OF 1