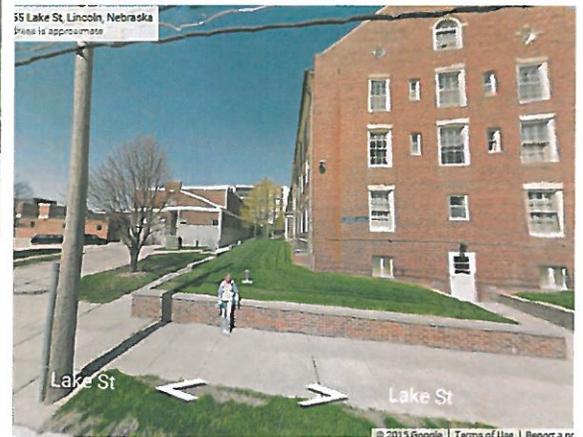


PROPOSAL:

Bryan Medical Center requests a preservation certificate to demolish the former Sophy Teeters Nurses Residence at 1650 Lake Street, a designated landmark, and a preservation certificate to construct a memorial garden on the site.

DISCUSSION:



John L. Teeters, a Lincoln lawyer and wholesale jeweler, donated funds to Lincoln General Hospital for the construction of a nurses' residence. Davis & Wilson designed the red-brick, Colonial Revival structure, which was dedicated in 1928 in memory of Sophy F. Teeters, John's late wife. In 1940, a north wing of matching materials and style added approximately 75 feet to the length of the original 112 foot long building.

Lincoln General Hospital and later Bryan Medical Center used the facility for a drug and alcohol rehabilitation program, since approximately 1975. Additional facilities were constructed immediately west of the Teeters Building prior to the landmark designation, creating a narrow court/walkway of approximately 20-25 feet along

most of the length of the building. A new Independence Center opened west of the Teeters Building in 2014.

The property was designated a Landmark by the City of Lincoln in 2002, after BryanLGH Medical Center applied in 2001 for changes to the approved special permit and site plan for the LGH/Bryan West campus, including demolition of the Teeters Building. The changes to the site plan were approved with the stipulation that the Preservation Commission review the eligibility of the Teeters Building for landmark designation, and make a recommendation to the City Council, resulting in the designation. The Landmark application from 2002 is attached to this report.

The Medical Center indicated at that time that it had no immediate plans to demolish the building, and in fact it remained in use another dozen years. The discussion at the time of designation also pointed out that the effect of designation would be to cause consultation with the Commission of changes to the building or demolition, and that under the Lincoln preservation ordinance the ultimate decision on disposition of a landmark rests with the owner. The hospital has consulted with the Commission in the past on certain maintenance items, including reroofing the building a few years ago.

At the March 19, 2015 meeting of the Historic Preservation Commission, a hearing was held and testimony was received regarding an application to demolish the building. David Reese of Bryan Medical Center described a study of the building conducted with Davis Design and outlined obstacles to continued use of the building, including low ceiling heights (7') and exposed piping on the upper floors, narrow stairways, and foundation issues at one corner of the structure. He stated the hospital estimated the code and structural issues would require an investment of \$10 million to remedy, and that the hospital was unable to identify continued uses for the building, especially on the upper floors.

The presentation included a proposal to replace the building with open space on the footprint of the original building, as a memorial to the Teeters family and a small park area for the neighborhood and the campus. Mr. Reese described communication with descendants of the Teeters and later forwarded to me an email communication with a family member (attached).

The applicant's request for a certificate for demolition is based on 27.57.150 which empowers the Commission to consider issuing a certificate of "exception on the ground of insufficient return or hardship" if the property cannot yield a reasonable return if the requested work is not permitted, that the plight of the applicant is due to unique circumstances, and that the hardship is the result of the application of the ordinance and is not the result of any act or omission by the applicant."

Lincoln's ordinance does not define "insufficient" or "reasonable" rates of return. In this case involving a not-for-profit institution, "insufficient return" might be assumed to mean

a reasonable or prudent investment of the Medical Center's resources, in furtherance of its mission of providing medical services.

The other tests in the Lincoln ordinance address "unique circumstances," and hardship that is "not the result of any act or omission by the applicant." The Teeters Building was constructed 87 years ago as a residential building—essentially a dormitory—and continued in a somewhat similar patient/treatment use as the Independence Center, until its limitations caused replacement and cessation of that use. It is credible that the hospital has evaluated the building as not adaptable for modern medical office use or for medical/surgical patient care, given the intense infrastructure required for those uses. Furthermore, the low ceiling heights of the upper floors would not be congenial for modern residential-type uses, resulting in the building of the new Independence Center.

The designation of the Teeters Building in 2002 was intended to cause an open, public consideration of the future of the building before the Medical Center would act on any decision on the property. Bryan held a neighborhood meeting prior to the March 19th HPC meeting, which I attended. An Irvingdale Neighborhood Association representative testified in support of Bryan's proposal March 19th.

The proposal to replace the Teeters Building with a Teeters Memorial Garden appears to offer a benefit to the campus and the neighborhood in a manner respectful to past donors to Lincoln's welfare. However, while attractive and creative in preserving certain elements or artifacts of the building, the solution is outside the purposes of the Historic Preservation Commission.

I recommend that the Certificate of Exception be approved on the grounds that the characteristics of the building render its rehabilitation and continued use unfeasible or in the language of the ordinance, unreasonable. If this recommendation is adopted, I would further recommend that the Commission advise Bryan to file a change of zone to rescind the landmark designation attached to the site of the Teeters Building, while recommending to the Planning Commission that amending the hospital's site plan to incorporate the Teeters Garden is acceptable. There would be no historic preservation purpose to future review by the Commission of a memorial space built in 2015, while including it in the hospital's site plan would provide a public forum for discussion of any future changes.

The preservation ordinance calls for written findings of facts to accompany Commission decisions. Therefore I am offering a recommendation and an alternative as starting point for consideration if the Commission acts to deny the requested certificate:

Recommended finding:

Based on the information on hand, and the language of Lincoln Municipal Code 27.57.150(b) regarding "a certificate of 'exception based on the ground of insufficient return or hardship'," the Sophy Teeters Nurses Residence cannot reasonably continue to serve the mission of Bryan Medical Center and its demolition is justified under 27.57.150(b).

Recommended action:

Approval of a certificate of exception for demolition of 1650 Lake Street, the Sophy Teeters Nurses Residence.

Alternative finding:

The information offered by the applicant does not establish a unique circumstance warranting the demolition of 1650 Lake Street, the Sophy Teeters Nurses Residence, a designated landmark.

Alternative action:

Denial of a certificate of appropriateness or exception.

F:\Boards\HPC\HPCReports\REPORTS\2015\04-April\Item 4_Teeters.docx

From: David Reese <David.Reese@bryanhealth.org>
Sent: Tuesday, March 24, 2015 3:31 PM
To: Ed Zimmer
Subject: FW: EXTERNAL SENDER: Re: Update on the Sophy Teeters Dormitory

Ed,

I am forwarding to you an email from a gentleman by the name of John Hanrahan. He is the nephew of Sophy Teeter. We have been in contact with him over the past months as we were planning the memorial garden in honor of his family. Recently our Vice President of Advancement emailed him (below) a copy of the plan with an update on the process. In addition, we asked for a reply back as to his interest in the project. As you can see he is very excited for the garden. I wanted to get this to you as I know there were questions asked by the committee members if the family was in favor of this plan.

If there are any other questions please feel free to let me know. Thanks Ed and I hope you have a great day.

David Reese
Vice President of Clinical and Support Services
Bryan Medical Center
402-481-4489

From: Bob Ravenscroft
Sent: Tuesday, March 24, 2015 2:58 PM
To: David Reese
Subject: FW: EXTERNAL SENDER: Re: Update on the Sophy Teeters Dormitory

From Sophy's nephew

From: John Hanrahan [mailto:jhanrahan@kc.rr.com]
Sent: Tuesday, March 24, 2015 2:20 PM
To: Bob Ravenscroft
Subject: EXTERNAL SENDER: Re: Update on the Sophy Teeters Dormitory

Bob, Thanks for the update. Sounds like a fine program and I am 100% in favor of it being done. One of these days I hope to get to Lincoln to visit the site.

----- Original Message -----

From: Bob Ravenscroft
To: 'jhanrahan@kc.rr.com'
Sent: Tuesday, March 24, 2015 12:48
Subject: Update on the Sophy Teeters Dormitory

Hello John,

As promised when we most recently spoke about our intentions, here is an update on the plans and process for the former Sophy Teeters Dormitory.

We have had meetings with the neighborhood associations near our Bryan West Campus and recently presented to the historical society. The neighbors are thrilled that we will permanently memorialize Sophy Teeters while also creating green space on the southeast corner of the Bryan West Campus. We are now going through procedural steps with the historical society and the planning and zoning

commissions.

I have attached slides from our presentation to the neighbors and historical society that provide information and renderings – including location and the central garden/sitting space that will be incorporated into the space. It is in the sitting area where we will place a plaque describing the Teeters generosity and the historic role of the building. We intend to incorporate columns and ironwork from the original building into this space. Additionally, we will place under a very large and heavy structure the two urns containing your relative's ashes. I don't anticipate we will widely publicize the location of the ashes to prevent against potential vandals.

We also intend to place artifacts from the building along with a photograph in the museum on the Bryan West Campus. This location is primarily occupied by historical relics, uniforms, and photographs from the Lincoln General School of Nursing.

We shared with the historical society that we have communicated our intentions to you. Please let me know that you received this message, and if you have any questions. Additionally, if you could respond with your approval it would be greatly appreciated. As you know I want to keep you informed of our plans and timeline, but we also want to assure the historical society that we are keeping the family informed.

I am looking forward to the completion of the garden and hope that I can host you once it is complete.

All my best,

Bob Ravenscroft

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipients and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2015.0.5646 / Virus Database: 4315/9373 - Release Date: 03/24/15

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

1. NAME
Historic
and/or Common
NeHBS Site #
Lincoln General Hospital Nurses' Residence / Sophy
Teeters Nurses Home
Bryan/LGH West Independence Center
LC13:D5-616

2. LOCATION
Address
1650 Lake Street

3. CLASSIFICATION

<u>Proposed Designation</u>	<u>Category</u>	
<input type="checkbox"/> Landmark District	<input type="checkbox"/> district	<input type="checkbox"/> site
<input checked="" type="checkbox"/> Landmark	<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> object
	<input type="checkbox"/> structure	
<u>Present Use</u>		
<input type="checkbox"/> agriculture	<input type="checkbox"/> industrial	<input type="checkbox"/> religious
<input type="checkbox"/> commercial	<input type="checkbox"/> military	<input type="checkbox"/> scientific
<input type="checkbox"/> educational	<input type="checkbox"/> museum	<input type="checkbox"/> transportation
<input type="checkbox"/> entertainment	<input type="checkbox"/> park	<input checked="" type="checkbox"/> other (health care)
<input type="checkbox"/> government	<input type="checkbox"/> private residence	

4. OWNER OF PROPERTY

Name	Bryan/LGH Medical Center
Address	2300 S 16th St., Lincoln, NE 68502

5. GEOGRAPHICAL DATA

Legal Description	Lots 4-6 of Johnson's Second Addition, and Lots 4-5 of Meeses Subdivision, Lincoln, Lancaster County, Nebraska
-------------------	--

6. REPRESENTATION IN EXISTING SURVEYS

Title	Historic & Architectural Survey of Lincoln, NE		
Date <u>2001/on-going</u>	<input type="checkbox"/> State	<input type="checkbox"/> County	<input checked="" type="checkbox"/> Local
Depository for survey records	Lincoln Planning Dept		
City	Lincoln	State	NE

Is proposed Landmark or Landmark District listed in the National Register?
 yes, date listed _____ no

7. DESCRIPTION AND HISTORY

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

unaltered original site
 altered moved date

DESCRIPTION:

The Independence Center building on the Bryan/LGH West campus is a 3½ story, red brick structure with a slate, gable roof, limestone trim, and an ornamental cornice. It is a good example of the Colonial Revival style applied to an institutional building, with elegant details including the Flemish bond of the brickwork, columned portico at its original main entrance, topped with a wrought iron railing, and unusually ornate cornice. The exterior of the building is well-maintained.

The first, south part of the structure (approximately 112 feet north-south) was built in 1928, five years after the original construction of Lincoln General Hospital. The limestone cornerstone at the southwest corner is inscribed:

NURSES HOME
LINCOLN GENERAL HOSPITAL
MCMXXVIII

The original portion of the building is 3¼ stories tall, with 11 bays extending lengthwise and three bays across its width. The view from Lake Street is of the three-bayed south side of the original building, with an end wall parapet and twin chimneys.

The central entry pavilion on the west side of the building is three bays wide, with four bays extending on either side. The entry pavilion is defined by vertical limestone elements, echoing the quoin-like limestone elements found on the corners of the building. The steps to the door are of the original limestone, and the original brass knocker still hangs on the door. The entry portico boasts attenuated, paired columns supporting the curved roof, and leaded side and fan lights bordering the door. The decorative wrought-iron railing above sits in front of a Palladian window with a limestone lintel. The entry demonstrates that the Nurses Home was originally oriented west toward St. Mary's Avenue, while the main hospital faced east towards 17th Street. St. Mary's Avenue has since been vacated in this area and a building occupies the former right-of-way, constricting the Nurses Home site.

The building was extended approximately 75 feet to the north in 1940, closely following the original building in style and materials. A cornerstone at the northwest corner is inscribed:

SOPHY F. TEETERS
NURSES HOME
1940

The addition contributed seven more bays to the building. A door sits in the center on the west side, with a wrought iron-supported copper hood above and fancy lanterns on each side. The windows, like those on the original building, have limestone sills and lintels, and six over six pane arrangement.

Ornate windows are displayed on the north side of the building, most notably at the attic level where there are two oculus windows on either side of a rounded head window, all with limestone surrounds. This north side bears a more formal appearance than the original south side. The double chimneys of the south side are continued here as well.

Although it is the back of the building, the east side is ornamented as well. The vertical limestone blocks break up the long wall and reinforce the symmetry of each wing. The 1940 addition features a three bay center flanked by two bays on each side. There is an east entrance in the center of the addition, with a decorative wooden doorframe reminiscent of Connecticut Valley colonial ornament. Its side pilasters are topped with stylized organic forms and the entablature is reeded. An additional egress has been added beside right of the main door in the former space of a window. Shallow iron-railed balconies adorn the second and third floors to the left of the door.

HISTORY:

Three years after the opening of Lincoln General Hospital in 1925, John L. Teeters donated the Sophy Teeters Nurses Home southwest of the hospital building. John L. Teeters was a successful jeweler and lawyer in Lincoln, as well as a regent at the University of Nebraska from 1899-1905 and president of the board four of those years. The Teeters family lived at 1812 D Street in a house that still stands.

Teeters was described as a "leading spirit" in the formation of Lincoln General Hospital. Teeters helped organize the Lincoln General Hospital and the Hospital Association, and served as president of both organizations. He was president of the hospital board for 19 years, during which time Lincoln General opened in 1925. In 1928 he established the Sophy Teeters Nurses Home, valued at approximately \$100,000 and named for his wife who died in 1924. He gave money for the center wing of the hospital in 1933, worth \$70,000, donated two pieces of land, and gave \$60,000 for the enlargement of the nurses home. His obituary states that "he took a personal interest in the hospital, and up to the time of his death, made daily trips there to cheer the shut-ins with flowers and other gifts." The hospital meant so much to Teeters that he gave the bulk of his holdings to the Lincoln Hospital Association in exchange for a \$300 monthly income for the rest of his life. Upon his death, a \$20,000 trust fund was set up for the nursing school. The Nurses' Home not only memorialized his wife, but also served as the repository of Mr. Teeters' ashes after his death.

After the closing of Lincoln General Hospital's nursing school the Nurses Home was converted to the Independence Center, a chemical dependency treatment facility, in the 1970s. Following replacement of the original hospital in 1965, the Nurses Home is the only structure remaining of the original Hospital campus.

Davis and Wilson, the architects of both portions of the Nurses Home, were also the designers of the main Lincoln General Hospital Building in 1923. Their broad practice included educational buildings in Lincoln and throughout the state, such as (in the 1920 and '30s) Park, Sheridan, Randolph, Hawthorne, and Holmes Elementary Schools in Lincoln, and for the University of Nebraska Memorial Stadium, Morrill Hall, the Coliseum, the Student Union, and Love Memorial Library. They also produced excellent churches, such as Lincoln's Gothic Revival Westminster Presbyterian and Byzantine-flavored Temple B'nai Jeshurun, (both 1924); handsome Period Revival houses in Lincoln and elsewhere; and large and small commercial buildings, including the twelve-story Stuart Building in downtown Lincoln (1927-29) The Nurses Home combines the dignity of their institutional work and the more intimate detail of their residential buildings.

8. SIGNIFICANCE

<u>Period</u>	<u>Areas of Significance-Check and justify.</u>
1900-	architecture and education/health care
Specific dates:	1928, 1940
Builder/Architect:	1928--Ernest Rokahr & Sons, contractor / Davis & Wilson, architects 1940--Edwin H. Burr, contractor/Davis & Wilson, architects

Statement of Significance:

The former Nurses' Home merits designation as a landmark as the only surviving original building of Lincoln General Hospital, and as a good example of Colonial Revival architecture, designed by the leading Lincoln architects Davis & Wilson, and applied to an institutional building. The architects of the Nurses' Home, Davis & Wilson, were a prominent partnership with a regional practice from 1920, and under the name Davis Design remain the "dean" of Lincoln architectural firms. The historic integrity of the building exterior is very high, and although the Nurses' Residence does not have much visibility off-campus, but its presence from the walkways within the hospital campus remains strong.

9. STANDARDS FOR DESIGNATION

(Check one(s) that apply)

- Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;
- Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Application for Building Permit #17733, June 14, 1928 and Building Permit # 17733, June 30, 1928.

Building Permit for addition, #31694, February 16, 1940.

Lincoln City Guide, Federal Writers Project, 1937, p. 45 & 78.

Lincoln Star, Sophie Teeters obituary, May 8, 1924.

Lincoln Sunday Journal and Star, "J. L. Teeters to present painting of his wife to Lincoln General nurses home." February 18, 1945.

Lincoln Star, "J. L. Teeters, 85, General Hospital Benefactor, Dies." October 24, 1946, p.2.

Lincoln Star, "Nurses Home Beneficiary Teeters Will." October 29, 1946, p. 1:3.

Lincoln Star, "Lincoln General History Complex and Unusual." August 16, 1961, p. 1:5.

11. FORM PREPARED BY:

Name/Title: Jennifer Ann McHale, historic preservation intern

Organization Lincoln/Lancaster County Planning Dept.

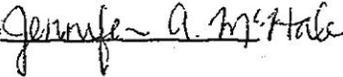
Street & Number 555 S. 10th St.

City or Town Lincoln

Date Submitted: July 13, 2001

Telephone c/o Ed Zimmer, (402)441-6360

State Nebraska 68508

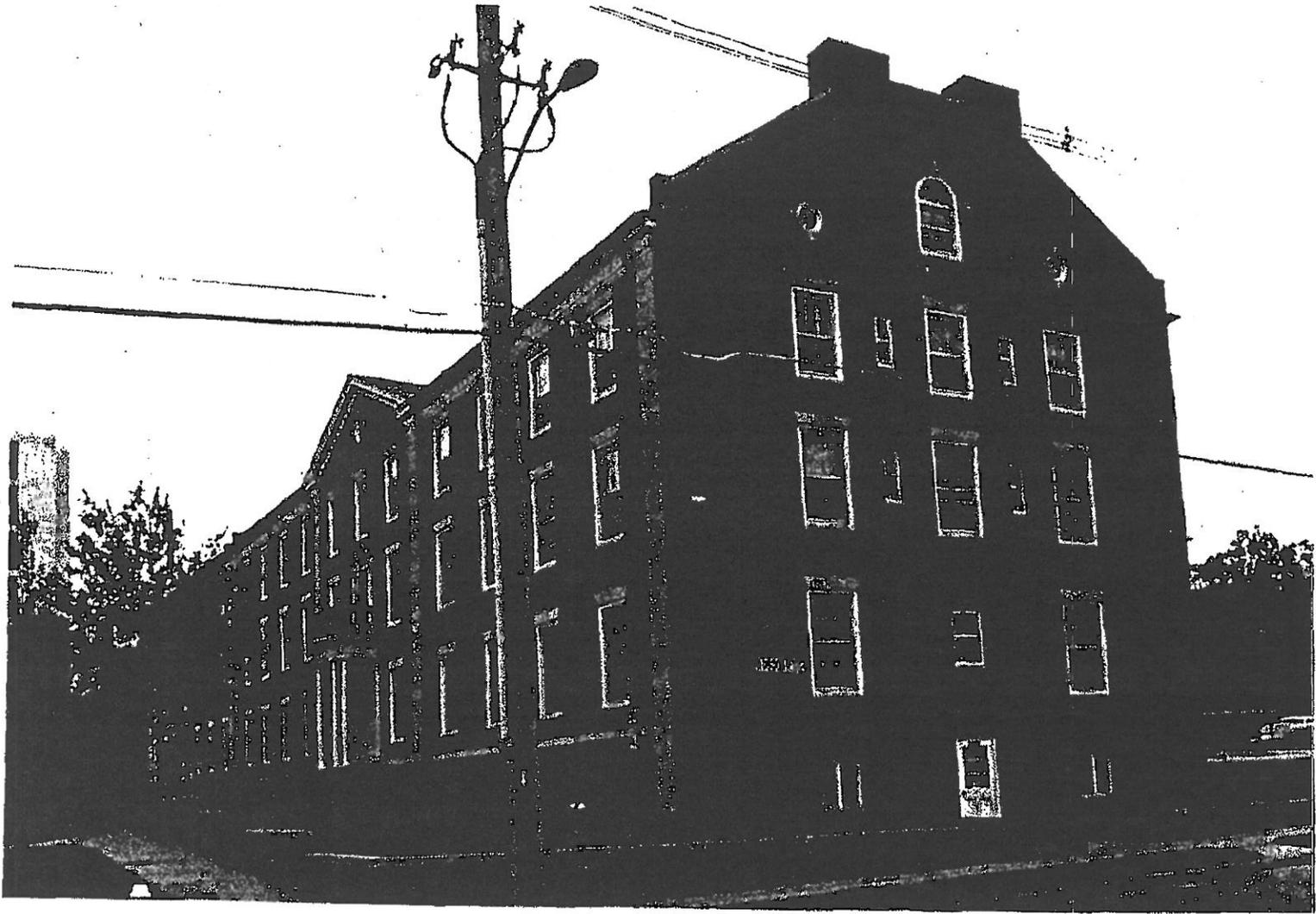
Signature 

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

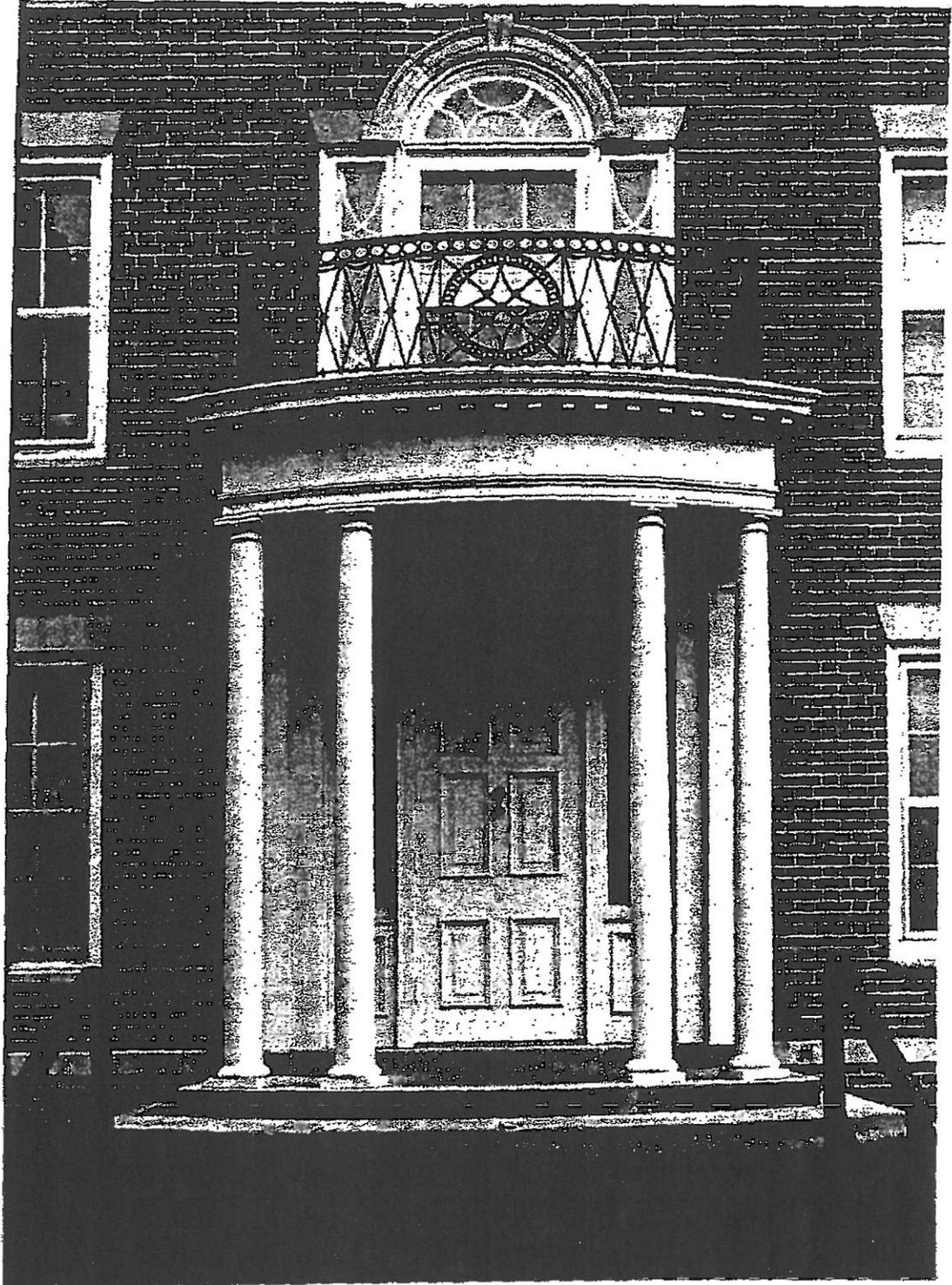
DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

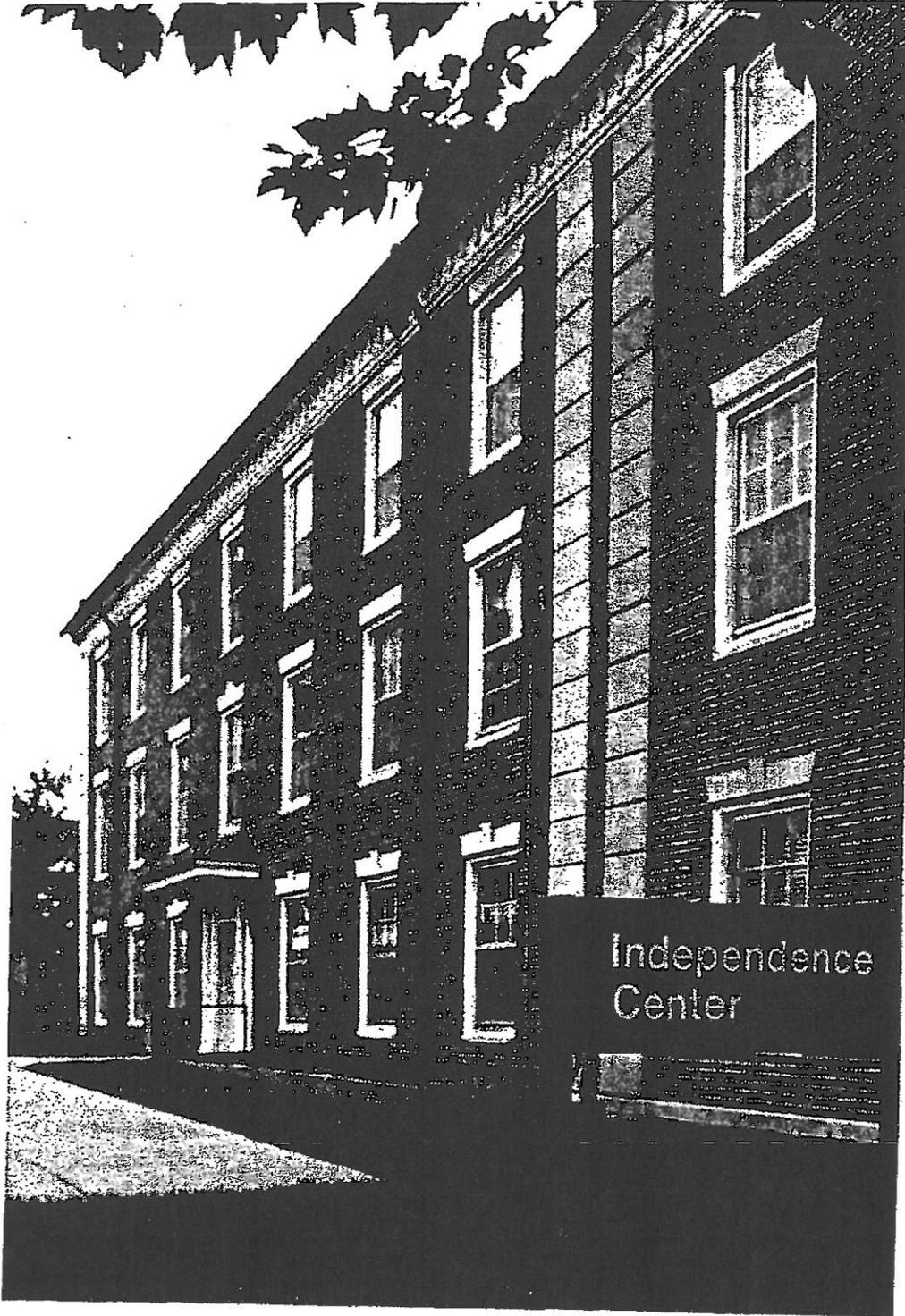
X:\FILES\PLANNING\HPC\LMARKS\lghnurses.jam.wpd



View of southwest corner, from Lake Street



Main entry pavilion, on west side

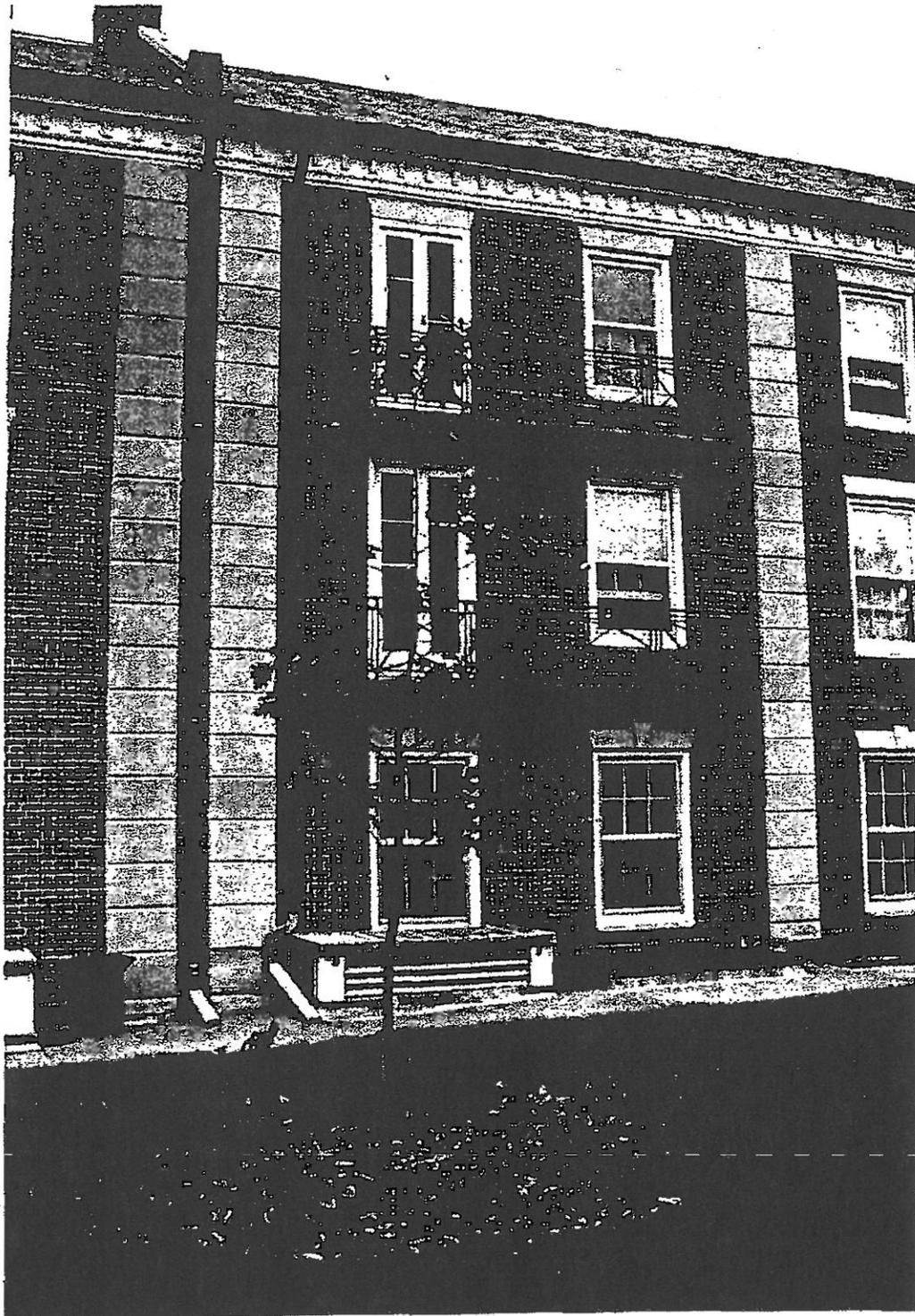


East side of 1940 wing



East Elevation

017



East side of 1940 wing, showing wrought-iron balconies



Detail of door on east side of 1940 addition

J. L. Teeters, 85, General Hospital Benefactor, Dies

Civic And Business Leader Stricken Suddenly

John L. Teeters, 85, well-known philanthropist and Lincoln resident for over 50 years passed away unexpectedly at his home about four o'clock Wednesday afternoon. A retired lawyer and wholesale jeweler, he had been in a law partnership at one time with Don L. Love, donor of the University of Nebraska library.

Funeral Saturday.

Funeral services will be held at 10 a. m. Saturday at the Unitarian church, followed by cremation. Rev. Carl Storm will officiate at the services.

With the exception of having had a slight cold for the past week, Mr. Teeters had been in otherwise good health up to the time of his death, according to his housekeeper. She stated that he had taken a bus downtown about 1 p. m. Wednesday, returning to his home more than an hour later.

He settled himself in a chair reading the newspapers. He had requested Mrs. Norris to get the mail shortly after 3:30 and had conversed with her on her return. She left the room and about five minutes later she returned to find him slumped in his chair, and he had already passed away, she



JOHN L. TEETERS

stated. Death was due to a stroke, according to the doctor.

On Tuesday evening Mr. Teeters had attended a meeting of Lincoln lodge No. 19, A. F. & A. M. at which he was presented as the oldest living member from point of service, to the gathering of about 800 persons. He was also a member of the Lincoln Shrine.

Headed Hospital Board.

Mr. Teeters helped to organize the Lincoln General hospital and the Hospital association and had served as president of both organizations, 19 years as chief executive of the hospital board. The Sophy Teeters nurses' home, at the Lincoln General, costing about one hundred thousand dollars, was built by Mr. Teeters in memory of his wife who passed away in 1924.

He took a personal interest in the hospital, and up to the time of his death, made daily trips there to cheer the shut-ins with flowers and other gifts.

In 1944 he was awarded the Kiwanis club distinguished service medal.

Also in memory of his wife, the former Sophy W. Hutchinson of

(Continued on Page Two)

J. L. TEETERS DIES

(Continued from Page One)

Iowa City, Iowa, whom he married in 1891, he donated all of the art glass windows on three sides of the Westminster Presbyterian church.

Helped Organize Bank

He helped to organize the Lincoln Joint Stock Land Bank, and had been a director continuously, serving at one time as vice president. Mr. Teeters was also interested in two Lincoln insurance companies. He was a member of the chamber of commerce for well over 30 years.

In 1899, Mr. Teeters was elected regent at the University of Nebraska, where he served for six years, four of them as president of the board. He was also one of the first members of the Candle Light club.

John L. Teeters was born on a farm in Johnson county, Iowa, on January 24, 1861, the son of Albert Richardson Teeters and Ellen Baker Woods. He graduated as valedictorian of his high school class of 1879, at West Liberty, Ia. In Wholesale Jewelry Business.

After graduation, he was employed as night operator at the local telegraph office, and a year later resigned his position to attend the Iowa City Commercial college, graduating in 1880. He then taught in this college until 1882 when he entered the University of Iowa. He received his

Bachelor of Science degree in 1886, when he entered the wholesale jewelry business at Des Moines, Iowa. He was sent out as a traveling salesman and studied law in his spare time.

In 1891 he took the state examination and was admitted to the bar in Nebraska. It was at this time that he entered into a partnership with Don L. Love and W. E. Stevens, and located in Lincoln.

Draft Board Chairman

In 1892 he withdrew from the law firm and entered the wholesale jewelry business in Lincoln. His first stock of one grip of Duober watch cases and a factory line of ladies and men's watches was built up, through perseverance and courage, to a point where, when requested by Mayor J. E. Miller to serve as chairman of the local Draft Board No. 1, in 1916, he sold the controlling interests of the company and retired from business.

He was a member of All Souls Unitarian church.

Surviving are his sister, Mrs. James B. Rutherford of Burlington, Iowa, and three nieces, Mrs. Katherine Hanrahan, Burlington, Iowa, Mrs. Dorothy Wood, San Francisco, and Mrs. Margaret Morony, Spencer, Iowa.

He will be long remembered for his thoughtfulness, his kindness, his high ideals, his integrity, his industry, and his unheralded generosity.