

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Change of Zone #19022	FINAL ACTION? No	DEVELOPER/OWNER Dane C. & Angela S. Todd
PLANNING COMMISSION HEARING DATE October 16, 2019	RELATED APPLICATIONS SP18044	PROPERTY ADDRESS/LOCATION 3460 East Pershing Road, Lincoln NE

RECOMMENDATION: APPROVAL WITH PRESERVATION GUIDELINES

BRIEF SUMMARY OF REQUEST

This is a request for a change of zone from R-2 Residential District to R-2 Residential District with landmark overlay. The owners seek this landmark designation in order to apply for a special permit to construct a garage at the rear of their property.



JUSTIFICATION FOR RECOMMENDATION

The Landmark designation provides both protection and incentives for preserving the historic character of the property, consistent with the purposes of LMC27.57 (Historic Preservation District). The property is identified as a contributing property to the significance of the Woodshire Historic Residential District, which is listed on the National Register of Historic Places. The Historic Preservation Commission unanimously recommended approval of this landmark designation.

APPLICATION CONTACT

Dane Todd
(402)430-0403
chad.d.mohr@gmail.com

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.

KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - This site is shown as future Residential-Urban Density on the 2040 Lincoln Area Future Land Use Plan.

P. 3.11 - Strategies for Cultural and Historic Landscapes: Document or promote historic, cultural and archeological sites throughout the City and County.

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

P. 7.9 - Preserve, protect and promote the character and unique features of urban neighborhoods, including their historical and architectural elements.

ANALYSIS

1. This is a request for designating the property as a local landmark, while retaining the underlying R-2 Residential District.
2. The Beeler House was built by A. O. Anderson by William R. Morton in 1929 for J. B. Beeler. It is significant as a fine Tudor Revival style house, plus its association with an early resident, Jack Beeler, who was a pioneer aviator.
3. The proposed preservation guidelines for the Beeler House are based on the Secretary of the Interior's Standards and Guidelines for Historic Rehabilitation and are typical of the guidelines for other Lincoln area landmarks.
4. The Historic Preservation Commission unanimously recommended approval of this application for landmark designation on Feb. 21, 2019 (excerpt from meeting record attached). The Commission also recommended that staff work with the applicant to strengthen the design of the proposed garage, a successful process which was only recently completed (hence the delay).

EXISTING LAND USE & ZONING: R-2, Residential District.

SURROUNDING LAND USE & ZONING

R-2 Residential District on every side

APPROXIMATE LAND AREA: 10,248 square feet, more or less

LEGAL DESCRIPTION: Lot 16, Block 5, Woodsshire, (except the east 25 feet for S. 20th St.) in Lincoln, Lancaster County, Nebraska.

Prepared by

Ed Zimmer, Planner

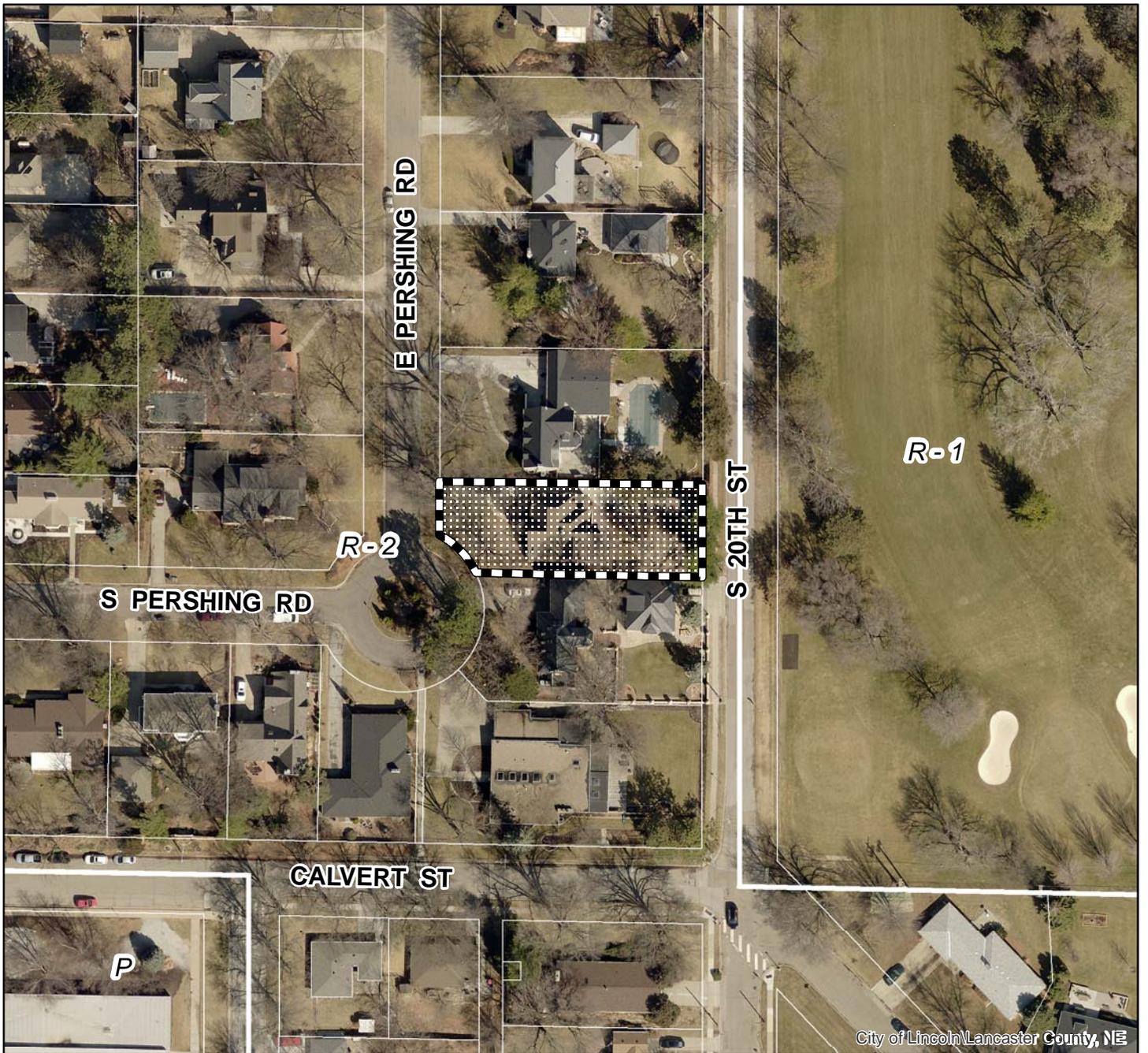
Date: October 3, 2019

Applicant: Dane and Angela Todd
3460 East Pershing Road
Lincoln, Nebraska 68502
danetodd@gmail.com

Contact: Dane Todd
3460 East Pershing Road
Lincoln, Nebraska 68502
danetodd@gmail.com

Owner: Dane and Angela Todd
3460 East Pershing Road
Lincoln, Nebraska 68502

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2018 aerial

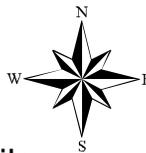
**Change of Zone #: CZ19022 and
Special Permit #: SP18044
E Pershing Dr & S Pershing Dr**

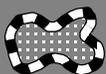
Zoning:

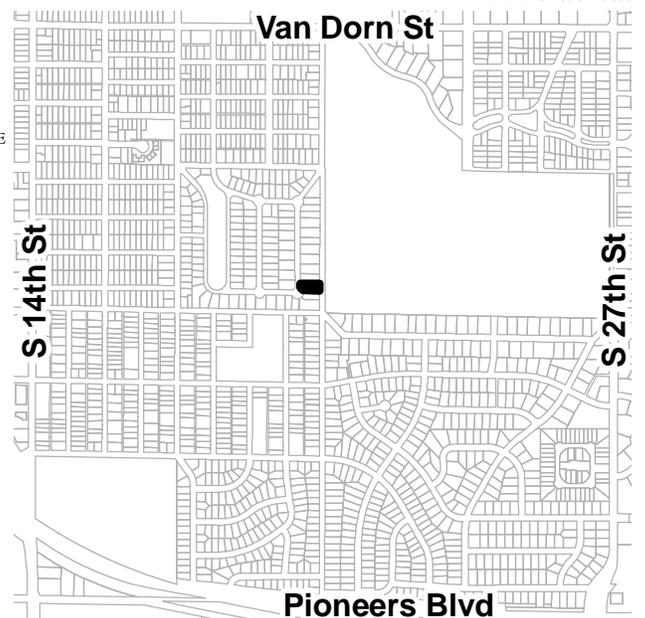
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

PDF: F:\Boards\PC\Internet\out\

**One Square Mile:
Sec.01 T09N R06E**



	Area of Application
	Zoning Jurisdiction Lines
	Lancaster County Jurisdiction



CITY OF LINCOLN

Print Form

Planning Department Application Request Form

Planning Department / 555 S 10th St, Ste 213 / Lincoln, NE 68508
Phone 402-441-7491 / Fax 402-441-6377
plan@lincoln.ne.gov

Date 9/23/19

			Office Use Only		
+ <input type="checkbox"/>	Application Type	Subtype	Category	File #	PC Final Action
	Special Permit <u>change of zone</u>	New Special Permit	27.63.400 Historic Preservation	<u>CZ19022</u>	<input type="checkbox"/>

SP 18044

Project Name: Todd Historic Landmark Designation ↗ special permit

Address/General Location: 3460 E Pershing Rd

Legal Description: WOODSSHIRE, BLOCK 5, Lot 16, EX E25' FOR ST
(Attach legal if necessary.)

Parcel ID Number(s) (PID): 09-01-131-034-000

Number of Acres 0.24 Number of lots being platted _____
(Not outlots) App # Being Amended _____

THE FOLLOWING INFORMATION IS NECESSARY TO HAVE A COMPLETE APPLICATION:

1. **LETTER** stating purpose of application. This statement should include information concerning the reason for the request(s), any associated applications, projects or other information related to the application. This letter should include a list of waivers associated with an application and justifications for those waivers. If no waivers are requested state "no waivers are requested."
2. **FEE** (View Fee Schedule) Note: Make checks payable to the City of Lincoln.
3. **SITE PLAN** The site plan shall be submitted electronically using e-plan. (View instructions on eplan submittal)

NOTE: See Forms & Fees section of Planning Department website for checklists with specific requirements for each type of project.

*** This application may be returned as incomplete if all requested information is not provided. ***

The City reserves the right to ask for additional information to process this application.

Property Owner Name Dane and Angela Todd **Phone** (402) 430-0403

Address 3460 E Pershing Rd **Email** danetodd@gmail.com

City Lincoln **State** Nebraska **Zip** 68502

Applicant Name Dane Todd **Phone** (402) 430-0403

Address 3460 E Pershing Rd **Email** danetodd@gmail.com

City Lincoln **State** Nebraska **Zip** 68502

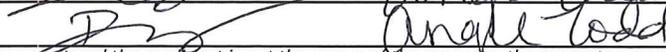
Contact Name Dane Todd **Phone** (402) 430-0403

Address 3460 E Pershing Rd **Email** danetodd@gmail.com

City Lincoln **State** Nebraska **Zip** 68502

ProjectDox Contact _____ **ProjectDox Email** _____

Applicant Signature: 

* Property Owner Signature: 

* NOTE: If application is for a special permit or a use permit and the applicant is not the owner of the property, the property owner must sign the application or the applicant must attach written permission of the owner authorizing the applicant to sign on behalf of the owner. By signing this application request form or granting the applicant permission to sign on the owner's behalf, the owner hereby grants all authorized city/county personnel to access the property for purposes of review of this application.

7. DESCRIPTION AND HISTORY

Condition

excellent

good

fair

deteriorated

ruins

unexposed

unaltered original site

altered moved date

DESCRIPTION:



Beeler house from southwest, 2019

The Beeler House is a high-style Tudor Revival residence, predominantly clad in red brick laid in running bond, with substantial limestone accents on the principal, west façade, and wide, rough-edged clapboards on the dormers and gable ends. The complex roof includes a steep façade gable encompassing most of the street façade and sweeping down to form the north side of a gable over the projecting, limestone-clad entry with an arched doorway and two small side lights. That main gable stands forward of an equally steep hipped roof over the north side of the house, while the south side features a shed dormer and a lower cross-gable over the southeast portion of the home.

The arched main entry is echoed by an open limestone arch at the southwest corner of the façade, accessing a recessed porch with four brick arches facing south. Limestone also extends across the west and north facades up to

the first floor window sills, and forms quoins accenting the northwest corner of the house. Two small dormers pierce the eaves of the hipped roof on the west and north sides.



The interior of the Beeler House has largely been modernized but period features include a limestone surround on the first floor fireplace (above) and the staircase with wooden handrails and spindles (below).



Beeler House, main façade from west, 2019

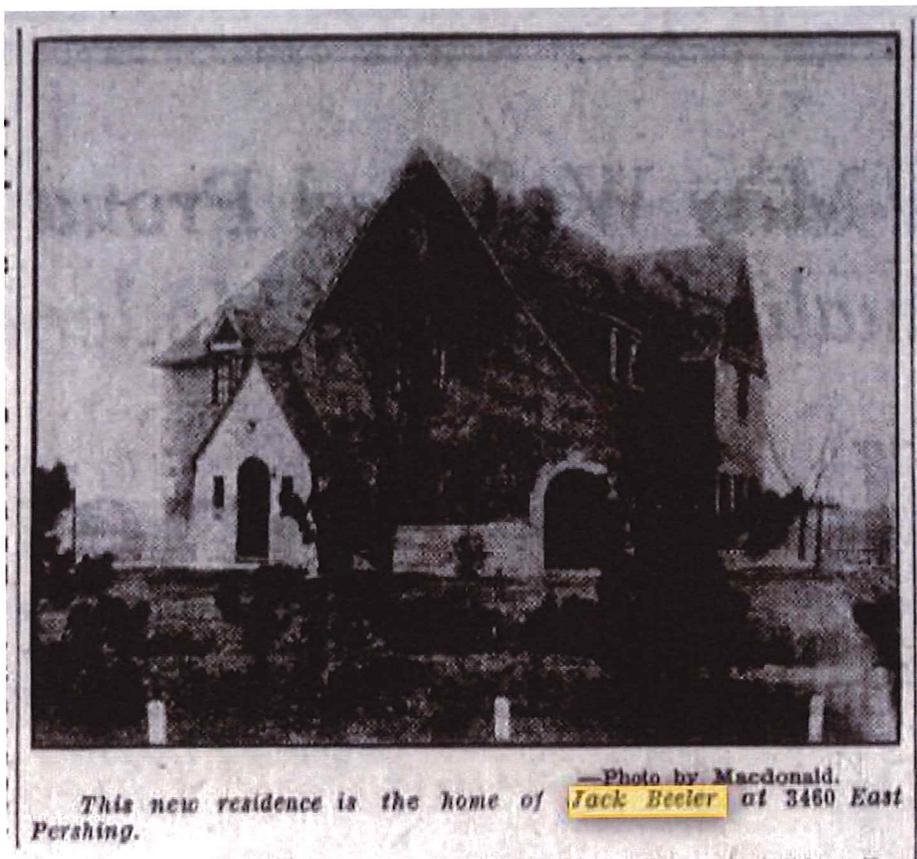
HISTORY:

The house was built in 1929 by A. O. Anderson for J. B. Beeler. Anderson had operated a hardware store in Waverly before he began general contracting in Lincoln in 1925. He build stylish, substantial masonry houses throughout Lincoln, especially in southern neighborhoods, before his death in 1948. No architect is identified in the building records for 3460 E. Pershing but it fits very well among the substantial Period Revival houses of Woodshire.



Mr. Anderson

Nebr. State Journal,
July 26, 1948, p. 1



Lincoln State Journal,
March 23, 1930

The greater historic significance of the property relates to the occupants. Jack ("J. B.") Beeler was a rancher from Glen Elder, Kansas; the house was constructed for his estranged wife and their two sons, Richard and Jack. A 1933 note in the *Sunday State Journal & Star* reported that Mrs. Beeler was hostess for a celebration at the house for the 18th birthday of her son Richard. The party favors all had aviation themes, as Jack, a Lincoln High senior, was already a licensed pilot. Another brief story in Sept. of 1933 indicated that Richard and his 12-year-old brother Jack had flown to Chicago in Jack's Curtiss-Wright plane to attend international air and balloon races.

Richard attended the University of Nebraska in 1934 but apparently did not graduate, as his avocation of flying became his vocation. He bought a new plane in Wichita in 1934 and was reported to be living in Chicago that year, although he occasionally flew home to visit his mother Mabel. In May 1937 he assisted in ferrying six new planes to

Central America for the Honduran national air force. On his return, he married Lucile Papik of Lincoln, with the wedding held at 3460 East Pershing. They had dated in high school and she later recalled that some of those dates consisted of flying with Richard to his father's ranch in Kansas. The couple settled in Lincoln for a few years where Richard was a "transport air pilot and instructor." His draft registration in 1940 listed his employer as Lincoln Airplane and Flying School. With the outbreak of WWII, Richard Beeler relocated to Lakeland and then Avon Park, Florida, where he was director of flying training military pilots at Lodwick Aviation Military Academy. He remained a professional aviator and instructor for the rest of his career.



GREG FIGHT/Tribune photo

Richard Beeler's passion for flying started when he was an elementary school student and has intensified through the years. The 1941 Stearman N2S-4 Kaydet is similar to ones Beeler flew.



—PHOTO BY ANDREW A. MRS. RICHARD BEELER. Mrs. Beeler was Miss Lucile Papik before her wedding on Aug. 14.

*Sunday Journal
& Star,
Sept. 5, 1937^a*

*Tampa (Florida)
Tribune, April 17,
1999*

Since Beeler's interest in aviation predated his move to Lincoln, it is surely coincidence that his Lincoln home was built on the site where Charles Lindbergh had learned to fly less than a decade earlier. But Beeler's ability to transform his youthful hobby into a lifelong profession exemplifies Lincoln's participation in the rapid maturation of aviation from Lindbergh's barnstorming start to a significant part of modern military and transportation.

^a The wedding announcement noted "The bride wore a navy blue taffeta suit, with blue and white accessories, and a gardenia corsage."

8. SIGNIFICANCE

Period

Areas of Significance-Check and justify

<input type="checkbox"/> _prehistoric	<input type="checkbox"/> _archeology-prehistoric	<input type="checkbox"/> _landscape architecture
<input type="checkbox"/> _1400-1499	<input type="checkbox"/> _archeology-historic	<input type="checkbox"/> _law
<input type="checkbox"/> _1500-1599	<input type="checkbox"/> _agriculture	<input type="checkbox"/> _literature
<input type="checkbox"/> _1600-1699	<input checked="" type="checkbox"/> _architecture	<input type="checkbox"/> _military
<input type="checkbox"/> _1700-1799	<input type="checkbox"/> _art	<input type="checkbox"/> _music
<input type="checkbox"/> _1800-1899	<input type="checkbox"/> _commerce	<input type="checkbox"/> _philosophy
<input checked="" type="checkbox"/> _1900-	<input type="checkbox"/> _communications	<input type="checkbox"/> _politics/government
	<input type="checkbox"/> _community planning	<input type="checkbox"/> _religion
	<input type="checkbox"/> _conservation	<input type="checkbox"/> _science
	<input type="checkbox"/> _economics	<input type="checkbox"/> _sculpture
	<input type="checkbox"/> _education	<input type="checkbox"/> _social/humanitarian
	<input type="checkbox"/> _engineering	<input type="checkbox"/> _theater
	<input type="checkbox"/> _exploration/settlement	<input checked="" type="checkbox"/> _transportation (aviation)
	<input type="checkbox"/> _industry	<input type="checkbox"/> _other (specify)
	<input type="checkbox"/> _invention	

Specific dates: 1929; 1929-1940

Builder/Architect: A. O. Anderson, contractor

Statement of Significance:

The Beeler House is a fine example of the Tudor Revival style and a solid contributor to the character of the Woodsshire Residential Historic District. Its association with Richard Beeler, an earlier Lincoln aviator and life-long aviation instructor, further connects the Woodsshire area to Lincoln's storied role in the development of transportation.

9. STANDARDS FOR DESIGNATION

(Check one(s) that apply)

Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;

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

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

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Lancaster County Deeds
City of Lincoln Building permit (1929)
See newspaper references in text and photo captions.

11. FORM PREPARED BY:

Name/Title: Ed Zimmer, historic preservation planner Date Submitted 9/17/19 based on 2/15/19 memo to HPC

Organization: Lincoln/Lancaster County Planning Dept.

Street & Number 555 S. 10th St.

Telephone 402-441-6360

City or Town Lincoln

State Nebraska

Signature

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

F:\LongRange\Historic\Landmarks\LMARKS\Beeler House\BeelerLD App.doc

Approved:

City Council _____
(date)

**PRESERVATION GUIDELINES FOR
Beeler House
3460 East Pershing Road, Lincoln, NE 68502**

1. Architectural Review of Landmark:

- a. Photographs: On file in Planning Department.
- b. Important architectural features: **Exterior:** Brick exterior with stone and wood accents, multiple gables and dormers
- c. Important landscape features: mature oak tree in front yard
- d. Architectural style and date: Tudor Revival; A. O. Anderson, builder, 1929
- e. Additions and modifications: high degree of integrity

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. Replacement of exterior material and trim on west or south facades;
 - b. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on facades visible from west or south;
 - c. Addition of awnings;
 - d. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc.;
 - e. The addition or replacement of signs;
 - f. Moving structures on or off the site;
 - g. Installation of electrical, utility, and communications services on principal (west or south) facades;
 - h. Placement of high intensity overhead lighting, antennae, and utility poles within the areas of the west or south facades.
 - i. Any addition of pavement west of house.

- j. Painting of unpainted masonry.
 - k. Removal of oak tree in front yard, except if documented to be hazardous.
- 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.

(Based on the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings)

- 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 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.

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

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.

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.

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.

Not Recommended

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.

Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.

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.

Repointing with mortar joints of a differing size or joint profile, texture or color.

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.

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.

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.

Removing architectural features such as cornices, brackets, railings, shutters, window architraves and doorway pediments.

Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

* For more information consult Preservation Briefs: 1: "The Cleaning and Waterproof Coating of Masonry Buildings" and Preservation Briefs: 2: "Repointing Mortar Joints in Historic Brick Buildings." Both are available from Technical Preservation Services Division, Heritage Conservation & Recreation Service, U. S. Department of the Interior, Washington, D.C. 20240

WOOD: Clapboard, Weatherboard, Shingles and Other Wooden Siding

Recommended

Retaining and preserving significant architectural features, whenever possible.

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

Not Recommended

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.

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.

ARCHITECTURAL METALS: Cast Iron, Steel, Pressed Tin, Aluminum, Zinc

Recommended

Retaining original material, whenever possible.

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

Not Recommended

Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.

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.

Roofs and Roofing

Recommended

Preserving the original roof shape.

Retaining the original roofing material, whenever possible.

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.

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.

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.

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

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.

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

Recommended

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.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

Removing or altering porches and steps that are appropriate to the building's development and style.

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.

Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior Finishes

Recommended

Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.

Not Recommended

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.

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

NEW CONSTRUCTION

Recommended

Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.

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.

Protecting architectural details and features that contribute to the character of the building.

Not Recommended

Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

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.

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.

Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.

Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.

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

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.

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.

Placing television antennas and mechanical equipment, such as air conditioners where they can be seen from the street.

Excerpt from MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, February 21, 2019, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE Liz Bavitz, Melissa Dirr Gengler, Jim Hewitt, Jim Johnson, and Gregory Newport; Greg McCown and Jim McKee absent.

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Hageman, Amy Huffman and Chelsey Pounds of the Planning Department; the media and other interested citizens.

STATED PURPOSE OF MEETING: Historic Preservation Commission Meeting

RECOMMENDATION ON DESIGNATION OF THE BEELER HOUSE, 3460 EAST PERSHING ROAD, AS A LANDMARK, AND RECOMMENDATION ON A SPECIAL PERMIT FOR HISTORIC PRESERVATION FOR THE SAME.

PUBLIC HEARING:

February 21, 2019

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

Dane Todd, 3460 E. Pershing Rd., stated their 100 year old home has a detached garage in the back. There is a fence within a few feet of that garage, which sits near the lot line. They would like to be able to expand the garage to fit two cars, particularly with the single, narrow drive which makes it nearly impossible to park two cars at a time and they would like to be able to park a second vehicle to avoid street parking. They would also like to build a story above the garage to use as a gym space and to have a deck off the back to take advantage of the view, which overlooks the Country Club. Design elements would be in keeping with the home and neighborhood. The idea has been discussed with neighbors, was presented at their HOA meeting and emails were sent out to answer questions. Only one was received.

Emily Faubel, Woodshire HOA President, said she had two calls of support for this project. They are in support of investment in the property to make it livable and to make updates to accommodate modern living needs, all while maintaining the character of the neighborhood.

Todd said the fence is inches away from the garage. Their goal would be to maintain the north wall and expand it. They have talked about keeping the brick taken down from the side of the garage to widen it south and extend the back portion to 20th Street, an area that is unusable now. The area does not get sun and is mud all year. They do not want kids playing in that area and the extension would provide extra storage which is lacking in these older homes. On top of that would be the deck. Newport commented that the wall may need to be pushed back. Todd said

they have discussed that option. The whole yard is 60 feet wide and there are two frontages—East Pershing and South 20th. Other options were considered but involved giving up access to the current drive.

Zimmer said this is packaged as a landmark special permit because that permit allows adjustments to yard area. It is important to be sensitive to the appearance, but in this case, the affected area is only visible to the adjacent neighbors who are here in support. This method has been used to solve similar issues in other neighborhoods. Faubel commented that there are cedar trees between their properties and this proposal will not look unusual in their neighborhood.

Zimmer said the landmark side of this application centers on one of the original residents of the house, Richard Beeler. When his parents had the house built in 1930, he was already a licensed pilot, although he was still in high school. The Woodshire area was where Lindbergh learned to fly. Beeler reflects a next phase of Lincoln's aviation history, as he spent a life-long career in aviation. He was a flight instructor, first in Lincoln and then in Florida, where in WWII he trained Army Air Corps pilots. One story about Mr. Beeler is that even while a student at Lincoln High School, he flew his sweetheart (later his wife) to his father's ranch in Kansas on dates. His story adds the history of aviation in Lincoln.

ACTION:

Newport asked if separate motions are needed. Zimmer said that the landmark comes first, then the project is on a plausible track and issues with the garage can be resolved through the special permit.

Gengler asked if it would be necessary for the applicant to return during the design stage. Zimmer suggested that it could be delegated to staff due to lack of visibility.

Gengler moved for approval, including further discussion with staff regarding the visibility and design of the project; seconded by Newport and carried, 4-0: Bavitz, Gengler, Johnson and Newport voting 'yes'; Hewitt, McCown and McKee absent.