

City Council Introduction: **Monday**, October 14, 2002
Public Hearing: **Monday**, October 21, 2002, at **1:30 p.m.**

Bill No. 02-154

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 71HP**, requested by the Historic Preservation Commission, to designate the Sophy Teeters Nurses' Home located on the BryanLGH West campus at 1650 Lake Street, as a Landmark.

STAFF RECOMMENDATION: Approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 10/02/02
Administrative Action: 10/02/02

RECOMMENDATION: Approval 7-0 (Carlson, Larson, Duvall, Newman, Bills-Strand, Taylor and Schwinn voting 'yes'; Steward and Krieser absent).

FINDINGS OF FACT:

1. The staff recommendation to approve this landmark designation is based upon the "Analysis" as set forth on p.3-4, concluding that designation of the Nurses' Home as a Landmark appears to be consistent with the Comprehensive Plan and with Chapter 27.57 of the Zoning Ordinance (Historic Preservation District).
2. The application was presented to the Planning Commission by Ed Zimmer on behalf of the Historic Preservation Commission as the applicant. (See Minutes, p.5-6).
3. The Historic Preservation Commission held public hearings and voted unanimously to recommend that the Teeters' Nurses Home be designated as a landmark. The Preservation Guidelines are found on p.21-24.
4. The record consists of seven letters/emails in support (p.26-31).
5. Tom Huston testified on behalf of the owner of the property, BryanLGH Medical Center, indicating that the hospital has not taken a position on the landmark designation because it has not determined the potential future uses for the property. Huston also indicated that the property would continue to be used as the Independence Center for at least two years. (See Minutes, p.5).
6. There was no testimony in opposition.
7. On October 2, 2002, the Planning Commission agreed with the staff recommendation and voted 7-0 to recommend approval. (See Minutes, p.6-7).

FACTSHEET PREPARED BY: Jean L. Walker

DATE: October 7, 2002

REVIEWED BY: _____

DATE: October 7, 2002

REFERENCE NUMBER: FS\CC\2002\CZ.71HP

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Change of Zone #71HP **DATE:** September 20, 2002
Landmark District Designation

PROPOSAL: The Historic Preservation Commission has requested landmark designation for the Sophy Teeters Nurses' Home located on the Bryan LGH West campus at 1650 Lake Street.

CONCLUSION: Designation of the Nurses' Home as a Landmark appears to be consistent with the Comprehensive Plan and with Chapter 27.57 of the Zoning Code (Historic Preservation District).

RECOMMENDATION:	Approval
------------------------	----------

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 4 - 6 of Johnson's 2nd Addition, and Lots 4 & 5 of Meeses Subdivision, located in the SW 1/4 of Section 36, Township 10 North, Range 6 East, Lincoln, Lancaster County, Nebraska.

LOCATION: 1650 Lake Street

APPLICANT: Historic Preservation Commission
555 South 10th Street
Lincoln, NE 68508
402.441.6360

CONTACT: Ed Zimmer
555 South 10th Street
Lincoln, NE 68508
402.441.6360

OWNER: Bryan/LGH Medical Center
2300 South 16th Street
Lincoln, NE 68502

EXISTING ZONING: R-4 Residential, with special permit (hospital).

SIZE: 28,000 square feet (more or less).

EXISTING LAND USE: Hospital

SURROUNDING LAND USE AND ZONING: R-4 (Residential) zoning on all sides, residential uses across Lake Street to south and hospital uses adjoining to west, north, and east. Blessed

Sacrament School and Church are nearby on the east side of 17th St. at Lake and a city park is nearby south of Perkins Boulevard.

HISTORY OF APPLICATION:

Bryan/LGH Medical Center applied for changes to its approved special permit and site plan in the summer of 2001. Demolition of the former Teeters Nurses' Residence was proposed as one element of that plan. A condition of approval of that application was that prior to issuance of a demolition permit for the Teeters Building, the Historic Preservation Commission should review its eligibility for landmark designation and make a recommendation to City Council.

The Commission reviewed the property, found it eligible, and chose to convey the requested recommendation in the form of an application for landmark designation.

Upon request of Bryan/LGH, the Commission agreed to delay forwarding this application for at least six months while the hospital reviewed potential future uses of the building and considered its opinion on the landmark application. Since that period has expired, the Preservation Commission directed staff to forward the application to Planning Commission. The hospital still has not stated a written opinion on the proposed landmark designation.

UTILITIES: This area is served by all City utilities.

PUBLIC SERVICE: This area is served by all City public services.

AESTHETIC CONSIDERATIONS:

The Teeters' Nurses Home is an excellent example of Colonial Revival architecture as applied to an institutional building. The building was designed by Davis and Wilson. Designation as a landmark would encourage Bryan/LGH to retain this historic structure and explore its future contribution to their institution.

ALTERATIVE USES:

Approval of this application would not change the permitted uses in the zoning district.

ASSOCIATED APPLICATIONS:

None.

ANALYSIS:

1. Lincoln Municipal Code, section 27.57.120 provides for designation of landmarks that are *"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"* or that *"Represent a distinctive architectural style or innovation..."*
2. The Historic Preservation Commission held public hearings on this matter and voted unanimously to recommend that the Teeters' Nurses Home be recognized as a Lincoln Landmark as it is the only surviving building from the former Lincoln General Hospital and represents a fine example of Colonial Revival style applied to an institutional building.

3. Preservation guidelines for the proposed landmark are attached. They are based on the guidelines used and refined for Lincoln Landmarks and Landmark Districts since 1983.
4. The application is enclosed.
5. The Historic Preservation Commission is requesting landmark designation for the protection of the home.
6. The 2025 Comprehensive Plan includes a strategy to “Continue efforts to inventory, research, evaluate and celebrate the full range of historic resources throughout Lancaster County, collaborating with individuals, associations, and institutions, and designating landmarks and districts through the local preservation ordinance and the National Register of Historic Places.”

Prepared by:

Edward F. Zimmer, Ph. D.
Historic Preservation Planner

CHANGE OF ZONE NO. 71HP

PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 2, 2002

Members present: Carlson, Larson, Duvall, Newman, Bills-Strand, Taylor and Schwinn; Krieser and Steward absent.

Staff recommendation: Approval.

Proponents

1. **Ed Zimmer** of Planning staff submitted the application on behalf of the **Historic Preservation Commission** (HPC). This issue arose in the summer of 2001, when Bryan LGH Medical Center applied for changes to its approved special permit and site plan, including the demolition of the former Teeters Nurses' Residence. A condition of approval of that special permit application was that prior to issuance of a demolition permit, the HPC should review eligibility of the Teeters Building for landmark designation and make a recommendation to the City Council.

The HPC took the responsibility of making a recommendation to the City Council and requested that Zimmer prepare a landmark designation. The HPC made an affirmative recommendation and accepted the request of the hospital for a 6-month deferral to study and examine how the hospital might use the building. That six months has past, and the HPC has recommended that this landmark designation proceed to be made. Zimmer has been in contact with a hospital representative, who has indicated that the hospital has not yet determined their position on the landmark designation. Zimmer presented the proposed landmark designation with a positive recommendation from the HPC and showed some slides of the building.

The building stands at 1650 Lake Street, with the narrow end of the building towards Lake, and then faces the former 16th Street right-of-way that is vacated. It is a red brick building with limestone trim. An addition was placed on the north end of the building about 1940 which bears the cornerstone as Sophie Teeters Nurses Home, Teeter was a long time supporter and President of Lincoln General Hospital. This was the family gift to the hospital and the Teeter ashes are also in the building. The HPC recommends this building be designated as a landmark under §27.57.120 of the zoning ordinance for its quality as a fine example of institutional Colonial Revival architecture and as the remaining building on the Lincoln General Hospital campus dating back to the founding of that institution.

Zimmer also submitted two additional letters in support.

Zimmer reiterated that he has made contact with the hospital and they have not yet taken a position on the landmark designation.

Zimmer further clarified the ramifications of a landmark designation. If designated as a landmark, a demolition request would be forwarded to the HPC, which would render an opinion as to whether it meets the guidelines. The HPC can consider hardship. If the HPC makes a negative finding that they could not approve the demolition as appropriate or necessary by economic hardship, that

would set off a waiting period of 6 months, at the end of which time the owner would be released to do what they originally outlined. The hospital has indicated that the use of the property will probably not change for two years. The ordinance clearly indicates that the owner makes the final decision. This particular landmark designation does not address any interior features of the building.

Neutral

1. Tom Huston appeared on behalf of **BryanLGH Medical Center**. The hospital certainly has been looking at what is possible for this building. The hospital had requested the 6-month extension to examine what alternative uses could be made of the building and what the potential costs of rehabilitation might be based on those uses. At this point, the hospital has not made any definitive conclusions on the potential uses. Huston did assure that this building will continue to be used as the Independence Center for at least two more years. The hospital Master Plan envisions the construction of a new Independence Center by the summer of 2004. The hospital has explored potential uses, not only with the hospital's architect, but also with Building & Safety, and it has been determined that the potential uses have to exclude any health care uses. This makes it difficult for a hospital. The interior of the building prevents it from being used for health care purposes. The hospital is looking at space planning and the long term.

Huston agrees that the structure meets the standard for landmark designation under the ordinance, but the hospital is struggling with the issue of being forced to make a decision before the hospital has identified potential uses. Huston suggested that the hospital will have to determine whether to support this designation when it reaches the City Council agenda. A prime consideration of the hospital is that they are dealing with a landlocked urban campus and the hospital does not want to expand beyond the borders if they can help it. Huston stressed that the hospital is respectful of historic preservation issues, and has demonstrated that in connection with the Bryan Home on its east campus. The hospital is also very respectful of the opinions of its neighbors. They have worked closely with the neighbors on the master plan issues. Many of the neighbors would like to see this building remain and if the hospital can identify an economic use of the building, it certainly will try to do so. There are no immediate plans to demolish the building.

The hospital will keep the building for at least two years and thereafter will look at alternative uses. Huston concluded, stating that this landmark designation is premature for the hospital.

There was no testimony in opposition.

Public hearing was closed.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

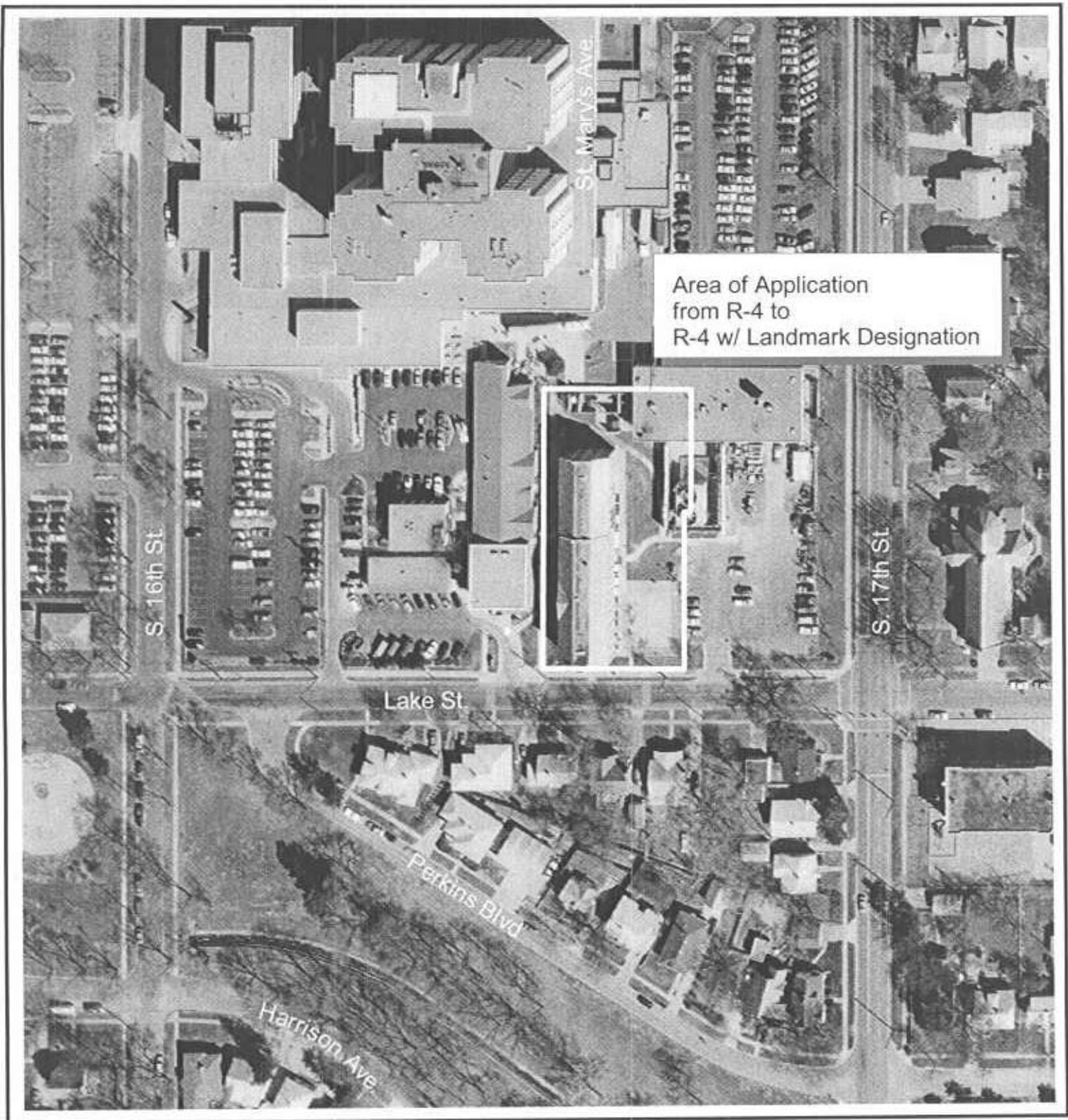
October 2, 2002

Newman moved approval, seconded by Larson.

Newman commented that the Commission has heard that the hospital is neutral and she believes it is a great idea to preserve some of our landmarks.

Schwinn believes that with the owner of the building basically telling us it is okay to go ahead, he will vote in favor. Schwinn recalled the Union Bank building on So. 48th that they have been able to use over and over again in various situations. He trusts that the hospital will find something to do with this building and do a good job with it.

Motion for approval carried 7-0: Carlson, Larson, Duvall, Newman, Bills-Strand, Taylor and Schwinn voting 'yes'; Steward and Krieser absent.



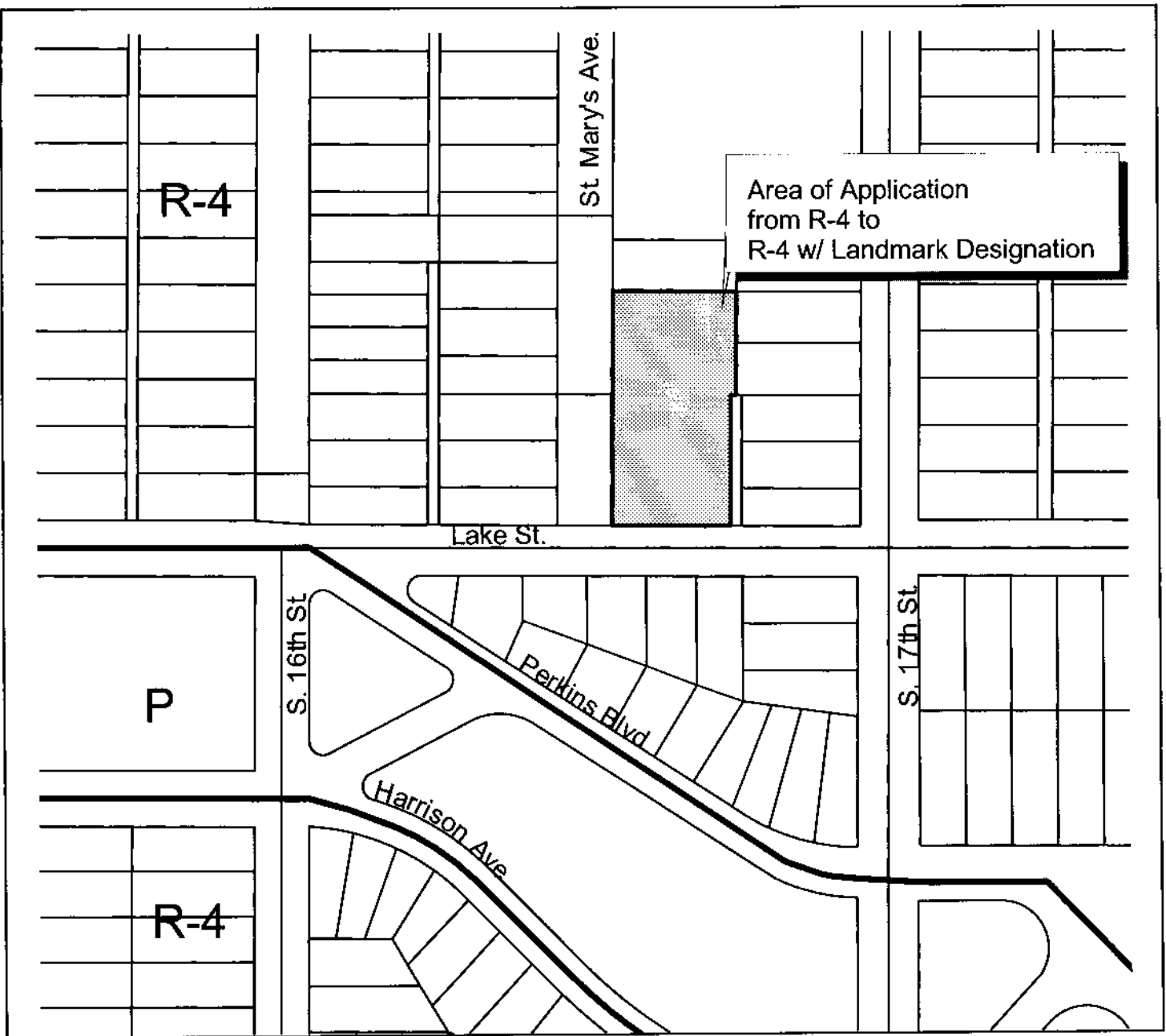
**Change of Zone #71HP
1650 Lake St.**



008

Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

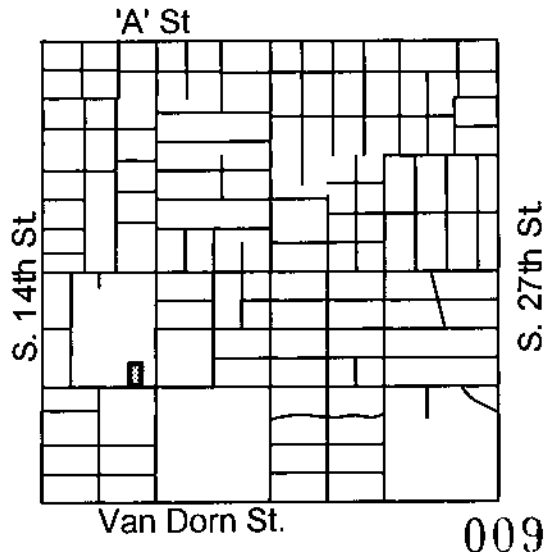
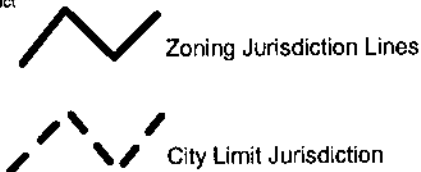


**Change of Zone #71HP
1650 Lake St.**

Zoning:

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

One Square Mile
Sec. 36 T10N R6E



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

Proposed Designation

Category

Landmark District
 Landmark

district
 building(s)
 structure

site
 object

Present Use

agriculture
 commercial
 educational
 entertainment
 government

industrial
 military
 museum
 park
 private residence

religious
 scientific
 transportation
 other (health care)

4. OWNER OF PROPERTY

Name
Address
Bryan/LGH Medical Center
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
Date 2001/on-going
Historic & Architectural Survey of Lincoln, NE
__State __County 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 3½ 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.**

Date Submitted: **July 13, 2001**

Street & Number **555 S. 10th St.**

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

City or Town **Lincoln**

State **Nebraska 68508**

Signature

Jennifer A. McHale

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

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

PRESERVATION GUIDELINES FOR
Teeters Nurses Home
1650 Lake Street

1. Architectural Review of Landmark:

- a. Photographs: On file in Planning Department.
- b. Important architectural features: Three story, gable slate roofed building with of red brick with limestone trim; strong Colonial Revival details including decorative cornice, west portico, ornamented entrances. Original 6-over-6 fenestration.
- c. Important landscape features: Small grass yard to west and north.
- d. Architectural style and date: Colonial Revival, 1928 and 1940.
- e. Additions and modifications: North end added in 1940 in very close imitation of original wing. Vacation of St. Mary's Ave. and use as building site constricted setting of Nurses Home.

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 west or north of building;
 - c. Addition of fencing and walls;
 - 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 streets;
 - 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 (east and north) facades;
 - l. Placement of high intensity overhead lighting, antennae, and utility poles within the areas of the west or south facades.

- B. The following work to be conducted on the Landmark does not require the procurement of a Certificate for Certain Work:

1. Changes involving routine maintenance and repair for the general cleaning and upkeep of the building but which include no direct physical change in design or material;
2. Changes involving color and landscaping, except as previously noted;
3. Interior changes involving no exterior alteration.

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

3. Standards for Owner and Preservation Commission:

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

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

A strict interpretation of these guidelines may be waived by the Preservation Commission if the applicant develops a design solution which meets the spirit and intent of the Historic Preservation Ordinance. In addition, although the owner of the landmark must receive Certificates for work identified above, a broader interpretation of the Guidelines for this property may be allowed by the Preservation Commission.

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:** 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 west, south and north facades 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 side 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 or documentation. 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 east or north 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 elevations.

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 principal facades, 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 (east and north) yards. All fencing and walls shall be compatible with the historic and architectural character of the building.

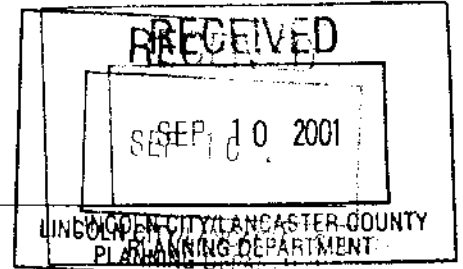
4. Paving:

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.

Memorandum



To: Ed Zimmer, Planning Department

From: Charles W. Baker, Public Works and Utilities *CB*

Subject: Historic Preservation #71, Sophy Teeters Nurses Home

Date: September 7, 2001

cc: Roger Figard
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has no objection to the proposed Historic Preservation designation to the Sophy Teeters Nurses Home on the Bryan/LGH Medical Center property at 17th and Lake.



Edward Zimmer
04/03/02 08:16 AM

To: Karrie & Bruce Dvorak <bkdvorak@navix.net>
cc:
ezimmer@ci.lincoln.ne.us
Subject: Re: Sophy Teeter's Nurse's Residence

Dear Karrie Dvorak:

Thank you for your message. I will pass it along to the Historic Preservation Commission.

Ed Zimmer
Historic Preservation Planner
Lincoln Planning Dept.
(402)441-6360
ezimmer@ci.lincoln.ne.us

Karrie & Bruce Dvorak <bkdvorak@navix.net>



Karrie & Bruce Dvorak
<bkdvorak@navix.net
>

To: ezimmer@ci.lincoln.ne.us
cc:
Subject: Sophy Teeter's Nurse's Residence

04/02/02 07:52 PM

Dear Mr. Zimmer:

I strongly support the preservation of the Sophy Teeter's Nurse's Residence Hall. My husband and I chose to live in the Irvingdale historic neighborhood, and we love it. What will become of neighborhood's like ours when buildings like the Sophy Teeter's Nurse's Residence Hall keep being torn down? Thanks for all your hard work on this issue!

Sincerely,

Karrie Cole Dvorak
2118 Smith St.
Lincoln, NE 68502

I would like to see the Nurses Home on the Bryan/LGH west campus preserved and given historic landmark status. As the only surviving original building of Lincoln General Hospital, and as an example of Colonial Revival architecture, this building meets the standards for preservation.

Sincerely,

Amy Joss
(signature)
Phone: (402) 477-4302

Name: Amy Ostlie
Address: 2217 Worthington Ave.
Lincoln, Ne. 68502

I would like to see the Nurses Home on the Bryan/LGH west campus preserved and given historic landmark status. As the only surviving original building of Lincoln General Hospital, and as an example of Colonial Revival architecture, this building meets the standards for preservation.

Sincerely,

Lois Anne Kusba
(signature)
Phone: 402-266-8361

Name: Lois Anne Jacobsen Kusba
Address: 1903 Rd J
Fairmont, Ne. 68354

I lived in this beautiful building 1942-1945. It should be a Historic Site. After graduation from LGH I saw a new hospital built - but was so pleased to see the Nurses Home remain.

Dear INA Members and Friends,

As I'm sure you recall, last year when Bryan/LGH presented their plans for expansion and renovation on their west campus, it was noted that the historic Sophy Teeters Nurses' Residence was slated for demolition. At the urging of city council member Terry Werner, the Lincoln Preservation Association (of which INA is a member), and the Irvingdale Neighborhood Association the issue was brought to the attention of City preservationist Ed Zimmer and the Historic Preservation Commission. They, in turn, have requested that the City Planning Commission make a decision on the building's fate. The issue of declaring the 1928 Colonial Revival building a Historic Landmark will be heard by the commission October 2. It is not clear at this time if Bryan will support or oppose preservation.

Your comments in favor of preservation at the Commission's public hearing Oct 2 and at the City Council public hearing Oct 21 or 28 can go a long way to convince these decision makers that the community wants this piece of Lincoln's history saved. Please express your concerns to Planning Commission and to the City Council. Thankfully we do have the support from our district's council representative, Jonathan Cook and Councilman-at-large Terry Werner. All council members, of course, have an equal vote so contacting any of them could be helpful in lobbying for this cause.

It would also be helpful if you contacted Ron Wachter at Bryan/LGH West, 2300 South 16th Street 68502. Mr. Wachter's phone number is 481-3116 and he is directing Bryan's development

There are many possible uses for the building and although it has been somewhat neglected it is in relatively good repair. Please take action today any contact those who will be deciding the fate of the Sophy Teeters Nurses Residence.

If you need more information you can call me at 475-0132.

Kitty Fynbu
President, Irvingdale Neighborhood Association

Lincoln Lancaster Planning Commission
555 South 10th Street
Lincoln NE 68502
plan@ci.lincoln.ne.us

Lincoln City Council
555 South 10th Street
Lincoln NE 68502
council@ci.lincoln.ne.us

ITEM NO. 3.1: CHANGE OF ZONE NO. 71HP
(P. 113 - Public Hearing - 10/02/02)



Sara Friedman
<sfriedman@neb.rr.com>
m>

09/25/2002 10:44 AM

To: plan@ci.lincoln.ne.us, council@ci.lincoln.ne.us, Dianne Schimek
<dschimek@unicam.state.ne.us>
cc:
Subject: Sophy Teeters Nurses Residence

I am a resident and member of the Irvingdale Neighborhood Ass. and a member of the Lincoln Preservation Association. I appeal to you to prevent the demolition of the 1928 Colonial Revival Building, The Sophy Teeters Nurses Residence. Although it has been neglected, it is in relatively good repair. Let us not destroy the character and history of the neighborhood and the hospital, but recycle the building. There are many ways that this building can be used, by remodeling the inside and keeping its character, by preserving the exterior.

If you would care to discuss this further:

Sara Friedman
1990 Ryons Street
Lincoln, NE, 68502
(402)477-6050



"Robbie Fisher"
<rfisher@bryanlgh.org
>

To: plan@ci.lincoln.ne.us, council@ci.lincoln.ne.us
cc:
Subject: Preservation of Old LGH Dorm

10/01/2002 11:31 AM

To Whom It May Concern:

I am a 1968 graduate of the Lincoln General Hospital School of Nursing, and I spent most of my three years of life in the dorm for the school, which is now the Independence Center for BryanLGH Medical Center. As you can see from my attached card, I am also a current employee for BryanLGH Medical Center.

I hope that you will consider the old dorm to be a part of the history of Lincoln. It is indeed rich in history and it would be a shame to do away with the last piece of tangible history attached to the school of nursing. An observation I had when I was thinking about this recently was that St. Elizabeth Hospital still has their chapel which has been renovated as an historical site and BryanLGH Medical Center East has the Fairview home as their one last piece of history. It would be a shame for BryanLGH Medical Center West, formerly Lincoln General Hospital, to lose their last piece of history.

Please consider this as you vote at your meeting whether to keep the building as a piece of history.

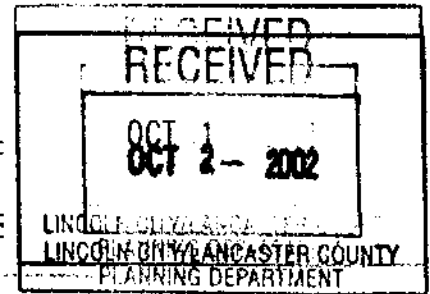
--

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) 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.



rfisher.vcf

begin:vcard
n:Fisher;Robbie
tel;pager:402-790-6909
tel;fax:402-481-8466
tel;work:402-481-3703
x-mozilla-html:TRUE
org:BryanLGH Medical Center;Risk Management & Safety
version:2.1
email;internet:rfisher@bryanlgh.org
title:Safety Officer
adr;quoted-printable::;1600 S. 48th St.=0D=0A;Lincoln;NE;68506;
fn:Robbie Fisher, RN, MS, CHSP
end:vcard



PRESERVATION ASSOCIATION OF LINCOLN

c/o ROGERS HOUSE 2145 B ST. LINCOLN, NEBRASKA 68502

October 2, 2002

Lincoln Lancaster Planning Commission
555 South 10th Street
Lincoln, NE 68508

RE: Change of Zone No. 71HP: Sophy Teeters Nurses' Residence

Dear Commissioners:

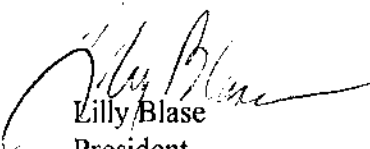
The Preservation Association of Lincoln (PAL) supports the historic landmark designation of the Sophy Teeters Nurses' Residence on the Bryan/LGH West Campus and urges the commission's affirmative action.

The Sophy Teeters Nurses' Residence is the last remaining building of the original Lincoln General Hospital campus and represents an era of schooling nurses on site. In addition, this building is a good example of Colonial Revival architecture by the prominent Lincoln architecture firm Davis and Wilson. This building has shown it can readily be adapted to other uses with its conversion to the Independence Center. It can serve many future purposes for Bryan/LGH and the community.

PAL recognizes Bryan/LGH's excellent work preserving and reusing Fairview, William Jennings Bryan home on their east campus. While Fairview is of national significance, the Sophy Teeters Nursing Residence carries a vital local significance and provides an opportunity for Bryan/LGH to further honor its joint institutional history.

PAL strongly encourages the Planning Commission's favorable adoption of this historic landmark application.

Sincerely,


Lilly Blase
President

P.S. This residence also serves as the repository for John Teeters' ashes.