

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 07049 HP**, requested by Matthew and Lisa Innis, to designate the Heidenreich House/former Trinity Lutheran Church Parsonage at 1204 Peach Street as a historic landmark.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 08/29/07
Administrative Action: 08/29/07

STAFF RECOMMENDATION: Approval.

RECOMMENDATION: Approval (8-0: Strand, Taylor, Sunderman, Carroll, Larson, Esseks, Cornelius and Carlson voting 'yes'; Krieser absent).

FINDINGS OF FACT:

1. This is a request, pursuant to Section 27.57.120 of the Lincoln Municipal Code, for designation of a landmark at 1204 Peach Street. This request was heard by the Planning Commission in conjunction of an associated special permit to preserve and reuse the historic landmark as a tearoom.
2. On July 19, 2007, the Historic Preservation Commission held public hearing and voted unanimously to recommend that 1204 Peach Street be designed as a Lincoln landmark for its architectural and historic character.
3. The staff recommendation of approval is based upon the "Analysis" as set forth on p.3-4, concluding that designation of the Heidenreich House/former Trinity Lutheran Church parsonage at 1204 Peach Street as a Landmark appears to be consistent with the Comprehensive Plan and with Chapter 27.57 of the Zoning Ordinance (Historic Preservation District). The staff presentation is found on p.5.
4. The applicant/owner's testimony is found on p.5. There was also testimony in support by a representative of the Everett Neighborhood Association and the property owner of 1210 Peach Street (See Minutes, p.5-6). The record also consists of a letter in support from the Everett Neighborhood Association and Marty Zink, the owner of the property at 1210 Peach (p.19-21).
5. There was no testimony in opposition.
6. On August 29, 2007, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval (Krieser absent).
7. On August 29, 2007, the Planning Commission also voted 8-0 to adopt Resolution No. PC-01071, approving Special Permit No. 07034 to operate a tearoom in the landmark structure.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: August 31, 2007

REVIEWED BY: _____

DATE: August 31, 2007

REFERENCE NUMBER: FS\CC\2007\CZ.07049HP

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Change of Zone #07049HP
Landmark Designation

DATE: August 20, 2007

SCHEDULED PLANNING COMMISSION MEETING: August 29, 2007

PROPOSAL: Matthew and Lisa Innis request landmark district designation (and an associated Special Permit for Historic Preservation SP07024) for their house at 1204 Peach Street.

CONCLUSION: Designation of the Heidenreich House/former Trinity Lutheran Church Parsonage at 1204 Peach Street as a Landmark appears to be consistent with the Comprehensive Plan and with Chapter 27.57 of the Zoning Code (Historic Preservation District).

<u>RECOMMENDATION:</u> Approval of Landmark designation and guidelines.
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Heidenreich Subdivision, Lot B, located in the NE 1/4 of Section 35-10-06, Lincoln, Lancaster County, Nebraska.

LOCATION: Northeast corner of 12th and Peach Streets; 1204 Peach Street.

APPLICANT: Matthew and Lisa Innis
1204 Peach Street
Lincoln, NE 68502
(402)416-6777

OWNER: same as applicant

CONTACT: same as applicant

EXISTING ZONING: R-2 Residential District

SIZE: 5000 square feet, more or less.

EXISTING LAND USE: Residential.

SURROUNDING LAND USE AND ZONING: R-2 residential adjacent in all directions.

HISTORY: Charles and Augusta Heidenreich subdivided two lots at the corner of 12th and Peach Streets into three houselots in 1910. In 1912 they built this house as their home on the reduced corner parcel. From 1920-1943, Trinity Lutheran Church owned the house and used it as a parsonage.

UTILITIES: This area is served by all City utilities.

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

ESTHETIC CONSIDERATIONS:

This southern portion of the Everett Neighborhood has numerous mature trees, wide grassy lawns between sidewalk and curb, and a mixture of late nineteen and early twentieth century houses..

ALTERATIVE USES:

The applicants are requesting a special permit to use the house as a tearoom. They are applying under LMC27.63.400 for which only landmarks are eligible.

ANALYSIS:

1. Lincoln Municipal Code, section 27.57.120 provides for designation of landmarks and landmark districts 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 a public hearing on July 19, 2007 and voted unanimously to recommend that 1204 Peach Street be designated as a Lincoln landmark for its architectural and historic character.
3. The application is enclosed. The house is a well-preserved and well-maintained example of an early 20th century “American Foursquare” or “Prairie Box.” Its corner location not only makes it particularly visible, but also may have influenced the builder to include the leaded glass windows on both street facades, and the polygonal bay window on the west (12th St.) side. The interior retains major decorative features in quarter-sawn oak including the staircase in the entry hall and a column screen separating the front parlor from the dining room.
4. Preservation guidelines for the proposed landmark are attached. They are based on the typical landmark guidelines used for most of Lincoln’s residential landmarks and residential landmark districts. Landmark properties are subject to review of exterior changes based on these guidelines, with procedures for resolution of any disputes between owners and the Preservation Commission.
5. The 2030 Comprehensive Plan includes a strategy to “Continue 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.”

6. Two letters of support were received and are attached, from the Everett Neighborhood Association and from Marty Link, the adjacent neighbor to the east.
I received a phone call expressing opposition from Robert Peterson of 1240 Peach Street, pointing out that the area has recently been down-zoned to R-2 to protect its residential character, and expressing concern about on-street parking for the business use (under the associated request for a Special Permit).
7. Public Works Dept. indicated it had no comment on the landmark application. Building and Safety Dept. expressed concern that off-street parking should be provided in association with the Special Permit request.
8. As a corner lot, this property has more curb-side parking adjacent to it than a mid-block property. Restrictions on hours, days, and intensity of a tearoom under a special permit may reduce conflicts with neighboring residents in use of on-street parking, as there may be a great availability of spaces during weekday, day-shift hours.

Prepared by:

Edward F. Zimmer, Ph. D.
Historic Preservation Planner
441-6360
ezimmer@lincoln.ne.gov

**CHANGE OF ZONE NO. 07049 HP
and
SPECIAL PERMIT NO. 07034**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

August 29, 2007

Members present: Sunderman, Larson, Carroll, Strand, Esseks, Taylor, Cornelius and Carlson; Krieser absent.

Ex Parte Communications: None.

Staff recommendation: Approval of the change of zone and conditional approval of the special permit.

Staff presentation: **Ed Zimmer of Planning staff** presented the proposal, explaining that the first step in the process is review by the Historic Preservation Commission and they have recommended approval of both applications.

Zimmer showed photographs of the subject structure at 1204 Peach Street. One of the specific conditions of the special permit is that it takes effect only upon approval of the landmark designation by the City Council. The structure was built in 1912 on a corner property at 1204 Peach Street. It has been very well preserved. It is of a very boxy, simple design, with a full length porch. There is a stained glass bay window on the west with dormers above. The family occupying this property has taken very good care of this house. The photographs also showed the sign for the tearoom which would be the only sign approved under the special permit. Occasionally, landmark designations cover interior features, although this is not commonly done on private homes. However, just to show the character of the interior, Zimmer did show some slides of the interior and stated that there are public benefits to this special permit.

Proponents

1. Miss Ruby, 1204 Peach Street, stated that she would be delighted to operate a tearoom. She has read the staff report and agrees with the recommendation and conditions of approval.

Esseks noted that one of the conditions in the report is to limit the operation of the tearoom to four days a week, Wednesday through Saturday, 11:30 a.m. to 1:00 p.m. Would there be any nighttime commercial activity? Miss Ruby agreed with the stated hours and confirmed that there would be no nighttime activity.

Support

1. Marty Link, testified in support and submitted her testimony in writing. She has lived at 1210 Peach Street since 1985. When the Innis family moved in three years ago, the home needed a lot of work. The Innis' have fit into the neighborhood as if they have been there forever. She noted that there have been several concerns raised about parking. This is a working class neighborhood. A few extra cars in the middle of the day is not a hardship to the residents. There will be no

increased traffic due to the tearoom. This tearoom has brought a positive interest to the neighborhood. This change will help to preserve the neighborhood and make it better.

2. Pat Anderson-Sifuentez, 1500 S. 11th, Secretary of **Everett Neighborhood Association**, testified on behalf of the Association Board and stated that the Board voted to support this landmark designation and special permit. The Innis' have been great stewards for the neighborhood. The location of the tearoom is a great opportunity to bring people into the neighborhood and dispel some of the myths about older neighborhoods.

There was no testimony in opposition.

CHANGE OF ZONE NO. 07049 HP
ACTION BY PLANNING COMMISSION:

August 29, 2007

Taylor moved approval, seconded by Sunderman and carried 8-0: Sunderman, Larson, Carroll, Strand, Esseks, Taylor, Cornelius and Carlson voting 'yes'; Krieser absent. This is a recommendation to the City Council.

SPECIAL PERMIT NO. 07034
ACTION BY PLANNING COMMISSION:

August 29, 2007

Larson moved to approve the staff recommendation of conditional approval, seconded by Taylor.

Taylor knows that the Innis' are very fine people and the statements made about them are very accurate.

Motion for conditional approval carried 8-0: Sunderman, Larson, Carroll, Strand, Esseks, Taylor, Cornelius and Carlson voting 'yes'; Krieser absent. This is a final action, unless appealed to the City Council within 14 days.



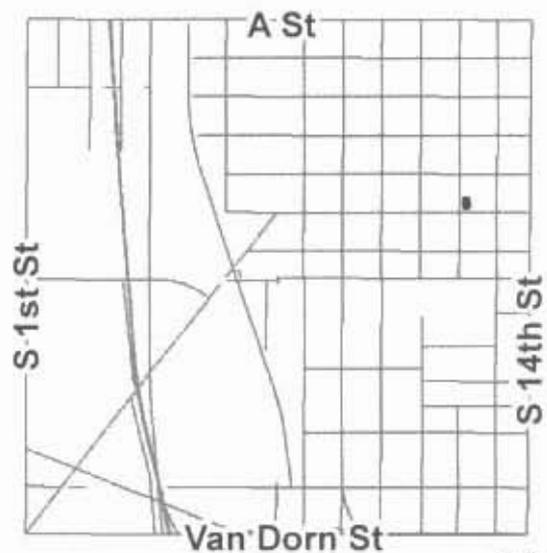
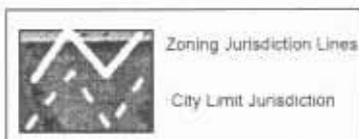
**Change of Zone #07049 HP
& Special Permit #07034
12th & Peach Street**

2005 aerial

Zoning:

- R-1 to R-4 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

One Square Mile
Sec. 35 T10N R06E



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

1. NAME

Historic **Charles & Augusta Heidenreich House/former Trinity Lutheran Church Parsonage**

NeHBS Site #**LC13:C6-349** (County Assessor's PID 10-35-233-010-000)

2. LOCATION Address **1204 Peach Street**

3. CLASSIFICATION

Proposed Designation

Category

X Landmark

X building(s)

Present Use

X private residence

4. OWNER OF PROPERTY

Name

Matthew D. & Lisa L. Innis

Address

1204 Peach Street, Lincoln, NE 68502

5. GEOGRAPHICAL DATA

Legal Description

Lot B, Heidenrich Sub., Lincoln, Lancaster County, NE

Number of Acres or Square Feet: (more or less) **4996 square feet**

6. REPRESENTATION IN EXISTING SURVEYS

Title **Nebraska Historic Building Survey**

Date **On-going**

X State

County

x Local

Depository for survey records **Nebr. State Historical Society & Lincoln/Lancaster County Planning Dept.**

City **Lincoln**

State

Nebraska

Is proposed Landmark or Landmark District listed in the National Register?

X no

7. DESCRIPTION AND HISTORY

Condition

X excellent

X unaltered

X original site

DESCRIPTION:

The Heidenrich House is an archetypal American Foursquare/Prairie Box house, built of wood frame and prominently sited on a small lot at the northeast corner of 12th and Peach Streets. The house faces south with a full-length south porch with Tuscan columns set on quarry-faced concrete block pedestals. The porch, house, and dormer all have hipped roofs. The house is enriched with a bay window towards the north end of the west (12th St.) facade. Several of the ground floor windows are ornamented with leaded and colored glass in their upper sash.

The main entrance is off-center to the east and opens onto a stair/entry hall, with a well-preserved oak staircase to on the east wall. A parlor and a dining room fill the west side of the main floor, connected by a wide doorway flanked by oak columns. The interior spaces and woodwork are well-preserved and maintained.

The upper floor has a central circulation hall and bedrooms at the four corners, with a bathroom centered on the north side—another archetypal American Foursquare feature.

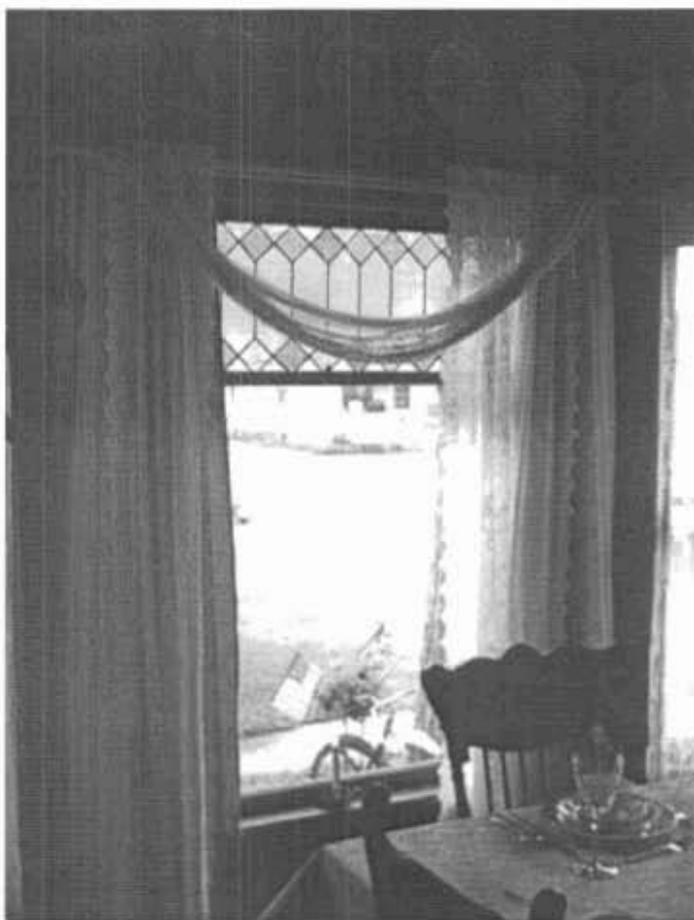


HISTORY:

Charles and Augusta Heidenreich acquired several lots at 12th & Peach Streets in 1906 and 1907. In 1910 they subdivided two lots on the corner into three lots and in 1912 they built their own home on reduced corner parcel. G. J. Flory was the contractor and the estimated cost of the two-story, 1680 sq. foot wooden house was \$2,800.00

Charles Heidenreich sold cigars at 128 S. 10th Street (First National Bank Building, now called "Lincoln Building") at the time he built the house. His shop was probably in the basement, accessed from a sidewalk staircase. A neighbor at that location was the cigar-maker Richard Herminghaus, father of landscape architect Ernst Herminghaus. In 1920 Heidenreich was listed as a shoemaker at 1108 P Street and in 1925 he was a clerk at a neighborhood grocery store, perhaps reflecting declining fortunes.

Charles and Augusta sold their house to the German Evangelical Lutheran Church in 1920, which remained in possession until 1943, using the house as a parsonage. That congregation had a large, Gothic Revival style church at 13th and H Streets.



8. SIGNIFICANCE

Period Areas of Significance-Check and justify

1912, **architecture, religion**

1920-1943

Builder/Architect: **G. J. Flory**

Statement of Significance:

The Heidenreich House is a well-preserved, archetypal example of a very important house type in Lincoln, the early twentieth century American Foursquare (or "Prairie Box"). Its corner location, excellent preservation and maintenance, and enhanced features such as leaded glass windows, bay window, and interior woodwork display all the features of that house type.

The second owner of the residence, Trinity Lutheran Church, and the house's use for more than two decades as that congregation's parsonage, add to the significance of the house by association. Trinity was a very early congregation in Lincoln, dating to the 1870s, but their present church at 12th and H Streets is exemplary of mid-20th century architecture, not their earlier origins. The use of this early house as a parsonage recalls Trinity's very long tenure in the heart of the city.

9. STANDARDS FOR DESIGNATION

(Check one(s) that apply)

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

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

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Building Permit #4639

Heidenreich Subdivision (1910), Lancaster Register of Deeds 4:141

Lincoln Directories

11. FORM PREPARED BY:

Name/Title: *Ed Zimmer, Historic Preservation Planner*

Organization *Lincoln Planning Dept.*

Date Submitted *13 July 2007*

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

Telephone *(402)441-6360*

City or Town *Lincoln, NE 68508*

Signature

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

HeidenreichHs.wpd

Approved:

City Council _____
(date)

PRESERVATION GUIDELINES FOR
Heidenreich House
1204 Peach Street

1. Architectural Review of Landmark:

- a. Photographs: On file in Planning Department.
- b. Important architectural features: 2 ½ story frame house, full-length front porch, clapboard siding, leaded glass windows, dormers
- c. Important landscape features: corner lot with lawn, ample space between sidewalk and curb, mature trees
- d. Architectural style and date: American Foursquare, 1912
- e. Additions and modifications: "gingerbread" ornament on front porch pillars

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 south or west of building;
 - c. Addition of fencing and walls visible from Peach or 12th Streets;
 - 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 (south or west) facades;
 - l. Placement of high intensity overhead lighting, antennae, and utility poles within the area of the south or west 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 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 south and west 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 and north sides should be compatible with the existing building in scale, color, texture, and the proportion of solids to voids. Materials and architectural details used in such alterations and additions shall complement those on the existing building.
2. **Roofs:** The form of the roof shall not be changed.

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

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

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

C. Repair:

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

D. Demolition:

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

E. Other:

1. **Mechanical Systems:**

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

building.

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

Exterior electrical, television and telephone cables should be installed in places where they will be visually unobtrusive. Television antennae and mechanical equipment such as air conditioners and solar panels should be placed in as inconspicuous a location as possible. The installation of such equipment shall not adversely affect the principal street 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 facade, are preferred. Any street address designation shall also be compatible with the historic and architectural character of the building.

3. Fencing and Walls:

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

4. Paving:

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

5. Landscaping:

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

Memorandum

To: Ed Zimmer, Planning Department
From: Charles W. Baker, Public Works and Utilities
Subject: Ruby and Cordelia's Fine Tea Room Special Permit #07034 and Change of Zone #07048
Date: August 7, 2007
cc: Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Ruby and Cordelia's Fine Tea Room Special Permit #07034 and Change of Zone #07048 located at 1204 Peach Street. Public Works has no comments.



Terry A Kathe/Notes
08/06/2007 10:05 AM

To Edward Zimmer/Notes@Notes
cc
Subject 1204 Peach

Ed -

My only concern on this one is that adequate parking does not appear to exist and I am not sure you can get it. I feel they should provide some off street parking that is usable. I see 2 for the existing residence, which is what is required for a SFR. But, typically we would see about 3 additional stalls for this type of use.

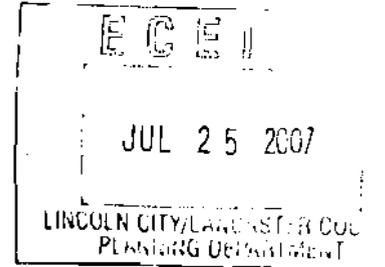
Terry Kathe
Zoning Coordinator
Dept. of Building & Safety



EVERETT
NEIGHBORHOOD
ASSOCIATION

P.O. Box 81044, Lincoln, NE 68501

To: Historic Preservation Commission
From: Pat Anderson-Sifuentez
Everett Neighborhood Assoc., Secr.
Date: June 22, 2007
Re: Tea Room at 1204 Peach



Dear Preservation Committee Members:

I am writing on behalf of the Everett Neighborhood Association (ENA) Board in support of Ruby and Cordelia's Fine Tea Room at 1204 Peach Street. The ENA board discussed and voted to support the operation of Ruby and Cordelia's as well as an historic designation for 1204 Peach.

Ruby and Cordelia's Fine Tea Room has been a welcome addition to the neighborhood. The business is a wonderful showcase for an old neighborhood. Bringing people from outside of Everett to have a delightful experience has had a positive effect on Everett. Traffic and parking are not a problem because the numbers Lisa (a.k.a. Miss Ruby) serves are during the day and minimal. The historic designation is 'icing on the cake' for everyone.

Matt and Lisa Inmiss are good stewards of the neighborhood. They have been very involved in Neighborhood Watch and are an excellent example of what a good neighbor should be.

ENA wholeheartedly supports the operation of Ruby and Cordelia's Fine Tea Room in the neighborhood as well as their historic designation.

Pat Anderson-Sifuentez
ENA, Secretary

Jeff Tangeman
ENA, President



Tobin + Link
<link_tobin@bluebottle.com>
07/15/2007 04:18 PM

To ezimmer@lincoln.ne.gov
cc
bcc

Subject 1204 Peach St request

History:

☞ This message has been replied to.

We live next door to Matt and Lisa Innis at 1210 Peach Street. We support their request to have their house at 1204 Peach designated as a landmark and the subsequent special permit to operate a tea room there, as well. They are the best thing that has happened to this neighborhood for a very long time and have put alot of money and effort into restoring 1204 Peach back to a good-looking, structurally sturdy, family home. The addition of the tea room in the house does not in any way disrupt our neighborhood or streets. The occasional extra cars that park on the street are not a problem. More safety and traffic issues arise from the 6+ apartment building across the street and east of us. People who live and visit there (across the street) do not care about the property, the neighborhood, or the safety of the children that play in the area. The Innis's take all those things into consideration and the people that come to the tea room for a relaxing and refreshing break from the everyday scurrying-about we all do, appreciate the restored house and the friendliness of the Innis family.

Please consider this a positive 'vote' for the proposals before you from the Innis family at 1204 Peach.

thanks ---- Marty (Martha) Link

--

Marty Link, Rob Tobin, Molly Tobin, Zoe Tobin

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<http://www.bluebottle.com/tag/2>

SUPPORT
SUBMITTED AT PUBLIC HEARING
BEFORE PLANNING COMMISSION: 8/29/07

CHANGE OF ZONE NO. 07049 HP
SPECIAL PERMIT NO. 07034

August 29, 2007
1210 Peach Street
Lincoln, NE 68502

Re: Change of Zone 07049HP
Special Permit 07034
For 1204 Peach Street

I am writing this letter in support of the zoning change and special permit requested for 1204 Peach Street.

My family and I live next door to the Innis family at 1210 Peach Street. We have lived at 1210 Peach Street since 1985. When the Innis family moved in three years ago, they bought a home with a lot of potential that needed quite a bit of work. The Latvian couple that had lived there since 1980 had gradually aged to the point that needed updates and upkeep were physically and financially difficult for them to do.

The Innis's have fit into the neighborhood as if they have been there forever. They hold a Fourth of July lunchtime picnic/pot luck each year (please come!!) and welcome new neighbors as they move in. The family is generous to a fault; for example, while my husband is currently deployed in Iraq with the Army Reserve, Matt Innis has taken on mowing and snow clearing from our yard and sidewalks.

Several concerns about parking have been raised. Since its conception, this neighborhood has been a working class neighborhood and it continues to be that today. A few extra cars in the middle of the day are not a hardship to us next door (where many of the cars park) nor, would I think, anyone else living in the area (since the vast majority are at day jobs). There is no increased traffic due to the Tea Room, especially when you compare it to the recent closure of South Street and drivers taking short-cuts from 13th to 9th or 10th Streets via Peach.

Ruby and Comelia's Fine Tea Room has brought an interest to the neighborhood that has been very positive. People from other parts of the city and even state and nationwide have gained an appreciation for our early 1900's working class neighborhood. People enjoy a refreshing break from the usual hectic and loud restaurant scene while eating delicious food and sipping tea.

I support the changes being proposed to designate the house at 1204 Peach as a historic landmark and the subsequent request for a special permit to use the property as a tea room. This change will help to preserve our neighborhood and make it better.

Thank you

Marty Link