

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 08070**, from I-1 Industrial District to B-3 Commercial District and to designate a landmark, requested by the Historic Preservation Commission and the Advisory Board of the Church of the Nazarene, on property generally located on the west side of North 14th Street, south side of New Hampshire Street.

STAFF RECOMMENDATION: Approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 01/28/09
Administrative Action: 01/28/09

RECOMMENDATION: Approval (8-0: Gaylor Baird, Carroll, Esseks, Francis, Larson, Taylor, Cornelius and Sunderman voting 'yes'; Partington absent).

FINDINGS OF FACT:

1. This is a request to change the zoning from I-1 Industrial to B-3 Commercial as well as to designate the Standard Oil Company Barn and Garage as a historic landmark located on the west side of North 14th Street, south side of New Hampshire Street.
2. The staff recommendation of approval is based upon the "Analysis" as set forth on p.3-4, concluding that designation of the Standard Oil Company Barn and Garage as a Landmark is consistent with the Comprehensive Plan and Chapter 27.57 of the Zoning Ordinance (Historic Preservation District). Changing the underlying zoning district from I-1 Industrial to B-3 Commercial is consistent with the Comprehensive Plan and supportive of the preservation of the historic resource.
3. The Historic Preservation Commission has reviewed this application and recommends approval, endorsing the change of zone as more compatible with the surrounding North Bottoms neighborhood and more consistent with the intended use of the property. The Preservation Guidelines are set forth on Exhibit "A" (p.7-10).
4. The record consists of a letter in support from the North Bottoms Neighborhood Association (p.18).
5. On January 28, 2009, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
6. On January 28, 2009, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval (Partington absent).

FACTSHEET PREPARED BY: Jean L. Preister

DATE: January 29, 2009

REVIEWED BY: _____

DATE: January 29, 2009

REFERENCE NUMBER: FS\CC\2009\CZ.08070

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for January 28, 2009 PLANNING COMMISSION MEETING

P.A.S.: Change of Zone #08070
Landmark Designation

DATE: January 16, 2009

SCHEDULED PLANNING COMMISSION MEETING: January 28, 2009

PROPOSAL: Advisory Board, Church of the Nazarene, and the Historic Preservation Commission request a Landmark designation and a change of zone from I-1 to B-3 on the property containing the Standard Oil Company Barn and Garage.

CONCLUSION: Designation of the Standard Oil Company Barn and Garage as a Landmark is consistent with the Comprehensive Plan and with Chapter 27.57 of the Zoning Code (Historic Preservation District). Changing the underlying zoning district from I-1 Industrial to B-3 Commercial is consistent with the Comprehensive Plan and supportive of the preservation of the historic resource.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1-3, Block 9, Cahn Metcalf and Farwell Subdivision, and the east half of the vacated alley adjacent, located in the northeast quarter of Section 23-10-6, in Lincoln, Lancaster County, Nebraska.

LOCATION: West side of North 14th Street, south side of New Hampshire Street.

EXISTING ZONING: I-1 Industrial District.

SIZE: 28,961 square feet (more or less).

EXISTING LAND USE: Under rehabilitation.

SURROUNDING LAND USE AND ZONING: R-4 Residential District adjacent north and nearby to west, improved with single family houses and a church; P-Public Use west, used by UNL as a parking area; I-1 Industrial south and east, in railroad and commercial uses.

HISTORY: Built in 1915 as part of Standard Oil Company's Lincoln distribution depot. This facility was a barn and garage for the animals and vehicles that delivered petroleum products to retail and wholesale customers.

As part of the current rehabilitation project of this building, City Council waived the requirement for paving of the parking area of this religious facility on Sept. 15, 2008 (Resolution A-85018).

UTILITIES: This area is served by all City utilities.

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

AESTHETIC CONSIDERATIONS: 1219 North 14th Street is a plain industrial building with some brickwork enhancements, currently being thoughtfully rehabilitated by a church group as a coffeehouse and student-oriented religious meeting place.

ALTERATIVE USES: I-1 Industrial zoning allows a very wide range of industrial and commercial uses, including the use for which the building is being rehabilitated. B-3 Commercial zoning is a neighborhood business district, allowing commercial uses generally found in a neighborhood business district. Landmark designation by itself does not permit or restrict particular land uses.

ASSOCIATED REQUESTS: 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...”* The Historic Preservation Commission held a public hearing on this property as a landmark on November 19, 2008, and recommended designation of this property as a rare remnant of the early 20th shift in transportation from horse-powered to automotive. The building was constructed when kerosene, gasoline, and other petroleum products were commonly delivered by both horse-wagon and truck, and the building featured both barn stalls and garage.
2. Preservation guidelines for the proposed landmark are attached as Exhibit A. They are based on the typical landmark guidelines.
3. The descriptive application for the property is enclosed.
4. The 2030 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.”*
5. In consultation with the property owner, and with the Preservation Commission on January 15, 2009, Planning staff recommended changing the underlying zoning district from I-1 Industrial to B-3 Commercial. The Preservation Commission endorsed this change of zone as more compatible with the surrounding North Bottoms neighborhood and more consistent with the intended uses of the subject property.
6. This change of zone would create a buffer between existing residential and industrial uses, consistent with the *Lincoln-Lancaster County Comprehensive Plan’s* industrial

strategy that “residential uses should be buffered through landscaping, large setbacks and transitional uses, such as office or open space.” (p. 39)

The change of zone also implements the Plan’s “Risk Reduction” strategy: “In areas where industrial and residential uses are already close, efforts should focus on...increasing the distance between where hazardous materials are stored and residential districts.” (p. 40). Inserting the B-3 Commercial district serve as a buffer and a transition between the industrial zoning and the existing residences.

The landmark designation and rehabilitation of this building also enacts the *Comprehensive Plan’s* residential neighborhood strategy to “Preserve, protect and promote the character and unique features of rural and urban neighborhoods, including their historical and architectural elements.” (p. 67).

Prepared by:

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

APPLICANT: Historic Preservation Commission
c/o Ed Zimmer, Lincoln Planning Dept., 402-441-6360
and
Advisory Board, Church of the Nazarene
P. O. Box 2146
Hastings, NE 68901

CONTACT: Rev. Wes Meisner
1340 New Hampshire Street
Lincoln, NE 68508
402-817-8352

OWNER: Advisory Board, Church of the Nazarene
P. O. Box 2146
Hastings, NE 68901
402-817-8352

CHANGE OF ZONE NO. 08070

CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION:

January 28, 2009

Members present: Gaylor Baird, Carroll, Cornelius, Esseks, Francis, Larson, Sunderman and Taylor; Partington absent.

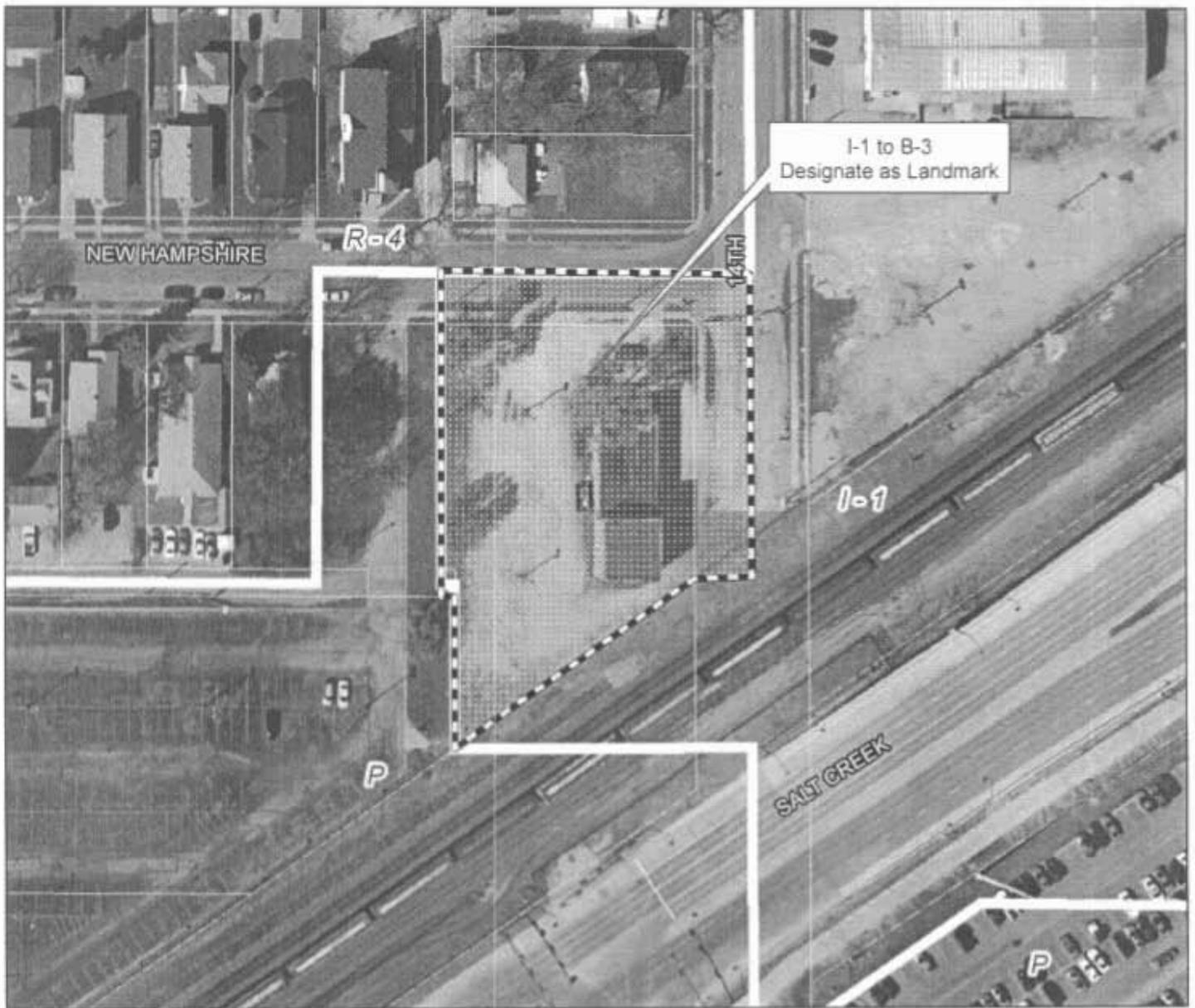
The Consent Agenda consisted of the following items: **COMPREHENSIVE PLAN CONFORMANCE NO. 08029, ANNEXATION NO. 08009, ANNEXATION NO. 08012, ANNEXATION NO. 08014, ANNEXATION NO. 08017, ANNEXATION NO. 08018, ANNEXATION NO. 08021, CHANGE OF ZONE NO. 08070, CHANGE OF ZONE NO. 08073, SPECIAL PERMIT NO. 08052, USE PERMIT NO. 100B, and SPECIAL PERMIT NO. 310D.**

Ex Parte Communications: None

Item No. 1.9a, Change of Zone N. 08073; Item No. 1.9b, Special Permit No. 08052; Item No. 1.9c, Use Permit No. 100B; and Item No. 1.10, Special Permit No. 310D, were removed from the Consent Agenda and scheduled for separate public hearing.

Taylor moved to approve the remaining Consent Agenda, seconded by Esseks and carried 8-0: Gaylor Baird, Carroll, Cornelius, Esseks, Francis, Larson, Sunderman and Taylor voting 'yes'; Partington absent.

Note: This is final action on Comprehensive Plan Conformance No. 08029, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.

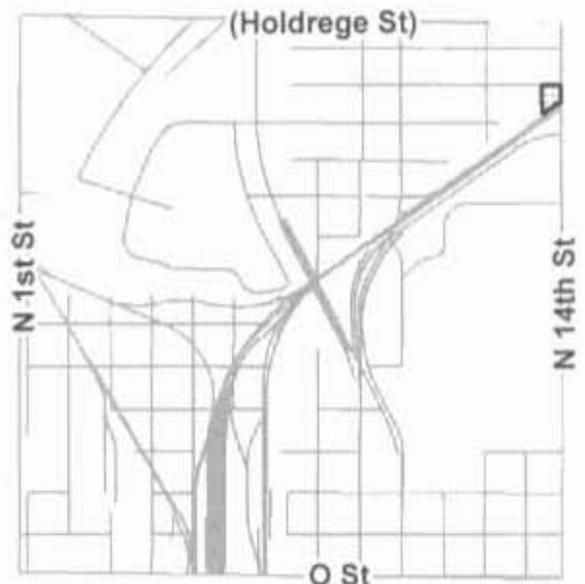
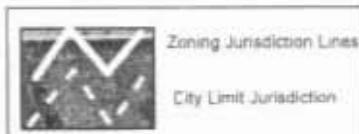


2007 aerial

**Change of Zone #08070
I-1 Industrial District to B-3 Commercial District
Designate as a Landmark
N 14th St & New Hampshire St
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
- M-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. 23 T10N R06E



PRESERVATION GUIDELINES FOR
Standard Oil Co. Barn & Garage
1219 North 14th Street

1. Architectural Review of Landmark:

- a. Photographs: On file in Planning Department.
- b. Important architectural features: unpainted red-brick exterior including two and one-story elements, location and size of window and door openings, industrial character of building.
- c. Important landscape features: location adjacent to streets and railroad
- d. Architectural style and date: industrial, 1915
- e. Additions and modifications: exterior staircase on south side, replacement of garage doors with storefront window and door systems

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. Removal of paving materials surrounding building;
 - c. Addition of fencing and walls visible from New Hampshire Avenue and N. 14th Street;
 - d. Replacement of exterior material and trim or visible roofing materials;
 - e. Cleaning and maintenance of exterior masonry;
 - f. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on facades visible from the 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 the north or east facades;
 - l. Placement of high intensity overhead lighting, antennae, and utility poles within the area of the north or east 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 north, south, and east 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 west 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, documentation, or careful consideration of closely relevant examples, preferably drawn from Lincoln. Any replaced or repaired portions of the trim that are visible and above grade, including, but not limited to moldings, cornices, doors, and windows, shall match the original members in scale, design, and appearance. Replication of original materials is preferred; alternate materials of similar appearance will be considered on a case-by-case basis.
4. **Openings:** Original windows, doors, or hardware shall not be removed when they can be restored, repaired, and reused. If the original glass, sash, hardware, and doors cannot be repaired and retained, then they shall be replaced with new units that duplicate the original in size, material, and appearance. If necessary, replacement of these items with non-original materials may be allowed on a case-by-case basis, if their appearance is very similar to the original, and the owner presents compelling evidence comparing various alternatives.

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

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

C. Repair:

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

D. Demolition:

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

E. Other:

1. Mechanical Systems:

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

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

2. Signs:

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

3. Fencing and Walls:

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.

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

1. NAME

Historic **Standard Oil Co. Barn & Garage**
NeHBS Site #LC13:C10-364 (PID 10-23-209-014-000)

2. LOCATION Address **1219 North 14th Street**

3. CLASSIFICATION

Proposed Designation	Category
<input checked="" type="checkbox"/> Landmark	<input checked="" type="checkbox"/> building(s)
<input type="checkbox"/> Present Use	
<input checked="" type="checkbox"/> vacant/being adapted as church	

4. OWNER OF PROPERTY

Name	Advisory Board, Church of the Nazarene
Address	P. O. Box 2146 Hastings, NE 68901

5. GEOGRAPHICAL DATA

Legal Description	Lots 1-3, Block 9, Cahn Metcalf & Farwell Sub., and the east 1/4 of the vacated alley adjacent, Lincoln, Lancaster County, NE
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Number of Acres or Square Feet: (more or less) **28,961 square feet (more or less)**

6. REPRESENTATION IN EXISTING SURVEYS

Title Nebraska Historic Building Survey			
Date On-going	<input checked="" type="checkbox"/> State	County	<input type="checkbox"/> Local

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

City Lincoln	State	Nebraska
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Is proposed Landmark or Landmark District listed in the National Register?

no

7. DESCRIPTION AND HISTORY

Condition		
<input checked="" type="checkbox"/> under renovation	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> original site

DESCRIPTION:

The Standard Oil Company Barn & Garage stands at the southwest corner of North 14th and New Hampshire Streets at the edge of the North Bottoms neighborhood. The south boundary of the property is the Burlington RR right-of-way.

The principal facade of this industrial structure faces east and features garage-door openings in all 8 bays. Bullet-shaped metal bumpers protect the bottom corners of each wide doorway.

The southern three bays are two stories tall; the rest is a single story. The east and south facades are finished in dark red pressed brick, while the west and north sides are of common red brick. Piers separate the 8 bays. The brickwork features extensive corbelling—atop each bay and for the cornice that tops both the one and two story levels. The south face of the building includes a double door at the second level with a horizontal post and pulley above it, apparently for loading hay or other materials into the upper level. That opening will be maintained and used to access an exterior metal staircase from the upper floor.



Ca. 2005

Under rehabilitation, November 2008





South facade, upper door and crane

The building had limestone window sills and limestone coping atop the parapets.

HISTORY:

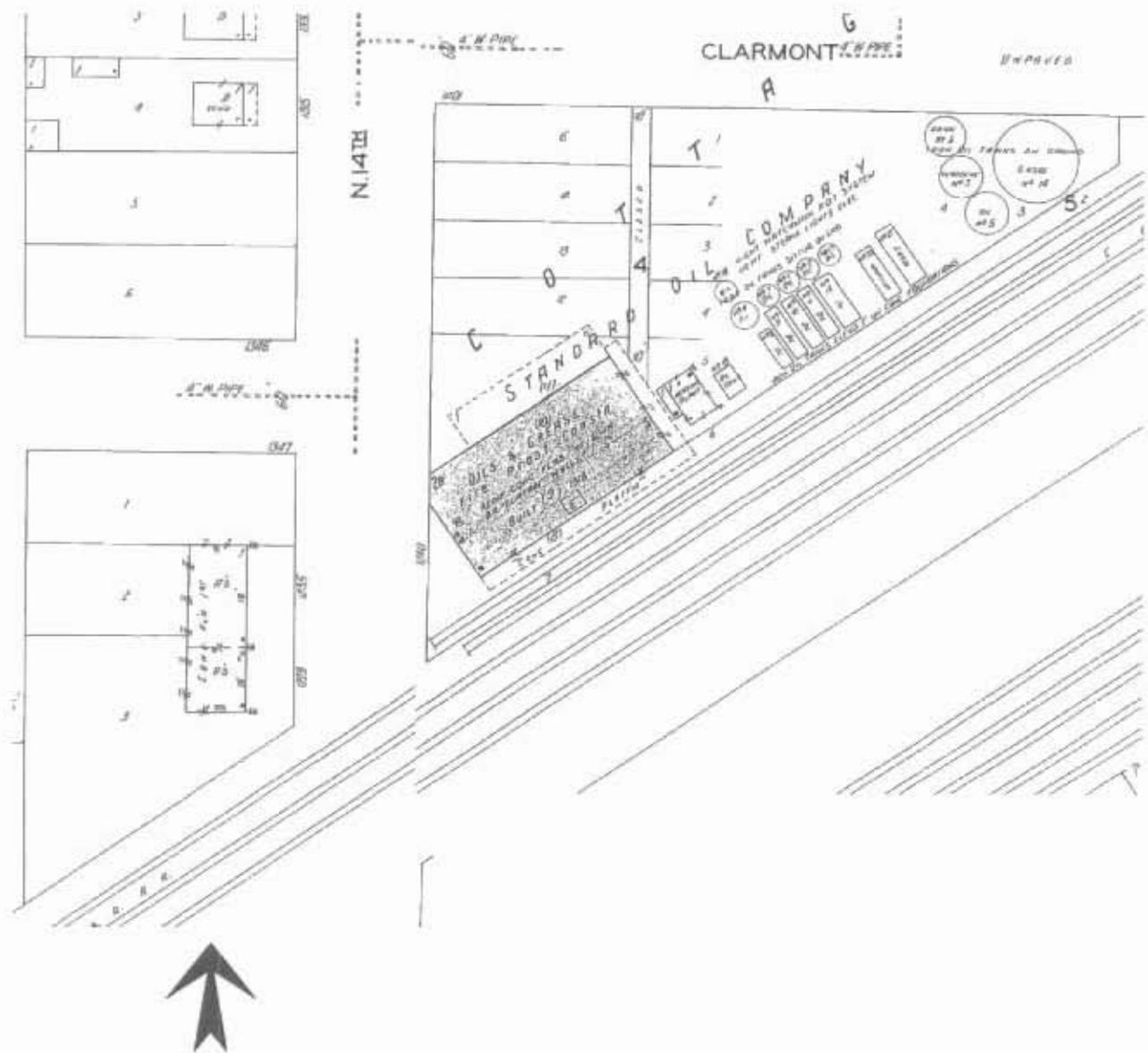
Standard Oil Company (Nebraska) had this "Barn and Garage" built in 1915, west across North 14th Street from their Lincoln office and fuel depot on the Burlington Railroad. Joseph W. Salmon was their architect and F. P. Gould and Son was the contractor for this \$9100 building.

Salmon was active in Lincoln from about 1913 to 1922 designing houses, commercial buildings, and public buildings including Carnegie-funded libraries in O'Neill (1914) and Crete (1915).

Standard Oil Company (Nebraska) was the major supplier of petroleum products in the state, having been reorganized after the

judicial dissolution of the Standard Oil trust in 1911. The inter-related but independent group of companies were responding in the 1910s to the rapid increase in the number of automobiles and the ascendancy of gasoline over kerosene as their main product. Between 1914 and 1916, the number of automobiles registered in Nebraska more than doubled from just under 41,000 to over 100,000. By 1920 205,000 autos were registered in the state.





Sanborn Map Company, "Map of Lincoln," 1928, pages 227 and 228. [Arrow added.]

Lincoln was among the larger distribution points for Standard Oil (Nebraska). Their large office building, warehouse, and tanks were across N. 14th Street, east of this service building, as shown on the Sanborn atlases.. Those historic structures are not extant. In a statewide study of Standard Oil (Nebraska), Bob Puschendorf found few surviving complexes of warehouses, tanks, and service buildings (p. 71).

Puschendorf notes that the company began converting to motorized tank trucks around 1914. The Lincoln "Garage & Barn" demonstrates that horse or mule-drawn wagons remained part of the company's distribution system as late as 1915. The building reflects the combination of "Barn & Garage" in the two-story portion with the hay-crane and door. Formerly there was an opening in

THE PATRIOT MOTOR TRUCKS ARE THE ONLY TRUCKS THAT CAN BE USED IN THE
 NORTH AND SOUTH OF THE EQUATOR.

Patriot

Motor Trucks for Standard Oil

The Patriot Motor Truck is a most popular of the Patriot Trucks in the Standard Oil Co. for use in a wide variety of work. It is a most reliable and economical motor truck.

It has a high degree of performance and is most efficient in all respects.

It has a most economical motor.

It is especially well adapted for use in the standard work of Standard Oil Co. in the States of Washington, Oregon, and Florida. It is the most reliable of trucks for the region of Western, Southern and Texas and the best records of the same are Florida.

Superior work of trucks in the Standard Oil Co. are shown in the fact that the trucks of this class afford maximum efficiency.

Hebb Motors Company, Manufacturers
 1421 F Street, Lincoln, Nebraska

<p>Standard Model 400 to 500 lbs. capacity</p>	<p>Executive Model 600 to 800 lbs. capacity</p>	<p>Washington Model 800 to 1000 lbs. capacity</p>
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the floor of the upper level for delivering hay to the stalls below. It has been filled in.

It is not clear how long the building accommodated both trucks and horses or mules. An advertisement for Hebb Motor Company of Lincoln in 1919 illustrated three of the six Patriot trucks purchased by Standard Oil Co. in Lincoln. The view showed the trucks in front of this building.

National Petroleum News, December 17, 1919.

8. SIGNIFICANCE

Period	Areas of Significance-Check and justify
1915	commerce/transportation

Specific dates: 1915

Builder/Architect: F. P. Gould & Son/Joseph W. Salmon

Statement of Significance:

The Standard Oil Company Barn & Garage is a rare remnant of the early automotive era, when horse power and horsepower overlapped. The structure was built to accommodate both the trucks and horses or mules that delivered Standard Oil products to dealers and retailers. Its location beside the railroad reflects yet another key means of transportation in this distribution network.

9. STANDARDS FOR DESIGNATION

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

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Puschendorf, L. Robert, "Petroleum Marketing by the Standard Oil Company (Nebraska): 1911-1939," a Multiple Property Documentation Form to the National Register of Historic Places, 2004.

Lincoln Building permit #5992 (1915).

National Petroleum News, December 17, 1919, p. 37.

Sanborn Map Company (insurance atlases), 1928.

Lancaster County Register of Deeds.

Lincoln City Directories.

11. FORM PREPARED BY:

Name/Title: Ed Zimmer/Historic Preservation Planner

Organization Lincoln/Lancaster County Planning Dept.

Date Submitted: November 17, 2008

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

City or Town Lincoln State NE, 68510

Signature

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

F:\FILES\PLANNING\HPC\LMARKS\StandardOil\GarageBarn.wpd



November 21, 2008

Ed Zimmer
Historic Preservation
Planning Department
555 South 10th Street, Suite 213
Lincoln, NE 68508

Mr. Zimmer,

It is the North Bottoms Neighborhood Association distinct pleasure to support the Destinations Coffee House and Bakery located at 1210 North 14th Street application for historical designation. When we learned last year of their plans purchase the old warehouse and turn it into coffeehouse we were ecstatic to welcome them to the neighborhood as we have a very limited amount of retail opportunities for our diverse neighborhood.

The neighborhood has several existing buildings already on the National Register of Historic Places so adding this building to the list would be in keeping with precedent of preserving the areas history. In 2002 the neighborhood in partnership with Urban Development completed a Focus Area plan. One of the key objectives is as follows: "Encourage the kind of investment in neighborhood properties that will maintain the historic quality of the architecture and bring a new vitality into the neighborhood, capitalizing on the neighborhoods location". This project achieves that goal and we would ask that the designation be awarded.

Sincerely,

Annette McRoy
President
North Bottoms Neighborhood Association

RECEIVED

NOV 24 2008

Lincoln/Lancaster Co.
Planning Department

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