

## **FACTSHEET**

**TITLE:** **CHANGE OF ZONE NO. 09014 HP**, requested by John M. Moss, to designate the Reimers Bungalow, located at 2201 B Street, as a historic landmark.

**STAFF RECOMMENDATION:** Approval.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 06/17/09  
Administrative Action: 06/17/09

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

### **FINDINGS OF FACT:**

1. This is a request to designate the Reimers Bungalow located at 2201 B Street, as a historic landmark. This request was heard by the Planning Commission in conjunction with Special Permit No. 09012 (for historic preservation) to increase the permitted height of an accessory building (garage) from 15 feet (measured to the midpoint of the roof) to 18.5 feet. This would allow for a second level with more headroom in the garage, but place the peak of the garage roof 2 feet above the peak of the roof of the main building.
2. The staff recommendation to approve the historic landmark designation is based upon the "Analysis" as set forth on p.3-4, concluding that designation of the Reimers Bungalow as a Landmark is consistent with the Comprehensive Plan and with Chapter 27.57 of the Zoning Ordinance (Historic Preservation District).
3. The Historic Preservation Commission has reviewed this application and recommends approval of the landmark designation, finding that the Reimers Bungalow is an excellent example of the architectural skill of Fiske & Miller and demonstrates innovative use of materials by owners associated with the local concrete company. The Preservation Guidelines are set forth on Exhibit "A" attached to the proposed ordinance. (Note: The Historic Preservation Commission did not support the special permit to increase the height of the accessory building/garage).
4. The minutes of the public hearing before the Planning Commission are found on p.5-9. Testimony in support is found on p.7-8 and the record consists of two letters in support (p.19-21).
5. There was no testimony in opposition.
6. On June 17, 2009, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval.
7. On June 17, 2009, the Planning Commission also voted 7-1 to adopt Resolution No. PC-01170 approving Special Permit No. 09012 to increase the height of the garage. A copy of this resolution was previously submitted to the City Council. As of the date of this Factsheet, said special permit has not been appealed to the City Council.

**FACTSHEET PREPARED BY:** Jean L. Preister

**DATE:** June 22, 2009

**REVIEWED BY:** \_\_\_\_\_

**DATE:** June 22, 2009

**REFERENCE NUMBER:** FS\CC\2009\CZ.09014 HP

**LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**for June 17, 2009 PLANNING COMMISSION MEETING**

**PROJECT #:** Change of Zone #09014HP  
Landmark Designation

**DATE:** June 5, 2009

**SCHEDULED PLANNING COMMISSION MEETING:** June 17, 2009

**PROPOSAL:** John Moss requests landmark designation of the Reimers Bungalow at 2201 B Street.

**CONCLUSION:** Designation of the Reimers Bungalow as a Landmark is consistent with the Comprehensive Plan and with Chapter 27.57 of the Zoning Code (Historic Preservation District).

**RECOMMENDATION:**

Approval

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Hillsdale Addition, Block 10, Lot 6, located in the southeast quarter of Section 25-10-6, Lincoln, Lancaster County, Nebraska.

**LOCATION:** 2201 B Street.

**EXISTING ZONING:** R-2 Residential.

**SIZE:** 7097 square feet (more or less).

**EXISTING LAND USE:** Single family residence.

**SURROUNDING LAND USE AND ZONING:** R-2 Residential District on all sides except R-5 Residential District to northwest across intersection; uses include single and multi-family residences and Rogers House B&B Inn adjacent to west by landmark special permit.

**HISTORY:** Designed by Fiske & Miller and constructed in 1913 for Mrs. Fred Reimers.

**UTILITIES:** The site is served by all public utilities.

**PUBLIC SERVICE:** The property is in the Lincoln School District (Lancaster District 001) and has all City of Lincoln services.

**AESTHETIC CONSIDERATIONS:** The property is a high-style example of an American bungalow built of innovative material in its period (concrete block).

**ALTERATIVE USES:** Landmark designation does not by itself change the permitted uses in the R-2 District. The associated requested Special Permit 090012 would allow expansion of the permitted

height of an accessory building to provide habitable space above the garage under construction.

**ASSOCIATED REQUESTS:** Special Permit 09012.

**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 a public hearing on this matter May 21, 2009 and recommended unanimously that the Reimers Bungalow is an excellent example of the architectural skill of Fiske & Miller and demonstrates innovative use of materials by owners associated with the local concrete company.
3. Preservation guidelines for the proposed landmark are attached as Exhibit A. They are based on the typical landmark guidelines.
4. The descriptive application for the property is enclosed. It states in part:  
*The Reimers Bungalow is distinguished by its original owner, designer, builder, materials, and design. F. C. Fiske and his partner J. B. Miller designed this concrete block bungalow in 1913 for Mrs. Fred Reimers of the Reimers- Kaufman Concrete Company. Prolific builder W. G. Fullagar carried out the highly developed bungalow design, including such finish details as raised joints between each block, a profusion of low pitched roofs, and a wrap-around porch-with-pergola. The main low-pitched gable roof runs north-south and is echoed by lower gables at each side of the front porch and three more gables on the west side. The porch piers are battered, with unusually wide bases.*  
  
*The design was published in the Sunday State Journal of Sept. 12, 1915 as “A Striking Cement Stone Bungalow.” The dimensions are 33x58 feet, plus a full-sized basement. “Outside is of white cement, smooth stone.” Originally the roof was of “red cement slate.”*  
  
*The Reimers family pioneered the cement business in Lincoln as Reimers & Fried in 1898. The Reimers-Kaufman configuration occurred about a decade later. The firm also constructed a larger American Foursquare style house of concrete blocks nearby at 1962 A Street in 1908.*
5. 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.”
6. This application is associated with Special Permit #09012 which would allow the owner to increase the permitted height of an accessory building. See report on SP09012 for communications of support, some of which also referenced the landmark designation.
7. The Lincoln Police Dept. and Lincoln Parks Dept. communicated that they have no objection to the landmark designation.

Prepared by  
Edward F. Zimmer, Ph. D., Historic Preservation Planner  
441-6360, [ezimmer@lincoln.ne.gov](mailto:ezimmer@lincoln.ne.gov)

**APPLICANT:** John M. Moss  
2201 B Street  
Lincoln, NE 68502  
(402)323-3265  
[jmoss@speedwaymotors.com](mailto:jmoss@speedwaymotors.com)

**CONTACT:** Same as applicant.

**OWNER:** Same as applicant.

# CHANGE OF ZONE NO. 09014 and SPECIAL PERMIT NO. 09012

## PUBLIC HEARING BEFORE PLANNING COMMISSION:

June 17, 2009

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

Ex Parte Communications: None.

Staff presentation: **Ed Zimmer of Planning staff** presented the proposed Landmark application for 2201 B Street. This bungalow property (Reimers Bungalow) was very stylish in its period. Built in 1913, is an excellent example of the architectural skills of Fiske & Miller. The bungalow was built for Mrs. Fred Reimers - one of the early buildings in this material – the company was promoting their own material showing what you could do with this innovative and ancient material. It is a very interesting plan, with wrap around porch. It not only has a very sophisticated design, but the expression of the material is sort of extreme. Each joist of this house is not flat or recessed but rather convex/rounded. And in the rehab, this aspect has been very carefully restored. The garage currently under construction to the south of the house carries out the joist work in that same meticulous fashion.

This application came to the Historic Preservation Commission (HPC) as two applications. The kind of special permit being requested requires the landmark designation. The Preservation Commission recommends that this appears to be a landmark property for its architectural quality. The second question is whether to grant the special permit, and the Preservation Commission did not believe the increased height made this a compatible structure to the garage.

Esseks inquired as to the significance of having the garage higher than the principal building. In other words, how did the HPC come to a unanimous vote on that issue? Zimmer explained that the HPC's concern was that as the accessory or subordinate building, the garage should be subordinate in every way, including height, to the main building. If built as proposed, the garage would be taller than the house. The garage and house are not widely separated so the feeling was that the garage would then loom taller and look inappropriate to the character of the two buildings relating to each other. However, Zimmer pointed out that the Planning Commission is going to see some additional material and letters of support that were not available to the Historic Preservation Commission.

Esseks inquired whether there is an underlying principle in the culture of historic preservation of trying to retain and preserve how property looked initially when built. In other words, allowing this increase in height would be undermining that goal. Zimmer suggested that on landmark properties, whether a district or individual property, we hope that changes made are sensitive to the historic values and character that make the property a landmark. But, changes do occur. It is a misnomer to say we would not wish to see change on properties, but the preservation guidelines would address how those changes might occur.

Gaylor Baird acknowledged an ex parte communication with the President of the Near South Neighborhood Association. She asked him about this application and she did not learn anything

new other than what was in the report. The Planning Commission has received a letter in support from the Near South Neighborhood Association and she wondered whether that support was part of the presentation to the HPC. Zimmer believes the support coalesced after the HPC action. While it was mentioned that contact with Near South had been made, he believes the actual polling occurred after the HPC meeting.

Zimmer further explained that the applicant is requesting that the garage be 3.5 feet higher in order to create more usable space on the upper level of the garage. If the Planning Commission chooses to approve the height as requested, there are conditions of approval which would not allow a separate dwelling unit in the garage. The conditions specify that the garage has habitable space only in association with the principal property. The garage would have the exact same pitch and the ridge line will align itself with the ridge lines of the house.

### Proponents

**1. Paul Moss**, 1219 S. 25<sup>th</sup> Street, appeared on behalf his brother, the applicant, John Moss, who is the owner of 2201 B Street. The house was created for an important member of the community and designed by a locally important architectural firm. It deserves special consideration. In addition to the historic landmark, his brother is seeking a variance to increase the attic sidewall height but still maintain the pitches, slopes and details of the roof line, raising the structure about 3.5 feet, allowing a person to walk upright in most of the area of the attic space. It will provide shop space, which is almost imperative to aid in restoration of the house, and will provide storage space for supplies and building materials. Once the work is completed, he foresees using the space for a scaled-down workshop and studio space. It will also provide much needed storage space to free up living space in the home. Moss showed sketches of the garage matching the height of the house and then showing the requested additional height. The attic in the garage is currently only two to five feet. The additional height doubles the usable space. They can use decorative elements to minimize the heavy look. The proposed garage would be 1.5 stories. The architecture of the garage will show a devotion in duplicating the materials, design and spirit of the original home. They began extensive restoration of the property four years ago and have invested over 300 hours in the painstaking process of restoring the decorative joists on the entire house. They plan to invest more hours in the future and the overall appearance and details are very important. The applicant is confident that this special permit will improve the value, utility and desirability of the entire property.

Moss pointed out that there is overwhelming support from the Near South Neighborhood Association and property owners. He also pointed out that the applicant could have built a shed with corrugated siding, no gutters, dirt floor and gravel driveway. The garage had to be built up higher because of the code requirements for the slope of the driveway.

If the Planning Commission is adamantly opposed to this request for the full 3.5 additional height, the applicant would be very grateful for any additional amount that would be acceptable.

Francis confirmed that the house is a 2-bedroom home and inquired about the basement and whether that plays into the role of needing more room in the garage. Moss acknowledged that there is adequate ceiling height in the basement but so much of it is taken up by the wiring, etc. It is currently crammed full of supplies. They need to be able to clear out the entire home in order to work on the home itself. The basement is not intended to be used for living space because it is damp.

Esseks suggested that it looks as though the real concern is that the remaining building will look smaller than the new garage building. Is there room for trees so that folks looking at this example of a historic building from the front would not see another building behind it but lovely branches of trees? Moss explained that it is a corner lot. There is a narrow area in the parkway between the sidewalk and street which originally did have a number of trees. They have planted one extra tree and intend to plant another one which would help somewhat. Because of codes, a tree could not be planted between the house and the garage. They would like to connect the two structures something like the patio area on the west side.

Esseks noted that it is a 3-bay garage, and wondered whether one of the bays could be turned into an office area. Moss explained that the applicant is restoring antique cars so he currently has a pickup truck for his immediate use and would like to have one bay for storing a restored vehicle and another bay for doing restoration of vehicles. If push came to shove, he believes it could become two bays. However, they are thinking of the long term as far as what they want to do with the property.

Taylor expressed concern about the arrangement. He understands the desire to allow head space in the garage, but it is not going to be designed for a residence. Moss explained that the garage is an extension of the single family dwelling. They do not intend to make any bedrooms or rental areas in the garage. The additional space in the garage would be used multiple times every day, probably constantly for the restoration process, which they anticipate could take another three years. When the restoration is completed, the space in the garage will be used for storage with constant change and use. He would like to have a studio space for some hobbies. It could be used as a den or extension of the home. He anticipates that it will be used as a workshop at least three days a week after completed.

Gaylor Baird asked for a comparison of the height related to other homes and garages in the area. Moss believes there are other older homes in the area which do have 1.5 story garages but they are part of the properties where the homes are also taller. In comparison to the homes that the garages accompany, he does not know of any homes that would have what is being requested in this situation. But, Moss requested that the Commission please consider that this is not a museum and still a home for the living, and that the extra utility far outweighs the slight distance in the added height.

Larson inquired about the access to the attic. Moss explained that the access is on the back side. There is an interior stairwell on the back side going up along the east wall, terminating at the ridge line access which is east/west. There is a separate door in the back corner so that you can go directly up the steps.

### Support

**1. Scott Bulfinch**, 2128 B Street, which is immediately to the northwest overlooking the property, testified in support on his own behalf and on behalf of the Near South Neighborhood Association. John and Paul Moss made a presentation to the Neighborhood Association, which tends to be fairly conservation when it comes to matters such as this.

The landmark designation is pretty much a “no-brainer” and there is plenty of evidence to support it. The property to the west is already in an established landmark.

With regard to the height of the garage, many of the board members did not live immediately adjacent and were unwilling to commit at that time. One of the officers talked to adjacent neighbors who are not members of the Association. They did not have a board consensus prior to the HPC meeting. After the HPC meeting, the Near South membership was polled and the response was absolutely unanimous support. John Moss is the kind of property owner that they are trying to encourage in the Near South neighborhood. The applicant took a deteriorated property and returned it to owner-occupancy with meticulous restoration and rehab. This is the kind of property owner that the Near South Neighborhood Association wants to encourage. If a little bit of a bending of the height restrictions is required to make this a more livable property, the Near South Neighborhood is all in favor.

Bulfinch does not believe there is anyone in the Near South that views the property as directly as he does, and he is personally very much in favor of this action. If all that was wanted was garage space, that could have easily have been done with a structure that had no architectural appeal or contributing to the neighborhood. John Moss has taken the extra mile to carry the architectural elements forward in this structure and the way he is maintaining his property is a benefit to the neighborhood.

Cornelius observed that the garage is 5/8ths to 7/8ths the footprint of the main house with the three stalls, and he wonders why we are talking about a 3.5 ft. height variance when just the magnitude of the garage seems so out of character with the house. Zimmer explained that the garage is being constructed under a building permit that was issued. He acknowledged that there is a requirement that only 40% of a rear yard may be occupied by an accessory building. This garage does not occupy more than 40% of that rear yard portion. A certain separation from the house is also required. The garage utilizes the property very fully under a building permit that was properly issued. The question before the Commission is the special permit for the additional height. The applicant has done nothing outside of the zoning code to date.

Esseks believes this is a very difficult decision. He has the greatest regard for the HPC and they have voted unanimously against the special permit. On the other hand, the presentation is very persuasive and if we want to encourage the preservation, we need to provide for such people the space that they need. His vote will depend on how serious a departure from the preservation principles this would represent. Zimmer explained that in this process, the Preservation Commission is essentially asked a very focused question. They look most closely at the effect on the landmark property. The HPC did not have the benefit of the supportive response from the neighbors. They chose to answer the question before getting that support rather than delaying for a month because the project is already under construction. This is a preservation special permit, which the HPC cannot issue. The Planning Commission now has additional material and the neighborhood support. The Preservation Commission did not see the graphic perspectives shown to the Planning Commission today.

**CHANGE OF ZONE NO. 09014**  
**ACTION BY PLANNING COMMISSION:**

May 17, 2009

Larson moved approval, seconded by Taylor.



Cornelius commented that this is clearly a wonderful bungalow that has been carefully and beautifully restored and he will vote in favor.

Taylor expressed appreciation for the work and effort in making this a very representative historical preservation piece of art. He will vote in favor.

Gaylor Baird used to drive by this house years ago and it stood out because of the deterioration and bright color. There has been such an impressive transformation.

Motion for approval carried 8-0: Francis, Partington, Taylor, Gaylor Baird, Larson, Cornelius, Esseks and Sunderman voting 'yes'. This is a recommendation to the City Council.

**SPECIAL PERMIT NO. 09012**

**ACTION BY PLANNING COMMISSION:**

June 17, 2009

Francis moved approval, with conditions, seconded by Larson.

Francis commented that in the older neighborhoods, it is extremely hard to get people to buy these homes because they usually lack space, closet space, usable basement space and garage space. She believes that allowing an extra 3.5 feet in a garage is a great thing.

Larson is in favor because it ties in so well with the residence. The neighborhood has voted unanimously in support and those residents are the ones most affected.

Taylor would like to be in favor but what bothers him is the fact that this historical landmark seems to lose its appeal. It would be terrible to put a shack up beside it but in terms of a historical landmark, he thinks in terms of a diamond you put on a black velvet cloth to make it look better. He is not so excited about the second structure if it does by any means at all take away from the original structure.

Esseks appreciates Zimmer's advice that the Planning Commission has to look more broadly and in some cases can reject the recommendation of the Historic Preservation Commission. He will vote in favor in this case because the applicant's explanation of what he is trying to do is very compelling and he believes that the Planning Commission needs to be flexible to help promote the health of the neighborhood and to show to the outside world that we really want to attract people like Mr. Moss to the neighborhood.

Gaylor Baird commented that she very much appreciates the historic and architectural integrity of many of the homes in the Near South. With someone doing this kind of rehab and building a garage, she finds the 3.5 feet is a justifiable compromise to allow him to be able to stand up in the second floor of his garage. She thinks that is a fair trade.

Partington stated that he has past experience renovating a home and he appreciates the challenges. If this applicant is willing to invest that kind of money and make those improvements, he intends to support it.

Sunderman commented that the quality of the garage structure is far better than he has seen.

Motion for conditional approval carried 7-1: Francis, Partington, Gaylor Baird, Larson, Cornelius, Esseks and Sunderman voting 'yes'; Taylor voting 'no'. This is final action unless appealed to the City Council.



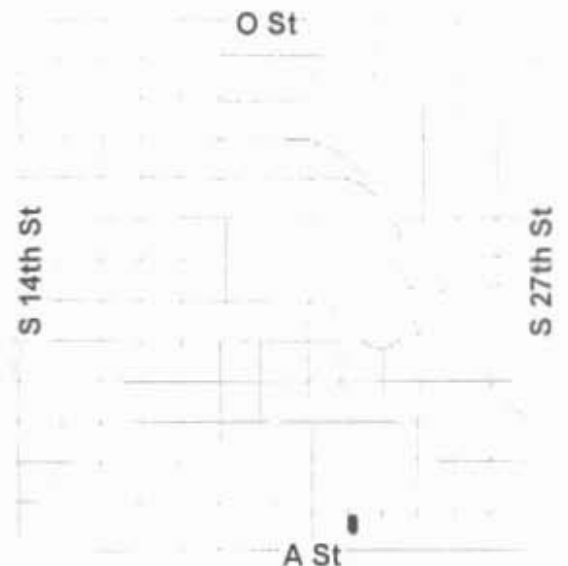
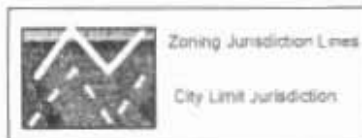
**Special Permit #09012 &  
Change of Zone # 09014  
2201 B Street**

2007 aerial

**Zoning:**

One Square Mile  
Sec. 25 T10N R06E

- R-1 to R-8 Residential District
- A0 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-6 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



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

1. NAME  
 Historic Mrs. Reimers Bungalow  
 and/or Common  
 NeHBS Site #LC13:D&-614

2. LOCATION  
 Address 2201 B Street

3. CLASSIFICATION

Proposed Designation

Landmark District  
 Landmark

Present Use

agriculture  
 commercial  
 educational  
 entertainment  
 government

Category

district  
 building(s)  
 structure

industrial  
 military  
 museum  
 park  
 private residence

site  
 object  
 religious  
 scientific  
 transportat'n  
 other

4. OWNER OF PROPERTY

Name John M. Moss  
 Address 2201 B Street, Lincoln, NE 68502

5. GEOGRAPHICAL DATA

Legal Description Lot 6, Block 10, Hillsdale Addition, in the SE 1/4 of Section 25-10-6, Lincoln, Lancaster County, NE  
 Property ID Number 10-25-435-006-000

Number of Acres or Square Feet: 7097 Square feet (more or less)

6. REPRESENTATION IN EXISTING SURVEYS

Title *Historic and Architectural Survey of Lincoln*

Date On-going  State  County  Local

Depository for survey records Lincoln/Lancaster County 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

deteriorated

unaltered

original site

good

ruins

altered  moved date \_\_\_

fair

unexposed

### **DESCRIPTION & HISTORY:**

The Reimers Bungalow is distinguished by its original owner, designer, builder, materials, and design. F. C. Fiske and his partner J. B. Miller designed this concrete block bungalow in 1913 for Mrs. Fred Reimers of the Reimers- Kaufman Concrete Company. Prolific builder W. G. Fullagar carried out the highly developed bungalow design, including such finish details as raised joints between each block, a profusion of low pitched roofs, and a wrap-around porch-with-pergola. The main low-pitched gable roof runs north-south and is echoed by lower gables at each side of the front porch and three more gables on the west side. The porch piers are battered, with unusually wide bases.



*View from west. ca. 1920*



The design was published in the *Sunday State Journal* of Sept. 12, 1915 as "A Striking Cement Stone Bungalow." The dimensions are 33x58 feet, plus a full-sized basement. "Outside is of white cement, smooth stone." Originally the roof was of "red cement slate."

The Reimers family pioneered the cement business in Lincoln as Reimers & Fried in 1898. The Reimers-Kaufman configuration occurred about a decade later. The firm also constructed a larger American Foursquare style house of concrete blocks nearby at 1962 A Street in 1908.

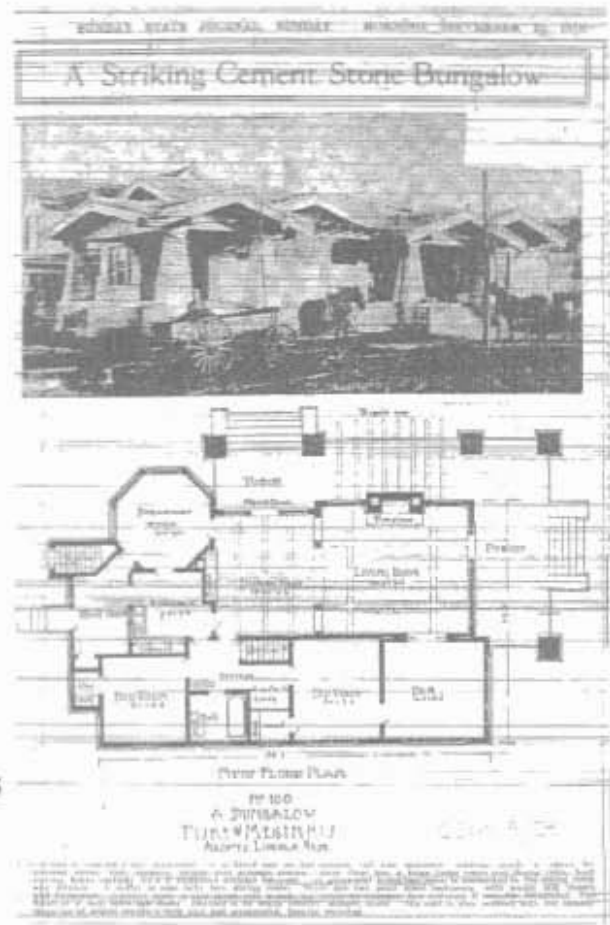
*View from north-northeast, 2005*



*Detail of west porch pier, 2009, showing raised joints.*



*View from northwest, 2009*



*Sunday State Journal, Sept. 15, 1915*

8. SIGNIFICANCE

<u>Period</u>	<u>Areas of Significance-Check and justify</u>	
<u>_</u> prehistoric	<u>_</u> archeology-prehistoric	<u>_</u> landscape architecture
<u>_</u> 1400-1499	<u>_</u> archeology-historic	<u>_</u> law
<u>_</u> 1500-1599	<u>_</u> agriculture	<u>_</u> literature
<u>_</u> 1600-1699	<u>X</u> architecture	<u>_</u> military
<u>_</u> 1700-1799	<u>_</u> art	<u>_</u> music
<u>_</u> 1800-1899	<u>_</u> commerce	<u>_</u> philosophy
<u>X</u> 1900-	<u>_</u> communications	<u>_</u> politics/government
	<u>_</u> community planning	<u>_</u> religion
	<u>_</u> conservation	<u>_</u> science
	<u>_</u> economics	<u>_</u> sculpture
	<u>_</u> education	<u>_</u> social/humanitarian
	<u>_</u> engineering	<u>_</u> theater
	<u>_</u> exploration/settlement	<u>_</u> transportation
	<u>_</u> industry	<u>_</u> other (specify)
	<u>_</u> invention	

Specific dates: 1913

Builder/Architect: W. G. Fullagar/Fiske & Miller

Statement of Significance:

The Reimers Bungalow demonstrates a new building material—concrete block—in a stylish bungalow designed by one of Lincoln’s premier architectural partnerships, Fiske & Miller. Builder W. G. Fullagar was also prominent and prolific, here building for Mrs. Fred Reimers of the concrete company.

9. STANDARDS FOR DESIGNATION

(Check one(s) that apply)

- 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

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Lincoln Building Permit 5114 (7/7/1913)

*Sunday State Journal*, Sept 12, 1915

Zimmer, E. F., *The Near South Walking Tours: V. 2*, 1990, p. 79.

Zimmer, E. F., “We Built” files on W. G. Fullagar, J. B. Miller, and F. C. Fiske, Lincoln/Lanc. County Planning Dept.


11. FORM PREPARED BY:

Name/Title: Ed Zimmer/Historic Preservation Planner  
[ezimmer@lincoln.ne.gov](mailto:ezimmer@lincoln.ne.gov)

Organization Lincoln/Lancaster County Planning Dept. Date Submitted: June 5, 2009

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

City or Town Lincoln State NE 68508

Signature 

F:\FILES\PLANNING\HPC\MARKS\b2201\ReimersBung.wpd



# Memo



**To:** Ed Zimmer, Planning Department  
**From:** Mark Canney, Parks & Recreation  
**Date:** June 1, 2009  
**Re:** Landmark at 22<sup>nd</sup> and B 09012

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Ed,

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have no comments.

The application is approved.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248.

Thank you.

Mark Canney

**Ed Zimmer**

---

**From:** Sgt. Don Scheinost [lpd798@CJIS.LINCOLN.NE.GOV]  
**Sent:** Thursday, May 21, 2009 12:13 PM  
**To:** Ed Zimmer  
**Subject:** Landmark at 22nd and 'B'/Change of Zone #09014

Mr. Zimmer,

The Lincoln Police Department does not object to the Landmark at 22nd and 'B' Change of Zone (PUD) # 09014.

Sergeant Don Scheinost  
Management Services  
Lincoln Police Department  
575 South 10th Street  
Lincoln, NE 68508  
402.441.7215  
mail to: [lpd798@cjis.lincoln.ne.gov](mailto:lpd798@cjis.lincoln.ne.gov)

**Jean Preister**

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**From:** Scott Baird [scottbaird2@gmail.com]  
**Sent:** Thursday, June 11, 2009 7:40 AM  
**To:** Planning  
**Cc:** John M. Moss  
**Subject:** 2201 B Street

Dear Commissioners,

I am writing on behalf of the Near South Neighborhood Association to support both the historic landmark and variance requests for 2201 B Street. John Moss presented his plans to our board recently. Given the age, condition and character of his home, we believe it is worthy of the historic landmark designation. Additionally, all of our boardmembers were impressed with Mr. Moss' thoughtful design and the quality of the construction on his garage project. He has been extremely considerate of both the character of his home and the character of the homes in his immediate neighborhood. While we generally support the building guidelines, this addition is worthy of an exception to those guidelines. We fully support this investment in one of the Near South's older homes, and believe it will enhance, not detract from the character of our neighborhood.

Scott Baird  
Near South Neighborhood Association

## Jean Preister

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**From:** Scott [celticsailor@neb.rr.com]  
**Sent:** Thursday, June 11, 2009 9:27 AM  
**To:** Planning  
**Cc:** John M. Moss; scottbaird@aya.yale.edu  
**Subject:** 2201 B Street

Dear Planning Commission Members,

I am writing to express my support for Change of Zone No. 09014 and Special Permit No. 09012 as requested by John Moss, the property owner and applicant. I live at 2128 B Street, and consider myself the neighbor most directly effected by what happens at 2201 B Street, inasmuch as my living room window and front porch directly overlook that property. When my wife and I arrived in Lincoln 4 years ago, 2201 B Street was a vacant, deteriorated eyesore, and we have watched with great appreciation and admiration as it has been meticulously restored by Mr. Moss. He is doing exactly what we are advocating in the Near South, returning a deteriorated property to owner-occupancy and paying particular attention to the historic character of the home and the neighborhood as he does so.

Designation of 2201 B Street as a historic landmark should be an easy decision. The small bungalow is an unusual design for Ferdinand Fiske, with interesting and fairly unique (for Lincoln) architectural features. Mr. Fiske is one of the most significant figures in the development of Lincoln's built environment, both residential and commercial, and this unusual example of his residential work merits recognition.

Approval of Mr. Moss's request for an increase in the permitted height of his garage presently under construction would not seem in any way to detract from the historic character of the property. In fact, Mr. Moss has expended considerable time, effort and expense to design and build a structure that takes the elements of the original house's design and carefully carries them forward in his new construction. There exist many examples of period detached structures in the historic district immediately to the west (such as my own "carriage house") that have substantial walking space above the ground story, which is what Mr. Moss is attempting to achieve. A basic garage structure with no architectural interest that was fully compliant with design and code requirements could have easily been erected and would have triggered no review or comment by effected neighbors. Instead, Mr. Moss is making a sincere effort to complement the historic character of his property.

Although I am not a building or planning professional, I have a reasonable layman's knowledge of historic preservation issues, having been a member of the National Trust for Historic Preservation for 15 years and the Preservation Association of Lincoln for the last 4. My wife and I are also veterans of several historic house renovation projects ourselves, including one National Historic Register property. Most importantly, we are neighbors whose neighborhood quality is significantly impacted by what happens at 2201 B Street. We are fully supportive of Mr. Moss's applications and hope you will give them favorable consideration.

Sincerely,

Scott Bulfinch  
2128 B Street  
Lincoln, NE 68502