TITLE: CHANGE OF ZONE NO. 17032  
(Historic Landmark Designation)  

APPLICANT: Lynette and Jeffrey Hellerich  

STAFF RECOMMENDATION: Approval of Landmark Designation  

SPONSOR: Planning Department  

BOARD/COMMITTEE: Planning Commission  


OTHER DEPARTMENTS AFFECTED: N/A  

REASON FOR LEGISLATION:  
This is a request for a change of zone from R-2 Residential District with landmark district overlay to R-2 Residential District with individual landmark and landmark district overlay. The new owner of the Sidles House seeks this landmark designation to celebrate and to protect the historic structure and to establish future eligibility to request a special permit for historic preservation.  

DISCUSSION / FINDINGS OF FACT:  
1. This change of zone request was heard before the Planning Commission on January 31, 2018.  
2. The staff recommendation to approve the landmark designation is based upon the “Analysis” as set forth on p.2, concluding that the Sidles House is historically significant in the development of Lincoln for its association with businessman H. E. Sidles and as the home of several Univ. of Nebr. Chancellors; it is also architecturally significant as a major residential work of Ferdinand C. Fiske, a prominent and prolific Lincoln architect for an extended period (ca. 1888-1930). Landmark designation provides protection, consistent with LMC 27.57 (Historic Preservation District). The staff presentation is found on p.25.  
3. The applicant’s testimony is found on p.25. There was no testimony in support of or in opposition to this application; however, two letters supporting the landmark designation were submitted (see pp.26-27).  
4. The Historic Preservation Commission held public hearing on this application on November 16, 2016, and recommended approval (6-0; Gengler absent) see pp.23-24. The Preservation Guidelines found on pp.12-22, will be attached to the Council ordinance.  
5. On January 31, 2018, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval of the landmark designation.  

FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer  
DATE: February 1, 2018  
REVIEWED BY: David R. Cary, Planning Director  
DATE: February 1, 2018
BRIEF SUMMARY OF REQUEST
This is a request for a change of zone from R-2 Residential District with landmark district overlay to R-2 Residential District with individual landmark and landmark district overlay. The new owner of the Sidles House seeks this landmark designation to celebrate and to protect the historic structure and to establish future eligibility to request a special permit for historic preservation.

JUSTIFICATION FOR RECOMMENDATION
The Sidles House is historically significant in the development of Lincoln for its association with businessman H. E. Sidles and as the home of several Univ. of Nebr. Chancellors; it is also architecturally significant as a major residential work of Ferdinand C. Fiske, a prominent and prolific Lincoln architect for an extended period (ca. 1888-1930). Landmark designation provides protection, consistent with LMC 27.57 (Historic Preservation District).

COMPATIBILITY WITH THE COMPREHENSIVE PLAN
The Comprehensive Plan recommends designation of a wide range of the community’s historic places and utilization of incentives to encourage their preservation.

WAIVERS
None.
KEY QUOTES FROM THE 2040 COMPREHENSIVE PLAN

P. 12.3 - This site is shown as future Urban Residential on the 2040 Lincoln Area Future Land Use Plan and is adjacent to Urban Residential on all sides.

P. 7.9 - Strategies for Redevelopment in Existing Neighborhoods:
- Preserve, protect and promote the character and unique features of urban neighborhoods, including their historical and architectural elements.
- Recognize that broad economic diversity within existing neighborhoods encourages reinvestment and improves quality of life for all residents while acknowledging the need for affordable housing.

P. 4.6 - The community’s distinctive character and desirable quality of life for current residents and for future generations should be supported by exercising stewardship of historic resources throughout the county, while maximizing benefits of past investments in public infrastructure and private property. The Plan encourages the continued use and maintenance of historic resources, including properties not formally designated as landmarks.

P. 4.9 - Continue to inventory, research, evaluate, and celebrate the full range of historic resources including standing structures, distinctive neighborhoods and regions, landscapes, and buried cultural materials throughout Lancaster County, collaborating with individuals, associations, and institutions.

P. 4.9 - Designate landmarks and districts through the local preservation ordinance and the National Register of Historic Places.

P. 7.9 - Promote the continued use of single-family dwellings and all types of buildings, to maintain the character of neighborhoods and to preserve portions of our past. Building code requirements for the rehabilitation of existing buildings should protect the safety of building occupants, while recognizing the need for flexibility that comes with rehabilitating existing buildings.

ANALYSIS

1. This is a request to designate the property as a landmark, while retaining the underlying R-2 Residential District.

2. The H. E. & Dorothy Sidles House is located in the Sidles-Rogers-Grainger-Walts Landmark District (a.k.a. “Hillsdale”), designated in 1983. The current request supplements but does not alter the District designation, instead providing additional information about and attention to one of the key historic properties of that district.

3. Sidles House was built in 1913 from designs by Ferdinand C. Fiske for businessman Harry E. Sidles and his family. The large stucco-clad house stands on a large double lot on a prominent corner, with few exterior alterations. Sidles was involved in a wide range of successful local businesses, with automobiles a key emphasis. Fiske was a leading local architect for five decades. For several years he featured the Sidles House in his advertisements. The property appears to meet the requirements for Landmark designation both for architectural and historical significance.

4. The proposed preservation guidelines for the Sidles House are based on the Secretary of the Interior’s Standards and Guidelines for Historic Rehabilitation and are typical of the guidelines for other Lincoln landmarks.

5. The Historic Preservation Commission unanimously recommended approval of this application for landmark designation on November 16, 2017 (excerpt from meeting record attached).

6. Originally this application was accompanied by an associated request, SP17038, for a special permit for historic preservation to utilize the house for an owner-occupied Bed & Breakfast inn of up to five suites, plus the owner’s residence. At the applicant’s request, that matter has been deferred (placed on the “pending” list) while the applicant explores code requirements and rehabilitation options for the property. If that application is reactivated, a separate report and Planning Commission hearing will be necessary.

EXISTING LAND USE & ZONING: Vacant/under rehabilitation, R-2 Residential District.
SURROUNDING LAND USE & ZONING

North: Residential and B&B (Rogers House)  R-2 Residential District
South: Residential  R-6 Residential District
East: Residential  R-2 Residential District
West: Residential  R-2 Residential District

APPROXIMATE LAND AREA:  14,200 square feet, more or less

LEGAL DESCRIPTION: Lot 7 & 8 of Block 11, Hillsdale Add., SE ¼ of Section 25 T10N R06E, Lincoln, Lancaster County, Nebraska.

Prepared by

___________________________
Ed Zimmer, Planner

Date: January 18, 2017

Applicant: Jeffrey S. Hellerich
800 W. Stockwell Street
Lincoln, Nebraska 68522
(402)202-9231
Jeffhell49@gmail.com

Contact: Lynette Hellerich
800 W. Stockwell Street
Lincoln, Nebraska 68522
(402)202-9231
hellerichrcm@gmail.com

Owner: JH Repair
800 W. Stockwell Street
Lincoln, Nebraska 68522
(402)202-9231
hellerichrcm@gmail.com
Change of Zone #: CZ17032
Historic Landmark - Sidles House
S 21st St & A 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
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.25 T10N R06E

Area of Application
Zoning Jurisdiction Lines
Lancaster County Jurisdiction
1. NAME
   Historic H. E. & Dorothy Sidles House
   and/or Common NeHBS Site LC13:D07-625

2. LOCATION
   Address 2110 A Street, Lincoln, NE 68502

3. CLASSIFICATION
   Proposed Designation
   __Landmark District __district __site
   __Landmark X building(s) __object
   __structure

   Present Use
   __agriculture __industrial __religious
   __commercial __military __scientific
   __educational __museum __transportat’n
   __entertainment __park __other
   __government X private residence (undergoing rehabilitation)

4. OWNER OF PROPERTY
   Name JH Repair Inc
   Address 800 West Stockwell Street, Lincoln, NE 68522

5. GEOGRAPHICAL DATA
   Legal Description Hillsdale Addition, Block 11, Lots 7&8
   Property ID Number 10-25-434-004-000

   Number of Acres or Square Feet: **(more or less)** 14,200 square feet

6. REPRESENTATION IN EXISTING SURVEYS
   Title Historical & Architectural Site Survey of Lincoln, NE

   Date __on-going__ __State__ __County__ X Local

   Depository for survey records Lincoln/Lancaster County Planning Dept.
   555 S. 10th Street, Lincoln, NE 68508

   Is proposed Landmark or Landmark District listed in the National Register?
   __X yes, within Mount Emerald Residential Historic District date listed 1980
   __no
DESCRIPTION:
The Sidles House is a large, two-story frame and stucco house designed by Ferdinand C. Fiske and built in 1913 by W. N. Parks. It is located on a prominent double (100’x142’) lot at the northeast corner of 21st and A Streets in the Near South neighborhood, on a blockface occupied by just three large houses on six lots.

The house relates to the Prairie School style in its strongly horizontal form, accentuated by a low hipped roof with wide eaves. The house has a wide porch offset to the west, with three low arched openings, the easternmost of which centers on the stairs and main entrance. The porch wraps the southwest corner, sheltering a secondary entrance into the west sunporch. The mass of the house steps forward east of the porch, providing bay windows to the dining room and bedroom above it. On the east end of the house, a carriage porch extends over the driveway, topped by a sleeping porch. There is a second sleeping porch on the west side of the second story, above the first-floor sunporch.
The rear of the house was designed with a rear entrance to the east side through a pantry, and a polygonal, two story projection near the center of the north façade. A second story infill between those two projections obscures the exterior prominence of the polygonal form.

A large garage with four stalls and a hipped roof with six dormers was built at the same time as the house and matches the general form and materials of the house. The east vehicular door has been replaced with a large overhead door; the west double-door appears to be original.

The interior of the house retains extensive original woodwork including paneled vestibule, the main staircase, and beamed ceilings in the living room and wainscoted dining room.
HISTORY:

Harry E. Sidles was born in Nebraska City in 1875 and raised in Bennett, where his father operated a drug store. While still a teenager Harry opened a bicycle shop in downtown Lincoln in 1893, selling and repairing bicycles. Around 1900 he expanded to carry general sporting goods and soon added phonographs. He became interested in automobiles and in 1903 began selling Cadillacs. Within two years he sold the bicycle shop to concentrated on automobiles from locations on O and P Streets, marketing Buicks, White Steamers, Thomas Fliers, Woods Electrics, Franklins and other brands.

In 1909 Sidles and Charles Stuart organized the Nebraska Buick Automobile Company, with Sidles as president. They built their headquarters at 13th & Q Streets in 1920 and until 1930 operated a wholesale Buick agency covering multiple states. Sidles’ interests broadened to include radio stations (beginning with KFAB in 1925), stakes in the Terminal and Sharp Buildings, the Sidles Airways Corp. which built Union airport north of Havelock, Troutdale-in-the-Pines resort in Colorado, and other business assets. Sidles, Charles Stuart, and others organized Union Holding Corporation in 1930, described in 1934 as “a $3,000,000 concern,” to hold the various businesses.

Harry and Dorothy Sidles had two sons and a daughter. H. E. Sidles died in 1934 at age 59. a

Sidles’ house was designed by Ferdinand C. Fiske (1856-1930), a prominent Lincoln architect who designed a wide range of structures including large and small homes, business buildings, and schools. b Fiske used the Sidles House in his city directory advertisements of the mid-1910s, suggesting it held a prominent place among his many projects.

From Lincoln City Directory, 1915.

---

The house was featured among four examples of the “Types of New Homes in Lincoln” published in the *Nebraska State Journal* of January 4, 1914 and was again published by Fiske, along with floor plans, by the same paper on May 2, 1915.

Four years after Sidles’ death, his widow continued occupying the house until it was sold to the University of Nebraska Board of Regents for $12,000. City directories list N. U. Chancellors Chauncey S. Boucher (from 1939), Reuben Gustavson (from 1947), and Clifford M. Hardin (from 1955) among the residents of the house. After a decade of Hardin’s residency at 2110 A, the Chancellor’s home became 41 The Knolls. Hardin became U. S. Secretary of Agriculture in Richard Nixon’s Cabinet in 1969.

---

\(^c\) Lancaster Deed 321-397, July 9, 1938, from H. E. Sidles Company to Board of Regents.

8. **SIGNIFICANCE**

<table>
<thead>
<tr>
<th>Period</th>
<th>Areas of Significance-Check and justify</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>prehistoric</em></td>
<td><em>archeology-prehistoric</em></td>
</tr>
<tr>
<td><em>1400-1499</em></td>
<td><em>archeology-historic</em></td>
</tr>
<tr>
<td><em>1500-1599</em></td>
<td><em>agriculture</em></td>
</tr>
<tr>
<td><em>1600-1699</em></td>
<td><em>architecture</em></td>
</tr>
<tr>
<td><em>1700-1799</em></td>
<td><em>art</em></td>
</tr>
<tr>
<td><em>1800-1899</em></td>
<td><em>commerce</em></td>
</tr>
<tr>
<td><em>X 1900-</em></td>
<td><em>communications</em></td>
</tr>
<tr>
<td></td>
<td><em>community planning</em></td>
</tr>
<tr>
<td></td>
<td><em>conservation</em></td>
</tr>
<tr>
<td></td>
<td><em>economics</em></td>
</tr>
<tr>
<td></td>
<td><em>education</em></td>
</tr>
<tr>
<td></td>
<td><em>engineering</em></td>
</tr>
<tr>
<td></td>
<td><em>exploration/settlement</em></td>
</tr>
<tr>
<td></td>
<td><em>industry</em></td>
</tr>
<tr>
<td></td>
<td><em>invention</em></td>
</tr>
</tbody>
</table>

Specific dates:
1913, 1914-1934

Builder/Architect:
W. N. Parks/Ferd. C. Fiske

Statement of Significance:

The Sidles House is significant both as a major residential design of Ferdinand Fiske, one of Lincoln’s leading architects of the first third of the 20th century, and as the home of Harry & Dorothy Sidles. Mr. Sidles was one of Lincoln’s most prominent businessmen with a very wide range of interests, and was particularly significant as an early entrepreneur in the field of automotive sales, operating a multi-state Buick wholesale agency in the 1910s & ‘20s.

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

- ___ Represents archeological values in that it yields or may be likely to yield information pertaining to pre-history or history.
10. MAJOR BIBLIOGRAPHICAL REFERENCES

See footnotes, and


James L. McKee, *Lincoln Journal Star* columns, including:
Sidles Motor Company (8/2/2009 and 11/7/2010)

11. FORM PREPARED BY:

Name/Title: Ed Zimmer/Historic Preservation Planner

Organization Lincoln/Lancaster County Planning Dept.
555 S. 10th Street
Lincoln, NE 68508
(402)441-6360
Ezimmer@lincoln.ne.gov

Date Submitted November 9, 2017

Signature

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

F:\LongRange\Historic\Landmarks\LMARKS\Sidles House\SidlesLDAPP.doc
PRESERVATION GUIDELINES FOR
Sidles House
2110 A Street, Lincoln, NE

1. Architectural Review of Landmark:
   a. Photographs: On file in Planning Department.
   b. Important architectural features:
      i. Exterior: 2.5 story height, hipped roof, carriage porch, front porch, stucco cladding, period garage
      ii. Important landscape features: south (front) yard
   c. Architectural style and date: modified American Four-Square, 1913
   d. Additions and modifications: altered gable over front steps

2. Notice of Work Needing Certificate:
   A. A Certificate for Certain Work can be granted by the Preservation Commission or, in certain instances, by the Director of Planning. The application for the Certificate can be obtained from and should be filed with the Building and Safety Department. The following work to be conducted on the Landmark requires the procurement of a Certificate for Certain Work:
      1. Exterior work requiring a Building Permit as defined in the Lincoln Building Code. Before conducting exterior work, check with the City Building and Safety Department to determine whether a Building Permit is necessary;
      2. Demolition of a structure or portion of a structure as defined in the Lincoln Building Code;
      3. Work involving:
         a. Replacement of exterior material and trim on south or west facades;
         b. Cleaning and maintenance of exterior masonry/stucco;
         c. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on facades visible from west or south;
         d. Addition of awnings;
         e. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc.;
         f. The addition or replacement of signs;
         g. Moving structures on or off the site;
         h. Installation of electrical, utility, and communications services on principal (west or south) facades;
         i. Placement of high intensity overhead lighting, antennae, and utility poles within the areas of the west or south facades.
   B. The following work to be conducted on the Landmark does not require the procurement of a Certificate for Certain Work:
      1. Changes involving routine maintenance and repair for the general cleaning and upkeep of the building but which include no direct physical change in design or material;
      2. Changes involving color and landscaping, except as previously noted;
      3. Interior changes involving no exterior alteration.
C. The penalty upon conviction for conducting work which requires a Certificate for Certain Work without procuring the Certificate or for doing work contrary to an issued Certificate is a fine not to exceed $100.00. Each and every day that such violation continues after notification may constitute a separate offense. The City of Lincoln may also pursue the remedies of injunction, mandamus, or other appropriate action to correct a violation.

3. **Standards for Owner and Preservation Commission:**

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

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

A strict interpretation of these guidelines may be waived by the Preservation Commission if the applicant develops a design solution which meets the spirit and intent of the Historic Preservation Ordinance. In addition, although the owner of the landmark must receive Certificates for work identified above, a broader interpretation of the Guidelines for this property may be allowed by the Preservation Commission.
(Based on the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings)

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be physical, based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future the essential form and integrity of the structure would be unimpaired.
GUIDELINES FOR APPLYING THE SECRETARY OF THE INTERIOR’S
STANDARDS FOR REHABILITATION

THE ENVIRONMENT

**Recommended**

Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building set-backs that have traditionally linked buildings to their environment.

Using new plant materials, fencing, walkways, street lights, signs and benches that are compatible with the character of the neighborhood in size, scale, material and color.

**Not Recommended**

Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.

Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or inappropriate to the neighborhood.

BUILDING SITE

**Recommended**

Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property’s history and development.

Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property’s history and development.

**Not Recommended**

Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property’s history and development.
BUILDING SITE ----- continued

**Recommended**

Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made, they should be carefully evaluated in light of the past appearance of the site.

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

**Not recommended**

Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

BUILDING: STRUCTURAL SYSTEMS

**Recommended**

Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.

Undertaking stabilization and repair of weakened structural members and systems.

Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.

**Not Recommended**

Disturbing existing foundations with new excavations that undermine the structural stability of the building.

Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.

BUILDING: EXTERIOR FEATURES

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

**Recommended***

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

*SEE note at bottom of page 6.

**Not Recommended**

Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.
Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar ----- Continued

Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.

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

Duplicating old mortar in composition, color and texture.

Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Duplicating old mortar in joint size, method of application, and joint profile.

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

Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.

Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.

Replacing missing significant architectural features, such as cornices, brackets, railings, and shutters.

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

Retaining the original or early color and texture of masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

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

### Wood: Clapboard, weatherboard, shingles and other wooden siding

<table>
<thead>
<tr>
<th><strong>Recommended</strong></th>
<th><strong>Not Recommended</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Retaining and preserving significant architectural features, whenever possible.</td>
<td>Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building’s character and appearance that illustrates the continuity of growth and change.</td>
</tr>
<tr>
<td>Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape and texture the old as closely as possible.</td>
<td>Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.</td>
</tr>
</tbody>
</table>

### Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

<table>
<thead>
<tr>
<th><strong>Recommended</strong></th>
<th><strong>Not Recommended</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Retaining original material, whenever possible.</td>
<td>Removing architectural features that are an essential part of a building’s character and appearance, illustrating the continuity of growth and change.</td>
</tr>
<tr>
<td>Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.</td>
<td>Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.</td>
</tr>
</tbody>
</table>

### Roofs and Roofing

<table>
<thead>
<tr>
<th><strong>Recommended</strong></th>
<th><strong>Not Recommended</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Preserving the original roof shape.</td>
<td>Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.</td>
</tr>
<tr>
<td>Retaining the original roofing material, whenever possible.</td>
<td>Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.</td>
</tr>
</tbody>
</table>
### Roofs and Roofing, continued

#### Recommended

- Providing adequate roof drainage and insuring that the roofing materials provide a weather-tight covering for the structure.
- Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.
- Preserving or replacing, where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

#### Not Recommended

- Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.
- Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.
- Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.
- Stripping the roof of architectural features important to its character.

### Windows and Doors

#### Recommended

- Retaining and repairing existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware.
- Duplicating the material, design, and the hardware of the older window sash and doors if new sash and doors are used.
- Installing visually unobtrusive storm windows and doors, where needed, that do not damage existing frames and that can be removed in the future.
- Using original doors and door hardware when they can be repaired and reused in place.

#### Not Recommended

- Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.
- Installing inappropriately new window or door features such as aluminum storm and screen window insulating glass combinations that require the removal of original windows and doors.
- Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.
- Installing plastic, canvas, or metal strip awnings or fake shutters that detract from the character and appearance of the building.
- Discarding original doors and door hardware when they can be repaired and reused in place.
## Entrances, Porches, and Steps

<table>
<thead>
<tr>
<th><strong>Recommended</strong></th>
<th><strong>Not Recommended</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building’s historical integrity and, wherever possible, should be retained.</td>
<td>Removing or altering porches and steps that are appropriate to the building’s development and style.</td>
</tr>
<tr>
<td>Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.</td>
<td>Stripping porches and steps of original material and architectural features, such as handrails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile and brick.</td>
</tr>
<tr>
<td>Enclosing porches and steps in a manner that destroys their intended appearance.</td>
<td></td>
</tr>
</tbody>
</table>

## Exterior Finishes

<table>
<thead>
<tr>
<th><strong>Recommended</strong></th>
<th><strong>Not Recommended</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.</td>
<td>Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes.</td>
</tr>
<tr>
<td>Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.</td>
<td></td>
</tr>
</tbody>
</table>

## New Construction

<table>
<thead>
<tr>
<th><strong>Recommended</strong></th>
<th><strong>Not Recommended</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.</td>
<td>Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.</td>
</tr>
</tbody>
</table>
### New Construction, continued

<table>
<thead>
<tr>
<th><strong>Recommended</strong></th>
<th><strong>Not Recommended</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Designing new work to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.</td>
<td>Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.</td>
</tr>
<tr>
<td>Using contemporary designs compatible with the character and mood of the building or the neighborhood.</td>
<td>Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.</td>
</tr>
<tr>
<td></td>
<td>Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.</td>
</tr>
</tbody>
</table>

### Mechanical Systems: Heating and Air Conditioning, Electrical, Plumbing, Fire Protection

<table>
<thead>
<tr>
<th><strong>Recommended</strong></th>
<th><strong>Not Recommended</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.</td>
<td>Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical systems.</td>
</tr>
<tr>
<td>Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.</td>
<td>Attaching exterior electrical and telephone cables to the principal elevations of the building.</td>
</tr>
<tr>
<td>Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.</td>
<td>Installing the vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.</td>
</tr>
<tr>
<td>Placing television antennas and mechanical equipment, such as air conditioners, in an inconspicuous location.</td>
<td>Concealing or “making invisible” mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.</td>
</tr>
</tbody>
</table>
Mechanical Systems, continued

**Recommended**

- Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.
- Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.

**Not Recommended**

- Installing “dropped” acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.
- Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.
- Placing television antennas and mechanical equipment, such as air conditioners where they can be seen from the street.
Excerpt from MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, November 16, 2017, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

MEMBERS IN ATTENDANCE: Liz Bavitz, Jim Hewitt, Jim Johnson, Greg McCown, Jim McKee and Greg Munn; (Melissa Dirr Gengler absent).

OTHERS IN ATTENDANCE: Ed Zimmer, Stacy Groshong Hageman, and Amy Huffman of the Planning Department; Diane L. Laffin, Preservation Association of Lincoln; Kelli Bacon, Nebraska State Historical Preservation Office, Lynette Hellerichs, 2110 A Street; Ryan Haffey, Nebraska Sigh Company; Todd Hesson and Jessica Lundersmith for Boiler Brewing Co. and the Grand Manse; and Matt Olberding from the Lincoln Journal Star.

APPLICATIONS FROM LYNETTE HELLERICH REGARDING 2110 A STREET FOR A) DESIGNATION AS A LINCOLN LANDMARK AND B) SPECIAL PERMIT FOR HISTORIC PRESERVATION TO OPERATE AN OWNER-OCCUPIED BED AND BREAKFAST INN.

PUBLIC HEARING: NOVEMBER 16, 2017

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

Zimmer said the supplemental memo includes four written responses and phone calls received in support and opposition. He has provided recommendations on both applications. He believes the landmark standard is met for the Sidles House in the area of architecture as a leading example by Ferdinand Fiske, and also in the area of association with a significant person in local history. H. E. Sidles began as a bicycle salesman. He was an entrepreneurial early implementer of new technologies and began selling automobiles in the first decade. He promoted phonographs and purchased a radio station. Sidles helped to build prominent downtown buildings, along with Stuart, but this house stands out as the strongest representation of Sidles.

In the public responses, there is no dissent about the Landmark designation, but there is some concern about a bed and breakfast. There are conditions included in the recommendation that are crucial for approval. This body needs to see more design work; it is still early in the design phase for the applicant. The concept of an iron fence is consistent with the two neighboring properties. There are fair questions about the signs including a concept sign on the awning. The proposal is for an owner-occupied business. One person suggested that should be a condition for approval. Having checked with his superiors and law department, it is not common to
address who lives in a building, but only to address uses; however, a usual and customary bed and breakfast is owner-occupied. Knowing that the building is occupied seven days a week gives considerable benefit to the neighborhood.

The Near South board met on Monday and he and the applicant attended. The position was to recommend the landmark and to address special permit conditions at the Planning Commission level. As a final point, the ordinary schedule says that Landmark designations have two hearings. HPC often chooses to waive that if there is enough information to make a recommendation to Planning Commission. That is usually done via a separate vote.

Munn suggested each portion of the application be dealt with separately and that they begin with the Landmark designation.

Lynette Hellerich confirmed that she plans to live in the home.

**ACTION:**

Johnson moved to recommend approval for the designation of 2110 A Street as a Lincoln Landmark, seconded by McCown and carried 6-0: Bavitz, Hewitt, Johnson, McCown, McKee and Munn voting ‘yes’; Gengler absent.

F:\Boards\HPC\MINUTES\2017\HP111617 Sidles Hs Excerpt.doc
CHANGE OF ZONE NO. 17032

CHANGE OF ZONE NO. 17032, TO DESIGNATE THE SIDLES HOUSE AS A HISTORIC LANDMARK, ON PROPERTY GENERALLY LOCATED AT 2110 A STREET: January 31, 2018

Members present: Beckius, Edgerton, Finnegan, Harris, Hove, Joy, Scheer, and Washington; Corr absent.

Staff recommendation: Approval.

There were no ex parte communications disclosed on this item.

Staff Presentation: Ed Zimmer of the Planning Department stated this application has been recommended for approval by the Historic Preservation Commission at their regular hearing in November 2017. This is a prominent, 2 ½-story, stucco house located at the corner of 21st and A Streets. The property was built in 1913 and designed by Ferdinand Fiske. Fiske thought enough of his design to use it in his advertisements, including a published floor plan. The house has a high degree of historic integrity on the exterior. It sits on a block where there are only three houses on six lots. There is also a considerable degree of historical integrity on the interior, with original woodwork on several of the floors. The architecture alone would be sufficient to meet the landmark requirements in our ordinance, but Mr. Sidles, himself, is also of historic significance. He was a leading business man in the early 20th Century, starting in bicycles and later branching into radios and automobiles. He owned a radio station, airport, and a resort in Colorado. He often partnered with Stewart in business ventures. Together they were Nebraska Buick Corporation, and they wholesaled to five states. This property well meets the requirements.

Proponents:

1. Lynette Hellerich, 2110 A Street, came forward as applicant. She stated she will reside in the home.

Finnegan asked if the house was ever used as a group home. Zimmer said a large family resided there and it was the home for a succession of University of Nebraska Chancellors from the 1930s – 1950s. The prior owner did own group homes but, to his knowledge, this house was never used for that purpose.

ACTION BY PLANNING COMMISSION: January 31, 2018

Washington moved for Approval, seconded by Beckius.

Finnegan said this is a beautiful home and she is glad to see it will be preserved.

Washington said she is always glad to see preservation of historic structures and this house has a lot of historic integrity.

Scheer said this is a very appropriate action.

Motion carried, 8-0: Beckius, Edgerton, Finnegan, Harris, Hove, Joy, Washington, and Scheer voting ‘yes’; Corr absent.

There being no further business to come before the Commission, the meeting was adjourned at 1:14 p.m.

Note: These minutes will not be formally approved by the Planning Commission until their next regular meeting on Wednesday, February 14, 2018.
I live at 2035 B St. I agree with the Landmark Designation, but oppose the special permit for a bed and breakfast. I moved to this neighborhood because of the historic homes and the neighborhood association's priority for returning houses to single family residences.

There is already a bed and breakfast within the same block. I don't wish to see another.

Willy Knopp
I live at 2035 B Street. I support giving 2110 A a Landmark Designation. I am opposed to granting a permit for a bed and breakfast.

I am in full support of continuing to restore historical homes in this neighborhood and of returning homes to their original purpose as single family homes. We believe that single family owners who appreciate and invest in restoring their homes will help to stabilize and revitalize the neighborhood.

Slip in apartments have already damaged the character of this neighborhood. A bed and breakfast with a suite of rooms for rent may help an owner recover the investment in their home but it is not in character with the original design for the home and does not enhance a single family residential neighborhood.

Penny McCord

Sent from my iPad