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**The Historic Preservation Program in Lincoln, Nebraska and
Nomination of the South Bottoms Neighborhood as a
Landmark District in Lincoln, Nebraska**

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A Professional Project

Presented to the Faculty of the Community and Regional Planning Program at the
University of Nebraska-Lincoln for the Degree
Master of Community and Regional Planning

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Abstract

Across the nation, thousands of historic properties are preserved, protected, and visited each year. These historic properties and historic preservation programs work to highlight historically significant places, by not only recognizing the past, but also by working to protect the significant sites into the future so they will continue to serve as reminders and examples of the historical events that have made it notable. Currently, the Historic Preservation Program in Lincoln, Nebraska recognizes over 1,400 properties as Local Landmark Sites or Districts within Lancaster County. Through this locally organized program, these properties receive a greater level of protection and financial relief opportunities by being designated within the program.

This document focuses on Lincoln's Historic Preservation Program, with an analysis regarding how the program began, operates, and continues to protect thousands of properties within Lancaster County. Data collection regarding these properties within the program was collected for further analysis and understanding of the program's impacts and size today. This document details the benefits and enacted guidelines found in the nomination of a property, giving examples of previously nominated local sites and districts, and how the program assisted the continuing use of designated properties.

Finally, an application for the proposed nomination of a local neighborhood is completed and can be utilized as an example for how the Historic Preservation Program approves and designates new local landmark sites and districts within the county. This application serves as a visual guide for the required items and research that must be conducted to fulfill a local landmark district application for Lincoln's Historic Preservation Program.

Acknowledgments

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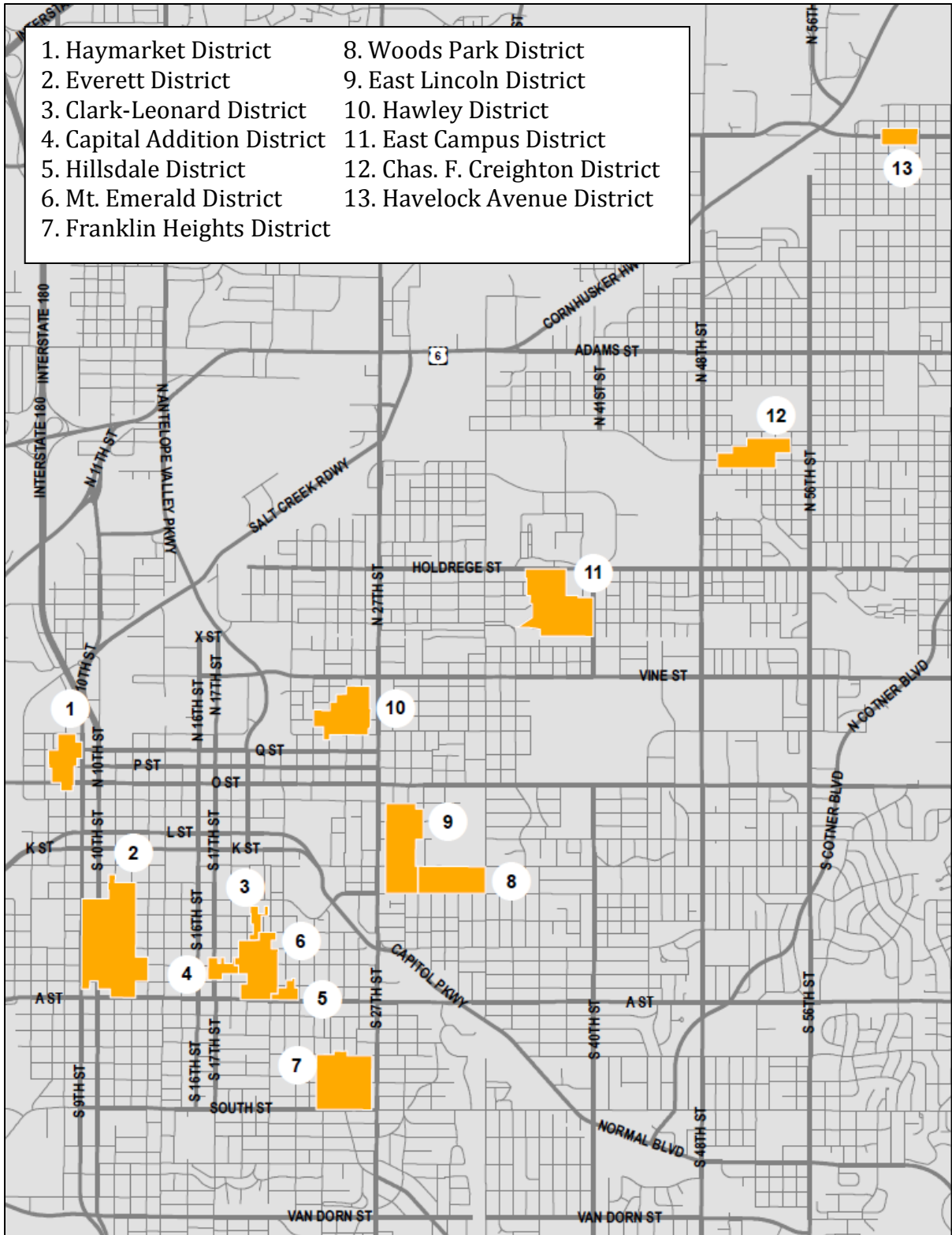


Figure 1: Local Landmark Districts in Lincoln, Nebraska

I. Introduction

Historic Preservation has developed into a major aspect of the field of city planning, offering a new and different view on redeveloping the city's past, saving and highlighting history, stimulating local education surrounding the past, and utilizing existing structures for new purposes. Historic Preservation efforts can be tracked across the United States, as the National Register of Historic Places Program, or NRHP, recognizes over 90,000 properties, with nearly every county in the U.S. having at least one NRHP property (National Park Service). Closely following the efforts of the NRHP is the National Historic Landmark Program or NHL, operated by the National Park Service, which currently recognizes over 2,500 National Historic Landmarks across the nation (National Park Service). Although these national programs recognize thousands of historical sites in all fifty states, the protection and assistance these programs offer the designated properties is very limited, leaving the historical properties vulnerable.

Each city-based or state-based historic preservation effort offers assistance and guidance from a local government or a city planning department on issues such as zoning and reuse approval, as well as financial assistance through local and federally funded programs including tax credits, grants, or donations. Local preservation programs offer guidelines and regulations to insure the existence and protection of historical and architectural character. Locally organized landmark programs across the nation are noted for better meeting the community's needs, along with often providing the greatest amount of protection for the local and privately owned structures (Heffern, 2014).

The City of Lincoln, Nebraska, created and today uses a program that

acknowledges local landmark designations and allows for the owners of sites and structures around the city to receive a higher level of protection through adopted design guidelines, along with an increase in the financial assistance opportunities that have been available for the owners of landmarked properties.

Similar to many mid-size cities around the nation, Lincoln, Nebraska, is home to numerous historical structures and areas that have played critical roles in the city's early history and residents. Currently the City of Lincoln is home to 66 NRHP properties and two NHL properties. The historic properties within these large national programs represent a wide variety of sites, such as, in the case of Lincoln's two NHL locations, the single-family home of U.S. politician William Jennings Bryan and the Nebraska State Capitol. The 66 NRHP Lincoln properties have a wide array of significance, including the 228 acres of native Nebraska prairie land known as Nine Mile Prairie, Kirkwood Brothel in downtown Lincoln, or the 148-year-old Wyuka Cemetery with over 50,000 documented grave sites. Although both national programs recognize these locations as historically significant, the NRHP and NHL carry little influence over the local and private care or use of properties after they are approved and listed as NRHP or NHL properties. Communities of all sizes, such as Lincoln, have adopted and operated their own Historic Preservation Programs as a step towards protecting the local historic sites because the nationally based programs offer no protections to limit the extent to which property owners across the nation can damage or destroy the historical or architectural character of a listed property.

Lincoln, Nebraska's Historic Preservation Program, established in 1980 and administered by the City of Lincoln-Lancaster County Planning Department, has assisted

in identifying and listing numerous local structures and neighborhoods around the city as Local Landmark Sites and Districts. Once historical structures and areas are selected and approved, this program offers a larger amount of protection and local attention to the designated sites and districts throughout the city. The program also includes provisions to delay the demolition of significant structures and aims to promote new use opportunities and rehabilitation of the existing structures. These selected sites and districts vary from notable small and single-family residences to some of Lincoln's most visited structures and oldest neighborhoods. After nearly 40 years of designating local landmark structures and areas, the city still utilizes this program to not only protect and advertise its historic past, but also to direct its future growth and save the city's historically significant characteristics.

While the program continues to protect many of the city's notable structures, residents of Lincoln often lack a general knowledge regarding how the program operates, and how any resident of the city can effectively utilize the program by creating and proposing their own landmark nomination.

This document is composed of two parts, both focusing on the historic preservation program within Lincoln. The first section is composed of four sub-sections that highlight and explain the history, purpose, benefits, and current use of the local preservation program in the city today.

The second part of this document consist of a completed nomination for a local landmark district designation for an area selected within the city of Lincoln, detailing the nomination process and complying with all of the required documents and components for the creation of a nomination. By presenting a detailed analysis of the early creation

and use of Lincoln's Historic Local Landmark program, along with a completed nomination for a Historic Landmark District, this document will provide and serve as a reference guide to the city's program, as well as a description of its significance in the historic preservation field.

II. History of the Local Landmark Designation in Lincoln

Currently the City of Lincoln recognizes 89 Local Landmark Sites and 13 Local Landmark Districts that have been designated since the initial creation of the program in 1980. With the “Historic Preservation District” created on April 28, 1980, under City Ordinance 12910, and included as Chapter 27.57 in the Lincoln Municipal Code, the city aimed for the creation of a program that would help benefit not only the city, but also its residents, in many ways. The program was enacted as a zoning overlay, allowing for a designated Landmark Site or Landmark District area to be legally noted and titled as a historically significant area through this new historic preservation program. This program aims to accept nominated individual sites or districts that prove to be historically important in the city, and then serves the area by providing preservation guidelines and design review of the existing site or structures within the nominated district. Through these guidelines and review, the program attempts to not only protect, but also promote, the rehabilitation and care for existing structures. This process seeks to then ultimately decrease the number of historic structures in a designated area that will be altered or replaced by new construction that does not visually fit the style and period of architecture found in that specific district.

Through this program, the creation and use of two distinctive and important terms are utilized when designating historic structures or areas. When nominating a site or structure, often thought of as a nomination for a singular site or group of structures that are located on a single site, the term Local Landmark Site is used (Ord. 12910, 1980). Examples of a Local Landmark Site include the designation of one single-family home

within a neighborhood, a cluster of buildings including a house, barn and shed located on one property, a single commercial building in the downtown business district, or even a historic multi-family row-house consisting of numerous apartments or condominiums.

When designating a larger number of structures over a wide area, the term Local Landmark District is used. This term can be used to label a larger area that consists of multiple structures or sites that are historically significant. The Historic Preservation Program requires that Local Landmark Districts are larger than a minimum of 45,000 square feet (Ord. 12910, 1980). This minimum area requirement is roughly half of a square city block in the original plat of the City of Lincoln. Examples of locally designated Landmark Districts are multi-block neighborhoods or area designations such as the Mount Emerald, Franklin Heights, Haymarket, Hawley, or Everett Landmark Districts. These neighborhoods and business districts fall into this nomination category due to the overall size of the nominated area, along with the larger number of individual structures that are located within the designated district boundary.

By using one of the two terms defined above for the designation of an area, Chapter 27.57 of the Lincoln Municipal Code explains how this program is then used to benefit the city as a whole through a set multiple goals and benefits after a property or area has been approved. “This title is to designate, preserve, protect, enhance, and perpetuate those structures, and districts which are elements of the City’s historical, cultural, archeological, or architectural heritage” (Ord. 12910, 1980). Along with the preservation of specific structures and districts, the city also expects these designations to increase property values within neighborhoods, increase tourism, and strengthen the residents’ pride within these historical neighborhoods. These structures and areas would then be

used to educate and highlight not only about Nebraska's past, but also the city's early history and settlement, serving as visual examples and reminders of the people and activities that created Lincoln.

During its creation, the program was intended not only to recognize the designated areas legally, but also to allow and support private and individual ownership of these properties by offering incentives and benefits to the designated property owners. As provided in Chapter 27.57, these benefits would then allow for the designated properties to continue to serve their current purpose, but also allow for achievement of the new goals the program aimed to meet through designating properties, such as tourism, education, property values, and pride. By encouraging the private ownership of designated structures, such as single-family homes or commercial structures, along with structures located within a district boundary, this program could promote the continuing use of the designated areas and structures, while offering new assistance opportunities through an approved nomination.

This program uses time in the format of potential delays as a very important factor regarding the designated properties and districts. If the property owner chooses to make a change not approved by the Preservation Commission, a delay can be imposed. This delay then allows for the Preservation Commission to talk with the owner and seek other possibilities that propose saving or rehabbing the endangered structure.

Preservation Commission

Just as the program was taking shape in 1980, the ordinance also called for the creation of a commission that would regulate and accept nominations of properties into the city's program. Under Chapter 27.57, Lincoln's first Historic Preservation

Commission was created. This commission is made up of seven members appointed by the mayor, with confirmation by a majority of the City Council, and is free to create rules and regulations it deems necessary to conduct its duties. “The Preservation Commission membership shall include at least two registered architects; one historian qualified in the field of American history; one registered landscape architect, if available; one licensed realtor, and two citizens at large” (Ord. 12910, 1980). These members then serve for a term of three years, and can serve multiple terms on the commission.

The Preservation Commission must conduct a meeting of its appointed members once a month. At least four of the members must be present to constitute a quorum for the meeting, and four affirmative votes are needed to serve as a final decision on actions brought before the commission (Ord. 13727, 1983). The Preservation Commission has numerous responsibilities and requirements that the commission as a whole must follow and uphold. As stated in Chapter 27.57.110, the Preservation Commission’s duties vary from the approval of Local Landmark nominations, to maintaining an inventory of all sites and structures that hold a potential for a possible designation landmark nomination, inspect structures, promote, protect and educate the owners and public regarding areas that hold preservation significance. The Commission is also responsible for the creation of National Register of Historical Places nominations and adoption of preservation guidelines for each property approved into the Local Landmark Preservation Program.

In 1980, the newly created Preservation Commission reviewed its first Local Landmark District nomination, along with resident support and opposition, during the initial stages of a 22-block nomination south of the State Capitol Building. This district nomination included 206 houses, multiple apartment buildings, and two churches with

boundaries stretching roughly from A to E Street, and 17th to 21st Street, following in the boundary foot-steps of a prior National Register of Historic Places district that was approved in 1979. Titled the Mount Emerald Local Landmark District, a large majority of structures in the neighborhood dated back to the early 1900s. The neighborhood was home to many prominent Lincoln residents (Swartzlander, 1981). Initially, the district was nominated as a way to not only highlight the neighborhood's significant history, but also to serve as a solution to slow down or stop the increasing construction of new, multi-family apartment buildings that neighbors living in the proposed district didn't feel visually fit with the character of the neighborhood (Rutledge, 1981).

During this first and lengthy nomination process, the Preservation Commission received support for the district through the local neighborhood association, but was also greeted with negative feed-back regarding proposed building guidelines and prohibited construction materials, along with the district's proposed boundaries. Some of the main construction materials residents would not be permitted to use after designation were aluminum siding, asbestos, asphalt, cast stone and artificial brick (Swartzlander, 1981). During the initial application and voting process, the Mount Emerald District was scaled back from the original 22-block proposal that followed the NRHP designation, to a 7-block district that included 90 structures. This change was approved based on architectural significance of the structures in the district (Hendrix, 1981). The application review and nomination process lasted over ten months before the Preservation Commission approved its first Local Landmark District in September of 1981.

In the early fall of 1981, as the new Mount Emerald District was recognized as a district, the city began one of its first major historic preservation conflicts with the

designation of the Haymarket District in downtown Lincoln. This designation was fueled by the aspirations that Lincoln business owners in this district could use incentives to possibly follow Omaha's redevelopment of the Old Market district. The initial nomination included 42 commercial properties, many dating between 1880 and 1927 (Hendrix, 1981). The nomination process was stretched out for over one year as the Preservation Commission and Planning Commission listened to positive and negative views about the new district. One of the largest issues was brought by the Burlington Northern Railroad Company, as it was adamantly against the designation. The company felt the inclusion of railroad property in a Landmark District would hinder its options of how it conducted business in the future, with new building guidelines the company would have to follow. After months of compromising, the Haymarket District was approved with the understanding that only the Burlington Northern Depot structure would be included within the district and would not affect any other railroad operations. At the time of approval, the Haymarket District already had three projects, estimated at over one-million dollars each, proposed as rehabilitation projects with new commercial space (Swartzlander, 1982). This compromise with Burlington Northern in the delineation of area to be included in the district allowed for one of Lincoln's oldest business districts and over 40 historical properties to be accepted as Lincoln's second Local Landmark District in 1982.

III. Approval Process & Historical Preservation Commission

The approval process conducted by the Historic Preservation Commission can significantly vary in length and ease, based on type and size of nomination being presented before the Commission. In the previously mentioned early 1980s nominations for the Mount Emerald District and Haymarket District, the Preservation Commission operated through an organized decision making process for the approval of these districts. This approval and designation process, described in Ordinance 12910, and added as Chapter 27.57 of the Lincoln Municipal Code, works as a guideline and legal basis for the Preservation Commission to follow and conduct its general operational duties and to insure each designated Landmark or Landmark District is decided fairly and in a timely manner. Through these adopted steps in the ordinance, the Preservation Commission can then begin the multi-step process of designating a Local Landmark site or District within the city.

The first stage of the landmark site or district nomination process begins with a petition that identifies a proposed historic site or district. The petition is presented to the Historic Preservation Commission at one of its monthly public meetings for action regarding the approval or disapproval of the petition. Property owners of a selected site or within a district must be notified of the possible nomination before the meeting takes place. This allows the property owners to become engaged in the process from the very beginning, informing them of the changes that may take place upon their property if approved through the program. Stated in Chapter 27.57 of the Municipal Code is the recommendation to seek written consent and approval by property owners that would be

directly affected by the petition if approved and designated as a Local Landmark (Ord. 13219, 1981).

After receiving the petition, the Historic Preservation Commission then begins a 90-day cycle and deadline requiring a decision to be made regarding the outcome of the petition through the Commission's voting process. This includes the decision to approve, disapprove, or modify the petition before it is sent forward to the City-County Planning Commission. If approved by the Lincoln-Lancaster County Planning Commission, the petition then continues on to the City Council, where the final decision will be made regarding the designation of a Local Landmark. Through this process, the Planning Commission and City Council rely on the Preservation Commission to highlight and detail the reasoning behind the approval or modification of petition based on the significance of the site or district and justification for approval of the nomination. The Planning Commission and City Council also require the Preservation Commission to develop and approve a set of design guidelines that would be specific to the nominated landmark or landmark district (Ord. 14082, 1985).

One major factor that is used by all three of the bodies listed above--Preservation Commission, Planning Commission, and City Council-- during the process of nominating a landmark or landmark district is an approved list of descriptions, or "Standards for Designation" that help highlight the petition's significance and history. Since the first nomination in 1980, the Program has required that nominations of sites or districts must meet the "Standards for Designation," known as the three main criteria for sites or districts to be eligible for designation and approved by the Preservation Commission. Although these three main criteria seemingly exclude many properties in the city, they

also work to insure that nominated sites and districts hold a significant tie with the history surrounding the city, state or United States. The “Standards for Designation” are reviewed and considered by not only the Preservation Commission, but also by the Planning Commission and City Council, when deciding on the approval or disapproval of a nominated property.

Along with the “Standards for Designation” required for any nominated site or district, the Preservation Commission must approve and provide a proposed set of guidelines that assist in the preservation of the nominated landmark or district. Once a nomination has been approved, these guidelines stay intact with the designation, providing the owner and residents within a district with guidance on how the site or district should be preserved, and state how an owner would have to apply for a preservation certificate from the Preservation Commission.

Stated in Lincoln Municipal Code Section 27.57.150, the Preservation Commission has three possible defining actions when a proposal for change is brought before the Commission for review. These three actions include, first, a certificate of “appropriateness” and acceptance of the proposed work or change on a landmark or within a district.

Secondly, a certificate of “exception on the grounds of insufficient return or hardship” can be issued when the Preservation Commission agrees that proposed work needs to be done in order for the owner and structure to receive a reasonable financial return.

The third option allows for the Preservation Commission to deny a proposed certificate of appropriateness and is justified when proposed changes to a landmark or

structure within a landmark district do not comply with the approved preservation guidelines enacted for a structure in the district. If the proposed change is for the demolition of a landmark or structure within a landmark district, a denial of a certificate then allows the Preservation Commission to negotiate with an owner to find solutions that meet the preservation guidelines, but also allows for the city to start the process of eminent domain if no negotiation is made within three months after the certificate denial (Ord. 20446, 2017). The denial of a certificate would suggest the proposed work or even demolition of a structure is thought to change or destroy the historical significance of a designated landmark or landmark district.

Multiple instances for when an owner of a landmark or structure within a landmark district will be subject to apply for a certificate of change are highlighted in the approved Preservation Guidelines for each designated local landmark and landmark district. Just as the Preservation Commission views a Landmark and Landmark District separately, it also follows some different steps when creating preservation guidelines for these nominations, as districts cover a wide range of structures and owners, and include multiple characteristics such as architectural style and consistency within the district.

Each proposed Preservation Guideline is composed of multiple sections regarding the preservation and property characteristics. For an example of guidelines for a singular Landmark structure, see the guidelines for the Sigma Alpha Epsilon Fraternity House, which was designated in 2002, in Appendix A. The guidelines illustrate how the Preservation Commission aims to protect this property at 635 North 16th Street in Lincoln. The first section of the approved Preservation Guideline document is titled “Architectural Review of Landmark” and focuses on the current details and state of the

structure, including significant exterior and interior points of interest, along with the architectural style, architect, year of construction and any alterations. Any characteristic listed as significant within the interior or exterior are further protected through the remaining sections of the guidelines. In this example, the Preservation Commission noted that the 2 ½ story height, steep gable roofs, false half-timbering, brick walls, random-pattern decorative brick infill, and limestone corner quoins, are significant pieces to the exterior of the structure, while the interior highlights consist of the south vestibule flagstone floor and steps, wrought iron railing on the staircase and stone fireplace. (SAE Fraternity Guidelines, 2002)

Section two of the Preservation Guidelines for the Sigma Alpha Epsilon Fraternity House, titled, “Notice of Work Needing Certificate,” is very important and highlights some of the Preservation Commission’s main goals through the program. This provides the owner with a detailed list regarding all work on the property that will require an approved certificate from the Preservation Commission in the future. Some of the main actions that would require a certificate of changed to be filed with the Historic Preservation Commission regarding this property include: work that would require a building permit, any demolition of the structure, along with any work involving a reduction of the front yard, replacement of exterior features such as fence, doors, windows, and trim. The owner will also need a certificate for the placement of new awnings, mechanical systems, signs, electric and utility box locations and high intensity outdoor lighting (SAE Fraternity Guidelines, 2002). The guidelines also reveal the work or changes that can be conducted without notifying the Preservation Commission, including general repair and routine maintenance on the property, changes in color and

landscaping, and any interior area not listed as significant in section one of the Preservation Guidelines.

The Preservation Guidelines then detail ten separate points that can best be explained through four reoccurring main themes: Protection, Restoration, and Rehab or Future Use. Used by the Preservation Commission for guidelines regarding a Landmark, are the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings. These four main themes focus on protecting the historical significance of the structure, such as minimal alterations to existing features or removal of features. These include restoring the current conditions and repairing original features, matching architectural styles, and gentle surface cleaning of structures. Rehabilitation in the preservation guidelines encourages future alterations and any additions to match in style and architecture, and can be removed in the future without harming the original structure (SAE Fraternity Guidelines, 2002). In this example of the guidelines for the Sigma Alpha Epsilon Fraternity House, the document then highlights the "Recommended" and "Not Recommended" actions for areas based off the ten major standards explained above. These are divided into separate categories within the property, including the environment, building site, structural systems, exterior features, mechanical systems, and new construction. In each one of these categories, the owner can view the actions the Preservation Commission would propose, along with examples of changes that the Preservation Commission would not approve; for example, the recommended action of "Preserving the original roof shape" is countered with the not-recommended action of "Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights" (SAE Fraternity Guidelines, 2002). These

approved Preservation Guidelines for this specific Local Landmark include 47 “Recommended” actions the owner is recommended to take while owning and caring for the property.

Although preservation guidelines for a Local Landmark site or district can visually look similar, the preservation guidelines for a nominated Local Landmark District follow a slightly different pattern by protecting a larger area and covering a wider variety of characteristics. District preservation guidelines follow that of a Landmark sites by categorizing the document into three main sections, including the Architectural Review of Landmark District, Notice of Work Needing Certificate, and Standards for Owner and Preservation Commission. Within these three sections, the Preservation Commission states the overall goals and purpose for preserving the district as a whole, not focusing on a singular structure or site.

Preservation Guidelines for the Hawley Landmark District in Lincoln, found in Appendix B, were developed after the district was nominated in 1997 and still serve as a reference for how the character of the neighborhood should be preserved. Similar to the previously mentioned Sigma Alpha Epsilon Fraternity Landmark Preservation Guidelines, this set of guidelines points out important architectural features found among the majority of structures within the district, along with significant styles, dates and modifications. In the Hawley Preservation Guidelines, major features that are highlighted include “1 to 2 1/2 story frame and masonry houses; hip, gable, and gambrel roofs, many with dormers. Clapboard siding predominates, with some brick, stone, and stucco. Houses are oriented toward the street, many with full length front porches as principal entry, significant features include stairs, skirts, pedestals, columns, posts or piers, and

railings” (Hawley Guidelines, 1997). This section also highlights the significant dates of construction within the district, along with the architectural styles, such as Queen Anne, Prairie Box, Bungalow, and Period Revival, with additions to many of the structures being built in the 1970s to 1990s.

Part two of the Preservation Guidelines for the Hawley District describes the work that can and cannot be completed without a certificate from the Preservation Commission. All structures within the district boundary must acquire a certificate if the work requires a building permit or if a structure is going to be demolished. It also requires all owners of structures within the district to obtain a certificate for various work, including the removal of trees over 12 inches in trunk diameter, addition to or creation of new pavement, sidewalks, parking areas, along with changes or additions to fencing, landscape walls, awnings, exterior material, trim and roofing. This also includes the replacement of doors, windows, frames, and location of mechanical systems such as air conditioners, high intensity lighting, or removal of structures from a site (Hawley Guidelines, 1997). Similar to the Landmark guidelines, the owner does not need a certificate to perform general and routine maintenance on a property within the district boundary, and is free to change the exterior color of paint on the house and landscaping design on the property. Residents in a district are also free to alter and change their interior spaces, as Local Landmark District nominations do not single out structures or focus on interior characteristics such as in the Sigma Alpha Epsilon Fraternity Preservation Guidelines.

Under the Standards for Owner and the Preservation Commission in the guidelines, section three is divided into five separate categories: New Construction,

Alteration, Repair, Demolition, and Other. This section of the guidelines varies quite significantly from the guidelines for only one Landmark structure, as it does not give a side-by-side comparison for what is recommended and not recommended.

In the guidelines for the Hawley District, Part A, titled “New Construction,” aims to protect the district from any future additions that may not fit in character. Some of the main points suggest that construction styles be in relation to the existing surroundings and consist of compatible building materials. It also proposes that height and proportions of new construction should be similar to the existing structures, along with the orientation of the house facing in the same way (Hawley Guidelines, 1997).

Under part B, the guidelines address “Alterations” to structures within the district by specifying that all changes to existing structures be done with materials and architectural styles that match aesthetically and are consistent with the structure’s original construction date and era. These alterations can consist of changes to the structure through additions of rooms, changes or additions to a roof, porches, doors and windows.

Part C, “Repair,” is a detailed section that highlights the Preservation Commission’s goal in saving and restoring many of the common features found on, and important to, historical structures. The Commission states that repairs should be done with the hope of saving or duplicating the original material not only on all parts of restoration, but the guidelines highlight masonry, siding, roofing repairs as three main examples of saving original structural work.

Part D, “Demolition,” is very clear with minimal wording to express the Preservation Commission’s disapproval of the demolition of a significant structure within a Local Landmark District. As previously stated, Lincoln Municipal Code 27.57.160

gives legal basis for a process in which the Preservation Commission can deny a certificate for demolition, allowing time for negotiation with an owner to find other solutions, or ultimately using eminent domain by the city to obtain ownership and protect the landmark or structure within a landmark district from demolition or damaging alterations.

The last section is Part E, "Other," which ties in many different changes a district may undergo, including the changes of signs, fencing and walls, pavement, and landscaping. These guidelines focus on keeping a consistent and visually pleasing presence in the district, and highlight the district's historical significance. Part E helps set a standard for fencing heights and styles, discreet mechanical system locations, no front facing fire escapes, and landscaping practices that are historically accurate and compatible with the district.

Once preservation guidelines have been approved for a new petition by the Preservation Commission and Planning Commission, the last and final decision is left with the City Council, which must decide on the approval, disapproval or modification of the proposed petition. The process of voting on a petition can change based on the support for a nomination, sometimes requiring a higher number of votes to grant approval. When voting on a petition that has an owner's consent and approval, the ordinance requires only a majority vote to claim a Local Landmark nomination. In a case where a petition includes property owner(s) who do not approve or desire their properties to be nominated, the City Council can only approve a petition and designation as a landmark with two-thirds of the City Council members voting in support. When approving the petition for a district nomination, the City Council is unable to designate a

district if over fifty-one percent of the residents living within the nominated district supply written disapproval for the nomination (Ord. 13468, 1982). These legal restrictions require the City Council to acquire owner(s) support before approval of every petition, or have a two-thirds vote outcome to ensure the decision is fair.

As previously stated, the Preservation Commission uses the “Standards of Design” as a basis for a nomination. These standards are broken into the three main criteria, focusing on aspects such as the history, culture, heritage, architecture, notable residents, and archeology in and around the city of Lincoln. When applying for the designation of a site or district, the selection of a criterion must highlight the reasoning and initial basis behind the nomination.

The text below highlights six individual past nominations as examples of approved designated Landmark Sites and District and the criteria they were classified in during the initial nomination process. These six selected examples allow for a better illustration and understanding of how the history of a site or district can be classified and used to meet one of the three criteria.

Criterion A - 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 of America.

F.M. Hall House

One local example of a property that has been nominated and approved as a Local Landmark under Criterion A is the historic F. M. Hall house located at 1039 South 11th

Street in Lincoln, Nebraska (See Figure 2). This property was nominated under Criterion A, securing a Local Landmark designation due to its significant history with its past owners and their relationship to the city.



Figure 2: F. M. Hall House

The house was built in 1894 by Richard C. Outcalt, a prominent business man and president of First National Bank of York, Nebraska. The house was then sold to Frank M. Hall and his wife Anna. The Hall family resided at this residence for over 30 years until their deaths in 1928. Frank Hall served the Lincoln area as a well-known attorney and served as president of the Nebraska Bar Association. He was the founder of Marquett, DeWeese and Hall law firm, which still operates in Lincoln today nearly 140 years later, as Cline, Williams, Wright, Johnson & Oldfather. Throughout his time in Lincoln, Mr. Hall served on the board of directors for many companies in the city, such as the First National Bank of Lincoln, the First Trust Company, and the Lincoln Traction Company. Anna Hall, like her husband, was very active in the community, acquiring roles with the Lincoln's Woman's Club and First Presbyterian Church, along with efforts for funding the Lincoln YMCA (Hall Nomination, 1998).

The Halls left a lasting impression on Lincoln with their love for art, with both Frank and Anna serving on the Nebraska Art Association, and by 1928 the Halls were thought to have one of the finest collections of art west of the Mississippi River. This collection of art, and the large sum of \$70,000 to purchase art, was left to the Nebraska

Art Association, and later served as a major factor in the creation of the Sheldon Art Museum located on the University of Nebraska-Lincoln campus today (Hall Nomination, 1998). This large collection of art, still surviving today, is a supporting example of a historically significant person and event, as the art collected by the Halls is still enjoyed and displayed today in Lincoln.

The nomination makes a valid point for the designation under Criterion A, as it points out many of Frank Hall's multiple involvements, evidence of which we still see today, including the Sheldon Art Museum and the wide variety of art in the F. M. Hall Collection. The story of the Local Landmark Site located at 1039 South 11th Street is a great example for a nomination using Criterion A for a designation, as it not based on the physical appearance or architectural style of a structure, but instead highlights the historical significance through the life a person, or persons, that left a lasting impression within the city, state, or nation.

German Evangelical Lutheran Immanuel Church and School

As previously stated above, the F. M. Hall house was filed under Criterion A by recognizing Frank Hall and his wife Anna as notable residents in the history of Lincoln, but Criterion A can also be used when nominating past events at a certain location. This historical event-based criterion can be better understood by reviewing the Local Landmark nomination form for the German Evangelical Lutheran Immanuel Church and School located at 745 D Street in Lincoln, Nebraska (see Figure 3).

Constructed in 1910, this structure housed both a church and school for the congregation and served the Germans from Russia community for over forty years before it was



sold and used by the American Forward Association

in 1950. This site was considered unique, as it was

one of the first structures in the city of Lincoln to serve as both a church and school, with the German language being used for education and religious worship until the mid-1940s (Lincoln Journal Star, 1999).

Figure 3: German Evangelical Lutheran Immanuel Church

The nomination was approved by the Preservation Commission in 1986, stating that the structure not only was significant in architecture, but also holds an important history with its dual church and school use within the city, along with its early ties to the Germans-from-Russia immigrants and early settlement in the South Bottoms neighborhood (GELIC Nomination, 1986). The Preservation Commission conveyed its approval of this Local Landmark in 1986, by understanding the events that play an important role in the history and life of the nominated structure.

Everett District

The nomination of a Local Landmark District requires a more extensive understanding and research supporting a larger area within a designated boundary. The

Everett Local Landmark District is a strong example of a district nomination under Criterion A. Approved in 1998, the Everett Neighborhood Landmark District located in Lincoln, Nebraska, is around 67 acres in size. This neighborhood was part of the original city plat map in 1867 and included multiple types of residential, commercial, education and religious structures at the time of the nomination. With multiple uses within the district, this illustrates that various types of zoning and land uses can be included in one district and application, totaling six different classes of zoning in the case of the Everett District application.

The nomination for this district was filed under Criterion A and specifically details its important role as a neighborhood in the early events and creation of the city. These events include its early development, including three of the city's earliest historic houses, mixed housing styles from the early 19th century including two row houses, Everett School, a small business district, and church. The district boundaries that were selected encompass 250 structures, 196 of which were considered as having historical character, and 54 structures that were considered as "intrusions" upon the historical character of the district and built at a later date (Everett District Nomination, 1998). The word "intrusions" is used to detail the number of non-supporting structures, or structures that were built outside the significant time period within a nominated district. This application was approved and supported by the Preservation Commission, which agreed with the early significance and role this neighborhood had in the development of Lincoln, and the visual appearance through layout and architecture that the Everett District still holds in the city today.

Criterion B - 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 of America.

The Foster House

When nominating under Criterion B, the designated site or district will often have a significant tie to architecture or will show a relationship between a structure and the architect, engineer, or craftsman behind its original work. The Foster house, located at 1021 D Street in Lincoln, Nebraska, (see Figure 4) is an example of a structure nominated under Criterion B and shows the relationship between architecture and historical significance. During a time of larger residential growth in Lincoln, the Foster House, built in 1881, is a great example of the up-and-coming Queen Anne style in architecture that was widely used across the nation during this era, slowly replacing previous styles such as Italianate, French Second Empire, and Gothic Revival (Foster Nomination, 2008).

This Local Landmark, known most commonly as the Foster House, was nominated in 2008 for its well-preserved



Figure 4: Foster House

Queen Anne architectural style. While Criterion A nominations focus heavily on the events and stories at or within the nominated structure, this nomination fulfills Criterion B by noting the overall appearance, construction style, and condition of the home at the time of nomination. Through Criterion B, significance of the Foster House is described through a detailed analysis regarding its architectural features that make it significant within the city. These attributes include the home's varied roofline, large and ornate windows with multiple patterns of small-square glass panes within the window, various types of cladding, shingles and siding use, and large brick-patterned chimney.

It is common with any nomination to use visual evidence to help support the argument of designation. In this particular nomination, photos highlight the architectural detail of the structure, and early Sanborn maps show how the house was structurally altered over a period of time. For this nomination, these documents assisted the Preservation Commission by pointing out the significant architectural details of the house. Other common evidence that can be used are photos of a nominated structure during its construction or early years, along with any documents pertaining to the architect or builder, such as photos, original blue-prints, or newspaper articles pertaining to the structure.

John G. Corder House

Another example of a Local Landmark that was nominated based on its architectural significance is the former home of a well-known local architect, John G. Corder, located at 325 South 55th Street in Lincoln, Nebraska (see Figure 5). This home was nominated and approved as a Local Landmark Site in December, 2016. Although

this site is larger than 45,000 square feet, it was approved as a site and not a district, as the site contains a historic house located on a large parcel of land.

Built around 1910, this house is described as a large, cross-gambrel Dutch Colonial



Figure 5: John G. Cordner House

Revival house. Details that assisted with an architectural-based nomination include a large symmetrical first and second story, brick veneer around the first story, leaded-glass windows, and large cross-gambrel roof structure. The floor plan of the home is thought to be in its original configuration, along with various pieces of original wainscoting, beamed ceilings and cupboards (Cordner Nomination, 2016). This nomination also included an extensive amount of early research regarding the land the home is located on, photographs detailing architectural aspects, and maps to visually show the layout of the property.

Criterion C- Represents archeological value in that it yields or may be likely to yield information pertaining to prehistory or history.

“Shantie” Remains Site

Currently under the Local Landmark Program there have not been any approved Local Landmark Sites or Districts that are filed under Criterion C. Since this Criterion is intended to highlight an area or site that holds archeological significance, it is often more difficult to produce, research, and nominate a Local Landmark under Criterion C. Although the city does not currently recognize a Criterion C Local Landmark, there is an available and factual example that can be used to depict a plausible nomination within this category.

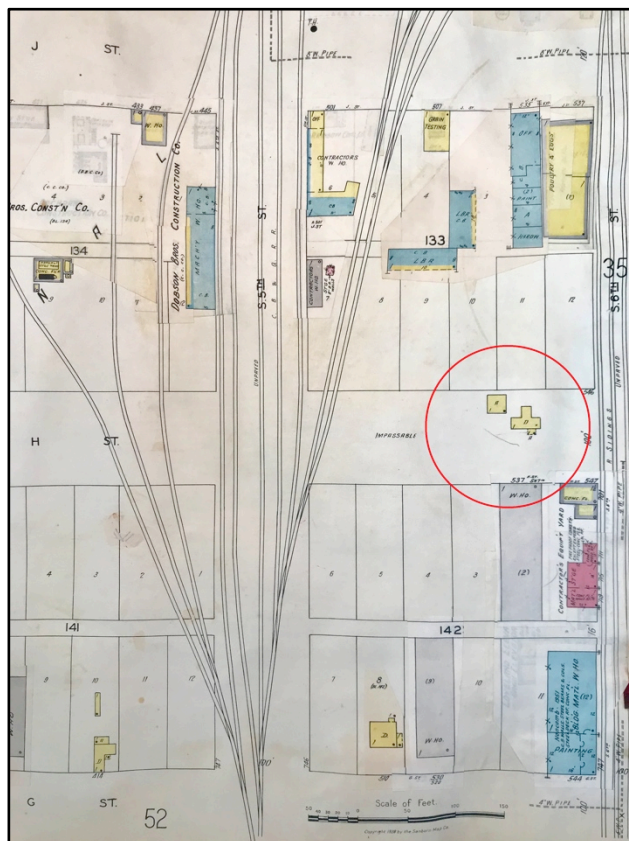


Figure 6: 1928 Lincoln Sanborn Map

“In The Shadow of Downtown” is a study that was completed in 1999 documenting the archeological past of structures and inhabitants that existed on the 1891 Sanborn Map of Lincoln, Nebraska. The map depicts multiple, small, “Negro-Shanties” that were located in an area predominantly settled by African-American residents. Circled in Figure 6, the 1928 Sanborn Map shows two structures very small in size and located outside of parcel lot lines.

The study proposed excavation of an area described on the map, with a goal of finding remains that may have survived from original “shanties.” Through an archeological excavation, artifacts and foundation remnants that relate to the era and

building characteristics of “shanties” were found and gave proof of early resident life at these locations (Bleed and Richardson, 1999).

This study and its initial findings serve as a current and local example for a possible application under Criterion C that could be completed as a nomination in the future. This example would directly fit in the requirements for Criterion C, as it highlights the past residents’ lives, events, and history of the city through archeological research and findings within Lincoln, allowing it to be possibly considered for a potential Local Landmark Designation.

Another strong example of a historical archeological site outside of Lincoln is the Pioneer-Mormon Cemetery in Omaha, Nebraska. Similar to Lincoln’s Historic Preservation Program, the Omaha Landmarks Heritage Preservation Commission designated this burial site as a local landmark in 1990 due to its significant archeological history regarding the burial of Mormon Pioneers. The cemetery dates back to 1846 and holds the remains of 359 Mormon Pioneers in unmarked graves (Beck, 1990).

Through criteria used by the Historic Preservation Commission, the history of a site or area can be researched and told through one of the three criteria, allowing for a petition to satisfy the requirements for a nomination. The three criteria and examples defined previously in this section highlight the path that every designated landmark site or district was required to meet during its initial nomination process.

IV. Local Landmark Program and Designations Today

Since the Historic Preservation Program's first nomination in 1981, the Preservation Commission has recognized 13 Local Landmark Districts and 89 individual Local Landmarks. These designations vary in all aspects, such as size, construction date, location, and historical significance. An inventory of the currently designated properties and districts that are recognized in the program today reveals characteristics regarding sites and districts and allows for a comparison based on similarities and differences.

Local Landmark Sites

Figure 7 illustrates how the 89 local landmarks are distributed into 10 common categories based on the structures' original purpose at the time of construction.

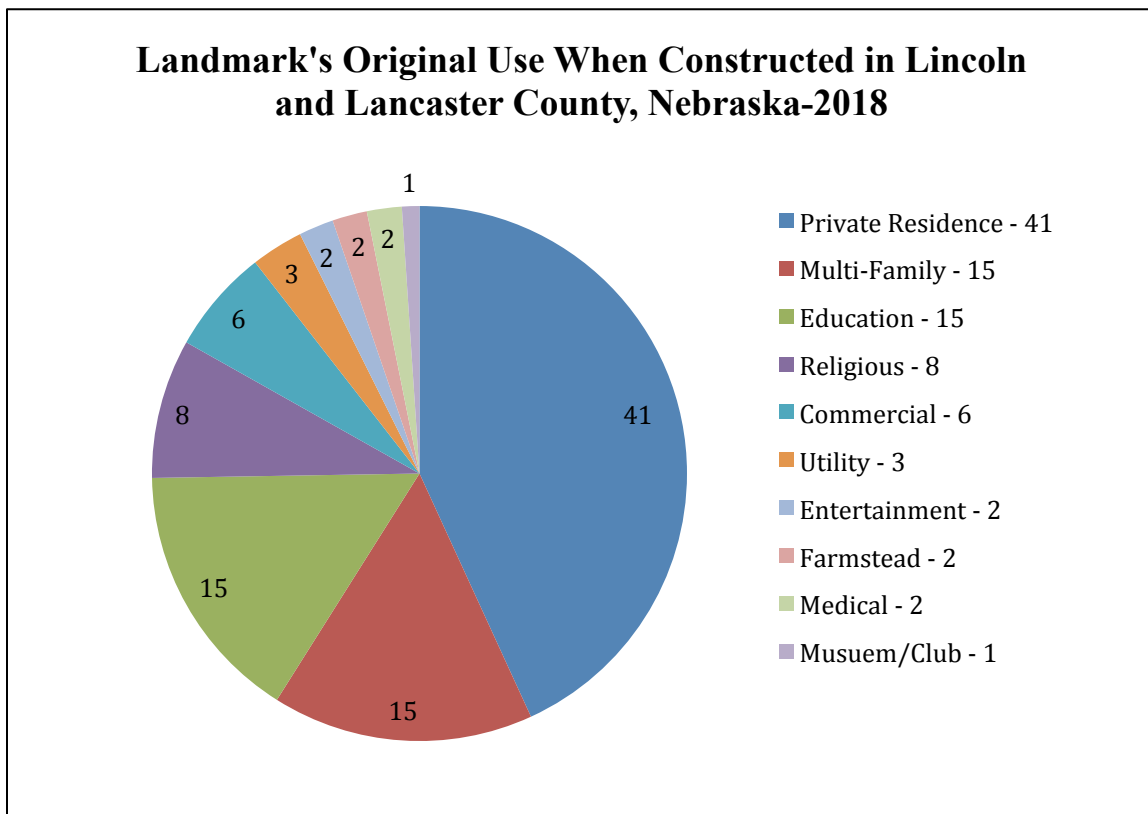


Figure 7

Figure 7 reveals that structures originally built as a “private residence” make up the largest category of local landmark sites, with 41 total locations. After “private residence” the data shows a tie between “education” and “multi-family” residence, both with 15 locations, followed by 8 “religious” structures. These uses are considerably different from current uses of the 89 designated structures, shown in Figure 8.

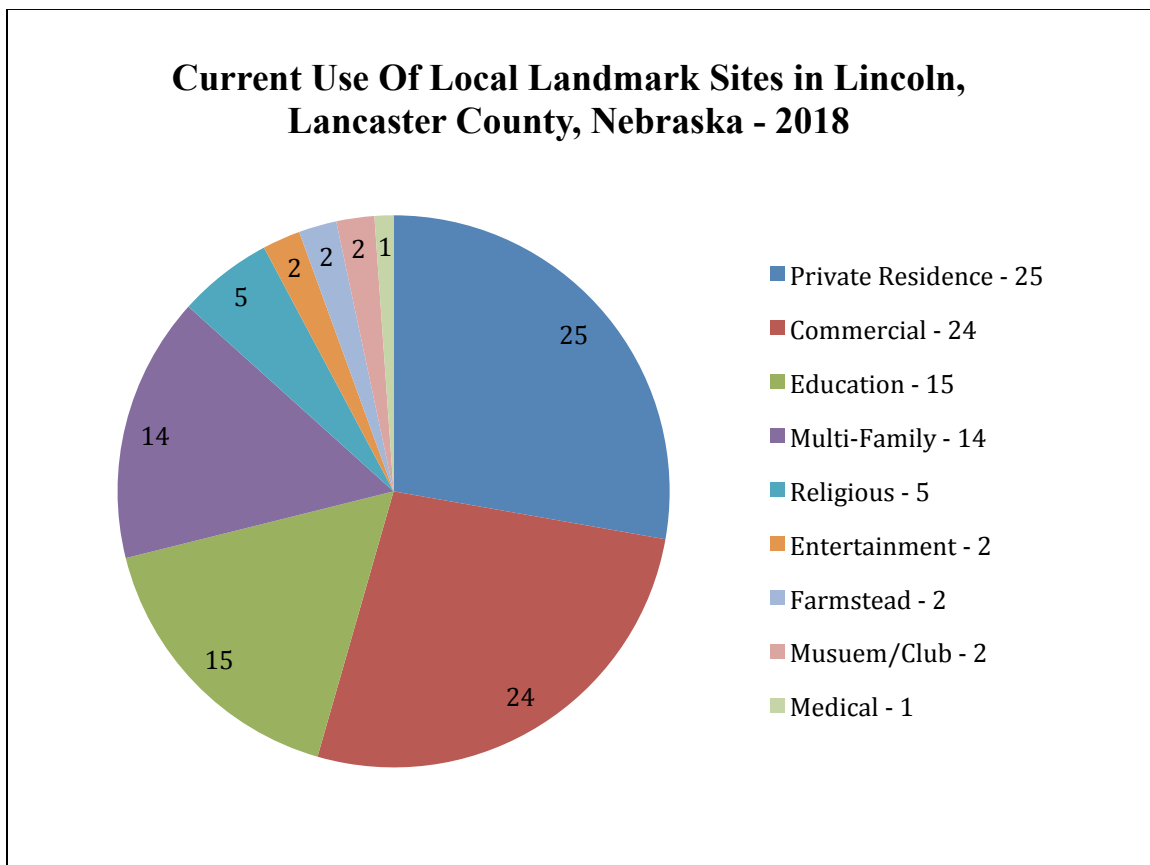


Figure 8

Figure 8 depicts the current use for all 89 Local Landmark sites designated within the program today. Although each site is different in many ways, this chart helps break down the sites into nine categories that help classify what the landmark sites are being used for today. Currently, “private residence” still holds the highest common use with 25, but has drastically changed compared to its count of 41 structures in Figure 7 regarding

its original purpose when constructed. In contrast with this decrease in the use of single-family residences, commercial uses within landmark properties have increased from 9 originally, to 24 current properties today. This comparison also notes a decrease in the use of “religious” structures for the original purpose, and nearly no changes in overall numbers in “multi-family” and “education” purposed structures. The “utility” category listed as 3 in Figure 7, decreased and is not present as a current property use in any local landmark site today.

Depicted in Figure 9, the program has continually approved and recognized new Local Landmark sites for the past 38 years. The Lincoln Preservation Program boasts nearly 90 individual Local Landmark sites today within Lincoln and Lancaster County, starting with the program inducting 26 of these sites within the first ten years, and has designated 46 properties since the year 2000.

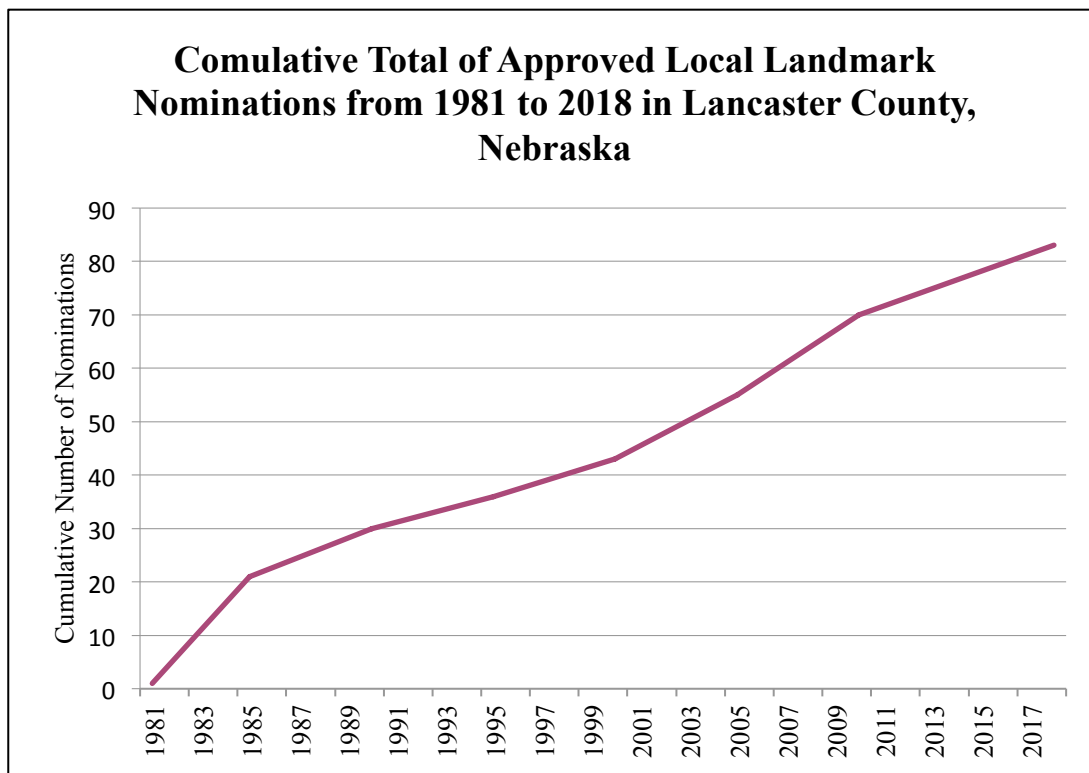


Figure 9

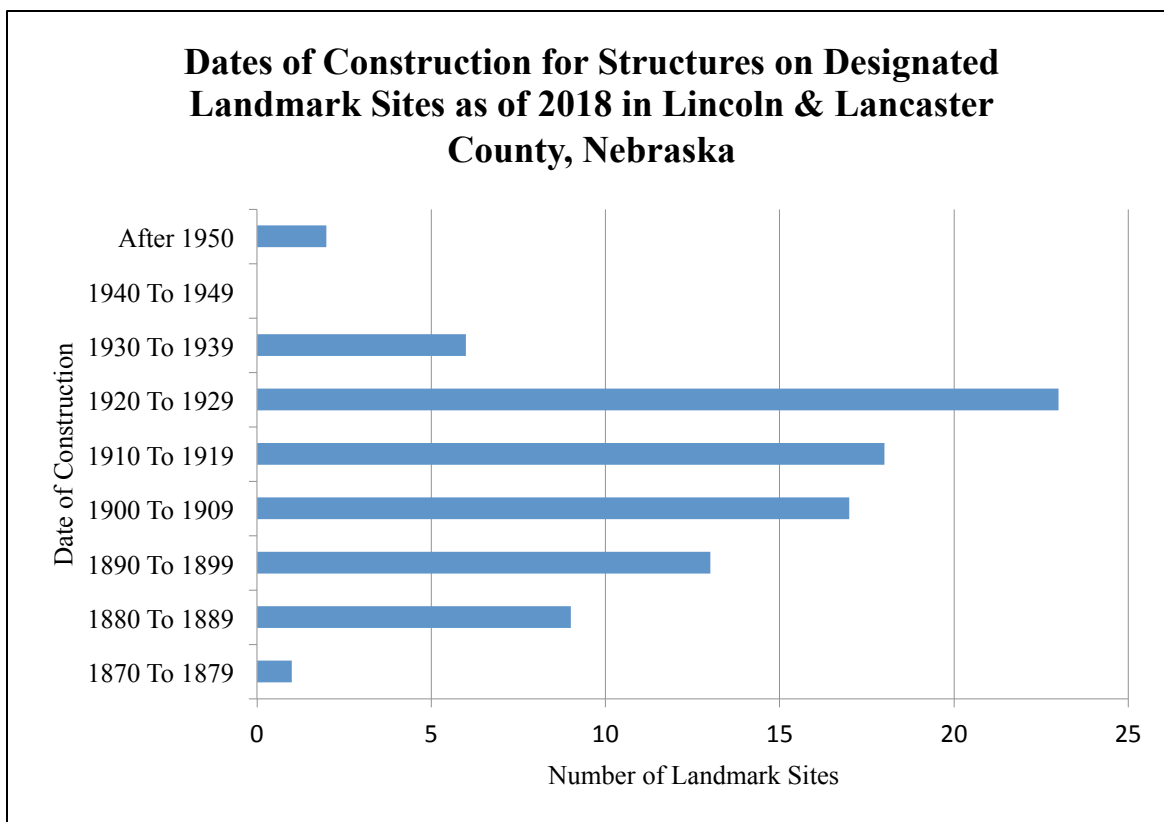


Figure 10

Shown in Figure 10, the program currently includes designated local landmark sites that were constructed within eight different decades, with structures dating back to the mid-1870s. Structures constructed between 1920 and 1929 constitute the largest quantity of designated structures, with 23 nominated landmark sites constructed during this time period. This construction era is followed by 18 landmark sites constructed between the years of 1910 and 1919 and 17 landmark sites constructed between 1900 and 1909. Currently, in 2018, the average age of structures on designated local landmark sites in the program is 106.2 years. This reflects wide variation in overall age across the listed landmarks; for example, the program's oldest designated landmark, the Lewis-Syford house, was constructed in 1878. This house is nearly 80 years older than the Lincoln Air Force Base Remote Facility built during the Cold War Era in 1957.

Along with a wide variation regarding the age of the designated local landmark structures, there is also a very large variation in the size of the previously nominated sites. Over one-third of Lincoln's Local Landmark sites are between 10,000 to 18,000 square feet in size, followed by 28 sites between 4,001 to 10,000 square feet. This number may reflect the common parcel lot size in Lincoln, with City Ordinance 20611 stating the zoning lot size for single-family dwelling, measuring between 5,000 to 9,000 square feet (Ord. 20611, 2017). With numerous landmark sites located on multiple parcel lots, this explains the high number of sites that fall between 10,000 and 18,000 square feet. The local landmark site with the smallest square foot area is the O'Connell-Galbraith house located at 727 South 9th Street in Lincoln, measuring only 3,200 square feet in size.

As stated in Section II of this document, a landmark site is a designated structure or multiple structures that exist on one site. This has allowed the program to designate multiple properties that have considerably larger square-foot areas. For example, the Lincoln Air Force Base Remote Facility is not only the youngest local landmark site, but it is also the program's largest site at over 820,000 square feet, or 19 acres. The Burgess Farmstead is the second-largest local landmark site, measuring at 435,000 square feet. As both of these examples represent a considerable footprint, they also reveal the dramatic size differences among the current local landmark sites, while landmark sites like the Lincoln Air Force Base Remote Facility are larger than some of the City's local landmark district designations. Table 1 shows the range of square foot measurements for the designated local landmark sites.

Size of Local Landmark Sites in Lincoln and Lancaster County, Nebraska- 2018

Landmark Site Size in SQF	Number of Landmark Sites
1 To 4000	3
4001 To 10000	28
10001 To 18000	31
18001 To 28000	10
28001 To 40000	6
40001 To 56000	4
56001 To 74000	2
Greater Than 74001	5

Table 1

As stated in Section III of this document, all nominations must meet at least one of three special criteria for a property to gain approval. Within these 89 nominations, the Preservation Commission has accepted 14 local landmark site nominations approved under Criterion A- relating to significant persons, or events in the past; 45 local landmarks under Criterion B- historically significant architecture; and 30 nominations have been approved by using both Criterion A and Criterion B together as the notable history of the nominated property. Figure 11 shows that Criterion B, or architectural significance, is the most-used criterion for past nominations. Structures built as “religious, public use or governmental structures” make up over half the 46 past nominations for Criterion B.

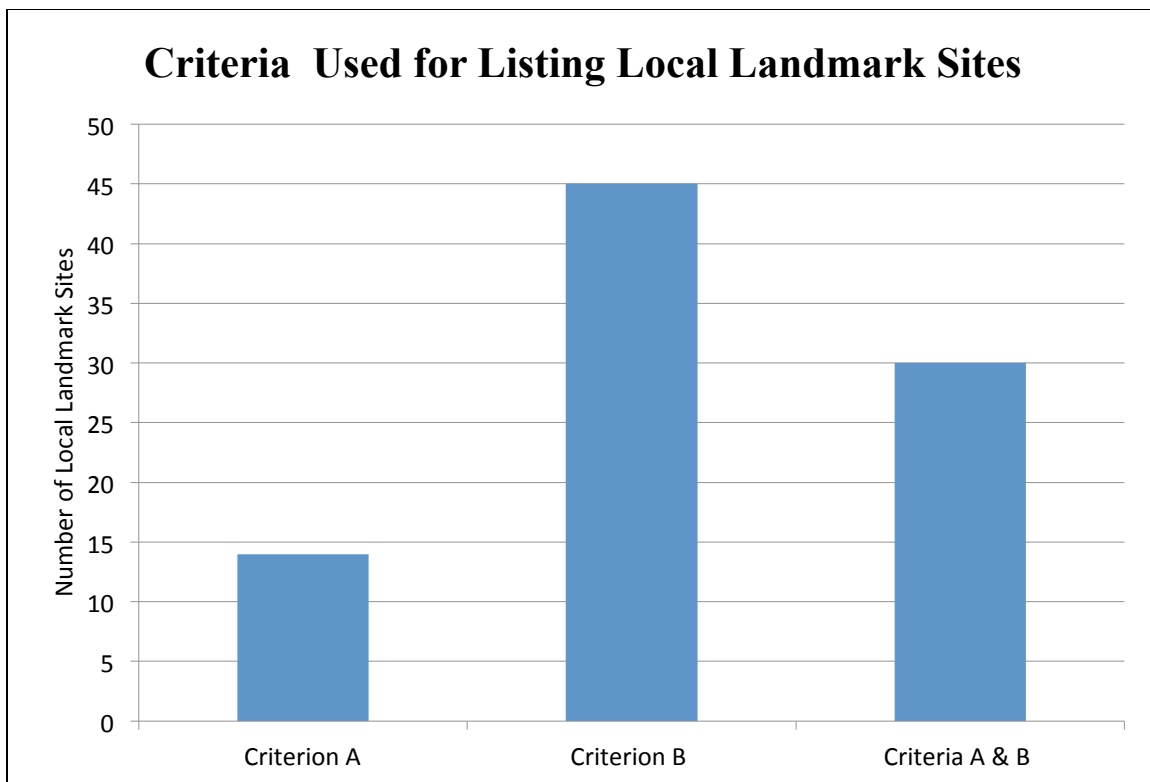


Figure 11

Landmark Districts

Lincoln's quantity of landmark districts is considerably smaller when compared to the number of designated landmark sites, but Lincoln's local landmark districts have grown to cover a larger land area within neighborhoods across the city and affect a larger number of structures within those boundaries. The largest induction of landmark districts to date took place between 1980 and 1989, when 6 districts were approved for inclusion in the program. Figure 12 shows the number of local landmark districts that were designated over the last 37 years of the Historic Preservation Program, along with the decades in which the districts received approved designations.

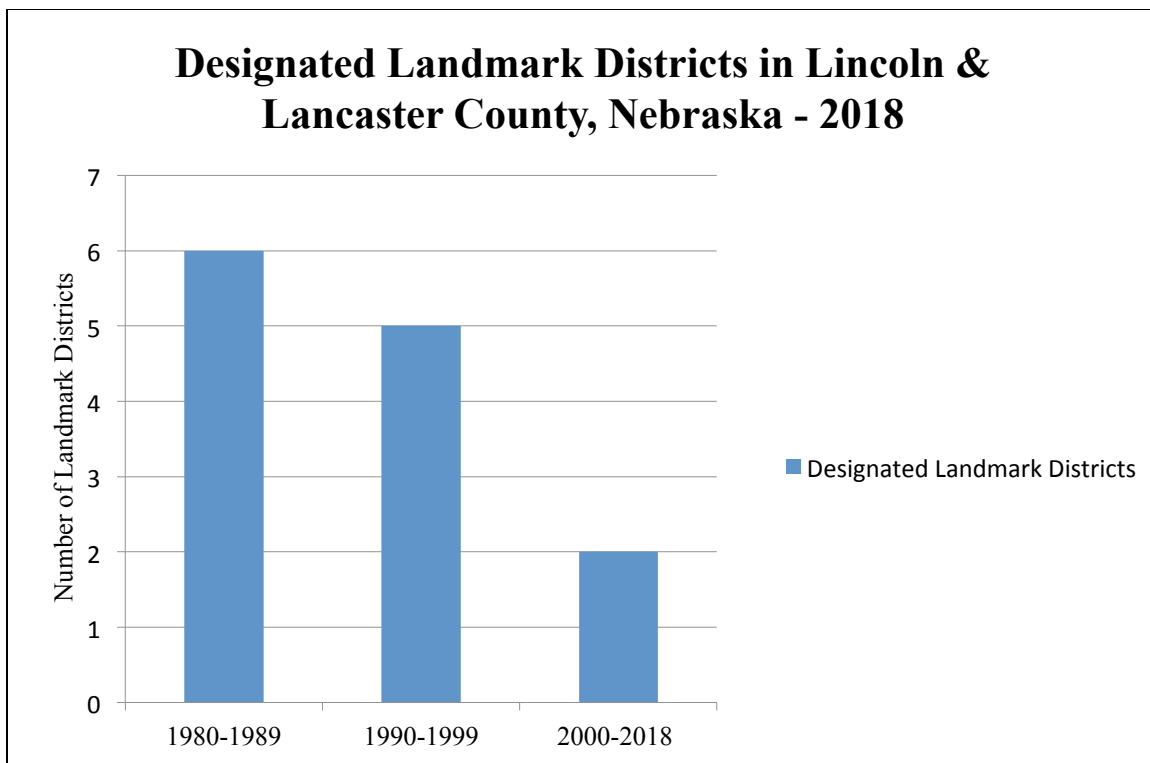


Figure 12

The 13 designated Lincoln Landmark Districts cover over 324 acres of land across the city of Lincoln, encompassing an estimated 87 city blocks. Figure 13 shows that the program currently includes five districts smaller than 10 acres, four districts measuring between 20 and 29 acres, and four that measure 40 or more acres.

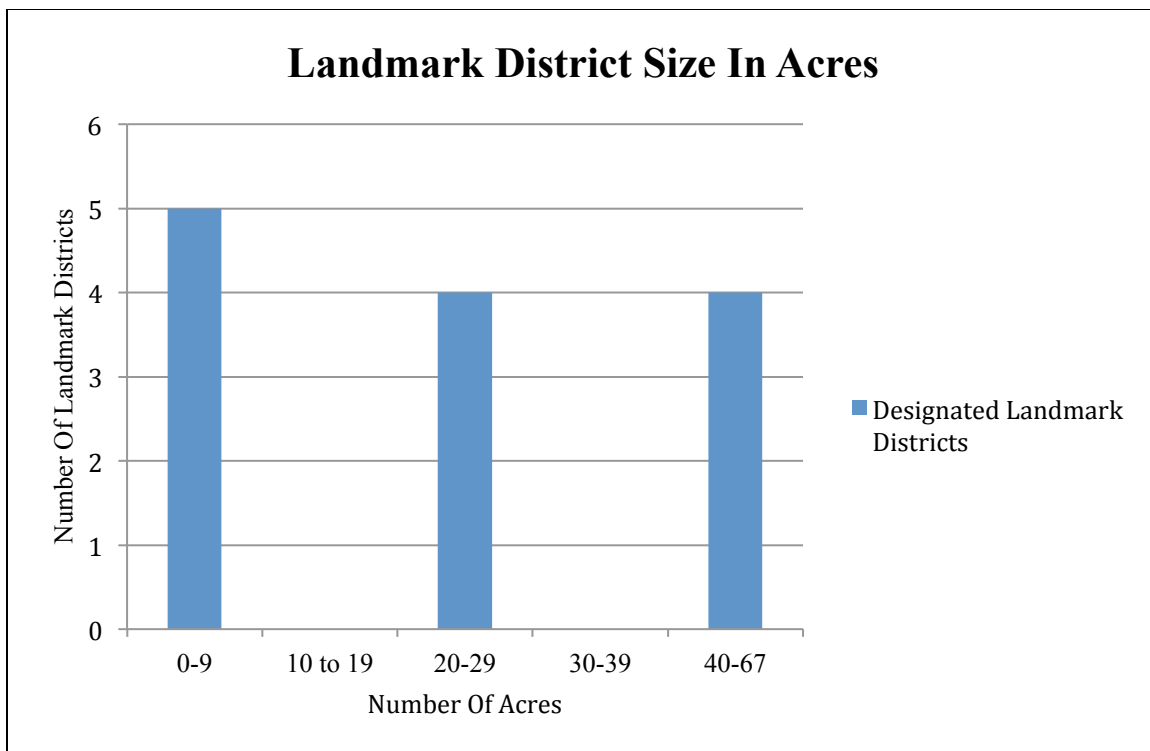


Figure 13

Currently, the Everett District is Lincoln’s largest local landmark district at 67 acres. This district is located south of downtown Lincoln, with district boundaries stretching from A Street to G Street, and from 9th Street to 12th Street. Current districts in the program vary in size greatly, considering that the Everett District is 67 acres, compared to the Mount Emerald, Hillsdale, or Havelock Districts, each under 10 acres in size. Within each of these district nominations is a detailed account of every structure within the district boundary, and an account on every contributing structure that is considered significant, or supporting, the designation of the district. Table 2 lists the total number of structures within each currently designated district, along with the total number of structures, as well as contributing structures, in each district.

Lincoln's Landmark District Contributing Structures

Local Landmark District	Number Of Structures	Contributing Structures
Mount Emerald District	72	68
Haymarket District	60	42
Capital Addition District	27	27
Clark-Leonard District	19	16
Hillsdale District	20	19
Chase F. Creighton District	86	81
East Lincoln/Elm Park District	145	143
Woods Park Bungalow District	142	140
Franklin Heights District	169	161
Everett District	250	196
Hawley District	108	96
East Campus District	177	171
Havelock Avenue District	38	22
Total	1313	1182

Table 2

The Historic Preservation program currently has 1,313 structures located within 13 designated local landmark districts. Within this total, 1,182 structures are considered to be contributing within these district designations. This data shows that, on average, 88.8% of structures within a local landmark district are found to be contributing. Following the same criteria requirements as a landmark site nomination, Figure 14 shows the criteria selection for every past local landmark district designation.

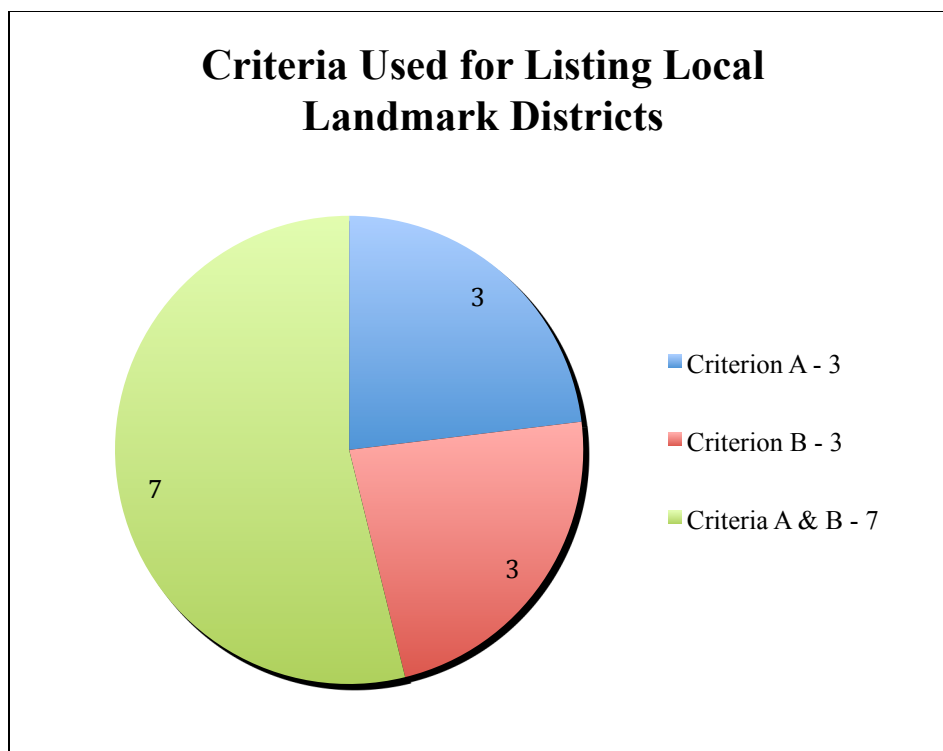


Figure 14

Unlike the criteria used for the 89 local landmark sites, the district criteria selection data varies, as over half of the district nominations used both Criteria A and B for defining historical significance. Seven out of the 13 districts highlight Criteria A and B, with three based on Criterion A alone, and three based on Criterion B alone. This differs from data regarding local landmark sites, as the largest majority of landmark site nominations were designated under Criterion B, or displaying a distinctive architectural style. The greater use of both Criteria A and B is more common when nominating a local landmark district, because a district has multiple individual sites within its boundaries. This allows the opportunity in landmark district nominations to highlight architecture for numerous structures, along with significant events or notable residents that played a role in the district's history.

V. Benefits of Designation- Local Guidelines & Financial Assistance Programs

Once a property is officially designated and recognized as a local landmark site or within a local landmark district, the Historic Preservation program offers new benefits to the owners of designated property that were previously not available. Owners of properties within the program not only benefit from the Preservation Commission's increased protection through approved historical guidelines, but also can acquire new opportunities for financial assistance, along with opportunities regarding changes in use of the property. These benefits become available to the property owners in order to aid and encourage the continuing use and rehabilitation of historical properties. The City of Lincoln currently has 1,402 properties that are considered either as local landmark sites or are located within a local landmark district, making the owners of over 1,400 properties qualified for multiple benefits under the Historic Preservation Program, all beginning with an approved designation as a landmark site or district.

Special Permit Zoning

Stated in Chapter 27.57 of the Lincoln Municipal Code and discussed previously in Section II of this document, the Historic Preservation program allows for a property to be designated as a landmark site or district by allowing the city to enact a zoning overlay on the property that legally designates the property as a historical property. Described in Chapter 27.63, "Special Permits", the owners of any property designated as a local landmark site or district is then eligible to apply for a special permit in any of the city's

zoning districts. Through an approval process similar to that of the Historic Preservation program, Chapter 27.63.400, ultimately allows the Planning Commission to approve a change in use of a historically designated property through the use of special permit (Ord. 19154, 2008). This benefit allows and assists owners of designated structures in finding a new and compatible use for a historical property in the present day, along with encouraging the continuing use of a property in the future while maintaining its historical character.

Once a structure is designated, the owner of the property can apply for a special permit by submitting a proposal to the Preservation Commission. This proposal is a detailed plan that explains why the historical structure should be considered for a special permit in zoning. The proposal includes the owner's intended future reuse on the property, visual changes to the structure, and future economic goals for a property. During the initial review of the proposal, the Preservation Commission focuses on multiple aspects regarding historical preservation, such as how the special permit will affect the historical significance of the structure, proposed alterations to the structure's exterior, including building material and height alterations. The Preservation Commission will also review how the proposed change will match the surrounding area, and how an approved special permit will benefit the neighborhood or area (Ord. 19154, 2008). Similar to a petition for a local landmark site or district designation, the Preservation Commission then approves or denies the proposal for a special permit, which is then taken before the Planning Commission for the final decision.

One prime example in the Lincoln Historic Preservation Program regarding the initial proposal, approval, and issuance of a special permit in zoning can be found in the

Morris Weil House local landmark site, located at 1149 S. 17th Street in Lincoln, Nebraska (see Figure 14). Designated first within the Capital Addition Local Landmark District in 1983, and later designated individually as a local landmark site in 1994, the property was predominately nominated under Criterion B due to its well-preserved example of a neo-classical revival style residence. Constructed in 1902 as a large private residence for a well-known local business man, Morris Weil, the house proved to be a local example of ornate architecture and character. After its 1994 approval as a local landmark, the owners then applied for a special permit in zoning to allow the proposed and anticipated future use of the structure.



Figure 15: Morris Weil House

During the nomination for the original petition in 1994 for a local landmark designation, the Weil House was zoned and used as a multi-residential or duplex housing style. Once the petition for a local landmark site was approved by the City Council, the owners then returned to the application process to file for a special permit to develop and operate a bed and breakfast inn within the landmark structure. At the time of the designation, the property would have been nominated as a local landmark with the existing zoning as its current use. This proposal for Special Permit 1525 was approved in October of 1994, granting the owners of the Morris Weil local landmark site permission to operate a bed and breakfast business consisting of two

bedrooms for guests with breakfast, within the historic structure (Special Permit 1525, 1994). Through the ability to apply for a special permit, the owners of the property were allowed to reuse the house for a different purpose and also ensure its continued contribution to the neighborhood with its economic and historical value.

Located only 12 city blocks east of the Morris Weil House, the A Street Water & Power Plant, located at 2945 A Street in Lincoln, Nebraska, serves as a another example of how the Historic Preservation Program and its special permit opportunities can help revitalize and bring new use to historical properties of all sizes. Nominated in 1986, the A

Street Power & Water Station (see Figure 15) was put into service in 1910 and served the City of Lincoln for 60 years. Its large neo-classical design and long period of use highlights the growth of the Lincoln during the



early twentieth-century (A St. Water/Power Nomination, 1986). The nomination was approved by the City Council, designating over half of one acre in land as a new local landmark site.

Figure 16: A Street Power & Water Station Condominiums

After its initial nomination and designation as a local landmark site, the owner of the property then filed for a change in zoning and a special permit to comply with anticipated future plans for the property. Through the construction and long-time use of the A Street Power & Water Station, the property was zoned for “Public Use,” as it was

owned by a local government entity and was used to provide a resource to the public, or residents within the City of Lincoln. Without a change in zoning at the time of designation, the property would have been left very restricted on its future use, as it would have been prohibited to allow any use outside the Public Use zoning designation. Unless changed, the “public use” zoning designation would have prohibited a future alternative use for the proposed project.

In March of 1986, Special Permit 1179 was filed, along with a change in zoning for the A Street Power & Water Station from “Public Use”, to “R-4 Residential” with a special permit proposed for residential reuse within the historic structure. The special permit was approved, allowing for the owner to legally reuse and convert the 76-year-old water and power station into new residential condominiums. The A Street Water & Power Station serves as a prime example of how a local landmark site or district designation can assist with the future use and economic opportunities of a property or area by acquiring a special permit in zoning once the landmark site or district has been designated. This approval for the special permit allowed for a property that was previously very restricted in zoning to legally find a new purpose and continue to serve the city economically in multiple ways.

Financial Benefits – Valuation Incentive Program

Across the nation, any owner of a historical structure will often encounter high financial costs that come with keeping an old and historical structure maintained for current use, along with restoring and caring for its historical character. Older homes can come with many issues that must be addressed in order for the structure to stay

maintained, including updating electrical wiring, water and sewer pipes, or removal of hazardous materials such as asbestos. Upkeep on a historical structure is often higher than a modern day structure, as a historic home owner can pay up to \$400 more for wood windows rather than vinyl, and over \$500 more for the replacement of custom hardwood shutters compared to vinyl shutter options (Pan, 2017). Previously stated in Section IV of this document, the average age of the 89 currently-designated local landmark sites in Lincoln is 106 years old. This reality suggests that many of these property owners will find the structures in need of multiple repairs. As historical structures hold a higher associated cost in owning, rehabbing, and living in them, the State of Nebraska offers opportunities through financial incentives for the owners of designated local landmark sites or residing in one of the 13 local landmark districts in Lincoln.

The Valuation Incentive Program (VIP) was created by the Nebraska Legislature in 2005, and the program began on January 1, 2006. The program is monitored and operates through the Nebraska State Historical Society (NSHS). The VIP is available to owners of taxable properties within National Register of Historic Places (NHRP) sites or districts, along with owners of properties with a local landmark designation. If approved, the VIP assists the owners of the historical property financially through a property tax freeze for up to eight years, and reduces property tax payments over the course of 12 consecutive years (LB66, 2005). This program aims to assist single-family property owners by lowering the total amount paid in annual property taxes based on the property's assessed tax valuation, as a benefit for owning, improving, and residing at a designated historical property.

The VIP program works under an application and approval process that ultimately

grants a property tax valuation cost relief. Step one of the VIP application process validates that the property is a recognized, historically designated site or is located within a historic district. Once the owner is approved, step two of the application can be completed. This section of the application is conducted when the property owner submits a “Preliminary Certification of Rehabilitation” proposal to the NSHS, for the future rehabilitation on the property, including the existing condition and assessed value of the property, along with proposed changes and renovations that will take place if the application is approved. Aside from being available to only single-family property owners, one major stipulation for a homeowner to qualify for this program is the requirement that the initial cost of rehabilitation or improvement must be greater than or equal to 25% of the assessed tax valuation (LB66, 2005). For example, a homeowner applying for the VIP assistance with a base tax valuation of \$60,000.00 must spend at least \$15,000.00 in rehab or improvements in order to meet the program’s requirement and for approval by the NSHS.

Once an application for the VIP is approved by the NSHS, the property owner then has two years to complete the proposed restoration and rehabilitation on the approved property in order to meet the third and final step. The owner will then receive a “Final Certificate of Rehabilitation,” which serves as proof and recognition of completion of the project for the county tax assessor. Table 4 shows an example of how the VIP program would affect the assessed value of a property and the calculated increase in property tax over a 12-year period. For this example, a homeowner received a “Preliminary Certification of Rehabilitation” for a home with an originally-assessed value of \$60,000 and was required to spend at least \$15,000 for improvements. After the improvements

were made, the “Final Certificate of Rehabilitation” was granted, and the program took effect on the assessed valuation of the home. Although the home after improvements is now worth an assessed value of \$165,000, the owner would only be taxed at the original \$60,000 assessment for property tax purposes for the first eight years. In the 9th year, after the “Final Certificate of Rehabilitation” was approved, the valuation would then increase in 25% annual increments, causing the valuation of the home to slowly rise to the new assessed taxable value of the home at \$165,000.

Nebraska’s Valuation Incentive Program Example

Yrs. After Approval.	Actual Assessed Value	Assessed Tax Value	VIP Assessed Value Calculation
0	60,000	60,000	
1	60,000	60,000	
2	60,000	60,000	
3	60,000	60,000	
4	60,000	60,000	
5	60,000	60,000	
6	60,000	60,000	
7	60,000	60,000	
8	60,000	60,000	
9	165,000	86,250	$((165,000-60,000)) \times (.25) + 60,000 = 86,250$
10	165,000	112,500	$((165,000-60,000)) \times (.50) + 60,000 = 112,500$
11	165,000	138,750	$((165,000-60,000)) \times (.75) + 60,000 = 138,750$
12	165,000	165,000	$((165,000-60,000)) \times (1.00) + 60,000 = 165,000$

Table 3

Based on the example shown in Table 3, and using an example property tax rate for the city of Lincoln at 1.885%, the owner of a home valued at \$165,000 would pay an average of \$3,110 for annual property taxes. This number is greatly reduced -- to \$1,131 -

- for a home valued at \$60,000. Over the course of 12 years within the VIP, this homeowner would save an estimated \$18,800 in property tax payments. With the help of the Valuation Incentive Program and its benefit in tax relief, this example of a large savings in property taxes would be made attainable to the owner through the structure's original nomination as a local landmark site designation in Lincoln.

Financial Benefits – Nebraska Historic Tax Credit

Similar to the VIP, the Nebraska Historic Tax Credit (NHTC) was enacted in 2014 by Nebraska Legislature to financially assist historic preservation projects within the State of Nebraska. Through the NHTC program, the owner of a historical income-producing property has an opportunity to receive state tax credits as a benefit for refurbishing and improving an eligible historical structure. This program operates differently compared to the previously mentioned Valuation Incentive Program, as single-family dwellings are not eligible to receive historic tax credits through the NHTC program, but opens new opportunities for income-producing properties such as commercial structures or multi-family residential structures.

There are similarities to the VIP, as both programs have strict criteria restrictions. The NHTC is also only available to structures designated as historically significant, or located within a historic district. This includes those recognized on the NRHP, along with any structure or area designated as a local landmark site or district in the city of Lincoln (LB191, 2014). By obtaining an approved nomination for a local landmark site or district, the owner of an income-producing property then has the opportunity to submit an application for the NHTC.

Operated by the Nebraska State Historical Society and the Nebraska Department of Revenue, the NHTC program has been allocated 15 million dollars every year to support approved NHTC projects. This program allows for approved projects to receive tax credits in the amount of up to 20% of the cost to improve a historically eligible property. Each project is allowed to receive up to 1 million dollars returned back to the owner in the form of tax credits. The tax credit varies based on the financial cost of an improvement project, but allows the owner to use the tax credit towards tax payments, or lower the yearly income tax payments on that property (LB191, 2014). The application process for NHTC is more extensive than for the VIP, as it requires the owner to comply with both the NSHS and Nebraska Department of Revenue rules before any tax credit can be granted, but offers a valuable resource in return to qualifying and approved properties. A property owner looking for help through NHTC is required to submit numerous items during the initial application stage, including an application for the property's eligibility for tax credits, proposed work on the structure, and estimated improvement cost. The project is initially approved and tax credits are not released until the proposed work is completed and approved. This tax credit is then granted from the Department of Revenue and can be used towards the property's future tax payments, serving as a benefit for improving and bringing continued use to a historical and designated structure.

To better understand how a property can gain financial relief through the NHTC, an example explains a possible scenario. If a business buys a historic commercial property for \$250,000 that is within a local landmark district, this property is automatically eligible for NHTC. The owner then wants to renovate the property and meet current safety codes, as well as restore historical characteristics costing and estimated \$175,000

for improvements. Once the application for proposed work has been filed and accepted, and the work is completed and approved by the Nebraska Department of Revenue, up to \$35,000 (20% of improvement cost) would then be granted the owner in the form of tax credits.

The NHTC serves as a possible financial break for an income-producing property, and could be utilized by any owner of a local landmark site or building within a landmark district that meets the application criteria. This program could assist a property owner for a small commercial rehab, such as a grocery store or small clothing boutique, in a designated local landmark structure, or even assist with the improvement cost for a historically significant apartment building within a local landmark district. If granted, the NHTC not only assists financially in the effort to save and find reuse a historical structure, but also assists in bring new economic possibilities and growth back to some of the city's oldest neighborhoods.

VI. Conclusion

Over the past 38 years, the creation and use of the Lincoln Historic Preservation Program has allowed the city to not only designate, but recognize, document and highlight more than 1,400 properties in and around the city of Lincoln. From its first district nomination of the Mount Emerald District, to the numerous homes, commercial structures and rural sites, Lincoln now has several designated local landmark sites and districts that tell the story of the city's past high and low points in history. From large Queen Anne style homes with detailed architectural features that once housed some of Lincoln's most elite and wealthy residents, early farmsteads in rural Lincoln, to some of Lincoln's ornate commercial buildings that have stood through the economic changes of the busy city, the local landmark site designation currently brings light upon 89 significant structures within the city. Next to the local landmark sites, the program also protects and highlights 13 designated local landmark districts that vary widely in location, style of architecture and historical significance to the city, but serve as a reminder to Lincoln's past neighborhood life and events. These districts have served as some of Lincoln's most well-known neighborhoods, some dating back to the early settlement of the city.

To this day, Lincoln's Historic Preservation Program continues to serve the community by recognizing the city's important historic past through the three main nomination criteria, including past residents, events, and architecture. New sites and districts have been designated nearly every year since 1981. The local landmark site or district application criteria have served as vital evaluation tools for securing local

landmark site or district designations within the city.

Although the members of the Historic Preservation Commission have changed over time, the ultimate goal for the program has remained the same, enabling the Preservation Commission to continue to use it as one of Lincoln's most important historically-based programs. The Historic Preservation Commission has created a nomination process that ultimately protects local landmark sites and districts through organized preservation guidelines and city ordinance. Varying by type of nomination, size, and significance, the Historic Preservation Program works to protect every possible aspect of a local landmark site or district. These designated local landmark sites and districts not only receive a higher level of financial and local benefits, but serve as educational learning points for people of all ages through the city's highlighted history, neighborhood walking tours, and public attention. These sites and districts have been granted approval for new uses through the program, bringing new economic growth and life to old structures and neighborhoods, along with improvements and renovations that preserve historical character.

Through Lincoln's Historic Preservation Program the numerous sites and districts designated today not only serve as a reminder of Lincoln's history, but also highlight the importance of a preservation program, a locally created and public service entity that works to save and protect some of the city's most important sites and districts for years to come.

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VII. Local Landmark District Nomination

Through the creation of a local landmark district application, an extensive amount of research regarding the history of each structure in the proposed South Bottoms/Cooper Park Landmark District, along with involvement of current property owners, study of neighborhood history, and resident support, led to the creation of the application document found in this section. This application can serve as not only as a detailed example for future district nominations, but can also be used as a basis for a local landmark district in the South Bottoms Neighborhood of Lincoln, Nebraska.

South Salt Creek Neighborhood Association Meeting & Presentation

On Tuesday March 13th, 2018, I attended the South Salt Creek Neighborhood Association meeting held at the Frieden's Lutheran Church located at 540 D Street in Lincoln. Through my final graduate project work with a local landmark designation around Cooper Park, I wanted to speak with neighborhood association to share my project intent and overall proposed outcome with the homeowners in the proposed district.

At this meeting I gave a brief presentation about some of the major benefits and overall process of a local landmark district nomination. Some of the main points I chose to highlight for the residents and property owners at the meeting included the benefits of a designation, not only financially, but also locally, highlighted in my project. This was a great time for me to meet face-to-face with many of the residents who own some of the properties in my nomination, along with a chance to share information about Lincoln's

Historic Preservation Program and hopefully create future interest in the nomination of the district.

At the conclusion of my presentation, I answered questions that the audience had about the program, my project, or future nomination intentions. Below are some of the main questions I received from attendees at the meeting, and how I replied to these questions.

“What are character guidelines?”- The character guidelines are a set of proposed actions that assist the owner with future changes or alterations done on a property. These guidelines are approved by the Preservation Commission and are created with the sole purpose of saving the main aspects that helped the property receive a designation. The guidelines also help keep the character within a local landmark district and could even help increase home values for you and your neighbors by saving historically significant properties.

“Will the Preservation Commission dictate the color of paint I use on my house if is in a nominated local landmark district?” – No, the preservation guidelines will not impose any rules about the color of paint you select for your home in the future. The guidelines aim to stop major alterations that could damage the architectural significance of structures.

“I thought I already lived in a local historic district?” This can often be a little confusing, but currently you live within the South Bottoms Historic District that was

nominated in 1987 by the Nebraska State Historical Society. This nomination was not in relation to the City of Lincoln or Preservation Commission, and currently the neighborhood is not a designated local landmark district. It currently is listed only as a historic district on the National Register of Historic Places.

“What is the different between National Register of Historic Places and Lincoln’s Historic Preservation Program?” One of the major differences between the NRHP and Lincoln’s Preservation Program is the level of protection the programs provide for a property. Properties listed on the NRHP are not protected from major alterations or demolition. This is very different from Lincoln’s Historic Preservation Program, as the Historic Preservation Commission works to approve guidelines to help limit and slow down major alterations to properties.

“Can a nomination be added to in the future?” In this case, the easiest way for a nomination to grow would be to add the properties now, before the initial nomination is sent before the Preservation Commission. In any case, an addition to a local landmark district could be created and approved into an existing local landmark district. If the addition was approved, the boundaries of a local landmark designation could be extended to accommodate the change.

South Bottoms / Cooper Park Local Landmark District Application

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

- 1. NAME:** SOUTH BOTTOMS/COOPER PARK LANDMARK DISTRICT
Historic
and/or Common
NeHBS Site

2. LOCATION

Address:

521-819 D Street, 921-1045 S 6th Street, 530-820 F Street, 826-1120 S 8th Street

This proposed area surrounds Cooper Park and Park Middle School in Lincoln, Nebraska, including all structures facing the park, and the boundaries make a square outline around the park. The boundary can be thought of as Cooper Park and one parcel lot on each side of the park.

3. CLASSIFICATION

Proposed Designation

Landmark District
 Landmark

Category

district
 building(s)
 Structure
 site
 object

Present Use

agriculture
 commercial
 educational
 transportat'n
 entertainment
 government

industrial
 military
 museum

park
 private residence

religious
 scientific

other

4. OWNER OF PROPERTY

If this is a proposed Landmark District Designation, attached on a separate page is a listing of all properties in the proposed district by address and includes the names of all property owners as of three weeks priors to the date of filing.

5. GEOGRAPHICAL DATA

Legal Description

Lincoln Original, Block 163, & Block 164, & S14' VAC G ST adj, & VAC 7TH ST adj, & VAC F ST adj, & VAC E-W Alley adj Block 164, Lots 10-12 of Block 165, Lots 4-6 of Block 174, Lots 1-6 of Block 193, Lots 1-3 of Block 202, Lots 1-6 and 9-10 of Block 203, Lots 1-6 of Block 204, Lots 4-6 of Block 205, Lots 4-8 of Block 192, Lots 4-9 of Block 175, Lots 7-9 of Block 162, Original Plat Parcel of land lying between F & D Streets & 6th & 8th Streets.

Property ID Number

Number of Acres or Square Feet: 37 Acres

6. REPRESENTATION IN EXISTING SURVEYS

Title: Historical and Architectural Site Survey of Lincoln

Date 1990 _____ State _____ County _____ x Local

Depository for survey records- Nebraska State Historical Society

City - Lincoln State - Nebraska

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

X yes, date listed - 1986
 _____ no

7. DESCRIPTION AND HISTORY

Condition

x excellent _____ deteriorated x unaltered x original
 site
x good _____ ruins x altered _____ moved date
x fair _____ unexposed

In this nomination 53 out of a total 62 properties were considered to be “contributing” as they were found to have significant qualities such as construction date, architectural style, or past residents’ heritage and background. Many of these contributing properties were built between 1880 and 1930, with nearly all of the contributing residential structures having an early history linked with immigrants from Russia.

This nomination has five properties that are considered “compatible” out of the 62 properties. These properties have been designated as compatible due to alterations to the physical character of the structure. Some examples of alterations include additions of living space to the home or enclosure of front or side porches.

There are two properties that are considered “intrusive” within this nominated district and do not match the character of the neighborhood. They are The American Historical Society of Germans from Russia Museum located at 631 D Street, and a residence located at 529 E Street. The museum was found to be intrusive due to its construction date of 1981 and its architectural style. Although this museum highlights the strong German-Russian heritage of the neighborhood, it does not match surrounding residential structures. The residence at 529 E Street, has been altered since its original construction and no longer matches the style of the neighborhood.

8. SIGNIFICANCE

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

Specific dates: 1880-1930

Builder/Architect: See Attached Sheets

Statement of Significance:

This area nominated within the South Bottoms Historic District is a square boundary around Cooper Park, including 62 structures that face and surround Cooper Park. This application includes 57 residential structures, two religious structures, one public school, a public park, and one museum. This historically significant area has a long history with ethnic German immigrants originating from Russia, arriving in Lincoln and creating a closely-knit community. Every residential structure within the nominated boundary was built before 1930, with a large number of these homes once housing Russian immigrant families. Many of the residential structures were built prior to 1920 and include front porches and gable roofs. Cooper Park, found in the center of the nominated boundary, has served as a public space in Lincoln for nearly 150 years, and sits next to the 90-year-old Park Middle School.

9. STANDARDS FOR DESIGNATION

(Check one(s) that apply)

- Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;
- Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States; or
- Represents archeological values in that it yields or may be likely to yield information pertaining to pre-history or history.

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Year: 1910; Census Place: *Lincoln Ward 2, Lancaster, Nebraska*; Roll: T624_850; Page: 3A; Enumeration District: 0059; FHL microfilm: 1374863

Year: 1920; Census Place: *Lincoln Ward 2, Lancaster, Nebraska*; Roll: T625_996; Page: 11A; Enumeration District: 57

Year: 1930; Census Place: *Lincoln, Lancaster, Nebraska*; Page: 29B; Enumeration District: 0017

Zimmer, Ed. South Bottoms Historic District Walking Tour. Lincoln-Lancaster County Planning Department

11. FORM PREPARED BY:

Name/Title: Benjamin Callahan / Graduate Planning Intern

Organization: Lincoln Planning Department

Date Submitted: 4/16/18

Street & Number: 555 S 10th Street

Telephone: (402) 441-7491

City or Town: Lincoln

State: Nebraska

Signature

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

Appendix

Attachment 1: Property Owners

Attachment 2: Site Location Map

Attachment 3: History and Description

- A. Summary of History
- B. Original Platting
- C. Neighborhood Photos
- D. Site Description and Histories

Attachment 1: Property Owners

521 D Street - Martin G & Caroline Widhallm
 541 D Street - Danielle R, Eric & Louderback Duschene
 545 D Street - Carol G & Jack A Price
 601 D Street - Bruce R & Stephanie A Drawbaugh
 631 D Street - American Historical Society of Germans From Russia
 635 D Street - Gary A & Judith A Irvin (Different Occupant)
 645 D Street - Gary A & Judith A Irvin
 701 D Street - Sarah D Henricks
 715 D Street - Dolores Lindhurst
 719 D Street - Leah Anne, Morris, Peter Bucco-White
 725 D Street- Stephen & Patrick T Johnson
 729 D Street - Georgeann K Seidel
 745 D Street - Redeemer PCA
 805 D Street - Paul & Pamela Jensen
 808 D Street - Myrna Wood
 809 D Street - William Wood
 819 D Street - Steven & Ardis Holland

529 E Street - Ira A & Annjane Fazel
 816 E Street - James Garrett

530 F Street - TMCO Investments LLC (Different Occupant)
 534 F Street - TMCO Investments LLC (Different Occupant)
 536 F Street - Anna Padilla
 714 F Street - Lancaster County School District
 800 F Street - Gary & Juanita Miller
 812 F Street - Ruben Torres & Barboza Gonzales
 813 F Street - Larry & Janet Stephens
 815 F Street - Yolanda Alameri
 820 F Street - Terrance Bolden Jr.

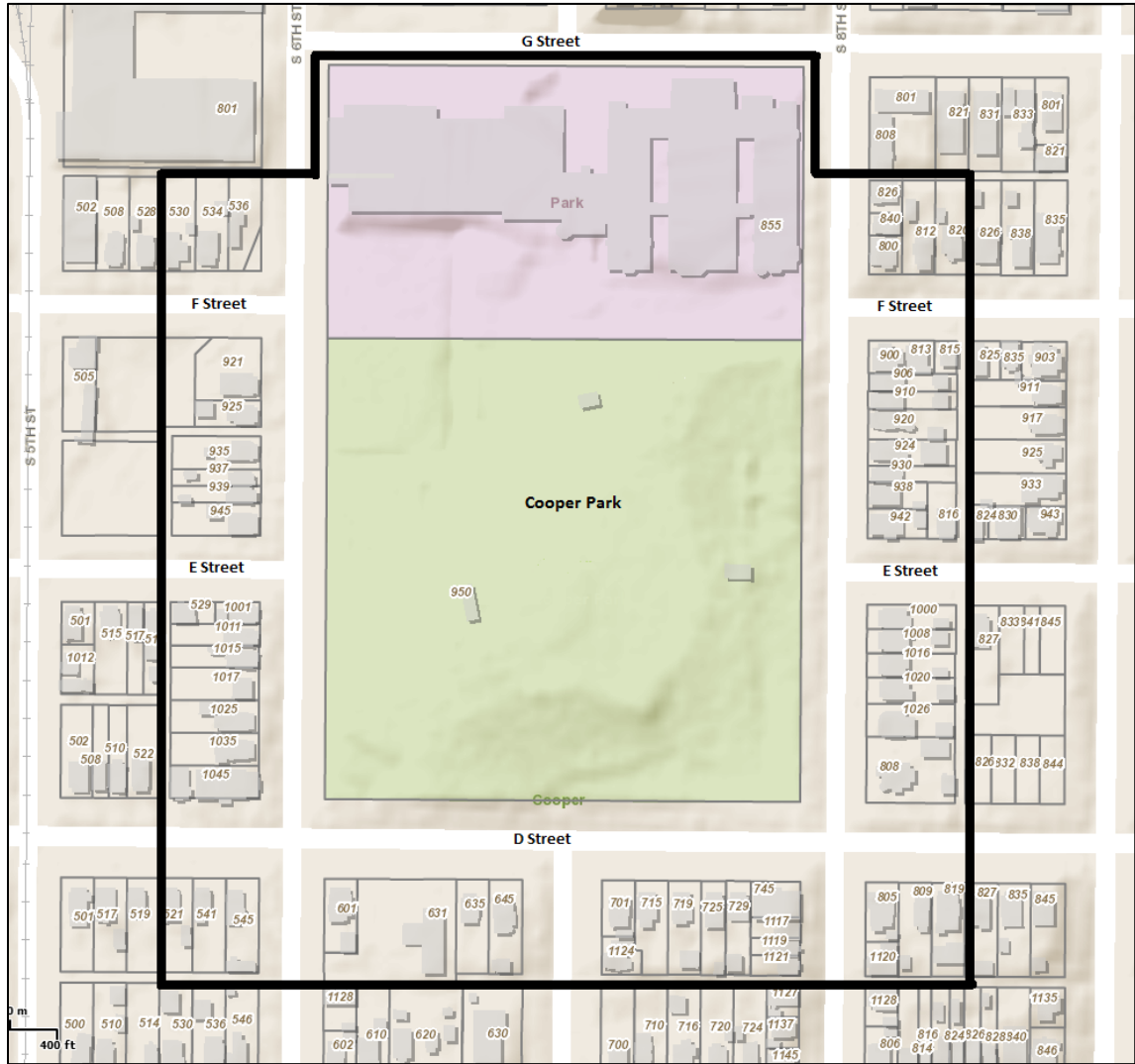
921 / 925 S 6th Street - Christopher J. Brandstetter
 925/7 S 6th Street - Kimball & Pamela Grieser
 935 S 6th Street - Man Tran (Different Occupant)
 937 S 6th Street - Danny J Auman Sr
 939 S 6th Street - Edilberto & Maria Pecina
 945 S 6th Street - Ubaldo Balderas
 1001 S 6th Street - Rany E & Jody L Johns
 1011 S 6th Street - Leile M Kruse (Different Occupant)
 1015 S 6th Street - Gustavo & Graciela Castillo
 1017 S 6th Street - Garmel Properties LLC (Different Occupant)
 1025 S 6th Street - Laurie J Stites

1035 S 6th Street - Jeanne M Molacek
1045 S 6th Street - Friedens Evangelical Lutheran Church

1124 S 7th Street - Johnny Martin

826 S 8th Street - Peter Storonskij
840 S 8th Street - Phillip & Nancy Tegelar
900 S 8th Street - Larry & Janet Stephens
906 S 8th Street - Catherine Matzke
910 S 8th Street - Clarence Jr. & Nancy Forsgren
920 S 8th Street - Steven Larrick and Janine Copple
924 S 8th Street - Timothy & Kerri McDonald
930 S 8th Street - Mark Hinchman
938 S 8th Street - Samantha Greer
942 S 8th Street - Dennis & Maureen Carpenter (Different Occupant)
1000 S 8th Street - Scott & Jeanette Broxterman
1008 S 8th Street - Charles and Justina Clark
1016 S 8th Street - Crystal Bock and Jacob Thiessen
1020 S 8th Street - David Rapkin and Wenli Xu
1026 S 8th Street - Gary & Heidi Little
1117 S 8th Street - Gloria M Bucco
1119 S 8th Street - Joyce E Plachy
1120 S 8th Street - James & June Wood
1121 S 8th Street - Patrick T Harder

Attachment 2: Site Location Map Of Proposed South Bottoms / Cooper Park Local Landmark District Boundary



Attachment 3: History and Description

A. Summary of History

The South Bottoms Neighborhood is one of very few neighborhoods in the city that can claim its beginning to the first platted map of the capital city. In 1867 the first plat map was developed in an effort to attract new residents to a city and new state capital that was virtually prairie ground. The first map included much of the South Bottoms Neighborhood, as well as a city park, known today as Cooper Park. For the past 150 years this historic neighborhood has been a part of the growth of the city, allowing thousands of residents to call it home throughout the years. In the early development of the neighborhood, many of these residents were not only new to Lincoln, but new to America.

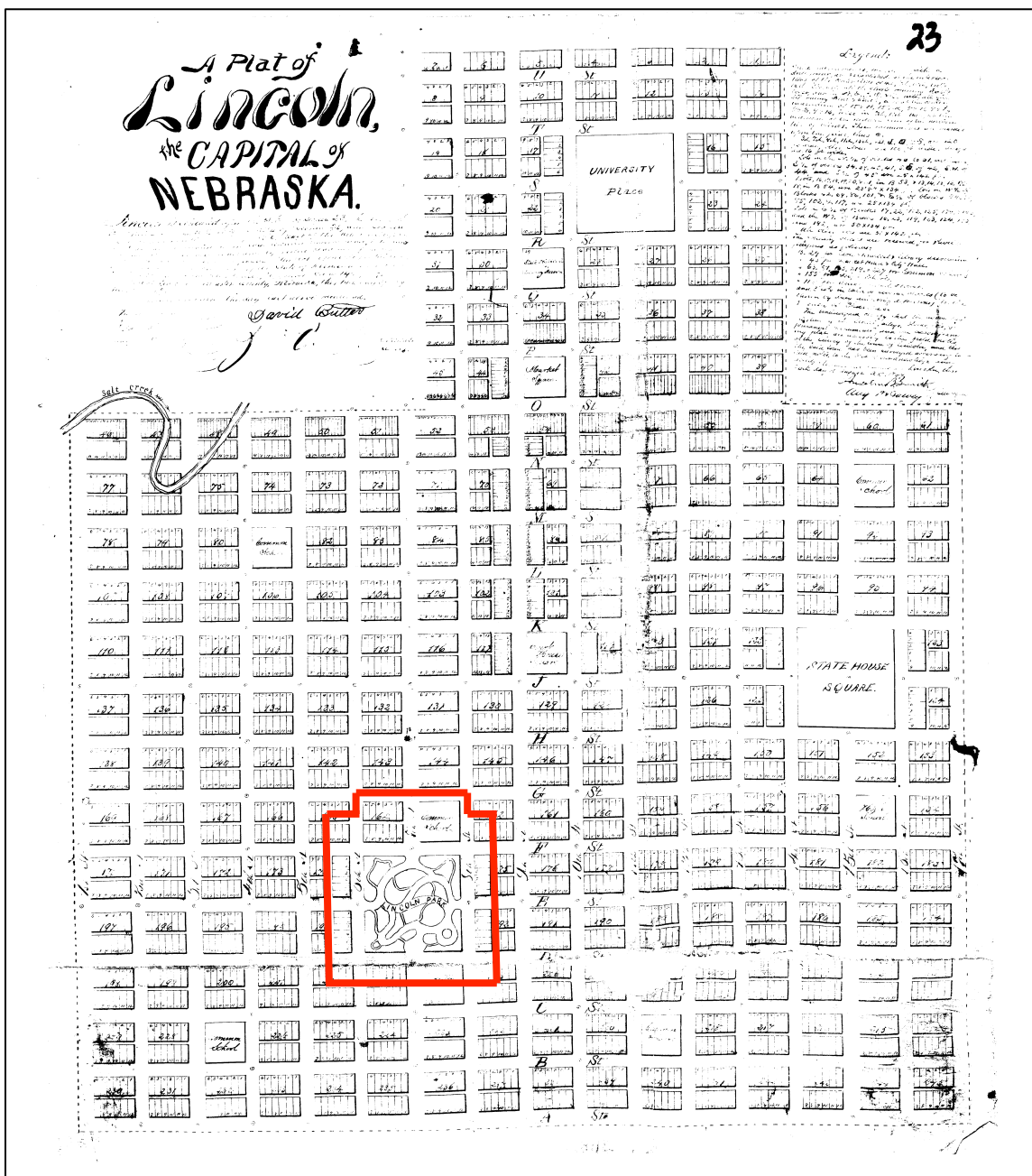
Today, the South Bottoms Neighborhood is home to residents with very different cultural and diverse backgrounds, but in the early beginning of the city, this neighborhood was predominantly settled heavily by German-Russian immigrants. These immigrants came from Russia, but had originated from Germany in the mid 18th century under Catherine II of Russia, originally of Germany. In Russia the immigrants were brought to begin a new life with a strong German agricultural background, but later found economic hardship, overcrowding in the villages, and lack of education. The pressure on these immigrants to forget their German heritage and replace it with the new Russian way of life became a major impetus in their search for a new life and home. Through these trials the hard-working men and women began to immigrate to America. By 1907 the German-Russians were considered to have two large and distinctive settlements within the city of Lincoln, one in the north, and another on the west edge of the city. This western settlement took place in the present day South Bottoms Neighborhood.

Many of the immigrants who came to find Lincoln as their new home helped support the growing city by working hard and creating clean and organized neighborhoods based around the churches. Early stories of the residents depict large families living in very small, often two-room dwellings at first. The residents of the South Bottoms Neighborhood found work in manual labor, and again in agriculture, working in sugar beet fields. Each year nearly half of the residents within the neighborhood would leave to work in the beet fields, spending up to six months away from Lincoln farming beets.

Religion played a major part in the lives of the German-Russian immigrants and in the creation of their neighborhood, as the communities were focused around the churches and religious beliefs. Numerous churches were constructed within the neighborhood over time in different architectural styles; many of the structures are still standing today. Throughout the neighborhood houses were constructed with German and Russian characteristics, giving this neighborhood a unique aspect today. In the early 20th century the German-Russian immigrants were known in the city as new residents, but hardworking and extremely tied to their heritage through religion, language, education, and strong work ethic. Although the faces and names of residents have changed over the last 150 years, the history of this neighborhood and its rich cultural background lives on still to this day.

B. Original Plat Map

Lincoln's original plat map in 1867 shows Lincoln Park, today known as Cooper Park, and the surrounding nominated district area outlined in red below.



C. Neighborhood Photos



Birds-Eye View of Lincoln Park: 1889



Cooper Park -2017



H. J. Amen House at 601 D Street



Residence at 1117 S 8th Street



Park Elementary School: 1928



The German Evangelical Lutheran Friedens Church at 1045 D Street: 2017

D. Site Description and Histories

714 F Street (Compatible)

Park School is a two-story brick structure that was constructed in 1926 for the Lincoln Board of Education under building permit #15032. This school was constructed to replace the original Park School, built in 1882, that was destroyed by fire. The structure was designed in a U-Shape by architectural firm, Davis & Wilson, costing \$385,000. Contractors Ernest Rohr and Sons were in charge of construction. At the time of completion in 1927 the school was one of the city's largest elementary schools. The structure was completed in multiple phases, with the west wing completed by the fall of 1926, and the remaining structure completed by the spring of 1927. The site on which Park School is located has served as an educational area for over 150 years and was designated for a "Common School" on the 1867 city plat map.

530 F Street (Contributing)

Built between 1891 and 1895, this home is a small square structure with a hipped-roof on the main structure, and small gable roof over the front porch. The home was occupied by a grocer, William G. Wilke, a German immigrant in 1896. In 1900 William, his wife Margaret and their five children resided in this home. This home was later occupied by a carpenter, Friederick Mants from Kolb, Russia, in 1913.

534 F Street (Compatible)

This home is an example of an American Four-Square design that was constructed in 1921 under building permit #9278 by Adam Klippert, a carpenter, and his wife Kathrine, both originally of Russia. The wood-frame 2-story house cost an estimated \$2,000 at the time of construction. In 1930 Adam & Katherine lived here with seven children. The home was later converted into apartments.

536 F Street (Contributing)

This small wood-frame, gable-roofed house was constructed between 1891 and 1903. It is an example of a "shotgun" style home as the structure is very narrow and has a long footprint. In 1903 the home was rented by carpenter Adam Klippert from Walter, Russia, and Alex Lui from Schilling, Russia, a boiler-maker for the C B & Q Railroad. In 1920 Adam and his wife Kathrine, also of Russia, resided here with their 8 children.

**921 / 923 S 6th Street
(Contributing)**

This is a 1 & ½ wood-frame gable front home with a front porch built in 1905 under building permit #240 as a two-unit dwelling. It was constructed by the Weber Brothers for owner J. P. Dreith & Bro. for an estimated cost of \$2,000. Today the structure still serves as a multi-family duplex. In 1910 John Dreith and his wife Elizabeth, both immigrants from Russia, lived at 921 S 6th Street with their four children. John Dreith worked with the mail service at that time. Andreas Horst and his wife Annamara, both of Russia, lived at 923 S 6th Street in 1910. Andreas was employed as a tailor.

**925 S 6th Street
(Contributing)**

George Peter Pabst of Beideck, Russia owned this 1½ wood-frame, gable-roofed home with front porch, built between 1903 & 1907. Pabst arrives at this address for the first time in 1907 and worked for Korsemeyer Company as a laborer, and later is employed as a plumber in 1913. In the 1910 census George and his wife Maria, both of Russia, lived here with their five children.

**935 S 6th Street
(Contributing)**

This 1½ story wood-frame, gable-roofed home was built by Henry Weber in the early 1900s, and sold to Jacob Wiederspan and wife Maria in 1904. Both from Russia, the couple worked as a tailor and suit cleaner to support their four children. The home was later owned by laborer Jacob Amen from Walter, Russia. Jacob and his wife Katherine had eleven children living in this house in 1920.

**937 S 6th Street
(Contributing)**

Built around 1909, this small square-prairie style home was owned and occupied by Adolf Hooch, a Russian born laborer who worked as a spar maker in 1910. George Wertz, a car inspector for the C B & Q from Beideck, Russia, resided here in 1913.

**939 S 6th Street
(Contributing)**

Built around 1908, this 1½ story gable-front home with a front porch was owned by a laborer for Cloce Brick Company, Conrad Reider from Frank, Russia in 1910. Conrad and his wife resided at this address until they sold their home in 1926.

**945 S 6th Street
(Contributing)**

This 1½ bungalow style home with a front porch was built between 1903 and 1909. Maria Kelkenberger and her daughter Louise lived here in 1910. This home does not have a building permit, but does appear between the 1903 and 1928 Sanborn maps, with a resident at this address by 1910.

**529 E Street
(Intrusive)**

This small cottage-style home has a pitched-roof that extends lower on the rear of the home, giving it a saltbox-style shape. The home is present on the 1928 Sanborn Map, but does resemble a structure on the same lot that was possibly moved to the west side of the lot on the 1903 Sanborn Map. In 1910, John Hofferber and his wife Katharina, both of Russia, resided in this home with their two daughters. At this time, John worked as a general laborer.

**1001 S 6th Street
(Contributing)**

Built around 1907, this two-story wood-frame, gable-roofed home with a front porch was then owned in 1913 by a self-employed shoe-maker Conrad Hock, who was born in Frank, Russia. Hock purchased the land in 1907 and is listed at this address by 1910.

**1011 S 6th Street
(Contributing)**

Owned by Jacob Sell, a city laborer from Frank, Russia and his wife Katherine, also from Russia, this one-story, wood-frame, gable-roofed home with a front porch was built shortly before 1903. Both Jacob and Catherine resided in this residence in 1910.

**1015 S 6th Street
(Contributing)**

This gable-roofed, wood-frame home was built in 1907 under building permit #2147 by owner David Sell. The 1½ story house constructed for an estimated \$1,500. David Sell was an immigrant from Frank, Russia and worked for the Lincoln Gas Company. He lived at this residence with his wife Katherine and four children in 1910.

**1017 S 6th Street
(Contributing)**

Built and occupied by contractor Henry Holtze around 1892. This gable-frame house with a front porch is present on the 1903 Sanborn Map of Lincoln. Henry Holtze is listed at this address in the 1893 city directory, and is employed as a bricklayer. By 1910, Peter Meyer and his wife Louise occupied this residence. Peter worked as a wagon driver.

**1025 S 6th Street
(Contributing)**

This pre-1903 box shaped home with a front porch and hipped roof was constructed around 1898 for Babri Jonas. In 1900 Conrad Schiedt and wife Louisa, both of Germany, along with their six children resided at this address. The house is present on the 1903 Sanborn Map, and was later owned by Jacob J. and Anna Stroh,

both of Russia in 1910. Jacob worked as a local insurer and was an immigrant born in Franker Chutter, Russia.

1035 S 6th Street
(Contributing)

This house was constructed around 1900 and built in a 2 story American four-square style with a front porch. The house is present on the 1903 and 1928 Sanborn Map. The home was built for blacksmith August Dorr from Germany, and later sold to Adolph Lebsack in 1906. Lebsack was born in Franker Chutter, Russia, and was a well-known dry goods merchant in the South Bottoms Neighborhood for over 60 years at 710 B Street. It is estimated that a rear-addition and second-level front porch was added around 1907.

1045 S 6th Street
(Contributing)

The German Evangelical Lutheran Friedens Church was constructed and dedicated in 1907 and home to the German Evangelical Lutheran Friedens congregation and was modeled on the Third Evangelical Reformed Church in Balzer, Russia. The church was constructed at a cost of \$7,000 and was built by Jacob Rohrig, a member of the congregation. The structure shows examples of Neo-Classical designs, and has a tall multi-staged steeple on the front. The organization of the church was completed in early 1907 by 10 members who had brought their families to Lincoln from the colonies along the Volga River in Russia. The church's name is derived from the German word meaning "peace" and at the time of dedication in 1907 the congregation had over 300 members. By 1957 the membership was over 1,000.

521 D Street
(Contributing)

This square-plan, cottage style home with a front porch and hipped-roof was built around 1890 for William Wollman of Germany. In 1891 William was listed at this address and was employed as a farmer. By 1910 was occupied and owned by Henry Reider Sr. born in Frank, Russia. Henry lived here with his wife Maria, son, daughter in-law and three grandchildren.

541 D Street
(Contributing)

This 1½ story wood-frame, gable-roofed house with a front porch was constructed around 1907 and was owned by Henry and Elizabeth Amend originally both of Russia. Henry Amend later sold it to John Amend, a laborer from Walter, Russia, who was still living at this address in 1913.

**545 D Street
(Contributing)**

This is a 1½ story wood-frame, gable-roofed structure with a front porch that was built around 1901 for Johanna Vistuba. Adam Alles, originally from Walter, Russia, purchased this home in 1906 and was living with his wife Elizabeth and six children by 1910. Adam was employed as a janitor.

**601 D Street
(Contributing)**

This home built by Henry J. and Maria Amen in 1918 under building permit #9171 for an estimated \$5,500. The home represents a wood-frame, 2-story American four-square design with bungalow accents, and included a front porch. The house was built by contractor Fogel. H. J. Amen and his wife Maria, both of Russia, arrived in Lincoln from Frank, Russia in 1888. Henry and his wife opened a grocery store in the neighborhood that served the residents of the South Bottoms for over 68 years. The Amens were known for financially assisting other Germans from Russia immigrants that relocated to the community. Mr. Amen helped a young Sam Schwartzkopf and his fiancé, travel from Russia in 1909 and Mr. Schwartzkopf later became the Mayor of Lincoln in 1967.

**631 D Street
(Intrusive)**

The American Historical Society of Germans from Russia Museum was constructed in 1981 and serves as a local home for the AHSGR founded in 1968. The museum highlights the history surrounding the large migration of Volga Germans to the United States during the 19th Century.

**635 D Street
(Contributing)**

This home was built in a miniature version of a prairie-box style, and was constructed in 1905 under building permit #537 by John Rohrig for himself. The one-story wood-frame house with a front porch was constructed for a price of \$900. The property was later sold to Phillip Lofink, a C B & Q worker from Norka, Russia in 1909, who lived in the house with Anna Marie and their three children.

**645 D Street
(Contributing)**

This one-story wood and gable-frame house was constructed in 1905 under building permit #550 by owner Jacob Rohrig for an estimated \$1500. The home has a unique front porch as one side is rounded in a Victorian style, acknowledging the lots location on an intersection. This home was then sold to Conrad Scheidt, a farmer from Stahl, Russia. In 1910 he lived at this location with his wife Louise and seven children.

**1124 S 7th Street
(Contributing)**

This 1½ story gable-roofed, wood-frame house with a front porch was built in 1912 under building permit #4408 for owner Henry Yost, by John Rohrig. This wood-frame house cost an estimated \$1,800 for construction. In 1920 the home was occupied by George Fahrenbruch and his wife Jennie. George was from Russia and worked as a locomotive engineer.

**701 D Street
(Contributing)**

This one-story frame home was built for Henry Yost by John Rohrig of Belzer, Russia, in 1906 under building permit #791. The home was built for an estimated cost of \$1,400. In 1910, Henry Yost and his wife Christina, both of Russia, lived here with their 6 children. Henry worked as a laborer for Traction Company.

**715 D Street
(Contributing)**

This one-story, wood-frame home with a front porch was built in 1905 for John Rohrig of Belzer, Russia, under building permit #538 for an estimated \$800. In 1910 John and his wife Barbara, both of Russia, lived here with their two children. John worked as a contractor and built numerous houses in this neighborhood, including the houses on each side of his residence.

**719 D Street
(Contributing)**

This home is a 1½ story wood-frame, gable-roofed house with a front porch that was built around 1912 by John Rohrig. The home then sold to Adam & Annie Yost in 1918. The couple lived at this residence with their five children. Both Adam & Annie were from Russia, and Adam worked in a railroad freight house in Lincoln.

**725 D Street
(Contributing)**

This is a 1½ story wood-frame, gable-roofed home was constructed in 1906 under building permit #4231 and owned by Jacob Weber and built by W. F. Rische. The house cost an estimated \$2,000 and includes a front porch covered by a gable-frame roof. In 1910 Jacob Weber & his wife Katherine, both of Russia, were living here with their six children. Jacob was employed as a tailor.

**729 D Street
(Contributing)**

This two-story gable-roofed, wood-frame home with a front porch was constructed around 1905 by William Carlson. This home was occupied by W. R. Jones and his wife Minnie by 1910. He was employed as a cream tester for a Lincoln creamery.

**745 D Street
(Contributing)**

The Immanuel Evangelical Lutheran Church and School is a two-story brick structure with a hipped roof built in Georgian Revival character. The building was constructed in 1910 and is one of the few structures built in Nebraska to house both a church and school under one roof. The structure was built under building permit #3235 by contractor F. W. Rische under the direction of Rev. W. F. V. Baeder. The school was often called "Baeder School" after the first teacher and reverend of school and church. The congregation started in 1909 and consisted of 23 families that immigrated to Lincoln from the Volga Colonies in Russia. The school operated until the mid 1940s, and the structure was sold in 1951. This structure was designated as a local landmark site in 1986 by the City of Lincoln.

**1117 S 8th Street
(Contributing)**

This home built most likely before 1903, reflecting its Volga origins by style, with the main entrance located on the side of the structure, rather than facing the street. The home was moved to this location in 1913 and was the home of George Lismann of Don Hoff, Russia. George rented this location and worked as a laborer for the gas company.

**1119 S 8th Street
(Contributing)**

This home was built around 1887 and by 1910, was the home of Alexander and Louise Heim, both from Russia. In 1890 Jacob Bowers, a contractor lived at this address. In 1914, Russia native Henry Schuhmann rented this home and was employed as a carpenter.

**1121 S 8th Street
(Contributing)**

The small square cottage style home with a small front porch was built around 1886 and is visible on the 1903 Lincoln Sanborn Maps. In 1900 Gottleib and Louisa Weber, both of Russia, lived in this home. In 1914, Constantine Donniss, a carpenter from Saratov, Russia, rented this home.

**1120 S 8th Street
(Compatible)**

This one-story, wood-frame bungalow style home with a gable-roof front porch was built in 1929 under building permit #18456 by owner, George Beck. The house was constructed for \$2,600. George was employed as a carpenter in 1930 and later worked as a salesman for Cudahy Packaging Company.

**805 D Street
(Compatible)**

This 1 & ½ story bungalow style home with a front porch was built in 1924 by owner George and Katie Miller. Filed under building permit #12146, the wood-

frame home cost an estimated \$4,000. Both George and Katie were born in Russia and George was employed as a clerk at a grocery store. The original front porch of this home has been altered and enclosed for a living space.

**809 D Street
(Contributing)**

This one-story wood-frame home features a narrow wrap-around, square front porch and was constructed around 1923. It was owned by Alexander Loos and his wife Katrina, both of Russia. Alexander worked as a carpenter in 1930.

**819 D Street
(Contributing)**

This 1½ story, wood-frame, craftsman style home was constructed in 1925 for John Schwartz by contractor Geroge Aeb under building permit #13565. This home with a large gable-roofed front porch cost an estimated \$5,200 at the time of completion. John and his wife Elizabeth were both born in Russia, and John worked for the railroad industry.

**808 D Street-
(Contributing)**

This large two-story brick home was constructed in 1890 for William & Sarah Tyler in a Richardsonian Romanesque style and features many unique architectural details including sandstone trim and stone pillars. The home includes two front porches one the west and south sides of the house. Mr. Tyler was the owner and founder of W. H. Tyler Stone Company in 1881 located in Lincoln. It employed up to 50 men and provided stone for numerous buildings in Lincoln, including the second Nebraska State Capitol completed in 1888, and Nebraska State Penitentiary. The home was designed by William's brother, James Tyler, a local architect. This home was individually listed on the National Register of Historic Places in 1977 and was designated as a Local Landmark in 1986.

**1026 S 8th Street
(Contributing)**

This 2-story home constructed with a Victorian style wrap-around porch and tall gable roof was constructed under building permit #611 for owner, J. E. Peterson. The wood-frame home cost an estimated \$2,000 to construct. J. E. Peterson worked at a local restaurant during this time.

**1020 S 8th Street
(Contributing)**

This large 2½ story gable-roofed, wood-frame, home with a front porch was constructed in 1908 under building permit 2679. The house was built by contractor John Rohrig for owner, John Getterman. John worked as a switchman for C B & Q Railroad that was born in Frank, Russia. The house cost an estimated \$2,000 to construct.

**1016 S 8th Street
(Contributing)**

This 2-story American Foursquare style home with a front porch was built around 1913 by Henry and Katherine Hoffman of Frank, Russia. He was employed as a foreman for the C B & Q Railroad and had one daughter living at this address in 1930.

**1008 S 8th Street
(Contributing)**

This 2-story home built in an American Foursquare style with a front porch was constructed in 1913 under building permit #5123 by the owner, David Roth. The wood-frame home cost an estimated \$2,000 for construction. David lived here with his wife Alice, and was employed as a shoe maker.

**1000 S 8th Street
(Contributing)**

The home was constructed in an American Foursquare style with a front porch. This 2-story home was built in 1913 under building permit #5057 for Conrad Strusheim of Frank Chutor, Russia. The house was constructed by Carl Klotz and cost an estimated \$3,000 to complete. Conrad and his wife Alice lived here with their six children in 1920, and Conrad owned his own grocery business.

**816 E Street
(Contributing)**

This one-story, wood-frame and gable-roofed home with a front porch was constructed in 1920 under building permit #8382 for owner John and Katherine Blum, both from Russia. The house was constructed by J. J. Wagner and cost an estimated \$3,400 to complete. John was employed with the railroad in 1920.

**942 S 8th Street
(Contributing)**

This one-story bungalow style home was constructed in 1917 for by owner, J. J. Wagner and his wife Mary Kay. Filed under building permit #6966, the wood-frame house with a front porch cost an estimated \$1,050.00 to complete. J.J. worked as a general laborer in 1920.

**938 S 8th Street
(Contributing)**

This one-story bungalow style home was constructed in 1917 under building permit #7082 by owner, J.J. Wagner who lived next door. The wood-frame home cost an estimated \$800.00 and was later sold to Jacob Meng, a railroad worker from Russia in 1918. This home features a small front porch that is roughly half the length of the front of the structure.

**930 S 8th Street
(Contributing)**

Constructed in 1908 by owner Alexander Butz, this 1½ story wood-frame home with a gable roof and small front porch was built under building permit #2621 for \$1,000. The house was later owned in 1914 by Henry Schafer of Frank, Russia.

**924 S 8th Street
(Contributing)**

This 1½ story, gable-roofed home was constructed by owners Alexander and Maria Butz. Alexander worked as a self-employed saloon keeper and was from Beideck, Russia. The wood-frame house was built under building permit #1555 in 1907 for \$1,000. The original front porch on this house was later renovated and enclosed.

**920 S 8th Street
(Contributing)**

This two-story gable-roofed home with a front porch was built in 1914 for owner Katherina Butz under building permit #5535. The home cost an estimated \$1,000 to complete. In 1902, A. R. & Kathrina Butz, both of Russia, resided in this home. A. R. worked as a watchman for a clothing store during this time.

**910 S 8th Street
(Contributing)**

This 1½ story wood-frame, gable-roofed home with a front porch was constructed around 1902 for owner Matthew Cheney, and moved several feet to the north to its current site before 1914 by John Schneider. He added a new foundation with a basement to the home. This home was rented in 1914 by a carpenter, John Reider of Frank, Russia.

**906 S 8th Street
(Contributing)**

This 1½ story wood-frame, gable-roofed home with a front porch was constructed in 1920 by owner, John Schneider under building permit #8403. The wood-frame home cost an estimated \$1,500. John and his wife Emilie lived at this address with their four children in 1930, and John was employed by the railroad as a car inspector.

**900 S 8th Street
(Compatible)**

This 1½ story cottage-style home was built in 1929 for A. Holtz, by contractor W. G. Prislagar. The wood and brick structure was constructed under building permit #18567 for \$7,500 and has a small uncovered front porch. In 1930, Amel A. Hotze worked as a general laborer.

**813 F Street
(Contributing)**

This large two-story, gable-roofed home with a front porch was constructed around 1904 for owner, Frank Hawkins. The house was later sold to Conrad Foltz.

**815 F Street
(Contributing)**

This 1½ gable-roofed, wood-frame home with a front porch was constructed in 1911 under building permit 3987 for Jacob Ulrich by contractor Egils. Jacob was married to Margaret, and he was employed in the meat industry in 1923.

**820 F Street
(Contributing)**

This one-story wood-frame home has a gable-roof in the front and hipped roof over the remaining structure with an altered, small front porch. The home was built before 1903 as it is visible on the 1903 Sanborn Map of Lincoln. In 1900, Joseph & Mary Siren lived at this address and Joseph worked for the railroad. It is estimated that his house was built between 1891 and 1903.

**812 F Street
(Contributing)**

This two-story home features a small gable-frame roof in the middle of the structure, with a hipped-roof for the remaining roof area. This home features a front porch and was constructed before 1891 as it is visible on the 1891, 1903, and 1928 Sanborn Map. It is estimated this home was constructed around 1885 after Louisa J. Bing purchased the land from Lucius Steele.

**800 F Street
(Contributing)**

This two-story American foursquare style home was most likely built around 1926 as it is shown on the 1928 Sanborn Map. Joseph and Mary Wink, both or Russia, purchased the land in 1923, and a new home was constructed before the 1928 Sanborn Map. Joseph worked as a carpenter.

**840 S 8th Street
(Compatible)**

This gable frame home was constructed around 1920 Conrad Amend. In 1920, Conrad and his wife Catherine lived at this residence. Conrad worked for Reimers-Kaufman Co. The front porch on this house has been enclosed and altered.

**826 S 8th Street
(Compatible)**

It is estimated that this home was built around 1904, as it does not appear on the 1903 Sanborn Map, but does in 1928. It appears this home was built for John Cooper.

**Cooper Park
(Contributing)**

Established as Lincoln's first planned public space and the city's oldest park, Cooper Park, previously known as F Street Park and Lincoln Park, dates its beginning back to 1867 when the state donated this tract of land to the city for the use of a public park. For the first seven years a volunteer committee and women of the city improvement society worked to keep up and improve the park for public use. The park did not receive any city funding until 1904, when a thousand dollars was granted and used to purchase new trees for the park. The early meaning and use of the park and newly planted trees was not accepted by all of the city's residents, as many trees were dug up and replanted in residential yards. In 1905 the city took responsibility of the park and its ongoing changes in the next century. Although the park has grown to provide shade and new amenities, it is here that early residents of the city found relaxation and spent their free time. Early city picnics advertised sporting activities such as horseshoes, croquet, and baseball, along with live bands and dancing. In 1951, the park's name was officially changed from F Street Park, to Cooper Park after donor J. L. Cooper. Through out the years, this park has gained multiple new aspects such as playground equipment, baseball fields, and park amenities.

Appendix A: Preservation Guidelines For Sigma Alpha Epsilon Fraternity House

PRESERVATION GUIDELINES FOR SIGMA ALPHA EPSILON HOUSE 635 N. 16TH STREET, LINCOLN, NEBRASKA

1. Architectural Review of Landmark:

- a. Photographs: On file in Planning Department.
- b. Important architectural features:

Exterior: Two-and-one-half-story height, brick and stucco walls, steep gable roofs, decorative woodwork of entry, windows with multiple panes;

Interior: The entry hall, railing protecting the stairs to the basement, main parlor (south of the entry hall), southeast room (in the 1939 addition)—especially the exposed end (south) wall of the original house, and the “Trophy Room” at the west side of the original house, all retain significant woodwork and other character-defining features.
- c. Important landscape features: narrow east yard
- d. Architectural style and date: Tudor Revival, designed by Miller & Craig of Lincoln, 1927
- e. Additions and modifications: two-story south addition of 1939 by Bruce Hazen, 1968 west addition

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. Reduction of front yard;
 - b. Addition of fencing and walls visible from 16th Street or U St.;
 - c. Replacement of exterior material and trim or visible roofing materials;
 - d. Cleaning and maintenance of exterior masonry;
 - e. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on facades visible from 16th Street;
 - f. Addition of awnings;
 - g. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc.;
 - h. The addition or replacement of signs;
 - i. Moving structures on or off the site;
 - j. Installation of electrical, utility, and communications services on principal (east) facade;

- k. Placement of high intensity overhead lighting, antennae, and utility poles within the areas of the east facade.
 - l. Interior modifications to the features listed in 1.b. above.
- 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, except in the areas previously noted (2.A.3.d. above).
- 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

RecommendedNot 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.

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

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

BUILDING: STRUCTURAL SYSTEMS

RecommendedNot Recommended

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

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

Undertaking stabilization and repair of weakened structural members and systems.

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

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

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 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.

Duplicating old mortar in composition, color and texture.

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

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

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

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.

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

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.

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

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.

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

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

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.

*For more information consult Preservation Briefs: 1: “The Cleaning and Waterproof Coating of Masonry Buildings” and Preservation Briefs: 2: “Repointing Mortar Joints in Historic Brick Buildings.” Both are available from Technical Preservation Services Division, Heritage Conservation and Recreation Service, U. S. Department of the Interior, Washington, D.C. 20240

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended

Retaining and preserving significant architectural features, whenever possible.

Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape and texture the old as closely as possible.

Not Recommended

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.

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.

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

Recommended

Retaining original material, whenever possible.

Not Recommended

Removing architectural features that are an essential part of a building’s character and appearance, illustrating the continuity of growth and change.

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc ----- Continued

Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.

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.

Roofs and Roofing

Recommended

Preserving original roof shape and roofing material.

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

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.

Windows and Doors ----- Continued

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.

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

Installing inappropriate new window or door features such as aluminum storm and screen window insulating glass combinations that require the removal of original windows and doors.

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

Recommended

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.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

Removing or altering porches and steps that are appropriate to the building's development and style.

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.

Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior FinishesRecommended

Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.

Not Recommended

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.

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

NEW CONSTRUCTION

Recommended

Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.

Designing new work to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

Protecting architectural details and features that contribute to the character of the building.

Not Recommended

Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

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.

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.

Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.

Placing television antennas and mechanical equipment, such as air conditioners, in an inconspicuous location.

Placing television antennas and mechanical equipment, such as air conditioners where they can be seen from the street.

MECHANICAL SYSTEMS: Heating and Air Conditioning, Electrical, Plumbing, Fire Protection

Recommended

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.

Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

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

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical system.

Attaching exterior electrical and telephone cables to the principal elevations of the building.

Installing vertical ducts, pipes, and cables in places where they will be a visual intrusion.

Concealing or “making invisible” mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.

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.

Appendix B: Preservation Guidelines for Hawley Landmark District

PRESERVATION GUIDELINES FOR HAWLEY LANDMARK DISTRICT

approved _____
by Hist. Pres. Comm.

1. Architectural Review of Landmark District:
 - a. Photographs: On file in Planning Department and at Nebraska State Historical Society (Nebraska Historic Building Survey).
 - b. Important architectural features:
1 to 2 ½ story frame and masonry houses; hip, gable, and gambrel roofs, many with dormers. Clapboard siding predominates, with some brick, stone, and stucco. Houses are oriented toward street. Many have full-length front porches as principal entry feature, significant features include stairs, skirts, pedestals, columns, posts or piers, and railings.
 - c. Architectural styles and dates:
Queen Anne (1880s & '90s), Prairie Boxes (1900-1925) with Neo-classical, Craftsman, and Colonial Revival detailing; Bungalows (1910-25).
 - d. Additions and modifications: some altered siding (asbestos, vinyl, aluminum, steel, etc.), altered porch details; several larger multi-family dwellings of the 1950s-80s.

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 Department of Building and Safety. The following work to be conducted on Landmark District buildings 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 Department of Building and Safety 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 which may not require a Building Permit, but involves:
 - a. Removal of live trees over 6 inches in caliper, measured at 12 inches above the ground;
 - b. Addition of paving materials to create new sidewalks or new parking areas in front of or beside buildings;
 - c. Addition or replacement of fencing or landscape walls in front of or beside buildings (excluding fences in the area between the rear of buildings and rear lot lines);

- d. Replacement of exterior material and trim or roofing materials;
- e. Cleaning and maintenance of stone, brick, and other masonry, and painting of previously unpainted masonry;
- f. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on facades visible from the street;
- g. Addition of awnings;
- h. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc., on the exterior visible from the street;
- I. The addition or replacement of signs;
- j. Moving structures on or off the site;

- 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 Landmark District property owners in the preservation of their buildings. It is also intended that these Standards will aid the Commission in making decisions when required to issue or deny a Certificate.

The goals of the Lincoln historic preservation process are to maintain the historic character of significant buildings and areas, while encouraging private ownership. The guidelines focus on the fronts and sides of buildings--the portions the public can enjoy from public streets and sidewalks--with less emphasis on backyards and the rear of buildings. For corner properties, owners are encouraged to consider compatibility with the historic character of the district in making changes to rear facades and rear yards visible from public streets, while the Commission will exercise discretion in reviewing such changes.

When a decision to issue or deny a Certificate is to be made, 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.

A. New Construction:

1. Main Buildings:

New construction should be based on careful study of the surrounding historic structures, and sensitive design reflecting the principal qualities of the district in terms of size, setback, roofs, orientation, and materials. Contemporary designs should be compatible with the district's historic structures in height, proportion, character, and mood.

- a. Height and Proportion: The height of a new structure and its height-to-width proportions shall be consistent with the historic architectural characteristics of the district. The building height shall be no greater than the tallest existing structure and no less than that of the lowest existing structure on the same block face.
- b. Building Materials: Exterior materials of new buildings, including roofing, shall be compatible in appearance, scale, texture, and color with the historic architectural materials of the district.
- c. Roof: Roof type and pitch should be based on prevalent types within the district.
- d. Orientation: The principal entrance facade of a new building shall be oriented in the same direction as the entrance facade of the nearest adjacent historic building in the district.
- e. Windows, doors, and trim: Window and door placement and appearance on new buildings shall be consistent with those on historic buildings in the district. Owners and their designers are encouraged to provide designs that harmonize with historic materials and decoration in the district.
- f. Mechanical systems and utility services: Mechanical systems including solar panels and air conditioners and utility services including electrical, CTV, telephone, and gas meters shall not be located on the street facade and shall be as unobtrusive as possible if located on side facades. Satellite "dish" antennae shall not be located in front or side yards, and shall be located and screened so as to be as unobtrusive as possible if located in rear yards.

2. 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 replicate the appearance of the exterior materials of the existing building, unless those materials are unavailable or unfeasible due to expense, such as cut stone or unusual brick. In those instances, materials that replicate the appearance of other, nearby historic structures in the district may be substituted.

B. Alterations:

1. Additions: Additions shall complement the style of the structure. Additions shall not imitate architectural styles which pre-date that of the historic structure. The appearance of all street facades of a building shall not be altered unless the design is sensitive to the historic and architectural character of the building. The design shall 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.

Additions that are not visible from the street shall be permitted if their design is compatible with the scale of the existing building.

2. Roofs: The roof shape of front of a building shall remain the same unless an owner wishes to restore an earlier, documentable appearance. Unobtrusive alterations to the side and rear portions of a roof shall be compatible with the design of the building.
3. Porches and Trim: There shall be no changes in the existing porches, trim and ornamentation of buildings other than painting or repair unless the owner wishes to restore an earlier, documented appearance. Any replaced or repaired portions of the porches or trim that are visible and above grade, including, but not limited to, columns, railings, balustrades, decks, steps, foundations, and fascia shall match the original members in scale, design, and material.
4. Openings: The preference of these guidelines is that original windows, doors, or hardware shall not be removed when they can be restored, repaired, and reused. If the original glass, storms, screens, hardware, and doors cannot be repaired and retained, then they should 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, based on evidence provided by the owner that replacement-in-kind is practically or financially unfeasible.

If aluminum combination storms and screens or storm doors are proposed for installation, raw aluminum shall not be permitted but units finished in colors that harmonize with the building shall be allowed.

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: Unpainted brick or stone shall not be painted or covered. The cleaning of masonry shall not be done in a manner to harm or alter the original surface of the materials. Sandblasting is prohibited.
3. Siding: Repairs with materials that duplicate the original siding in texture, scale, and appearance are required. Re-siding with aluminum, steel, or vinyl shall be permitted, on a case-by-case basis, if the material matches the width of the original siding, leaves ornamental trim, including window cases, uncovered or replicates the original detail, and matches the surface texture of the original siding. Wood-grained synthetic siding will not be permitted.
4. Roofing: Reroofing shall restore documented earlier materials and colors, or duplicate the existing materials in appearance. Replacement with other materials shall be evaluated in terms of compatibility with the architectural style of the building and of cost, and may be permitted on an individual basis.

D. Demolition:

Buildings, accessory buildings, 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 buildings 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 walls in areas that can be seen from the street.

Exterior electrical, television and telephone cables should be installed in places where they will be visually unobtrusive. Television antennae (especially satellite dishes) and mechanical equipment such as air conditioners and solar panels should be placed in as inconspicuous a location as possible. The installation of such equipment shall not adversely affect the principal elevations. Owners are encouraged to work with LES to bury electrical service lines whenever feasible.

2. Signs:

Any exterior signs shall be compatible with the historic and architectural character of the building and the district. Any street address designation shall also be compatible with the historic and architectural character of the building. Installation of a compatibly designed sign providing historical information about the building is encouraged.

3. Fencing and Walls:

Chain link or similar security-type wire fences are prohibited in front of or beside buildings. Historic types of residential wire fencing may be permitted on a case-by-case basis. All fencing and walls in front of or beside the building shall be compatible with the historic and architectural character of the building and the district. Fencing behind buildings is not subject to review.

4. Paving:

No new paving to create space for parking may be added to areas in front of or beside the building. New sidewalks and drives shall be sensitive to the historic and architectural character of the building. Original walks shall be maintained.

5. Fire Escapes

No fire escapes shall be permitted on front facades. Fire escapes on the rear and side shall be designed and located so as to minimize their visual impact.

6. Landscaping

Most aspects of landscaping are not subject to Commission review, except as specified in part 2.3.a, b, and c above, addressing trees, paving, and fences. As with other features, regarding landscaping the Commission is more interested in the front and visible side yards of properties, and less interested in back yards. However, maintenance of all original environmental features is strongly encouraged. New plantings and outdoor appurtenances should be compatible with the historic and architectural character of the property and the district.

Regarding trees over 6 inches in diameter, they shall not be removed unless:

- a. the Commission determines, in consultation with the City Forester, that they are diseased or threaten the public safety, or
- b. the tree or trees are shown to be threatening damage or causing deterioration to a building, or
- c. trees are located in such a manner as to be unable to maintain healthy growth.

Appendix C: Local Landmark Site Data

Appendix D: Local Landmark District Data

Name Of Landmark	Desig Criteria Of Admiss	Original Use	Current Use	NRHP	Address	Sq Ft.	Yr Built
A Street Power & Water Station	1986 A & B	Utilities	Residential	Yes	2901 A Street, Lincoln, NE	41382	1920
Alpha Xi Delta Sorority	2003 B-Architecture	Educaiton/Sorority	Education/Sorority	No	1619 R Street, Lincoln, NE	18460	1929
Antelope Grocery	1987 B-Architecture	Commercial/Resider	Commercial	Yes	2406 J Street, Lincoln, NE	4375	1922
Antelope Park Zoo Aviary	2016 A-Persons/Events	Entertainment	Education	No	1300 S 27th Street, Lincoln, NE	32670	1938
Barr Terrace	1982 B-Architecture	Multi-Family Reside	Multi-Family Residenc	Yes	627 S 11th Street, Lincoln, NE	14200	1890
Beattie-Miles House	1982 A & B	Private Residence	Private Residence	Yes	6706 Colby Street, Lincoln, NE	13996	1892
Betz/VanAndel Houses	2015 A & B	Private Residence	Multi-Family Residenc	No	1037 S 13th Street, Lincoln, NE	15120	1912
Bowman-Cameron House	2013 A & B	Private Residence	Private Residence	No	1201 D Street, Lincoln, NE	4792	1885
Burgess Farmstead	2017 A & B	Farmstead	Farmstead	No	6501 SW 40th Street, Lincoln, NE	435600	1912
Calhoun House	1982 A & B	Private Residence	Private Residence	Yes	1130 Plum Street, Lincoln, NE	8100	1890
Candy House	1995 A-Events/Persons	Private Residence	Commercial	No	1003 H Street, Lincoln, NE	7100	1888
Cordner House	2016 B- Architecture	Private Residence	Private Residence	No	325 S 55th Street, Lincoln, NE	55727	1912
Cultra Duplex	1993 B-Architecture	Multi-Family Reside	Multi-Family Residenc	No	545 N 25th Street, Lincoln, NE	10704	1894
Delta Delta Delta Sorority	2006 B-Architecture	Education/Sorority	Education/Sorority	No	1601 R Street, Lincoln, NE	10166	1926
Delta Gamma Sorority	1999 B- Architecture	Education/Fraternity	Educaiton/Fraternity	No	400 Univeristy Terrace, Lincoln, N	14400	1926
Dial House	1988 B-Architecture	Private Residence	Private Residence	No	2033 S 16th Street, Lincoln, NE	8712	1904
East Lincoln Baptist Church	1990 B-Architecture	Religious	Commercial	No	2748 S Street, Lincoln, NE	13068	1908
Fawell House	1983 B-Architecture	Private Residence	Private Residence	No	2401 Ryons Street, Lincoln, NE	13187	1916
First German Congregational Chu	2016 A & B	Religious	Religious	No	100 W F Street, Lincoln, NE	22600	1920
Foster House	2008 B-Architecture	Private Residence	Commercial	No	1021 D Street, Lincoln, NE	7100	1881
Gamma Phi Beta Sorority	2007 B-Architecture	Educaiton/Sorority	Education/Sorority	No	415 N 16th Street, Lincoln, NE	9499	1927
German Evangelical Lutheran Ima	1986 A & B	Religious/School	Religious	No	745 D Street, Lincoln, NE	4356	1910
Gillen House	1983 A-Persons/Events	Private Residence	Private Residence	Yes	2245 A Street, Lincoln, NE	10575	1904
Grainger House	1984 B-Architecture	Private Residence	Private Residence	No	1970 B Street, Lincoln, NE	21300	1910
Griswold House	2008 A & B	Private Residence	Private Residence	No	1256 Fall Creek Rd. Lincoln, NE	28004	1935
Hac Grocery	2011 A & B	Commerical	Multi-Family Residenc	No	2943 Garfield Street, Lincoln, NE	12500	1916
Hall House	1998 A-Persons/Events	Private Residence	Private Residence	No	1039 S 11th Street, Lincoln, NE	14200	1884
Harris House	1982 B-Architecture	Private Residence	Commercial	Yes	1630 K Street, Lincoln, NE	7100	1902
Hayward School	1985 A & B	Education	Multi-Family Residenc	Yes	1215 N 9th Street, Lincoln, NE	45000	1904
Heidenreich House	2007 B-Architecture	Private Residence	Private Residence	No	1204 Peach Street, Lincoln, NE	4996	1912
Helmer-Winnett-White Flats	1982 B-Architecture	Multi-Family Reside	Commercial	Yes	1022 K Street, Lincoln, NE	8591	1898
Hitchcock House	2002 A & B	Private Residence	Private Residence	Yes	2733 Sherican Blvd, Lincoln, NE	17424	1922
Hurlbut-Yates House	1998 A & B	Private Residence	Multi-Family Residenc	Yes	720 S 16th Street, Lincoln, NE	14910	1891
Kappa Alpha Theta Sorority	2001 B-Architecture	Education/Fraternity	Education/Fraternity	No	1545 S Street, Lincoln, NE	16875	1925
Kappa Kappa Gamma Sorority	1999 B-Architecture	Education/Sorority	Education/Sorority	No	616 N 16th Street, Lincoln, NE	16875	1925
Kappa Sigma Fraternity	2005 A-Persons/Events	Education/Fraternity	Commercail	No	1141 H Street, Lincoln, NE	10650	1924
Lally House	2004 B-Architecture	Private Residence	Commercial	No	2541 N Street, Lincoln, NE	6752	1889
Lancaster County Poor Farm Res	1989 A & B	Government	Commercial	No	7000 NW 27th Street, Lincoln, NE	252648	1915
Lau House	1995 B-Architecture	Private Residence	Private Residence	No	1818 S 24th Street, Lincoln, NE	20625	1907
Lewis-Syford House	2008 B-Architecture	Private Residence	Commercial	Yes	700 N 16th Street, Lincoln, NE	18176	1878
Lincoln Air Force Base Remote F	2013 A-Persons/Events	Government/Military	Private Residence	No	6901 W Adams Street, Lincoln, N	827640	1957
Lincoln Woman's Club	2000 A-Persons/Events	Private Club	Private Club	No	407 S 14th Street, Lincoln, NE	14200	1954
Little-Atwood House	1983 A & B	Private Residence	Commercial	No	740 S 17th Street, Lincoln, NE	13817	1900
LT&T #4 Exchange	1990 B-Architecture	Commerical/Utility	Museum	No	4730 South Street, Lincoln ,NE	39204	1936
LT&T South Telephone Exchang	1983 A & B	Commerical/Utility	Private Residence	No	1957 Sumner Street, Lincoln, NE	6726	1909
Lyman Terrace	1982 B-Architecture	Multi-Family Reside	Multi-Family Residenc	Yes	1111 H Street, Lincoln, NE	14200	1890
Mt. Zion Baptist Church	1998 A-Persons/Events	Religious	Religious	No	1205 F Street, Lincoln, NE	7100	1922
Municipal Pool Bath House	2013 B-Architecture	Entertainment	Entertainment	No	23rd & N, Lincoln, NE	30492	1921
Murphy-Sheldon House	1990 A & B	Private Residence	Commercial	Yes	2525 N Street, Lincoln, NE	16900	1889
Nebraska Telephone Company B	1981 B-Architecture	Commercial	Commercial	Yes	130 S 13th Street, Lincoln, NE	4400	1896
Noble-Dawes House	1985 A & B	Multi-Family Reside	Commercial	No	1301 H Street, Lincoln, NE	7810	1885
Northeast Branch Library	2009 B-Architecture	Education	Commercial	No	2121 N 27th Street, Lincoln, NE	71832	1908
O'Connell-Galbraith House	2014 A & B	Private Residence	Commercial	No	727 S 9th Street, Lincoln, NE	3200	1881
Old Federal Building	2002 B-Architecture	Government	Commercial	Yes	129 N 10th Street, Lincoln, NE	60000	1904
Pace-Woods House	2001 A & B	Private Residence	Commerical	No	2525 N Street, Lincoln, NE	7810	1887
Pauley House	1983 A & B	Private Residence	Private Residence	No	2540 C Street, Lincoln, NE	14200	1920
Phi Delta Theta Fraternity	1985 B-Architecture	Education/Fraternity	Educaiton/Fraternity	No	1545 R Street Lincoln, NE.	11360	1938
Phi Kappa Psi Fraternity	2008 B-Architecture	Educaiton/Fraternity	Educaio/Fraternity	No	1548 S Street, Lincoln, NE	6000	1917
Rees House	2015 A & B	Private Residence	Private Residence	No	4701 Bancroft Street, Lincoln, NE	12200	1938
Reimers Bungalow	2009 B-Architecture	Private Residence	Private Residence	No	2201 B Street, Lincoln, NE	7097	1913
Reynolds House	2012 B-Architecture	Private Residence	Commercial	No	2530 Q Street, Lincoln, NE	21389	1905
Ricketts House	1993 A-Persons/Events	Private Residence	Private Residence	No	2125 B Street, Lincoln, NE	7100	1909
Ricketts Mansion	2009 A & B	Private Residence	Multi-Family Residenc	No	400 S 33rd Street, Lincoln, NE	22430	1890
Roberts House	1996 A-Persons/Events	Private Residence	Private Residence	No	3158 Sheridan Blvd, Lincoln, NE	21780	1917

Rogers House	1983 B-Architecture	Private Residence	Commercial	No	2145 B Street, Lincoln, NE	14200	1914
Ryons-Alexander House	1981 A-Persons/Events	Private Residence	Private Residence	Yes	1835 Ryons Street, Lincoln, NE	12603	1908
Saint Elizabeth Hospital Nurses H	2002 A & B	Hospital	Hospital	No	1650 Lake Street, Lincoln, NE	28000	1928
Saint Francis Chapel	1990 A & B	Religious	Religious	No	13th & South, Lincoln, NE	33531	1921
Saint Jame Lutheran Church	2011 A & B	Religious	Multi-Family Residence	No	3935 Randolph Street, Lincoln, NE	5800	1925
Schaaf House	2013 B-Architecture	Private Residence	Private Residence	No	659 S 18th Street, Lincoln, NE	7950	1920
Sigma Alpha Epsilon Fraternity	2013 B-Architecture	Education/Fraternity	Education/Fraternity	No	635 N 16th Street, Lincoln, NE	11500	1927
Sigma Chi Fraternity	2008 B-Architecture	Education/Fraternity	Education/Fraternity	No	1510 Vine Street, Lincoln, NE	19680	1931
Sigma Nu Fraternity	2002 B-Architecture	Education/Fraternity	Education/Fraternity	No	625 N 16th Street, Lincoln, NE	12000	1927
Sigma Phi Epsilon Fraternity	2002 B-Architecture	Education/Fraternity	Education/Fraternity	No	601 N 16th Street, Lincoln, NE	14400	1929
Slattery House	2008 B-Architecture	Private Residence	Private Residence	No	5230 N 14th Street, Lincoln, NE	265716	1921
Stake House	2004 B-Architecture	Private Residence	Private Residence	Yes	145 S 28th Street, Lincoln, NE	9900	1919
Standard Oil Company Barn & G	2008 A-Persons/Events	Commercial	Commercial	No	1219 N 14th Street, Lincoln, NE	28961	1915
Taylor House	1992 B-Architecture	Private Residence	Multi-Family Residence	No	2721 P Street, Lincoln, NE	13068	1890
Tifereth Israel Synagogue	1982 A & B	Religious	Multi-Family Residence	Yes	344 S 18th Street, Lincoln, NE	3703	1913
Trinity Methodist Episcopal Church	2007 B-Architecture	Religious	Religious	No	1345 S 16th Street, Lincoln, NE	42600	1893
Tuttle-Schaupp House	2010 B-Architecture	Private Residence	Commercial	No	3008 O Street, Lincoln, NE	14279	1902
University Place City Hall	2017 A & B	Government	Education	No	2601 N 48th Street, Lincoln, NE	6600	1914
Weese Farmstead	2009 A-Persons/Events	Farmstead	Farmstead	No	10901 Adams Street, Lincoln, NE	243936	1923
Weil House	1994 B-Architecture	Private Residence	Education/Fraternity	No	1149 S 17th Street, Lincoln, NE	9200	1902
Wesleyan Hospital	2015 A-Persons/Events	Hospital	Commercial/Multi-Family	No	2742 N 48th Street, Lincoln, NE	3555	1906
Wheeler House	2013 A & B	Private Residence	Multi-Family Residence	No	1717 D Street, Lincoln, NE	7100	1891
William Tyler House	1981 B-Architecture	Private Residence	Private Residence	Yes	808 D Street, Lincoln, NE	13307	1891
Woods Brothers Companies Building	1980 B-Architecture	Commercial	Commercial	Yes	132 S 13th Street, Lincoln, NE	4400	1914
Zimmer Grocery & House	2004 A & B	Commercial/Residential	Multi-Family Residence	No	1941 K Street, Lincoln, NE	7113	1908

Appendix D: Local Landmark District Data

Landmark District	Admission Address	Criteria	Primary Use	Total Structures	Contributing Structures	Acres	Number of Blocks	On NRHP
Capitol Addition District	1983 C, 17th & 18th	A & B	Residential	27	27	7.6	2	No
Chase F. Creighton District	1985 49th to 54th, Walker & Leightor	A-Persons/Events	Residential	86	81	20	7.5	No
Clark-Leonard District	1983 19th to 20th, E & F	A & B	Residential	19	16	7.6	2	No
East Campus Neighborhood District	2002 Idylwild-40th, Holdrege-Apple	A-Persons/Events	Residential	177	171	48	8	No
East Lincoln/Elm Park District	1991 28th to 30th, N to Randolph	A & B	Residential	145	143	40.9	8.5	No
Everett District	1998 G to A, 9th to 12th	A-Persons/Events	Residential	250	196	67	20	No
Franklin Heights District	1995 24th-Pepper, South-Summer	A & B	Residential	169	161	43.4	7	No
Havelock Avenue District	2007 60th to 63rd, Havelock Ave.	B- Architecture	Commercial	38	22	9.45	2.5	No
Hawley District	1998 R to U, 23rd to 26th	A & B	Residential	108	96	29	8	No
Haymarket District	1982 7th to 9th, O to R	A & B	Commercial	60	42	22	7	Yes
Hillsdale District	1983 20th to 22nd, A to B	A & B	Residential	20	19	4.1	2	No
Mount Emerald District	1981 19th to 20th, A to E	B-Architecture	Residential	72	68	3.5	7	No
Woods Park Bungalow District	1991 30th to 33rd, J to Randolph	B- Architecture	Residential	142	140	21.7	5	No