

# **Historic Preservation Commission**

## ***Annual Report 2014***

The Historic Preservation Commission (HPC) was established in 1980 to promote and protect the historic resources of Lincoln. Making an annual report of past actions and future goals is among the “Powers and Duties” of the Commission.

By Section 27.57 of the Lincoln Municipal Code, the Commission ordinarily meets monthly. Four of the seven appointed, volunteer citizen members constitute a quorum of the Commission. Commission membership is to include two architects, an American historian, a landscape architect (if available), a real estate professional, and two citizens at large. By having over half the members recognized as preservation professionals, the Commission also fulfills a key requirement for the City of Lincoln to be a Certified Local Government in cooperation with the Nebraska State Historical Society and the U. S. Department of the Interior. Membership remained unchanged through 2014, consisting of architects Liz Kuhlman and Greg Munn (chairman), historians Jim McKee and Jim Hewitt, realtor Tim Francis, and citizens-at-large Berwyn Jones and Jim Johnson.

The Planning Department provides staff to HPC. Planners Ed Zimmer and Stacey Groshong Hageman were assisted by Teresa McKinstry through mid-year, then by Amy Huffman. The Commission met monthly in 2014; with a quorum at every meeting.

The Commission reviews applications for landmark designations and special permits for historic preservation, making recommendations to the Planning Commission and City Council. As the preservation board of a Certified Local Government, the Commission also is the first group to review and make recommendations on National Register nominations of Lincoln properties. The Commission reviews proposed changes to designated landmarks or properties in landmark districts, such as Haymarket. The on-going outreach efforts of the Planning Department in the area of historic preservation also fulfill a prescribed “Power and Duty” of the HPC.

### ***Haymarket Reviews***

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The Commission considered just over 50 items on its dozen monthly agendas in 2014, of which about half involved properties in Haymarket. This pattern has been typical of HPC’s activities since its early years, due to the steady level of redevelopment and commercial activity in the former wholesale and railroad district.

Noteworthy Haymarket projects included:

- Ongoing planning for redevelopment of the Hargreaves/Schwarz Building at 8<sup>th</sup> and O Streets from warehouse use into commercial and residential space, including restoration of the finest 19<sup>th</sup> century storefronts extant in Lincoln;



- Welcome creation of new retail storefronts in a formerly blank wall at 321 North 8<sup>th</sup> St; and



*Prior to  
Redevelopment*



*New Storefront  
Fall 2014*

- Transition of long-time businesses such as “From Nebraska” to new ownership (by James Arthur Vineyards) and growth of Haymarket-based employers such as Hudl, with new signs reflecting the vitality of the area.



◀ Proposal for Hudl



▶ Proposal for James Arthur Vineyards

Two of the most significant Haymarket-area projects reviewed by HPC involved proposals for new construction in the vicinity of Canopy and O Streets. In August and September, the Commission held public hearings and deliberated on a proposal for demolition of 700 O Street and replacement of the one-story warehouse with a three-story retail and office building. The Commission considered information on the economic feasibility of rehabilitating the building and thoroughly discussed the condition, significance, and possible alternative treatments of the property. A motion to deny approval of a preservation certificate for demolition was adopted by a 5-1 vote in September.



◀ Existing Building Looking East

▶ Proposal for 700 O Street



The Commission took up the separate matter of the appropriateness of the proposed replacement building for 700 O Street, recognizing that the “Historic Preservation District” chapter of the Lincoln zoning code (LMC27.57) provides for delays of up to 6 months (until March 2015) in the case of denial of a request for demolition, but does not permanently prohibit the requested action. In their discussion, Commissioners also acknowledged changes in the proposed design for the replacement building which enhanced its appropriateness. A preservation certificate for the new building was approved unanimously.

South of the 700 O Street site, the City built Lumberworks Parking Garage in 2013 and 2014 on vacant land adjacent to the Haymarket Landmark District. The garage design provided for development of “liner buildings” abutting the garage on the west and north sides, and HPC has served as the City’s design review board for those development proposals, due to the proximity to Haymarket.

A major building providing retail and senior housing (for both independent and assisted living) is proposed for the Canopy Street frontage. The Commission recommended approval of the overall design concept and of a special permit to allow a height of 105 feet for the narrow structure. The special permit was subsequently approved by the Planning Commission, while negotiations on the redevelopment agreement continue in 2015.

*Proposal for  
Lumberworks Liner Building  
Looking Northeast*



# Citywide Reviews

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In addition to the many Haymarket reviews, HPC considered approximately two dozen proposals for historic properties elsewhere in the city (and county). In February HPC advised Planning Commission on a Special Permit proposal to adapt the barn associated with historic Prairie Creek B&B on South 148<sup>th</sup> Street as an assembly space. HPC recommended approval and Planning Commission allowed the proposal.

Also in February, the Commission recommended Bryan Hospital's design for substantially enhancing the landscape treatment at Fairview, Mary and William Jennings Bryan's mansion at Bryan East. Over several months, the Commission urged an improvement to an installation of wireless communication antennae on WaterPark (former A Street Water and Power House). A satisfactory solution was presented and approved in March.

In May, NeighborWorks Lincoln proposed removal of a deteriorated house in the Hawley Landmark District at 25<sup>th</sup> and S Streets, for replacement with a single-family home. NeighborWorks has a laudable track record of both rehabilitation and sensitive new in-fill construction throughout the Hawley/Malone area and the proposal was accepted.

At the last meeting of 2014, Public Works Department presented designs for replacement of Penny Bridges in the Boulevards Historic District. The twin concrete and steel bridges, built in 1934 to carry Sheridan Boulevard over the Rock Island Railroad right-of-way northwest of 33<sup>rd</sup> Street, are severally deteriorated. The Commission recommended approval of the well-designed replacements, which retain the essential design characteristics at the Boulevard level while enhancing the underpass experience of the hiker-biker trail below.

*Proposal for Penny Bridges  
View from Trail*



## ***Historic Designations***

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In 2014, the roster of designated historic places in Lincoln expanded by a National Register district, a Lincoln Landmark, and an individual National Register property, all under the review of the Historic Preservation Commission.

In July, the Lincoln Haymarket Historic District was formally listed on the National Register of Historic Places. The district encompasses all of the Haymarket Landmark District of 1982, will additions to the west to encompass the rehabilitated railroad canopy along Canopy Street. The east and south boundaries were also expanded to include Lincoln's only stone-paved alley in the block bounded by 8<sup>th</sup>, 9<sup>th</sup>, N and O Streets, as well as the 19<sup>th</sup> century Noyes Gallery Building on S. 9<sup>th</sup> Street and 820 N Street, adjacent that alley.

In the fall, HPC recommended and Planning Commission and City Council concurred in designating the O'Donnell/ Galbraith House at 727 S. 9<sup>th</sup> Street as a Landmark, with an associated special permit to use the tiny 1880s house as a restaurant.

*O'Donnell/Galbraith House*



*Historic Photo of  
John and Mabel Galbraith  
On Front Stoop*



In December, the National Park Service listed the Amel H. Koop House at 15<sup>th</sup> and A Street on the National Register after HPC had recommended the nomination of the house in July. George Berllinghof was architect for the unique 1915 house.

*Amel H. Koop House  
Looking Southwest* ▶



## ***Outreach***

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Outreach efforts in 2014 included numerous walking tours, television programs (in cooperation with Preservation Association of Lincoln and Nebraska State Historical Society [NSHS]), and illustrated talks to groups from 3rd graders to senior citizens. A revised walking tour booklet and web site for Haymarket were completed with Historic Haymarket Inc. and Downtown Lincoln Association. Commission member Jim McKee, preservation architect Matt Hansen, and planner Ed Zimmer co-authored *Lincoln's Early Architecture*, a picture book with extensive captions published in mid-2014 by Arcadia Press.