



Image by Sinclair Hille Architects

# Historic Preservation Commission 2018 Annual Report

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

The Commission ordinarily meets monthly, in accord with Section 27.57 of the Lincoln Municipal Code. 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 had one change in 2018, as architect Greg Newport was appointed in place of architect (and chair) Greg Munn, who served since 2009. Other members are architect Liz Bavitz, historians Jim McKee and Jim Hewitt, historic preservation consultant Melissa Dirr Gengler, real estate professional Greg McCown and citizen-at-large Jim Johnson. Greg McCown was elected as chair in December and Jim McKee continues to serve as vice-chair.

The Planning Department provides staff to HPC including planners Ed Zimmer and Stacey Groshong Hageman, with administrative assistant Amy Huffman. The Commission met for eleven regular monthly meetings in 2018.

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 and educational efforts of the Planning Department in the area of historic preservation also fulfill a prescribed "Power and Duty" of the HPC.

## ***Certification Reviews***

---

The Commission considered over thirty items on its monthly agendas in 2018. A majority of the items involved properties in the Haymarket District (especially signs), a "routine" but significant task in maintaining the overall character of that successful historic commercial district. Havelock Avenue Landmark District and Everett Landmark District had multiple reviews during the year, along with several of the individual landmarks

In 2017 HPC, jointly with Urban Design Committee, reviewed plans for rebuilding Haymarket's "corner nodes." This work, along with "mill & overlay" renewal of street pavements, has been completed in 2018, greatly improving the pedestrian environment.



▲  
Raymond Bros. Building, 801 O Street

Probably the most impactful of the building projects reviewed by the Commission in 2018 has been the long-awaited rehabilitation of the mid-1880s Raymond Bros. Building at 801 O Street on the south edge of the Haymarket District. The project was well underway by year's end, towards completion in 2019. Like the recently rehabbed Schwarz Building on the west side of 8<sup>th</sup> Street, the Raymond Bros. Building will offer residences above commercial space on the ground floor. Together the two 19<sup>th</sup> century grocery warehouses will offer a vibrant southern gateway to Haymarket.

## ***Advisory Reviews***

---

The Historic Preservation Commission serves the city as a design and preservation advisor on certain applications to the City, when the property is in proximity to designated landmarks or within National Register districts, even when preservation certificates are not required under the zoning code. This year the Commission served this function on the new Community-Based Outpatient Clinic (CBOC) planned for the National Register-designated VA Hospital campus. Continuing to serve veterans on their historic campus is a welcome outcome of the long site-selection process and is the next step towards the phased rehabilitation and continued utilization of the historic buildings of the VA Hospital.



▲  
CBOC (VA Clinic), perspective from south

## ***Historic Designations***

---

The Commission added to the community's inventory of designated historic properties in 2018, recognizing two buildings of similar age but very different purposes.



▲  
Scottish Rite Temple, Centennial Mall South at L Street

The Scottish Rite Temple of 1916-17, designed by Ellery L. Davis of the Berlinghof & Davis firm, was designated a Lincoln Landmark in connection with a change of zone to facilitate its greater utilization. The landmark designation adds to the protection of the historic resource, which was also listed on the National Register in 1986.

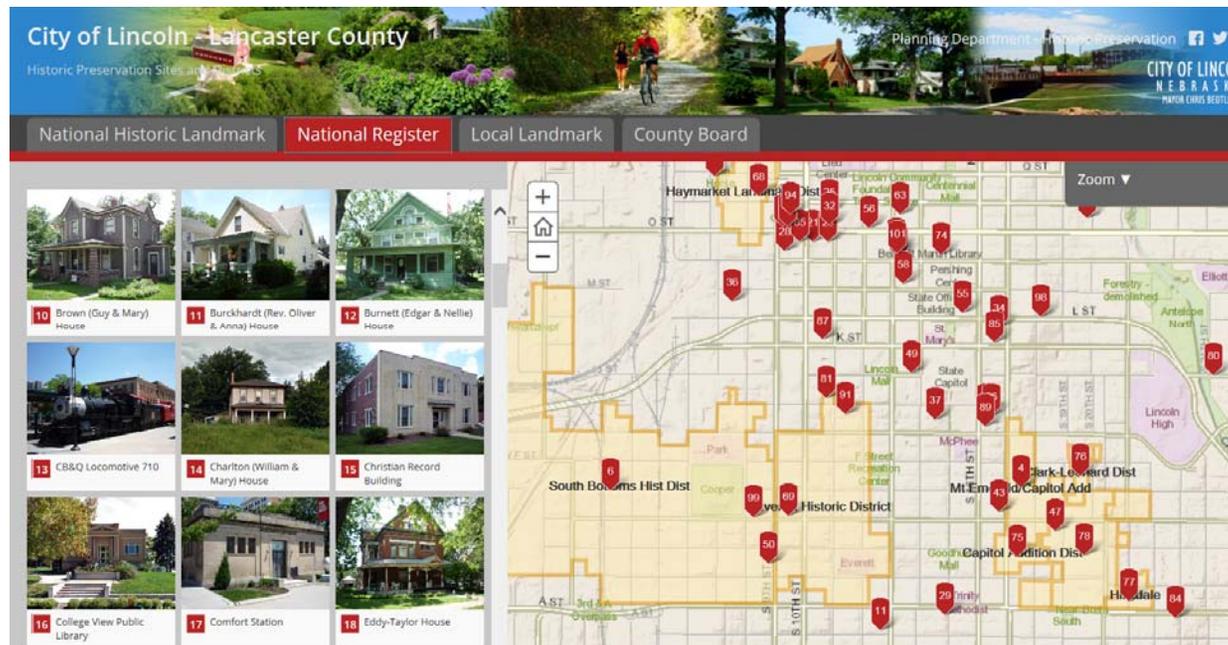


Fiske & Meginnis elevations for Strode Building, 1916-17, 1600 O Street

The Commission also began the process of designation of the Strode Building in support of its rehabilitation as a mixed use residential and commercial building. Fiske & Meginnis designed the handsome two-story structure for automotive sales and service. The current plans will reopen bricked-in openings for retail uses on the O Street frontage, parking in the north part of the first floor, and apartments above. It will be a major visual improvement on a very prominent downtown corner.

## Outreach

Through its staff, the Commission has continued vigorous outreach efforts in 2018 including our traditional talks, bus tours, TV programs, bike tours, and other programs for diverse audiences. Stacey Hageman continues to lead a major upgrade of the internet content of the Lincoln preservation program, adding to this accessible source for information on hundreds of Lincoln's historic resources.



In addition, Planning staff continues to contribute content on Nebraska architects to the History Nebraska's website "Place Makers of Nebraska":

[http://www.e-nebraskahistory.org/index.php?title=Place\\_Makers\\_of\\_Nebraska:\\_The\\_Architects](http://www.e-nebraskahistory.org/index.php?title=Place_Makers_of_Nebraska:_The_Architects)

Zimmer is also working with the Near South Neighborhood Association on issuing new, expanded versions on the neighborhood walking tour publications.

## ***Grant Support***

---

Lincoln's historic preservation program has benefited by a formal partnership with the State Historic Preservation Office in the Nebraska State Historical Society/History Nebraska since the 1980s. Lincoln was designated as one of Nebraska's first "Certified Local Governments" (CLG) in 1984, establishing the program's standing within the federal/state/local historic preservation structure outlined in the National Historic Preservation Act of 1966. As a CLG, Lincoln is eligible to apply for annual support from the Historic Preservation Fund of the U. S. Dept. of the Interior and has received such support annually since the 1980s, typically totalling about \$25,000 annually. These grants require a 60/40 match, which has been met in-kind through Planning Dept. staff time. The funds support broadcast costs of LNKTU, graduate interns (usually UNL Community & Regional Planning students), and staff and board training. Staff and several Commissioners attended the annual preservation conference in Omaha jointly sponsored by History Nebraska's Historic Preservation Office and Restore Omaha. Hageman and Zimmer attended the National Alliance of Preservation Commissions' biennial Forum in Des Moines in July.

F:\Boards\HPC\HPCReports\REPORTS\Annual Reports\HPC2018.docx

