



**ESTHETIC CONSIDERATIONS:**

This mixed-use building stands on a busy arterial street between two later apartment buildings.

**ALTERATIVE USES:**

Landmark designation does not change the permitted uses in the R-6 residential district but is accompanied by a Special Permit request to operate the grocery store portion as an office.

**ASSOCIATED REQUEST:**

Special Permit 04063

**ANALYSIS:**

1. Lincoln Municipal Code, section 27.57.120 provides for designation of landmarks that are *“Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States”* or that *“Represent a distinctive architectural style or innovation...”*
2. The Historic Preservation Commission held a public hearing on this matter and voted unanimously to recommend that the former Zimmer Grocery Store be recognized as a Lincoln Landmark for its almost unique depiction of a residential building combined with a tiny neighborhood grocery store. In the early 20<sup>th</sup> century very small grocery stores were common in Lincoln residential areas and a few of these structures remain, but few are of the house-plus-store type. The Commission’s recommendation is to recognize this earlier building type and activity pattern through the landmark designation of this property.
3. Preservation guidelines for the proposed landmark are based on the typical Lincoln landmark guidelines.
4. The application is enclosed.
5. The 2025 Comprehensive Plan includes a strategy to “Continue efforts to inventory, research, evaluate and celebrate the full range of historic resources throughout Lancaster County, collaborating with individuals, associations, and institutions, and designating landmarks and districts through the local preservation ordinance and the National Register of Historic Places.”

Prepared by:

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Edward F. Zimmer, Ph. D.  
Historic Preservation Planner

**APPLICANT & OWNER:** Pages LLC  
938 N. 70<sup>th</sup> Street  
Lincoln, NE 68505  
(402)610-0589

**CONTACT:** Fernando Pages  
938 N. 70<sup>th</sup> Street  
Lincoln, NE 68505  
(402)610-0589



**Change of Zone #04076  
Special Permit #04063  
1941 K St.**

2002 aerial

**Zoning:**

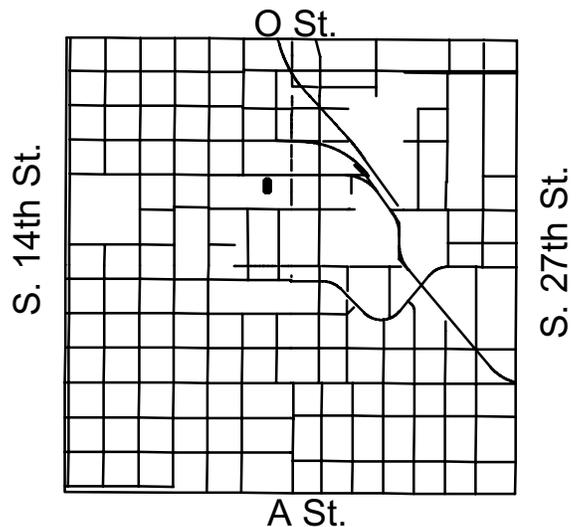
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile  
Sec. 25 T10N R6E



Zoning Jurisdiction Lines

City Limit Jurisdiction



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

1. NAME

Historic  
and/or Common  
NeHBS Site #

Zimmer Grocery Store

LC13:D8-548

2. LOCATION

Address

1941-1943 K St

3. CLASSIFICATION

Proposed Designation

Category

Landmark District  
 Landmark

district  
 building(s)  
 structure

site  
 object

Present Use

agriculture  
 commercial  
 educational  
 entertainment  
 government

industrial  
 military  
 museum  
 park  
 private residence

religious  
 scientific  
 transportat'n  
 other

4. OWNER OF PROPERTY

Name  
Address

Pages LLC  
938 N 70<sup>th</sup> St

5. GEOGRAPHICAL DATA

Legal Description **McMurtry's Add Block 3 Lot 12**  
Number of Acres or Square Feet: **0.1633 acres**

6. REPRESENTATION IN EXISTING SURVEYS

Title *Historic and Architectural Survey of Lincoln, NE*

Date on-going \_\_\_\_\_  State  County  Local

Depository for survey records **Lincoln Planning Dept., Lincoln, NE 68508**

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

yes, date listed \_\_\_\_\_

no

## 7. DESCRIPTION AND HISTORY

### Condition

X fair

x original site

x altered

**DESCRIPTION:** This 1 ½ story, folk style cottage home faces north, looking onto K St. The home has a flat roofed one story commercial store front added to its west facing facade, giving it its unusual form. The residence is a cross gabled house with a dropped secondary roof extending out over a small, front corner porch. The



1941-43 K St

dominant roof is the east-west gable. The facade's front gabled wing has decorative lintels and sills distinguishing its two double hung windows with eave returns accentuating the roof line. The rear of the home is a hipped roof one story addition with a enclosed porch. The store is believed to be added with a building permit dated in the summer of 1906 and is approximately 10 feet closer to K St than the home. The store front has a center oriented door with a small shed roof covering the stoop. Two simple unadorned double hung windows flank the doorway. An additional double hung window is visible on the stores east facade.

**HISTORY:** The Zimmer Grocery Store at 1941-1943 K St is a unusual example of a common business during early 20<sup>th</sup> century Lincoln. According to Lincoln City Directories, Jacob L. Zimmer ran a grocery store out of his residence as early as 1908. Building Permit # 1122, issued on July 23, 1906 shows that Zimmer built a 20' x 30', one story building on the same lot as his house with a new address of 1943 K St. This store addition to an existing building is a relatively uncommon form of the traditional neighborhood grocery store that was found throughout Lincoln during the time period. Only one comparable grocery store, the J. J. Trsek store built in 1915 at 2901 Randolph St displays a similar design. There are several other stores or offices of the time that were additions to residences but not as grocery stores. During this time period neighborhood grocery stores littered the Lincoln landscape. The 1908 directory lists no less than 121 grocery stores. By 1920, the city directory lists no less than 196 groceries. A majority of these were located in the residential neighborhoods of Lincoln. These neighborhood stores fit into two dominant subtypes, the commercial building and the modified store front in an existing house. The Zimmer store combines these two traits into one building. Jacob Zimmer bought this property in 1901. It is unclear if the current home was present at the time of purchase. The 1903 Sanborn Fire Insurance Map shows a simple single unit home oriented along the east lot line and facing K St, traits not compatible with the current home. A sewer connection recorded in 1904 may indicated new home construction at that time. The first known building permit, (#1122) shows J. L. Zimmer built a 20' x 30', one story building by himself for an estimated cost of \$300. This description fits well with the front portion of store. Zimmer is listed in the 1908 Lincoln City Directory as a grocer at 1941 K St. In following years Nathan Dorbin and E. L. Crist ran grocery stores from the same address. The grocery store continues

to have the 1941 K St address for the 1911-1915 directory listings, while the 1920 directory lists the 1943 K St address as the Lincoln Home Bakery.

<u>Period</u>	<u>Areas of Significance-Check and justify</u>
<u>_</u> 1800-1899	<u>_</u> architecture <u>X</u> community planning/development

Specific dates: 1904-1906

Builder/Architect: unknown

Statement of Significance (in one paragraph):

The Zimmer Grocery Store at 1941-43 K St is an unusual example of a local neighborhood grocer combining his residence and his store in one location with two different building types. Where as most small grocers during the early part of 20<sup>th</sup> century Lincoln had either a store in a modified home or a strictly commercial building, Jacob Zimmer attached his commercial store onto his home. This unique attribute distinguishes the Zimmer Grocery Store from a long list of small, neighborhood businesses in Lincoln and is a great example of traditional neighborhood living in Lincoln when walking was the dominant mode of transportation.

9. **STANDARDS FOR DESIGNATION**

- 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.

10. **MAJOR BIBLIOGRAPHICAL REFERENCES**

**Lancaster County Deeds, Lincoln City Directories, Sanborn Map Company atlases, Building Permit #1122.**

11. **FORM PREPARED BY:**

Name/Title: David A. Gaspers and Ed Zimmer on behalf of the owners

Organization: for the Linc./Lanc. Planning Dept.      Date Submitted 11/17/04

Street & Number      555 S. 10th St.      Telephone 441-6360

City or Town      Lincoln      State      NE 68508

Signature \_\_\_\_\_

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**FOR HISTORIC PRESERVATION COMMISSION USE ONLY:**

**DATE LANDMARK/LANDMARK DISTRICT DESIGNATED**

**LANDMARK/LANDMARK DISTRICT NUMBER**

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