



**ESTHETIC CONSIDERATIONS:**

The house stands between two larger landmark properties of similar age and forms a unique an important group of early structures.

**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 part of the RSAAC facility in the house.

**ASSOCIATED REQUEST:**

Special Permit 04062

**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 Lally House be recognized as a Lincoln Landmark for its architectural character as an early Queen Anne style cottage and especially for its central place in a trio of 1880s houses that exemplify an early phase of Lincoln’s eastward growth.
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.”
6. The Lally House is within the area of the proposed Antelope Valley Redevelopment Plan, in a neighborhood where conservation of existing structures, especially historic structures, is encouraged. Landmark designation of the Lally House is consistent with this Plan.

Prepared by:

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

**APPLICANT:** Rape/Spouse Abuse Crisis Center  
2545 N Street  
Lincoln, NE 68510  
(402)476-0899

**CONTACT:** Dave Johnson  
StudioNRG  
105 N. 8<sup>th</sup> Street  
Lincoln, NE 68508  
(402)429-7109

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**Change of Zone #04078  
Special Permit #04062  
S. 25th & N Street**

2002 aerial

**Zoning:**

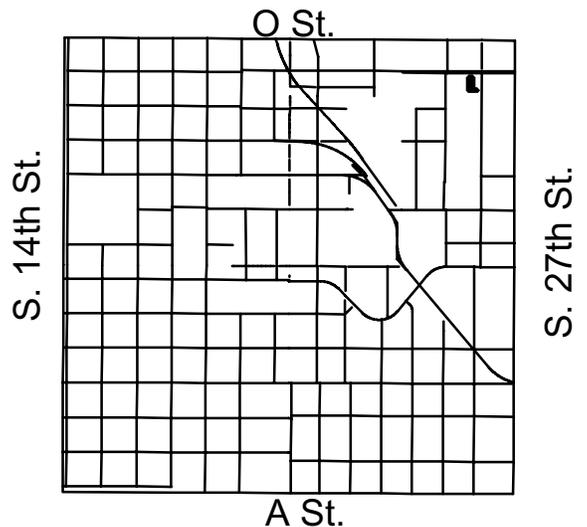
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned 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 #

Lally House  
LC13:D8-3898

2. LOCATION

Address

2541 N Street, Lincoln, NE 68508

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

Rape/Spouse Abuse Crisis Center  
2545 N Street, Lincoln, NE 68508

5. GEOGRAPHICAL DATA

Legal Description

Irregular Tract Lot 46 & 59 NE 25-10-6

Number of Acres or Square Feet: 0.155 acres

6. REPRESENTATION IN EXISTING SURVEYS

Title *Historic and Architectural Survey of Lincoln, NE*

Date on-going State County X 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:

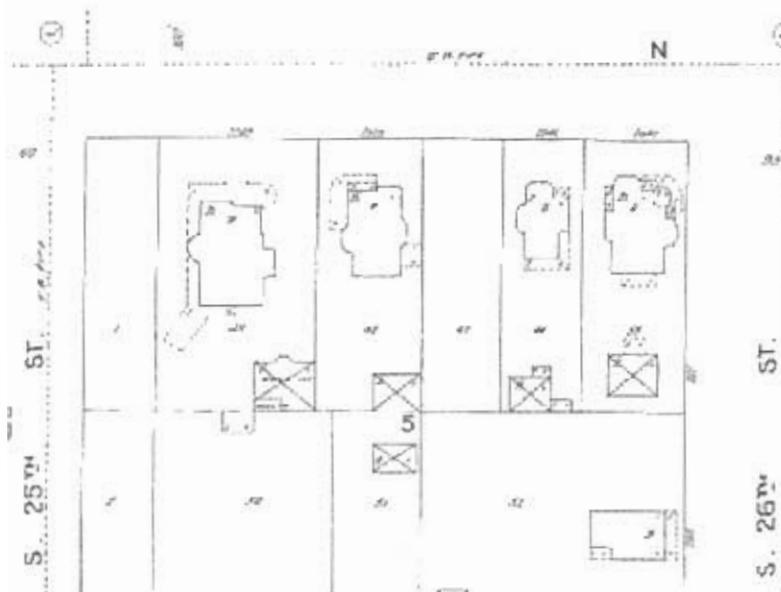


*Lally House, 2541 N Street, July 2004*

The main roof is an east-west gable, with a low eyebrow dormer set on the east side above the main entrance. The roof has eaves returns. An tall chimney with ornate brickwork stands to the west side of the front wing.

The Lally House is located between two much larger and more ornate Queen Anne style houses, the Murphy-Sheldon House to the west at 2525 N Street and the Pace-Woods House to the east at 2545 N Street. The three contemporary buildings form an important ensemble of "suburban" houses.

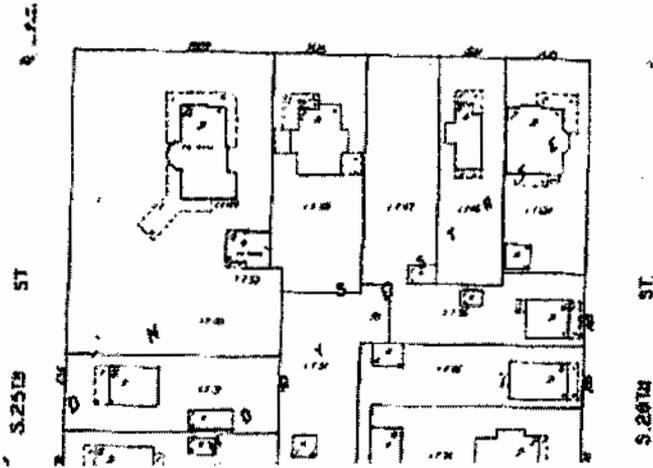
*(1903 Sanborn Atlas)*



**HISTORY:** Development in this area began in the late 1880s, when Lincoln was experiencing its decade of most rapid growth. The blockface on the south side of N Street between 25<sup>th</sup> and 26<sup>th</sup> St. gained four houses in within a few years, including a large brick house on the west side (demolished) and three frame houses in the Queen Anne style. The two larger frame houses were both occupied by families associated with real estate development in Lincoln. The smaller center house apparently was used as rental property in its early years as none of the early owners were listed as residents. A mechanic's lien of 1889 records construction of "a two story frame

tenement house" on the site: The 1889 directory lists Lewis C. Pace at 2541 N Street but the 1890 listing includes Pace at 2549 N (his corner house) and 2541 N (no resident listed). Probably the addresses on the block were shifting as the final houses were built. The owners at that time were Jane G. and C. H. Hutchins, who had their own real estate company with offices 1122 O Street. By the mid-1890's the property had been through several owners, including a foreclosure proceeding. The house possibly served as a rental property during this period.

The 1903 Sanborn atlas shows the early development of the block, depicting 2541 N with a small entrance porch at the northeast corner. The house located at 2541 N Street may be referred to as the Lally House because of the first known owner-occupants were members of the Lally family. Mary A. Lally bought the property in 1903. Frank M. and Eleanor Lally's address is listed in the 1904 City Directory as 2541 N St. Mr. Lally was a janitor at the University Farm and Mrs. Lally was a teacher at nearby Elliot School.



(1928 Sanborn Atlas)

## 8. SIGNIFICANCE

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

Specific dates: 1889

Builder/Architect: unknown

Statement of Significance (in one paragraph):

The Lally House is the centerpiece of a significant ensemble of Queen Anne style houses demonstrating development on the east terrace above of Antelope Creek during the city's decade of most explosive growth. The flanking Pace-Woods House and Murphy-Sheldon House are larger and more ornate than the Lally cottage but the smaller house completes the important grouping.

## 9. STANDARDS FOR DESIGNATION

- X Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;
- X Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Lancaster County Deeds, Lincoln City Directories, Sanborn Map Company atlases.

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 10/12/04

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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# Memorandum

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<b>To:</b>	Ed Zimmer, Planning Department
<b>From:</b>	Charles W. Baker, Public Works and Utilities
<b>Subject:</b>	Change of Zone #04078, 2545 and 2541 'N' Street
<b>Date:</b>	November 21, 2004
<b>cc:</b>	Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the application for Landmark Designation and Change of Zone #04078 at 2541 and 2545 'N' Street. Public Works has no objections. See Special Permit report for parking comments.