



MEMO

Date: February 2, 2026
To: Historic Preservation Commission
From: Jill Dolberg, Historic Preservation Planner
CC: Paul Barnes
Subject: UDR 26010: Fairview

The purpose of this memo is to provide information regarding Bryan LGH East Hospital's plans for expansion in the next several years. The hospital has identified that the Emergency Department is difficult for patients to gain entrance to and has limited parking to support the department. Additionally, the Neonatal Intensive Care Unit is in need of expansion.

Over the years, the hospital has grown around Fairview, limiting visibility and usefulness of the National Historic Landmark. The hospital property is quite landlocked, limiting expansion opportunities. The hospital has great respect for the historic nature of Fairview and the significance of its founder, William Jennings Bryan, but are cognizant that their primary mission is to care for the medical needs of its patients. To this end, they are earnest in considering their options for expanding the two departments mentioned, and for preserving Fairview to the best of their ability. They propose moving the historic house to a location on A Street.

The new location would have the benefit of being highly visible to the public, set away from the growing hospital. A Street, being a far more prominent thoroughfare than Sumner, would ensure more people can see and interact with it. Further, they propose to renovate the house upon its relocation, and plan to utilize the building by housing an educational center in the building. The building is vacant in its current location, so planning for an active use in the new location will ensure better preservation.

From a practical standpoint, Fairview is a National Historic Landmark, but it is not listed in the National Register of Historic Places or as a local landmark. The National Park Service has jurisdiction over National Historic Landmarks but does not exactly

have review authority over them. They may remove an NHL designation but will not dictate what happens to one in this case, as there are no federal funds involved in the project. There is currently a Special Permit for the hospital that allows for its location within a neighborhood. The Special Permit will require an amendment for both the expansion and the move of the building, so HPC, the Planning Commission, and City Council will have the opportunity to comment.

Bob Ravenscroft, Bryan Health-System Vice President, and Melissa Gengler, Heritage Resource Group, will attend the February 12, 2026, meeting to brief you on their plans and discuss any concerns you have. It will be in the "Discuss and Advise" portion of the agenda as plans are still preliminary and they know that discussion early and perhaps often will keep everyone informed. They understand the public will likely have strong opinions about this plan, and intend to communicate with SHPO, PAL, and any other groups that express concern.

Please contact me by email at jdolberg@lincoln.ne.gov or by phone at 441-6373 for questions or more information.

Addenda



January 22, 2026

Jill Dolberg
Lincoln/Lancaster County Planning Department
555 South 10th Street, Room 213
Lincoln, NE 68508

Re: Bryan East Campus Master Planning/Fairview

Dear Jill:

Bryan Health is currently in the midst of completing a master site plan for the Bryan East Campus with Leo A Daly. This is part of our 18 month 100th anniversary celebration where we are honoring our history, celebrating current achievements, and focusing on our future responsibilities to serve Nebraskans.

The health system continuously analyzes data and infrastructure needs to support planning priorities and decision to serve our communities and patients, for each of our campuses across Nebraska. One such example- Bryan Medical Center now treats over 100,000 patients at its Emergency Department (ED). To address those growing needs, Bryan is expanding the ED on the Bryan East Campus to meet the growing emergency care needs of our community. Planned improvements will be completed in early 2027 and are part of a multi-phase, multi-year campus project.

A cherished building on the Bryan East Campus is Fairview, the Lincoln home of Bryan Health's namesake. With Bryan Medical Center's growth over the past 100 years, the visibility and functional use of Fairview have significantly diminished. Part of our current site planning includes exploring options to determine how Fairview can be preserved, repurposed and better utilized-all anchored in the intent of William Jennings Bryan's original gift more than 100 years ago-to care for people and educate those that will care for them.

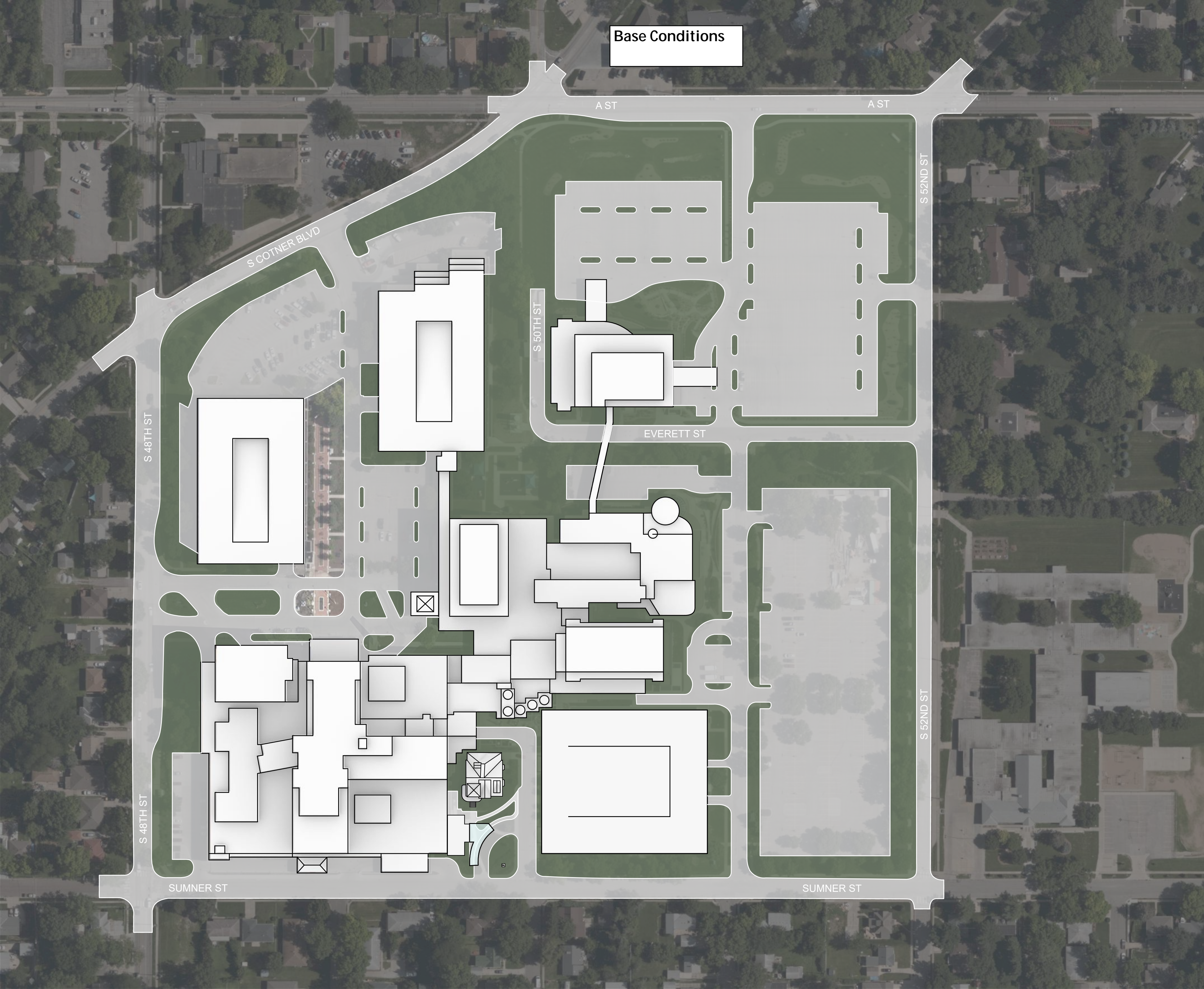
We would appreciate the opportunity to share proposed project plans to date with the historic preservation commission at their upcoming February 12 meeting. Attached for your reference are several drawings prepared by Leo A Daly as part of our site planning process. We plan to prepare a presentation for the Commission to share project goals and plans, as well as to begin a process forward through planning and permitting. We recognize that first step should include consultation with the Historic Preservation Commission.

Best Regards,

A handwritten signature in black ink, appearing to read "Bob Ravenscroft", with a stylized flourish at the end.

Bob Ravenscroft
Bryan Health-System Vice President

Base Conditions



A ST

A ST

S 52ND ST

S COTNER BLVD

S 50TH ST

EVERETT ST

S 48TH ST

S 52ND ST

S 48TH ST

SUMNER ST

SUMNER ST

Phase 1

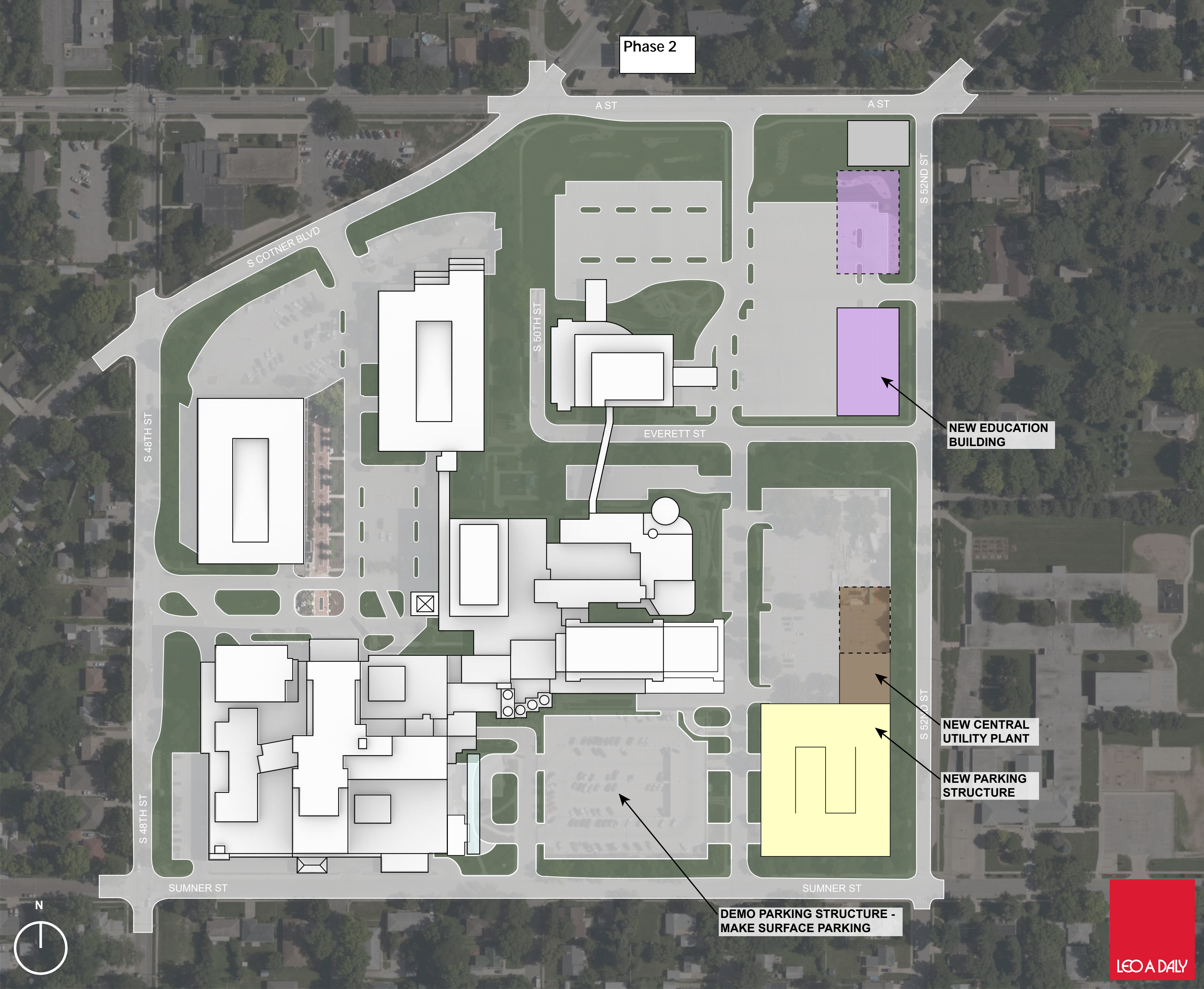
FAIRVIEW HOUSE
AND BRYAN STATUE
RELOCATION

NICU ADDITION

ED RENOVATION



Phase 2



NEW EDUCATION
BUILDING

NEW CENTRAL
UTILITY PLANT

NEW PARKING
STRUCTURE

DEMO PARKING STRUCTURE -
MAKE SURFACE PARKING

Phase 3

NEW ENTRY OFF OF
COTNER BLVD AND
A ST

NEW CONCOURSE
AND DROPOFF
PROCEDURAL
EXPANSION

FUTURE EXPANSION
SPACE