

HISTORIC PRESERVATION IN LINCOLN



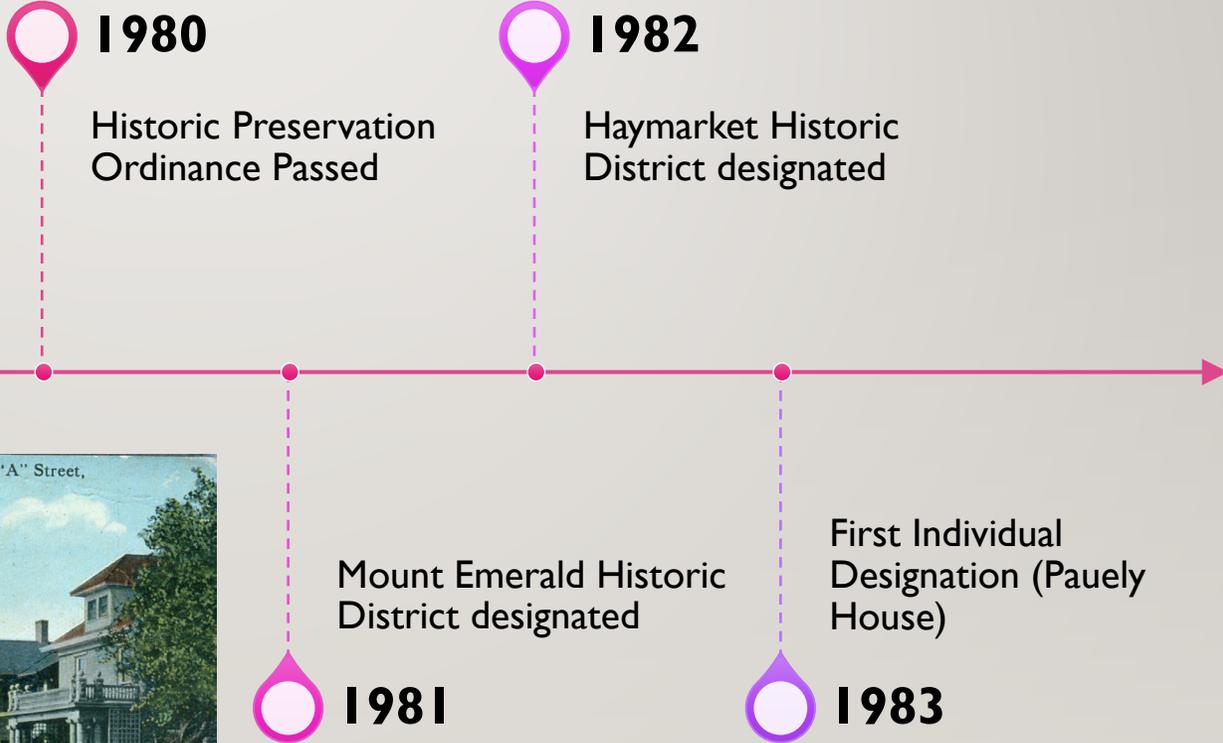
WHAT IS PRESERVATION?

- Protects not just buildings, but landscapes and open spaces
- Preserves the stories and provides a connection with the past
- What we preserve (or fight to preserve) shows our collective values

“Preservation affords the opportunity for the citizens to regain a sense of identify with their own origins of which they have been robbed by the sheer process of urbanization”

James Marston Fitch

EARLY HISTORY

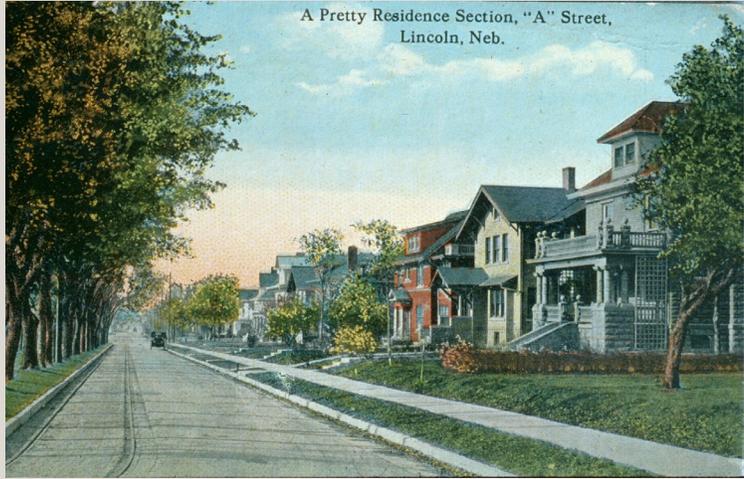


1980
Historic Preservation Ordinance Passed

1982
Haymarket Historic District designated

1981
Mount Emerald Historic District designated

1983
First Individual Designation (Pauely House)



LINCOLN CERTIFIED LOCAL GOVERNMENT

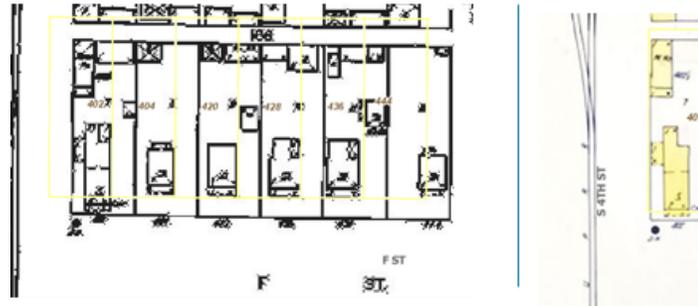
- Covers City of Lincoln (some county designations done)
- Housed in the Planning Department
- One staff member with administrative support
- Receive CLG grants annually to help fund operations

CLG ACTIVITIES

- Daily inquiries on building history
- Conduct surveys
- Manage HPC
- Public outreach/education
- Section 106 Reviews
- Complete nominations

DIRECTORIES

Year	Name	Spouse	Occupation	Address	Notes
1893	Conrad Bauer, grocer			311 F St	
1897	George Bauer, grocer			311 F Street	
1900-1903	George Bauer, grocer		Grocer	334 F Street	
1906-1910	G.K. Bauer and Sons		Grocery	402 F Street	George R, John, Henry, and George R Jr.
	George R. Bauer	Mary		330 F Street	
1920	George Bauer, grocer			402 F Street	
1923-1930	Bauer & Laback, grocers George Bauer Coal Co.			-	
1932	Bauer Coal Co.			-	
1934-1940	Vacant			-	
1945	Vacant			-	
1947	Alex Reinhardt		Plumber	-	



1928/1949

DAILY INQUIRIES

RS

Rifle Cash Register At Bauer Grocery

Twenty-two dollars in pennies, nickels and dimes was stolen from the cash register of the Henry G. Bauer grocery, 402 F street, sometime Tuesday night. A small hole was cut in the rear door so that by reaching through the night bolt could be unlocked. The thieves disturbed only the money. Detective Goodwin and Officers Frank Robbins and William Robbins who investigated blame the theft on small boys.

The Lincoln Star
23 Jan 1929, Wed -
Page 16

Be Ready for Winter!

HAVE you ordered your winter's coal yet? Prices today are lower than they will be when the demand exceeds the supply. Please us now and we will deliver the finest type of fresh coal to your door by within the next 24 hours.

GEO. BAUER
COAL COMPANY
101 S. 4TH ST. LINCOLN, NEB.
1704 S. 4TH ST. LINCOLN, NEB.

The Lincoln Star
27 Sep 1931, Sun - Page 8

GEORGE BAUER RITES.



George Bauer

The Nebraska State
Journal
22 Feb 1933, Wed -
Page 13

BAUER GROCERY

Blaze at 4th and F Confined to

The entire frame of the Henry G. Bauer grocery, 402 F and 4th sts. was a fire late Friday afternoon at his home, 130 F, will be held at the home Thursday at 1:30 p. m., with further services at Friday's Lutheran church 8th and D, at 3, Rev. M. Knolin officiating. Born in Russia, he came to the United States in 1888, opening a grocery at 402 F soon after. Pallbearers for the service are R. J. Amst, Jacob J. Bauer, Henry J. Bauer, George Bauer, Henry Gerlach, Adolph Laback, Jacob Laback and Mrs. Victor Maul will sing.

The fire was confined to the building after alarm.

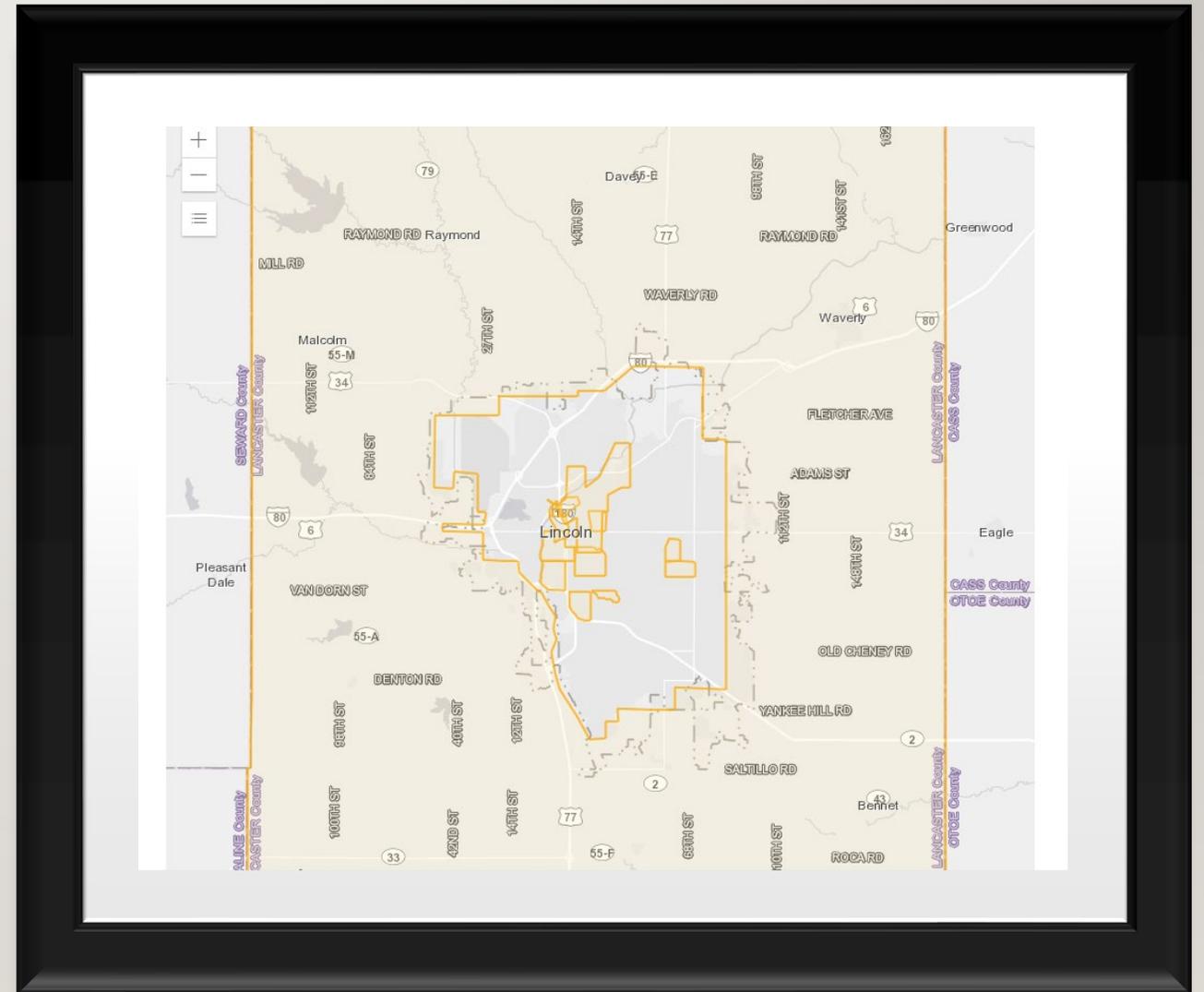
Lincoln Journal Star
21 Jul 1924, Sat - Page 7

DEEDS LINCOLN ORIGINAL, BLOCK 166, Lot 7

Grantor	Grantee	Type	Lot	Book Page	Date	Notes
Jacob Steman	Jacob J. Sirok & WF	Deed	7	100-51	May 26, 1900	\$200
George Bauer	Jacob Steman & WF	Deed	7	101-469	March 2, 1901	\$275
CS&Q RR Co.	George Bauer	Partition	7	5-612		
Henry G. Bauer	Frieda Bauer Dear et al	QCD	7	303-544	Jan 15, 1935	
Frieda Bauer Dear, Henry G. Bauer, Fred Laback	Anna Bauer	WD	7	304-482	June 21, 1935	\$3,000, along with other lots
J.J. Sirok	Henry G. Bauer	Mtgs	7	344-230	Feb 16, 1935	\$1,900, released 1941
George Sirok Trustee	Henry G. Bauer & WF	Mtgs	7	408-370	Nov 22, 1940	\$1,385, released 1944
John Reinhardt Jr. & Alex Reinhardt	Henry G. Bauer	WD	7	385-81	Dec 14, 1944	

SURVEY

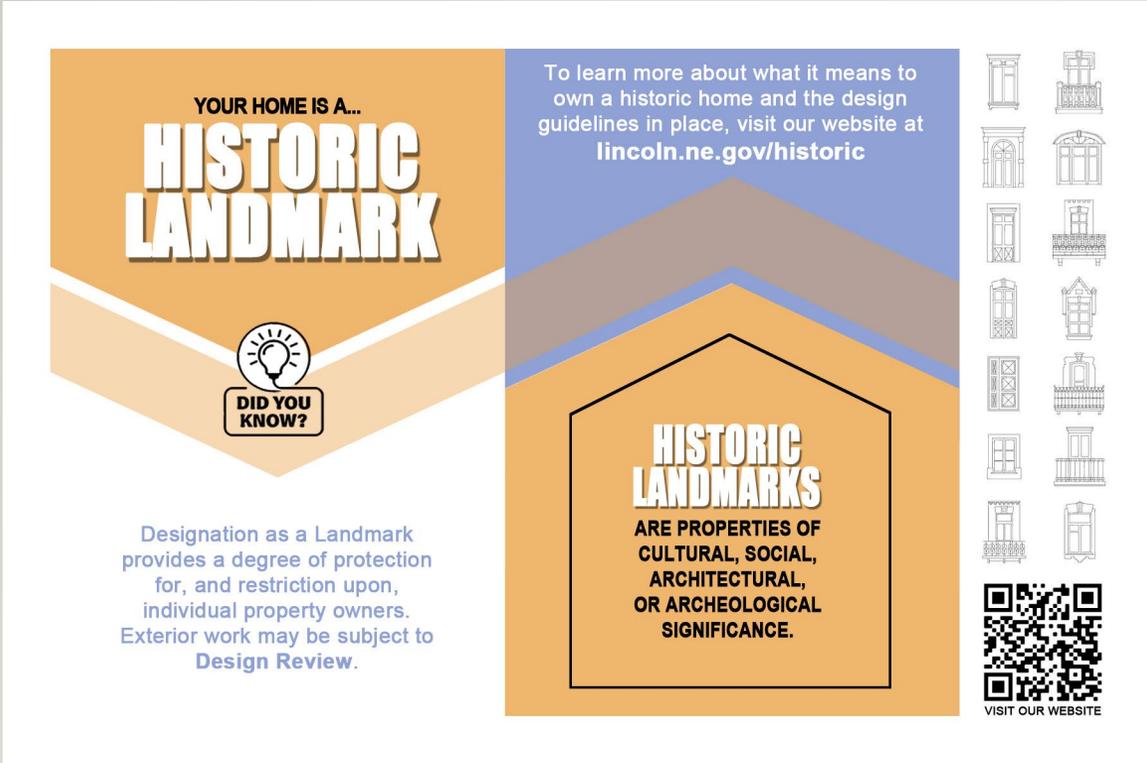
- Individual
 - 13,000+
- Reconnaissance
 - 11 City, Countywide
- Thematic
 - Aviation
 - Highway
 - State Owned Buildings
 - Railroad
 - Opera House
 - Bridge



HISTORIC PRESERVATION COMMISSION

- Historic Preservation Commission
 - 7 Member— two registered architects, one historian qualified in the field of American history, one registered landscape architect, if available; one licensed realtor; and two citizens at large
 - 3 Year Terms
 - Monthly Meetings, 3rd Thursday

EDUCATION



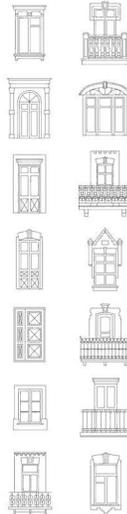
YOUR HOME IS A...
HISTORIC LANDMARK

DID YOU KNOW?

Designation as a Landmark provides a degree of protection for, and restriction upon, individual property owners. Exterior work may be subject to Design Review.

To learn more about what it means to own a historic home and the design guidelines in place, visit our website at [lincoln.ne.gov/historic](https://www.lincoln.ne.gov/historic)

HISTORIC LANDMARKS ARE PROPERTIES OF CULTURAL, SOCIAL, ARCHITECTURAL, OR ARCHEOLOGICAL SIGNIFICANCE.



VISIT OUR WEBSITE

HISTORIC PROPERTIES IN LINCOLN

For Realtors and Title Agents

<https://www.lincoln.ne.gov/historic>



There are two types of historic designations in Lincoln – local landmark and National Register. While both are important historic designations, the local landmarks and local landmark districts are regulatory and carry with them additional property restrictions important for home buyers to be aware of before purchasing. National Register designated properties are honorary and do not. The City of Lincoln's historic preservation program includes 139 individually listed landmarks and 25 historic districts.

DESIGN GUIDELINES

All locally designated properties have a set of design guidelines specific to the property or district. Nearly all regulations pertain only to the exterior of the property, however some unique sites carry minimal interior protections as well. Most guidelines are concerned with building elements visible from the street, leaving more flexibility on rear facades. Below is a list of example guidelines in place for many historic properties:

- Windows should be repaired not replaced; if beyond repair, they should be replaced with a similar window
- Vinyl or metal siding is allowed on a case-by-case basis (following HPC review) if the profile matches the original
- Chain link fencing is prohibited in front yards
- No new paved areas are allowed in front of the home
- Demolition is a last resort and should not be undertaken

REVIEWS REQUIRED

Generally there are two types of reviews with four outcomes, as described below. More details on the review and approval process can be found by clicking on [Home Maintenance](#).

Administrative

- Certificate of No Material Effect

Reviews are done at the staff level only and approval granted by the Planning Director.

Historic Preservation Commission (HPC)

- Certificate of Appropriateness
- Certificate of Exception
- Certificate of Allowance

The HPC may also refuse to issue a certificate if it finds the application does not meet any of the above criteria. If denied the applicant may modify their application and return to the next meeting. HPC meets monthly on the third Thursday.

More Questions?

402-441-7491
preservation@lincoln.ne.gov



Reviews by the Historic Preservation Commission take around 3-4 months given the public notice requirements and meeting frequency.



Click to view large scale image

SECTION 106 REVIEWS

- Urban Development Housing Rehab/Lead Abatement Projects
- Cell towers
- NDOT Projects



HISTORIC DESIGNATION TYPES

LOCAL LANDMARKS

- Considered a zoning overlay
- Approved with a set of design guidelines that regulate changes
- City only

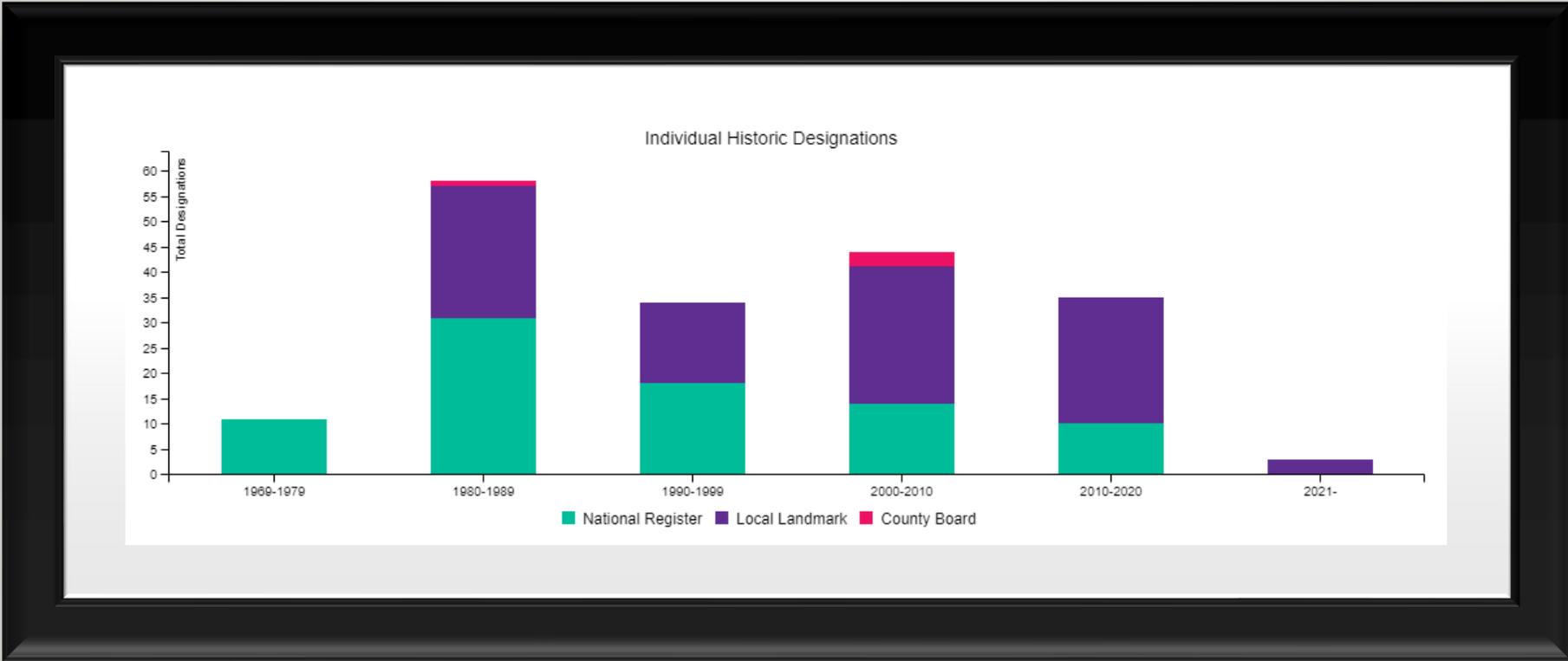
NATIONAL REGISTER

- “Honor Roll” of historic properties
- No guidelines unless federal funding involved
- City and County

Both can be individual designations or districts

HISTORIC DESIGNATION STATISTICS





HISTORIC DESIGNATION STATISTICS



HISTORIC DESIGNATION STATISTICS



HISTORIC ZONING OVERLAY

1. 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;
2. 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; or
3. Represents **archeological value** in that it yields or may be likely to yield information pertaining to prehistory or history.



CRITERION C



SPECIAL PERMIT FOR HISTORIC PRESERVATION

- Adopted in 1979, predating the Historic Designation section
- Allows any use in any district
- Waives other zoning requirements like parking, signs, height, area
- HPC recommends, Planning Commission approves (except some instances, goes to CC)



DESIGN GUIDELINES

- All locally designated properties have a set of design guidelines specific to the property or district (114 total)
- Nearly all regulations pertain only to the exterior of the property, however some unique sites carry minimal interior protections as well
- Most guidelines are concerned with building elements visible from the street, leaving more flexibility on rear facades.

DESIGN GUIDELINES

WINDOWS AND DOORS

Window and door frames are in nearly all cases of wood. Brick structures frequently involve stone trim, including window and door elements.

(1) Required

Existing or original windows and doors, including sash, lintels, sills, shutters, decorative glass, pediments, hoods, and hardware shall be retained, or when deteriorated beyond repair, preferably replaced with duplicates of the existing or original. Where duplicates are unavailable, replaced elements shall match the existing or original elements as closely as possible.

(2) Recommended

Wood frame stone windows and doors, painted to match the existing or original should be used but should not damage existing frames and should be removable in the future. If new sash and doors are used, the existing or original materials, design, and hardware should be used. When metal storm windows and doors are used, they should be painted, anodized or coated to match the existing. When awnings are used, they should be of canvas material.

(3) Prohibited

Existing or original windows, doors, and hardware shall not be discarded when they can be restored and reused in place. New windows or door openings that would alter the scale and proportion of the building shall not be introduced. Inappropriate new window or door features (e.g. aluminum frame that requires the removal of original windows or doors) shall not be installed.

(4) Not Recommended

Metal, vinyl, or fiberglass awnings, hoods, or fake shutters that would detract from the existing character or appearance

BUILDING: EXTERIOR FEATURES -- continued

Windows and Doors

Recommended

Duplicating the material, design, and the hardware of the older window sash and doors if new sash and doors are used.

Installing visually unobstrusive storm windows and doors, where needed, that do not damage existing frames and that can be removed in the future.

Using original doors and door hardware when they can be repaired and reused in place.

Entrances, Porches, and Steps

Recommended

Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

Installing inappropriate new window or door features such as aluminum storm and screen window insulating glass combinations that require the removal of original windows and doors.

Installing plastic, canvas, or metal strip awnings or fake shutters that detract from the character and appearance of the building.

Discarding original doors and door hardware when they can be repaired and reused in place.

Not Recommended

Removing or altering porches and steps that are appropriate to the building's development and style.

Stripping porches and steps of original material and architectural features, such as handrails, balusters, columns, brackets, and roof decoration of wood, iron cast iron, terra cotta, tile, and brick.

Enclosing porches and steps in a manner that detracts from the building's

2. ROOFS: THE FORM OF THE ROOF SHALL NOT BE CHANGED.

3. Trim: Changes in the existing exterior trim of the building, other than painting or repair, shall be based on physical evidence of missing features, documentation, or careful consideration of closely relevant examples, preferably drawn from Lincoln. Any replaced or repaired portions of the trim that are visible and above grade, including, but not limited to moldings, cornices, doors, and windows, shall match the original members in scale, design, and appearance. Replication of original materials is preferred; alternate materials of similar appearance will be considered on a case-by-case basis.
4. Openings: Original windows, doors, or hardware shall not be removed when they can be restored, repaired, and reused. If the original glass, sash, hardware, and doors cannot be repaired and retained, then they shall be replaced with new units that duplicate the original in size, material, and appearance. If necessary, replacement of these items with non-original materials may be allowed on a case-by-case basis, if their appearance is very similar to the original, and the owner presents compelling evidence comparing various alternatives.

DESIGN GUIDELINES

- Examples:
 - Windows should be repaired not replaced; if beyond repair, they should be replaced with a similar window
 - Vinyl or metal siding is allowed on a case-by-case basis (following HPC review) if the profile matches the original
 - Chain link fencing is prohibited in front yards
 - No new paved areas are allowed in front of the home
 - Demolition is a last resort and should not be undertaken

REVIEW PROCESS

- **Administrative**
 - Certificate of No Material Effect
 - Reviews are done at the staff level only and approval granted by the Planning Director.
- **Historic Preservation Commission (HPC)**
 - Certificate of Appropriateness
 - Certificate of Exception
 - Certificate of Allowance

REVIEW PROCESS

- Can take as little as a month to complete and up to several depending on the project scope
- Triggered for major exterior alterations
- Monthly meetings on the Third Thursday of the month

Understanding Historic Preservation Review

One of the responsibilities of owning a locally designated property is to ensure alterations are submitted for review by the City of Lincoln. Alterations include new construction, an addition, demolition, relocation or material changes affecting the exterior of an individual landmark or property in a historic district.

HPC Process



CERTIFICATE OF APPROPRIATENESS

A Certificate of Appropriateness may be issued after a public hearing at the Historic Preservation Commission if, after focusing upon aesthetic, historical, and architectural values, it finds that the proposed work would not unduly hinder the protection, enhancement, perpetuation, and use of the landmark or landmark district

CERTIFICATE FOR DEMOLITION

If a certificate of allowance is denied by the HPC and no acceptable plan is negotiated and approved by the applicant within 3 months of the decision, the Planning Director will issue the certificate, permitting the applicant to proceed with demolition.



Administrative



CERTIFICATE OF NO MATERIAL EFFECT

If the proposed work will have no effect on any architectural features of the landmark or landmark district as outlined in the design guidelines and will be in harmony the Planning Director may issue a Certificate of No Material Effect which does not need HPC approval.

lincoln.ne.gov/historic | preservation@lincoln.ne.gov

ONLINE RESOURCES

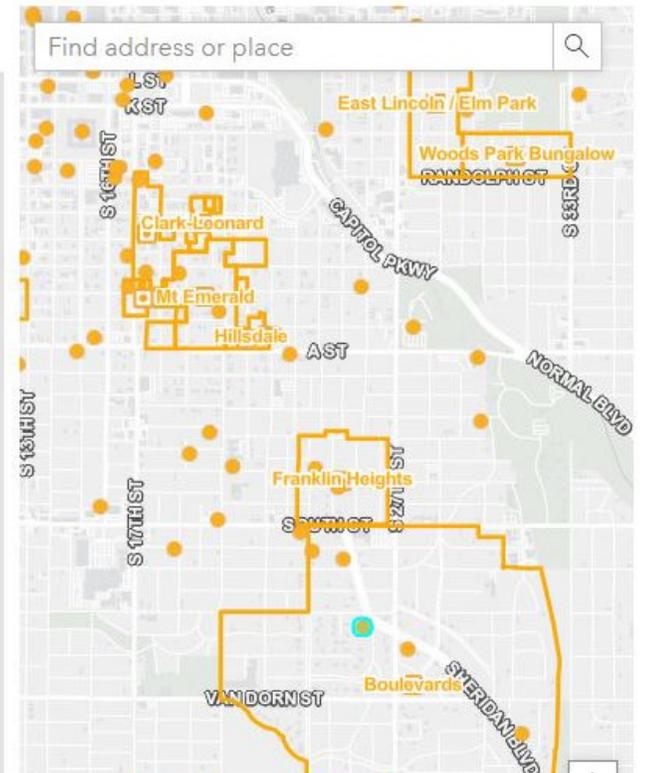
www.lincoln.ne.gov/historic

or

preservation@lincoln.ne.gov

Search by Name or Designation Type

Kennard House (Nebraska Statehood Memorial)	Learn Mor...
Rock Island Depot	Learn Mor...
Ferguson (William & Myrtle) House	Learn Mor...
Security Mutual Building (Centerstone)	Learn Mor...
Phillips (Rolla & Mary) Castle	Learn Mor...
Maple Lodge (Ziemer House)	Learn Mor...
Veith Building	Learn Mor...
State Arsenal	Learn Mor...
Royer-Williams House	Learn Mor...
Gold & Company Department Store	Learn Mor...
Hotel Capital (Georgian Place & YMCA)	Learn Mor...
Temple B'nai Jeshurun	Learn Mor...
Wyuka Cemetery	Learn Mor...
Whitehall (Olive White House)	Learn Mor...



QUESTIONS?

Contact Information

www.Lincoln.ne.gov/historic-preservation@lincoln.ne.gov or srouse@lincoln.ne.gov
(402) 441-7491