



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION NUMBER	Urban Design Record # 26010
APPLICATION TYPE	Advisory
ADDRESS/LOCATION	4900 Sumner Street
HEARING DATE	March 12, 2026
ADDITIONAL MEETINGS	NA
APPLICANT	Bryan Hospital
STAFF CONTACT	Jill Dolberg, 402-441-6373, jdolberg@lincoln.ne.gov

Summary of Request

Last month, Bob Ravenscroft, Bryan Health, and Melissa Gengler, Heritage Resources Group, Inc., appeared before HPC to discuss Bryan Hospital's growth, future construction projects, and their need to move Fairview from the center of campus to a different location on their grounds. The request to move an National Historic Landmark is unprecedented in Lincoln, so HPC agreed that a process document would be a good step in determining how all the consulting parties would participate in a transparent decision-making process.

From a permitting perspective, Bryan Health operates under a Special Permit for Hospitals in a residential district, and an amended special permit will be required for new construction and for a potential Fairview relocation.

The attached draft Review Process Agreement carefully describes the situation in the "Whereas" clauses, outlines the planning and public information process, provides for a recordation of the historic structure that would occur prior to a move, and describes possible future activity, such as moving the statue and historic marker, and creation of a landscape plan. Bryan will provide quarterly progress reports to HPC, and HPC will be given a chance to review the completion of all stipulations after a move.

This document has been reviewed by legal teams from the City and Bryan Health.

Recommended action: A motion to approve the Review Process Agreement, along with any suggested revisions that have been agreed upon during the March 12, 2026 HPC meeting.

ATTACHMENT B: Choose an item.

ATTACHMENT C: Choose an item.

**Review Process Agreement (“Agreement”) Between the City of Lincoln and Bryan Health
Regarding the William Jennings Bryan Home at Fairview**

WHEREAS, Bryan Health is currently completing a master site plan, *Beyond 100 Master Site Plan*, by Leo A. Daly for the Bryan East Campus as part of the 18-month-long 100th anniversary celebration, and;

WHEREAS, Bryan East Campus Master Site Plan includes multiple phases comprised of Phase 1: Emergency Department (2026-2027); Phase 2: Neonatal Intensive Care Unit (NICU) and Bryan College of Health Sciences (2027-2030); Phases 3+: Tertiary Clinical Expansion, Security Enhancements, Traffic, Central Utility, and Parking, and;

WHEREAS, Bryan Medical Center treats over 280,000 unique patients annually, from every county in Nebraska and beyond, more than 107,000 patients at its Emergency Departments (ED), 52% of ED patients seek care on its East Campus and to address that growing pressure, will expand the ED on the Bryan East Campus to meet the growing emergency care needs of the greater community (Phase 1 of the master plan above) and;

WHEREAS, the Bryan East Campus was established on an original 10-acre donation bounded by 52nd Street to the east, Sumner Street to the south, 48th Street to the west, and Cotner and A Streets to the north, and;

WHEREAS, these 10 acres were part of the Fairview Estate gifted to the Nebraska Methodist Conference in 1921, as the site for the Lincoln Methodist Hospital, by William Jennings Bryan, and on the land was his personal residence (the Bryan Home at Fairview), and;

WHEREAS, the Bryan Home was designated a National Historic Landmark in 1963 and listed in the National Register of Historic Places in 1975, and;

WHEREAS, Bryan East Campus (hereafter referred to as Bryan) operates in the City of Lincoln under the Special Use Permit to Operate a Non-Residential Healthcare Facility, and;

WHEREAS, Bryan Health’s master planning document identified the need and proposes to relocate the Bryan Home to the northeast quadrant of its campus and incorporate it into a new educational area, and;

WHEREAS, Bryan Health will be implementing a capital campaign to privately fund new construction and improvements, including the relocation of the Bryan Home and there will be no federal nexus that would initiate Section 106 of the National Historic Preservation Act as amended and implementing regulations at 36 CFR Part 800, and;

WHEREAS, Bryan Health recognizes the inherent public value and historic significance of the Bryan Home, and;

WHEREAS, Bryan Health and the City of Lincoln have conducted a preliminary consultation with the Lincoln Historic Preservation Commission (LHPC) and have been directed

by the LHPC and City to identify a review process moving forward with a robust public information component, and;

WHEREAS, provided the City and Bryan implement this process Agreement by or before March 30, 2026, and the move alternate is selected, Bryan will conform to the review process herein, and;

WHEREAS, implementation of this Agreement between Bryan and the City of Lincoln (hereafter referred to as City) will document an established review to fulfill any and all further questions regarding Bryan Home on the Fairview Estate as it relates to other building permits issued under the Special Use Permit for a Non-Residential Healthcare Facility. Implementation of the stipulations below will also fulfill Historic Preservation Commission requirements for building permits to the Bryan Home as they relate to moving the property.

NOW THEREFORE, the following stipulations shall be met to fulfill LHPC review of the action to move the Bryan Home.

Review Process Stipulations

Planning and Public Information

1. Bryan shall provide the LHPC with a detailed description of the alternatives considered for the relocation of the Bryan Home at their meeting on March 12, 2026, or as soon as reasonably practicable thereafter. These alternatives will include locations and logistics considered within the campus boundaries. The preferred alternative shall be presented and described.
2. Bryan shall provide the LHPC members with an opportunity to access and tour the Bryan Home, as soon as reasonably practicable, preferably prior to their March 12, 2026 meeting.
3. Bryan shall consult with the Nebraska State Historic Preservation Office (SHPO) and the Midwest Regional Office of the National Park Service and provide them the opportunity to comment on the project.
4. Bryan shall retain a team of professionals (the Team or Bryan Team) to study the proposed move of the Bryan Home and to guide them on incorporating best practices in planning for and siting the building. The Team will be identified and qualifications described to LHPC.
5. Prior to moving the Bryan Home, Bryan will develop a plan for the move, describe the selection of the compatible new site, and the measures taken to maintain historic integrity. The plan for the move will be presented to LHPC for review and comment.
6. Bryan shall reference best practices as identified in *Moving Historic Buildings* by John Obed Curtis, 1979. This plan will consider input provided by the LHPC and other professional consultations including the National Park Service (NPS), Nebraska State

Historic Preservation Office (SHPO), Preservation Association of Lincoln (PAL), and other preservation professionals. The plan will consider the following:

- a. The building's historic setting, orientation, and environmental context, to the extent possible.
 - b. Describe specific measures to protect the building from damage during transit, to the extent possible.
 - c. Establish a timeline and standards for re-establishing a foundation and restoring the building at the new location.
7. Within 90 days after the Bryan Home is moved, or as soon as reasonably practicable thereafter, Bryan, the LHPC, and SHPO will re-evaluate its eligibility for inclusion in the National Register/National Historic Landmark in accordance with the provisions of 36 CFR 60 and applicable National Park Service guidelines. Within this same timeframe, Bryan and the City, in coordination with the LHPC, will file an application to designate the Bryan Home as a Local Landmark.
 8. Within 90 days of implementation of this Agreement, or as soon as reasonably practicable thereafter, Bryan shall consult with the LHPC and develop a plan for the relocation of the William Jennings Bryan sculpture and the Nebraska State Historical Society (NSHS) historic marker currently associated with the Bryan Home. Bryan shall ensure the sculpture and the historic marker are removed and stored if needed during construction to protect the objects from any damage prior to their relocation.

Recordation

1. Bryan shall ensure that the Bryan Home is documented in its existing setting and context in accordance with the documentation plan entitled "William Jennings Bryan Home Recordation and Documentation" attached hereto as Attachment A.
2. Prior to the move, the basement of the Bryan Home will be evaluated by a qualified professional on the Team to identify and document any reasonable and possible architectural salvage. An itemized list of salvaged features will be provided to the LHPC. This material archive will be removed, stored during the move, and re-installed in an appropriate location to contribute to interpreting the basement in the new location.

Future Activity

1. Following the move, Bryan will engage in consultation regarding interpretation within the building. This interpretation would be implemented in the basement and directed at sharing information, which may include: history of the residence, William Jennings and Mary Bryan, and the history of the hospital. Consultation will include SHPO, the City of Lincoln, the LHPC, PAL, and public individuals as identified by Bryan or the Bryan Team.

2. As soon as reasonably practicable, Bryan shall create and construct an exhibit in the basement area of the Bryan Home. Approximate timing shall be linked to the completion of the new education component of the campus.
3. As soon as reasonably practicable, Bryan shall consult with the project team to establish a historically sensitive landscape plan to create a natural environment surrounding the home. The landscape plan will be presented to LHPC for review and comment.

Additional Considerations

1. Bryan will provide quarterly progress reports to the LHPC detailing the status of mitigation measures and the move. Quarterly reports shall be submitted to the historic preservation planner at the City of Lincoln. Report format is at Attachment B and will be submitted electronically. It is understood that there may be quarters or multiple quarters with no project activity.
2. The City and/or LHPC will be given the opportunity to review the completion of all mitigation measures at the time the basement level exhibit has been completed.

Administrative

1. If any signatory to this Agreement determines that its terms will not or cannot be carried out or that an amendment to its terms must be made, that party shall immediately consult with the City to develop an amendment. Any signatory may terminate this Agreement is identified in number 4 below.
2. Primary contact information for each signatory to this Agreement may be updated and shall not be considered an amendment to this Agreement. Email exchange among project contacts indicating the updated information shall be sufficient provided the signature authority is included in such communication.
3. If the terms of this Agreement have not been implemented within 7 years of implementation of this Agreement, it shall be null and void. An amendment may be considered to extend the duration.
4. If this Agreement is not amended following number 1 above, it may be terminated by any signatory. This Agreement may be terminated at any time with the agreement of all signatories.

EXECUTION of this Agreement by Bryan Health and the City and implementation of its terms evidence that Bryan and the LHPC agree to the process documented herein as it relates to the historic property, the William Jennings Bryan Home.

ALL obligations under this Agreement are subject to availability of funds. If the project is canceled before action is taken or availability of funds reduces the capacity to complete the project as described, Bryan should notify the City and efforts made to develop amendments to take into account new developments.

APPENDICES

Appendix A: Fairview Recordation and Documentation

Appendix B: Quarterly Report Form

SIGNATURE

By: _____ Date: _____

Bob Ravenscroft
System Vice President, Chief Marketing and Development Officer
Bryan Hospital

By: _____ Date: _____

David Cary
Director of Planning and Development Services
City of Lincoln

Attachment A

William Jennings Bryan Home Recordation and Documentation Plan

Digital copies of the Recordation and Documentation Plan will be made available to the City LHPC and to the Nebraska SHPO.

1. In consultation with the Team, Bryan will identify and conduct a method of 3d Scanning/Imagery recordation of the basement prior to the move. Platforms such as Matterport or some other scanning/LIDAR/photogrammetry platform will be identified and used to create a digital replica of the space. This information will be used for future display and interpretation purposes at the new location. A display plan is not yet in place, but necessary imagery would be gathered prior to any construction activity. This information would also be gathered for use in reconstructing the new foundation appropriately.
2. Bryan will digitally photograph the house referencing the Photographic Documentation Guidelines below.
3. A historic context statement to include an abbreviated update to the historic significance statement/context for the Bryan Home. Information will be sufficient to support future evaluation for National Landmark, National Register, and/or Local Landmark designation.
4. A historic context statement that incorporates the significance of the land donation and early hospital development from 1922-1963.
5. Bryan's Team will prepare a landscape and siting plan at new location.
6. Bryan's Team will identify any materials in the basement to salvage prior to the move.
7. Bryan's Team will mine NSHS Archive and other local and digitally available archive material to curate a collection of historic images of the Bryan Home and early Bryan Hospital (1922-1963). These images will be collated and included in one final recordation document.

Photographic Documentation Guidelines

This appendix outlines the requirements for appropriate photo-documentation.

Technical Guidelines

Selecting a Digital Camera

Advancements in digital technology have significantly improved image quality, making both digital cameras and smartphones suitable for capturing photographs.

- **Best:** Digital SLR camera with a resolution of six megapixels or higher
- **Acceptable:** Point-and-shoot digital camera or smartphone camera with at least six megapixels
- **Not Acceptable:** Disposable or single-use digital cameras, or any digital camera with a resolution below two megapixels

Image File Format

To ensure high-quality documentation, set the camera to capture images in the best possible format and resolution.

- **Best:** Capture images in **RAW** or **TIFF** format to ensure the highest resolution and image quality.
- **Acceptable:** **JPEGs converted to TIFFs** using a computer are permissible, but the original JPEGs must remain unaltered before conversion (except for renaming).
- **Not Recommended:** Avoid using the **JPEG setting** on the camera if a higher-quality format is available. **RGB color digital TIFFs** are preferred.

Resolution

To ensure clear and detailed images, photographs must meet the following resolution standards:

- **Preferred Resolution:** 2000 x 3000 pixels
- **Minimum Acceptable Resolution:** 1200 x 1600 pixels
- **Minimum Camera Megapixels:** Digital cameras should have at least **2 megapixels** (most modern cameras and smartphones exceed this minimum).

Higher resolutions provide better image clarity and detail, which is especially important for documenting historic resources. Always use the highest resolution setting available on your camera.

Renaming the digital TIFF image

All digital image files must be renamed using the following standard naming format (use zeros in image numbers to create a 4-digit photo number).

NE_BryanHome_Survey Number_0001.tiff
NE_BryanHome_Survey Number_0002.tiff

Note: *The file extension name may be spelled “tiff” or “tif” based on the camera’s setformat.*

Photograph Log

A **Photograph Log** must accompany all submitted images. The log should include the following details for each photograph:

- **Photo Number** (matching the file name)
- **Date Taken**
- **Description of Viewpoint** (e.g., “North elevation of Building A”)
- **Cardinal Direction** (e.g., “View facing southwest”)
- **Photographer’s Name**

The log should be provided in a **spreadsheet format (e.g., Excel or Word table)** for clarity.

Example Photo Log

Name of Property: Fairview, William Jennings Bryan Home

Other Name(s) of Property (if applicable): N/A

Survey Number

City or Vicinity: Lincoln (City)

County: Lancaster

State: Nebraska

Name of Photographer: Last Name, First Name, MI

Date of Photograph: Month, Day, Year

Location of Original Digital Files: Business/Agency Name (if applicable)

Physical Address

Mailing Address if not the Physical Address

Photograph #: 0001

File Name: NE_Fairview 001.tiff

Description:

Site Plan Map

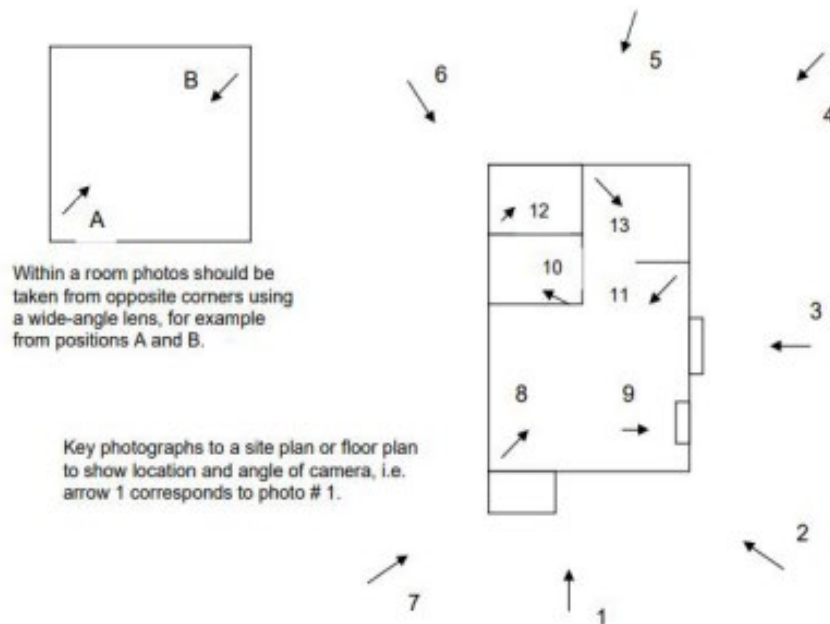
The site plan shall include the relationship of all primary landscape features. Site plans may be created utilizing computer aided design technology. All photographs shall be keyed to the site plan showing point of view, direction, and the photo.

A **Site Plan Map** must be included to illustrate the location and orientation of each photograph.

The map should:

- Clearly mark the locations where photographs were taken.
- Indicate the direction each photograph was taken using arrows or numbered reference points.
- Correspond to the **Photograph Log** for cross-referencing.
- Be submitted as a **PDF or image file (JPEG/TIFF)** with legible labeling.

Both the **Photograph Log and Site Plan Map** should be submitted alongside the digital photographs to ensure accurate documentation.



*Note: photograph numbers in the site plan may exclude the zeros preceding the photo number for clarity of the plan. This example has been simplified (from the South Dakota State Historic Preservation Office) and does not include landscape features.

Guidelines for Photographic Coverage

Photographs submitted as official documentation should be clear, well-composed, and provide an accurate visual representation of the property, its significant features, and the setting in which the property is located. They must illustrate the qualities that make the property eligible for or listed on the National Register. Photographs should show historically significant features and any alterations that have affected the property's historic integrity.

The necessary number of photographic views depends on the size and complexity of the property. Submit as many photographs as needed to depict the current condition and significant features of the property. A few photographs may be sufficient to document a single building or object. Larger, more complex properties and historic districts will require a number of photos.

These criteria have been adapted from:

1. The National Park Service National Register Photo Policy Factsheet (15 May 2013, revised February 2018)
https://www.nps.gov/subjects/nationalregister/upload/Photo_Policy_update_2013_05_15_508.pdf
2. The National Park Service HABS/HAER/HALS Photography Guidelines (November 2011, updated June 2015)
<https://www.nps.gov/hdp/standards/PhotoGuidelines.pdf>
3. South Dakota SHPO Photographic Documentation Guidelines,
https://history.sd.gov/preservation/docs/Photo_Guidelines.pdf

Attachment B

**William Jennings Bryan Home
Quarterly Report for Project Activity**

Date:

Report Prepared By:

Describe Project Activity:

Describe Bryan/City consultation efforts if any:
(Include any pertinent emails/correspondence to document consultation)

Supporting Documentation (if necessary):

Submitted by:
Project Contact / date