

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, April 2, 2025, at 1:00 p.m. in the City Council Chambers on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

The Lincoln-Lancaster County Planning Department will meet with Planning Commission members on Wednesday, April 2, 2025, at 11:45 a.m. in the Council Chambers, for a pre-briefing on the Transportation Improvement Program (TIP) and the University Place Subarea Plan. Public testimony will not be accepted at these briefings.

****PLEASE NOTE:** The Planning Commission action is final action on any item with a notation of ***FINAL ACTION***. Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission. The Planning Commission action on all other items is a recommendation to the City Council or County Board.

AGENDA
WEDNESDAY, April 2, 2025

Approval of minutes of the regular meeting held [March 19, 2025](#).

1. CONSENT AGENDA
(Public Hearing and Administrative Action)

CHANGE OF ZONE

- [Page 6](#) 1.1 CHANGE OF ZONE 25006, to change the zone from AGR (Agricultural Residential) to R-1 (Residential) for 1 lot, on property generally located at 6620 Almira Lane.
 Staff recommendation: Approval
 Staff Planner: Jacob Schlange, 402-441-6362, jschlange@lincoln.ne.gov

2. REQUESTS FOR DEFERRAL

3. ITEMS REMOVED FROM CONSENT AGENDA
(Public Hearing and Administrative Action)

4. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

TEXT AMENDMENT

- [Page 14](#) 4.1 TEXT AMENDMENT 24015, to amend the Lincoln Municipal Code to: amend 27.02.070 F to add a new definition for “Floor Area for Accessory Buildings”;

amend 27.02.040 C, and 27.02.190 R to clarify the definitions for Club, Recreational Facilities Outdoor, and Recreational Facilities Enclosed Commercial; and revise both 27.63.500 Salvage Yards and 27.69.035 Off-Premise Signs to update references to Nebraska Highway 2 and include Nebraska Parkway.

Staff recommendation: Approval

Staff Planner: Jacob Schlange, 402-441-6362, jschlange@lincoln.ne.gov

CHANGE OF ZONE

Page 22 4.2 CHANGE OF ZONE 24022, to designate approximately 22 properties as part of the South Haymarket Industrial Local Landmark District, roughly bounded by S. 7th Street, S. 9th Street, J Street, and N Street. More information on the proposed district and affected properties can be found at www.lincoln.ne.gov/historic.

Staff recommendation: Approval

Staff Planner: Jill Dolberg, 402-441-6373, jdolberg@lincoln.ne.gov

5. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION:

**AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM
NOT ON THE AGENDA, MAY DO SO.**

Adjournment

PENDING LIST: No items

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**The Planning Commission meeting which is broadcast live at 1:00 p.m. every other
Wednesday**

will be available for viewing on LNK City TV at

<https://lnktv.lincoln.ne.gov/CablecastPublicSite/watch/3?channel=1>

The Planning Commission agenda may be accessed on the Internet at

<https://www.lincoln.ne.gov/City/Departments/Planning-Department/Boards-and-Commissions/Planning-Commission>

MEETING RECORD

Advanced public notice of the Planning Commission meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Tuesday, March 11, 2025.

NAME OF GROUP:	PLANNING COMMISSION
DATE, TIME AND PLACE OF MEETING:	Wednesday, March 19, 2025, 1:00 p.m., Hearing Room 112, on the first floor of the County-City Building, 555 S. 10 th Street, Lincoln, Nebraska.
MEMBERS AND OTHERS IN ATTENDANCE:	Lorenzo Ball, Gloria Eddins, Bailey Feit, Rich Rodenburg, and Cindy Ryman Yost. Dick Campbell, Maribel Cruz, Brett Ebert and Cristy Joy are absent. David Cary, Steve Henrichsen, Shelli Reid, and Laura Tinnerstet of the Planning Department; media, and other interested citizens.
STATED PURPOSE OF MEETING:	Regular Planning Commission Hearing

Chair Ryman Yost called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Note: This is **Final Action** on the following items **Special Permit 25009 unless** appealed by filing a Notice of Appeal with the **City Council** or the **County Board within 14 days**.

Chair Ryman Yost requested a motion approving the minutes for the regular meeting held March 5, 2025.

Motion for approval of the minutes made by Eddins; seconded by Rodenburg.

Minutes approved 5-0: Ball, Eddins, Feit, Rodenburg, and Ryman Yost voting "yes". Campbell, Cruz, Ebert, and Joy absent.

Chair Ryman Yost asked the Clerk to call for the Consent Agenda Items.

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

March 19, 2025

Members present: Ball, Ebert, Eddins, Feit, Rodenburg, and Ryman Yost. Campbell, Cruz, Ebert, and Joy absent.

The Consent Agenda consisted of the following items: Comprehensive Plan Conformance 25001, Text Amendment 25003, Special Permit 25009, and Street and Alley Vacation 25002.

There were no ex-parte communications disclosed.

There were no ex-parte communications disclosed relating to site visit.

Eddins moved approval of the Consent Agenda items; seconded by Rodenburg.

Consent Agenda approved 5-0: Ball, Eddins, Feit, Rodenburg, and Ryman Yost voting "yes". Campbell, Cruz, Ebert, and Joy absent.

Eddins moved to adjourn the Planning Commission meeting of March 19, 2025; seconded by Feit.

Motion carried 5-0: Ball, Eddins, Feit, Rodenburg, and Ryman Yost voted "yes". Campbell, Cruz, Ebert, and Joy are absent.

There being no further business, the meeting was adjourned at 1:04 pm.



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

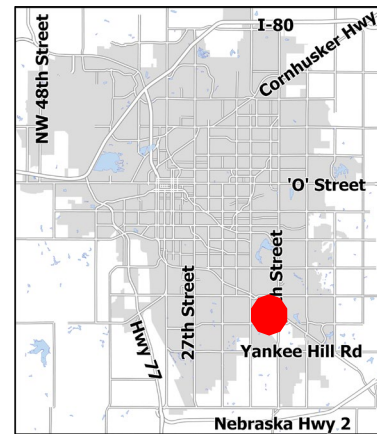
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Change of Zone #CZ25006	FINAL ACTION? No	DEVELOPER/OWNER Charles and Amy Smith
PLANNING COMMISSION HEARING DATE April 2, 2025	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 6620 Almira Lane

RECOMMENDATION: APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a change of zone from AGR Agricultural Residential to R-1 Residential for one residential lot generally located northwest of S 70th and Almira Lane. The applicant owns the property at 6620 Almira Lane, which has an area of 2.05 acres and is developed with a single-family dwelling. The applicant's ultimate goal is to build a second dwelling, which would require subdividing the existing lot.



JUSTIFICATION FOR RECOMMENDATION

The Comprehensive Plan designates the subject property for future urban density residential land uses. While not contiguous, there are nearby R-1 Residential districts to the northwest and to the south of the subject property. The subject property meets the minimum lot requirements for the R-1 Residential district and could be subdivided into two lots while still meeting the requirements for R-1. Rezoning to R-1 allows use of the property consistent with that land use designation.

APPLICATION CONTACT

Charles and Amy Smith
308-991-2365
Csmith62136@gmail.com

STAFF CONTACT

Jacob Schlange, (402) 441-6362 or
jschlange@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the subject lots for future Urban Density Residential land use and rezoning to R-1 is consistent with this designation. The remaining AGR lots along Almira Lane and in Country Meadows and Lee's Summit Acres could be rezoned to R-1 in the future as well.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

Figure GF.b: 2050 - This site is designated for future urban density residential land uses in the 2050 Future Land Use Plan.

Land Use Plan - Urban Residential. Residential uses in areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling per acre. All types of housing are appropriate here, from detached single family, duplex and missing middle, to higher density multi-family.

Fundamentals of Growth in Lancaster County

The City of Lincoln's present infrastructure investment should be maximized by planning for well-designed and appropriately-placed residential and commercial development in existing areas of the city with available capacity. This can be accomplished by redeveloping underutilized commercial centers into areas that include a mix of uses, and encouraging higher-density residential redevelopment in appropriate locations, including missing middle housing. New infrastructure investments to serve growth areas can be maximized by encouraging a higher density of both residential and commercial uses in these areas.

Goals Section

G2: Complete Neighborhoods. Lincoln and Lancaster County will support complete neighborhoods within both developing and redeveloping areas of Lincoln. A complete neighborhood is one where residents are able to get the goods and services to meet daily needs within 15 minutes of their residence including a variety of housing options, grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, affordable active transportation options, and civic amenities. Housing variety should include townhomes, senior living facilities, low/no maintenance condominiums, accessory dwelling units, multi-family development, and even small lot single-family.

Elements Section

E1: Complete Neighborhoods and Housing

A complete neighborhood is more than housing - great neighborhoods combine all the elements of parks, education, commercial areas, environmental resources, and housing together in one place.

A complete neighborhood is one where residents have safe and convenient access to goods and services needed for daily life activities.

Existing Neighborhoods

The diversity of architecture, housing types and sizes are central to what make existing neighborhoods great places to live. New construction should continue the architectural variety, but in a manner that is sensitive to the existing neighborhoods.

Infill and redevelopment is supported and must respect the street pattern, block sizes, and development standards of the area, such as parking at the rear and porches, windows, and doors on the front street side. The City's primary strategy for residential infill and redevelopment outside of the Greater Downtown is to encourage the redevelopment and reuse of sites and buildings in commercial areas in order to create new mixed use centers that are compatible and complementary to adjacent neighborhoods.

Modest opportunities for redevelopment may also be appropriate along "neighborhood edges." Neighborhood edges include arterial streets and transition zones between lower density residential and commercial areas.

E2: Infill and Redevelopment

Infill and Redevelopment Approach

PlanForward identifies the potential for 12,000 new dwelling units to be located within the existing built-out portion of the City, roughly 25 percent of the projected 48,000 new dwelling units to be built citywide by 2050.

Existing Neighborhoods

Infill of housing in existing neighborhoods should respect the existing pattern of development. Infill

redevelopment should include housing for a variety of incomes and households and should complement the character of the existing neighborhood by including appropriate transitions, scale, and context.

ANALYSIS

1. This is a change of zone request from AGR Agricultural Residential to R-1 Residential for property located at 6620 Almira Lane. The lot is 2.05 acres in area and developed with a single-family dwelling. The applicant's intention is to construct a second dwelling on the property, which will require that the current lot be subdivided into two lots.
2. The Comprehensive Plan designates the property for future urban density residential land use. Rezoning to R-1 would decrease the required lot sizes to build a single family dwelling, allowing for more efficient use of the land at a density that is in conformance with the Comprehensive Plan and compatible with the surrounding area. While not contiguous with existing R-1 zoning districts, this property is located approximately 300 feet southeast of an existing R-1 zoning district, with another R-1 zoning district less than 1,500 feet to the south. The proximity of this property to existing R-1 zoning, together with the future urban density shown in the Comprehensive Plan, makes R-1 an appropriate zoning district for this property. A similar change of zone would also be appropriate for the surrounding properties that are currently zoned AGR.
3. The applicant is seeking to add an additional dwelling on their property, which is not permitted in the AGR zoning district. The current property is not large enough to be subdivided under current zoning while still meeting the minimum lot requirements of the AGR district. For this reason, the applicant submitted the request for rezoning to take advantage of the smaller lot requirements in the R-1 zoning district. The existing lot is 2.05 acres (approximately 89,290 sq. ft.) with a width of 250'. With the proposed change of zone, the existing lot could be subdivided into two lots that both meet the R-1 lot requirements. For comparison, the requirements for the AGR and R-3 are contrasted below:

	<u>AGR</u>	<u>R-1</u>
Min. Lot Area	3 acres	9,000 sq. ft.
Avg. Lot Width	220'	60'

4. Lincoln Transportation and Utilities has verified that the existing street, which is paved in front of a portion of the subject property but not across the entire lot, would not be required to be improved. There is sanitary sewer adjacent to the property along Almira Lane. Water service runs along the western side of the lot, and if the property were subdivided could serve the western lot. However, at the time of final plat, water should be extended along Almira Lane to the east lot line.
5. Approval of this change of zone allows for development and increased density on the subject lots. This request to rezone the subject lots from AGR to R-3 complies with the Zoning Ordinance and is consistent with the Comprehensive Plan.

EXISTING LAND USE & ZONING: Single-family residential AGR

SURROUNDING LAND USE & ZONING

North:	Single-family residential	AGR
South:	Single-family residential	AGR
East:	Single-family residential	AGR
West:	Single-family residential	AGR

Additionally, there are two R-1 Residential zoning districts near the subject property, one to the northwest and one to the south of the lot proposed for a change over zone.

APPROXIMATE LAND AREA: Approximately 2.05 acres more or less.

LEGAL DESCRIPTION: Lot 2, Lees Summit, located in the SE ¼ of Section 16-09-07, Lincoln, Lancaster County, Nebraska.

Prepared by Jacob Schlange, Planner
(402) 441-6362 or jschlange@lincoln.ne.gov

Date: March 18, 2025

Applicant/

Contact/

Owner: Charles and Amy Smith
6620 Almira Lane
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308-991-2365
Csmith62136@gmail.com

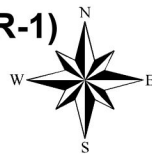
<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/CZ/25000/CZ25006 staff report.jrs.docx>



Eagleview, Lancaster County, NE GIS, Maxar, Microsoft

2024 aerial

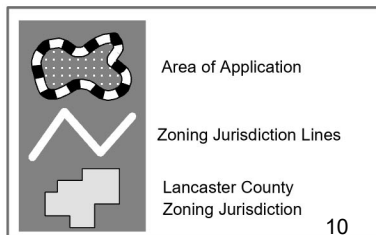
Change of Zone #: C225006 (AGR to R-1) S 70th St & Almira La



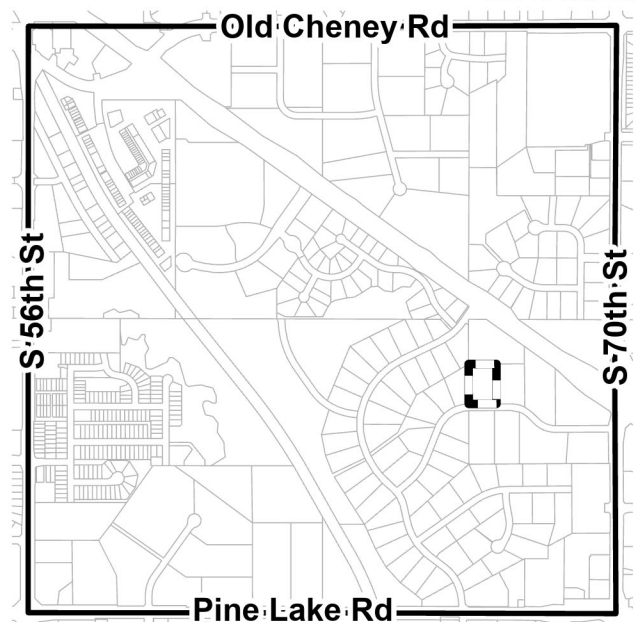
Zoning:

- R-1 to R-8** Residential District
AG Agricultural District
AGR Agricultural Residential 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.16 T09N R07E

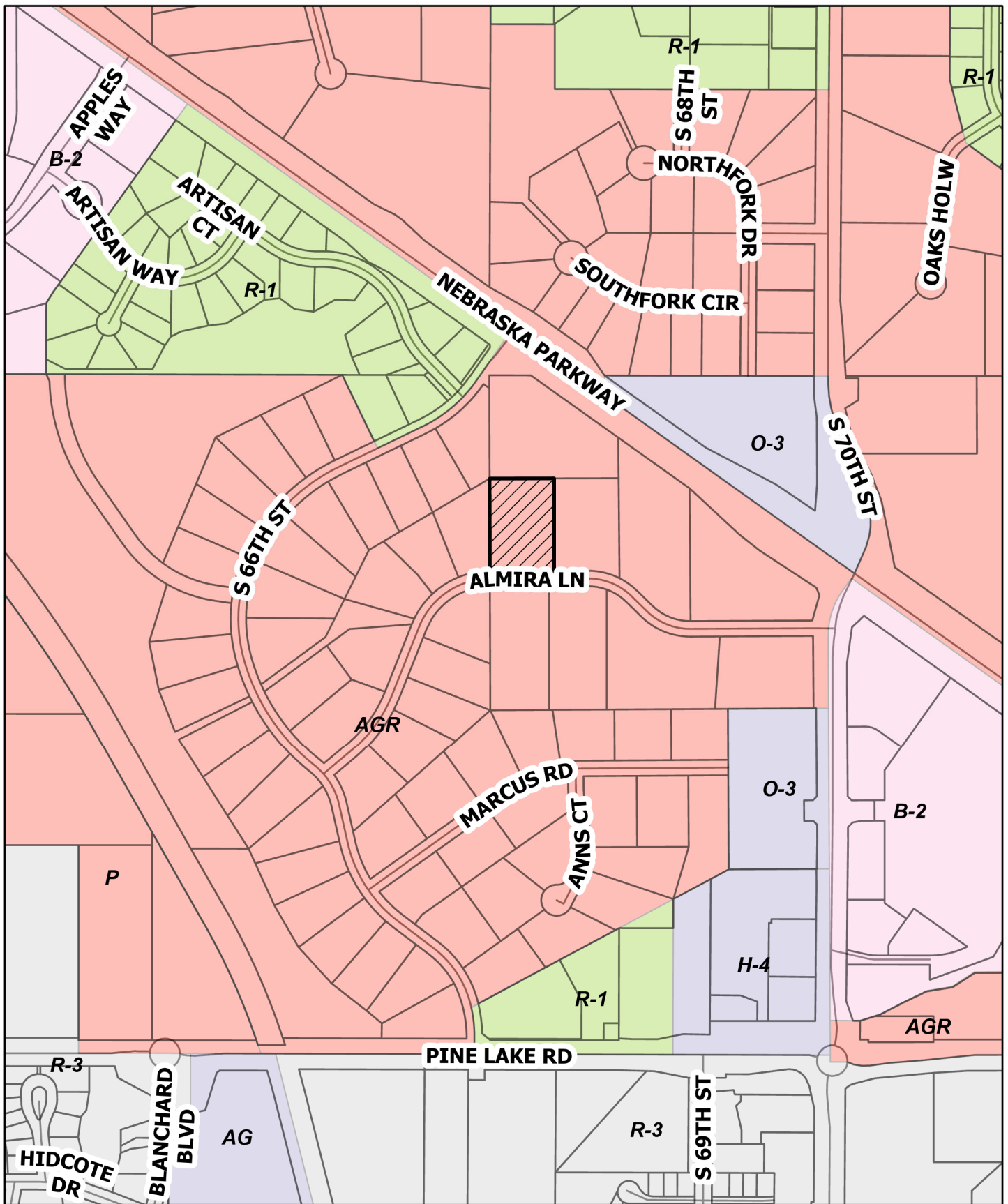


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CZ25006 Vicinity

 Proposed Change of Zone




David R. Cary
Department Director Lincoln Planning Department

Dear Sir,

It is our desire to change the zoning at our current address of 6620 Almira Lane from Ag/Res to R1 and to do a lot split. (see attached document)

If allowed, our hope is to build a house for our daughter and her two children. With the housing market as it is, finding her affordable housing is very difficult, if not impossible.

Thank you for your time.


Charles and Amy Smith
6620 Almira lane
Lincoln, NE 68516





LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER
Text Amendment #24015

FINAL ACTION?
No

PLANNING COMMISSION HEARING DATE
April 2, 2025

RELATED APPLICATIONS
None

RECOMMENDATION: APPROVAL

BRIEF SUMMARY OF REQUEST

Multiple amendments are proposed to update the Zoning ordinance of the Lincoln Municipal Code, including new and amended definitions, clarifying text, and removing obsolete text. These amendments include a new definition for "Floor Area for Accessory Buildings" and amended definitions for "Clubs," "Recreational Facilities, Enclosed Commercial," and "Recreational Facilities, Outdoor". Additionally, there is a minor text amendment to include Nebraska Parkway in places where Nebraska Highway 2 has been specifically referenced.

These amendments have been identified previously, usually as the result of direct inquiries from the public. The proposed changes to definitions are intended to simplify the interpretations of these definitions and to more easily classify the relevant use types into distinct categories.

JUSTIFICATION FOR RECOMMENDATION

The text amendments will add more clarity to the Lincoln Municipal Code, especially pertaining to the definitions of the listed uses, ensuring that those uses are sited in the most appropriate zoning districts.

APPLICANT

David Cary, Director of Planning
Lincoln-Lancaster County Planning Department
555 S. 10th Street
Lincoln, NE 68508

STAFF CONTACT

Jacob Schlange, (402) 441-6362) or
jschlange@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The 2050 Comprehensive Plan supports exploring options for streamlining the zoning and building permitting processes. These proposed amendments are consistent with the Plan as they are to clarify, provide flexibility, and improve the process for development.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Policies Section

P2: Existing Neighborhoods - Continue our commitment to strong, diverse, and complete neighborhoods.

Action Steps

23. Consider zoning revisions that align with home occupation trends and the community's expectations.

P12: Economic Growth - Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.

Action Steps

6. Explore additional opportunities for streamlining the zoning and building permitting processes.

P17: Predictability - Strive for predictability for neighborhoods and developers.

Action Steps

1. Continue to make updates as needed to zoning and subdivision ordinances, along with design standards to support economic development, complete neighborhoods, and other PlanForward initiatives.

ANALYSIS

1. This request is for text amendments to the Zoning Ordinances for various sections including: 27.02 Definitions, 27.63.500 Salvage Yards, and 27.69.035 Off-Premises Signs.

The amendments are to add clarifications on how to define several specific uses and to update certain obsolete text provisions. Each specific amendment is outlined in greater detail below.

2. 27.02.070 F - Add New Definition for “Floor Area for Accessory Buildings”

The new definition for “Floor Area for Accessory Buildings” is intended to be distinct from the existing definition for “Floor Area” and will be used in Table 27.72.120d, which regulates the maximum allowable floor area for all accessory buildings on single family or two family lots in AG, AGR, and R-1 to R-8 zoning districts. An accessory building is defined in the Municipal Code as “a subordinate building or a portion of the main building, the use of which is incidental to that of the main building or to the main use of the premises.”

It has been noted that because the existing definition of “Floor Area” excludes space used for parking automobiles, garages should not count toward the total floor area of accessory buildings, which runs counter to the intent of Table 27.72.120d or the longstanding interpretation in the city of Lincoln of garages - both attached and detached - as accessory uses/buildings. The creation of this distinct definition clarifies that garages and other spaces used for automobile storage will still count toward the maximum allowable floor area for all accessory buildings. The proposed definition is below:

Floor Area for Accessory Buildings Floor area for accessory buildings shall mean the total number of square feet of floor space within all accessory buildings on a premises.

For reference, provided below are other definitions relevant to this proposed amendment:

Accessory Buildings and Uses An accessory building is a subordinate building or a portion of the main building, the use of which is incidental to that of the main building or to the main use of the premises. An accessory use is one which is incidental to the main use of the premises.

Floor Area Floor area shall mean the total number of square feet of floor space within the outside of the exterior walls of a building, not including storage space in cellars or basements and not including space used for the parking of automobiles, not including elevator shaft or stair and escalator enclosures, and not including space used for mechanical equipment used in connection with utilities, such as heating, air conditioning and ventilation equipment, electric switching gear, water pumps, utility meters, and auxiliary electric generators.

Garage, Private Private garage shall mean an accessory building designed or used for storage by the occupants of the building to which it is accessory.

3. 27.02.040 C and 27.02.190 R - Amend to Distinguish Between Definitions for Academy, Club, and Recreational Facilities (Outdoor and Indoor)

The definitions for “Club,” “Recreational Facilities, Enclosed Commercial” and “Recreational Facilities, Outdoor”

are being amended to distinguish each use from each other and from “Academies” (The definition for “Academies” is not being amended but is provided below for reference).

The proposed amended definition for “Club” would distinguish it from the definition for “Academies” by eliminating the reference to education from the club definition, ensuring that facilities with the primary purpose of teaching a particular skill such as sports or music are accurately classified as academies. For health and safety reasons, youth sports academies are required to obtain a special permit when locating in industrial zoning districts, but due to the existing overlap in the current definitions, several youth academies were able to bypass this permit requirement by being classified as clubs, which are a permitted use in the I-1 district. The amended definition will clarify that a youth academy is not a club per the zoning definition. The amended definition is below, as well as the use group table showing in which zones clubs are permitted:

Club Club shall mean a building or facility owned, leased or operated by ~~persons~~ people or entities associated ~~with~~ for a social, ~~educational~~, civic, ~~service~~, cultural, labor, or professional ~~or recreational~~ purpose, typically characterized by membership, dues and regular meetings. Clubs typically are not operated primarily for profit nor to render a service which is customarily carried on as a business, ~~and which is generally restricted to members and their guests using the facility for the purpose for which they have associated; this.~~ Club shall not include a building of religious assembly, social hall, ~~academy~~, or the occasional accessory use of a private residence as a meeting place. Examples of clubs include, but are not limited to, American Legion, trade union, Rotary Club, or Sierra Club.

27.06.100 Civic Services Use Group Table																						
Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3
Clubs/Lodges	S	S	S	S	S	S	S	P	P	P	S	P	P	P	P	P	P	P	P		P	P

For reference and comparison, the definition and use group table for “Academies” are below:

Academies Academies shall mean education and instruction facilities for certain skills, including but not limited to performing arts, such as dance, theater, or music and sports such as volleyball, soccer, baseball, softball, tennis, gymnastics or martial arts. This may include associated public performances, events, and competitions related to the academy and held in connection with such academy use. Academies shall not include early childhood care facilities, public schools, private schools, or vocational schools.

27.06.110 Education and Instruction Use Group Table																						
Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3
Academies	S	S	S	S	S	S	S	S	S	S	P	S	S	S	P	P	P	P	P		P	P

As part of the review of existing special permits for Clubs, several properties were identified for which the use could more accurately be described as a recreational facility rather than a Club. The proposed amendment to the definition for “Recreational Facilities, Enclosed Commercial Indoor” would simplify the definition to “Recreational Facilities, Indoor.” This would clarify that this use is most appropriate for commercially zoned areas, regardless of whether the recreation facility is run as a nonprofit. Furthermore, this amended definition distinguishes this use type from facilities used for instructional purposes (e.g. “Academy”) or gambling. Indoor recreational facilities are intended for commercial or industrial zoning districts, but due to the existing language, some had noted that nonprofit enclosed recreational facilities are allowed by special permit in residential areas. The amended definition is below:

Recreational Facilities, ~~Enclosed Commercial Indoor~~ Enclosed commercial Indoor recreational facilities shall mean facilities which are enclosed in a building and used for recreation including but not limited to: miniature golf, racquetball, tennis, and other court games, fitness centers, bowling, skating, skate boarding, rock climbing, video gaming, indoor shooting or archery ranges, paint ball, laser tag, or swimming. This shall not include recreational facilities primarily used for instruction or training, such as an academy. It does not include casinos or other gambling or betting facilities. An indoor recreational facility

may have some accessory outdoor areas.

An amendment is also proposed to “Recreational Facilities, Outdoor” to make more clear the distinction between indoor and outdoor recreation facilities, since many indoor recreation facilities include outdoor uses that are accessory to the primary use (such as a swimming pool at a YMCA), and some outdoor recreation facilities include indoor spaces that are accessory to the primary outdoor use (such as a clubhouse at a golf course). A few specific examples were eliminated due to redundancy or because they refer to sports played almost exclusively indoors, and several examples of outdoor, nature-based activities were added.

Recreational Facilities, Outdoor Outdoor Recreational facilities shall mean facilities primarily for participation in recreational activities ~~such as~~ including but not limited to tennis, handball, ~~racquetball~~, basketball, and other court games; ~~jogging~~, track and field, baseball, football, soccer, and other field games; skating, skate boarding, swimming, golf, ~~and~~ outdoor shooting or archery ranges, and more passive activities such as nature walks and bird watching. Recreational facilities shall include country clubs and athletic clubs; it shall not include facilities accessory to a private residence used only by the owner and guests, nor shall it include arenas or stadia used primarily for spectators to watch athletic events. An outdoor recreational facility may have some accessory indoor areas.

27.06.150 Commercial Recreation and Entertainment Facilities Use Group Table																											
Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3	
Recreational facilities, indoor															P	P	P	P	P		P	P	P	P	P		P
Recreational uses, outdoor	S	S	S	S	S	S	S	S	S	S	S		S		S	S	S	P	P		P	P	P	P	P		P

The proposed definition changes above will result in a change of classification for several existing facilities in Lincoln. In instances where these uses are in a zoning district that does not permit such a use, they will become nonconforming uses but will still be allowed to continue operating as before. A non-exhaustive list of examples is included below:

- **YMCA Facilities:** Under the proposed definition changes, YMCA facilities would be reclassified as an indoor recreational facility, rather than a club. The only YMCA affected by this change will be the Cooper YMCA at 6767 S. 14th Street, which would become a nonconforming use in the R-1 district but would still be allowed to continue operating as before. Other YMCA facilities are either located in districts zoned P or already classified as an indoor recreational facility.
- **Boy Scout and Girl Scout Facilities:** The Cornhusker Council Boy Scouts of America facility located at 600 S 120th St and the Girl Scouts Spirit of Nebraska Hilltop House located at 1320 Hilltop Place would be reclassified from clubs to outdoor recreational facilities, similar to the way that Prairie Pines Nature Preserve at 3100 N 112th St is already classified.
- **Shooting Clubs:** The Lincoln Izaak Walton League shooting range, which is currently classified as a club, would be designated as an outdoor recreational facility under the new definitions. This would align with how other similar uses have been classified, as the outdoor recreational facility designation has already been extended to the Lincoln Trap and Skeet Club.

Each of the facilities listed above was contacted by the Planning Department in early 2025 to notify them of the potential change in classification.

4. 27.63.500 Salvage Yards, 27.69.035 Off-Premises Signs - Update to Include Nebraska Parkway

After the completion of the South Beltway and subsequent renaming of portions of Nebraska Highway 2 as “Nebraska Parkway,” there are several sections of the Lincoln Municipal Code that reference specific corridors which need to be updated to make clear that these ordinances still apply to Nebraska Parkway despite the name

change. Because a portion of present-day Highway 2 still exists within the City of Lincoln's three-mile extraterritorial jurisdiction, "Nebraska Parkway" is being added in both cases, rather than directly replacing "Nebraska Highway 2". Specifically, the proposed updates are as follows:

27.63.500 Salvage Yards

- a. Salvage and/or recycling material kept outside a building or buildings shall not be located closer than 500 feet from any of the following entrance corridors, except where existing land forms completely obstruct the view by the traveling public of the salvage material:
 1. Interstate 80 and 180;
 2. Rosa Parks Way and "K" and "L" Streets extension west of S. 9th Street;
 3. U.S. 77 north of Morton Street;
 4. ~~U.S. 77 and Nebraska Highway 2~~ Nebraska Parkway ~~south of High Street;~~
 5. ~~Nebraska Highway 2 east of South 14th Street;~~
 6. U.S. 6 east of 56th Street;
 7. U.S. 6 (Sun Valley Blvd.) from N. 10th Street to West O Street;
 8. Cornhusker Highway west of Interstate 180;
 9. North 27th Street north of Leighton Street;
 10. West "O" Street and "O" Street west of 9th Street.

27.69.035 Off-Premises Signs

1. Within one-fourth mile on either side of the corporate limits of the City, the minimum distance between an off-premises sign and any of the below listed entrance corridors to the City shall be 800 feet measured in all directions.
 - i. Interstate 80 and 180;
 - ii. Homestead Expressway (U.S. Highway 77) and Rosa Parks Way;
 - iii. L55X (defined as the north line of Interstate 80 to the north line of Cornhusker Highway);
 - iv. Nebraska Highway 2;
 - v. U.S. 6;
 - vi. Cornhusker Highway;
 - vii. North 27th Street;
 - viii. "O" Street.
 - ix. Nebraska Parkway
5. This request conforms to the Comprehensive Plan by addressing issues that have been identified as leading to confusion and by improving the development process.

Prepared by Jacob Schlange, Planner
(402) 441-6362 or jschlange@lincoln.ne.gov

Date: March 19, 2025

Applicant: David Cary
Lincoln-Lancaster County Planning Department

555 S. 10th Street, Suite 213
Lincoln, NE 68508
(402) 441-7491

Contact: Jacob Schlange
(402) 441-6362 or jschlange@lincoln.ne.gov

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/TX/24000/TX staff report - definitions.jrs.docx>

27.02.070 F - Add New Definition for “Floor Area for Accessory Buildings”

The new definition for “Floor Area for Accessory Buildings” is intended to be distinct from the definition for “Floor Area” and will be used in Table 27.72.120d, which regulates the maximum allowable floor area for all accessory buildings on single family or two family lots in AG, AGR, and R-1 to R-8 zoning districts. An accessory building is defined in the Municipal Code as “a subordinate building or a portion of the main building, the use of which is incidental to that of the main building or to the main use of the premises.

Proposed Definition:

Floor Area for Accessory Buildings Floor area for accessory buildings shall mean the total number of square feet of floor space within all accessory buildings on a premises.

27.02.020 A, 27.02.040 C, and 27.02.190 R - Amend to Distinguish Between Definitions for Academy, Club, and Recreational Facilities (Outdoor and Indoor)

Club Club shall mean a building or facility owned, leased, or operated by ~~persons~~ people or entities associated with for a social, ~~educational~~, civic, ~~service~~, cultural, labor, or professional ~~or recreational~~ purpose, typically characterized by membership, dues and regular meetings. Clubs typically are not operated primarily for profit nor to render a service which is customarily carried on as a business, and which is generally restricted to members and their guests using the facility for the purpose for which they have associated; this. Club shall not include a building of religious assembly, social hall, academy, or the occasional accessory use of a private residence as a meeting place. Examples of clubs include, but are not limited to, American Legion, trade union, Rotary Club, or Sierra Club.

Recreational Facilities, ~~Enclosed Commercial Indoor~~ Enclosed-commercial Indoor recreational facilities shall mean facilities which are enclosed in a building and used for recreation including but not limited to: miniature golf, racquetball, tennis, and other court games, fitness centers, bowling, skating, skate boarding, rock climbing, video gaming, indoor shooting or archery ranges, paint ball, laser tag, or swimming. This shall not include recreational facilities primarily used for instruction or training, such as an academy. It does not include casinos or other gambling or betting facilities. An indoor recreational facility may have some accessory outdoor areas.

Recreational Facilities, Outdoor Outdoor Recreational facilities shall mean facilities primarily for participation in recreational activities ~~such as including~~ but not limited to tennis, handball, ~~racquetball~~, basketball, and other court games; ~~jogging~~, track and field, baseball, football, soccer, and other field games; skating, skate boarding, swimming, golf, ~~and~~ outdoor shooting or archery ranges, and more passive activities such as nature walks and bird watching. Recreational facilities shall include country clubs and athletic clubs; it shall not include facilities accessory to a private residence used only by the owner and guests, nor shall it include arenas or stadia used primarily for spectators to watch athletic events. An outdoor recreational facility may have some accessory indoor areas.

27.63.500 Salvage Yards, 27.69.035 Off-Premises Signs - Update to Include Nebraska Parkway

After the completion of the South Beltway and subsequent renaming of portions of Nebraska Highway 2 as “Nebraska Parkway,” there are several sections of the Lincoln Municipal Code that reference specific corridors which need to be updated to make clear that these ordinances still apply to Nebraska Parkway. Specifically, the proposed updates are as follows:

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 - v. U.S. 6;
 - vi. Cornhusker Highway;
 - vii. North 27th Street;
 - viii. “O” Street.
 - ix. Nebraska Parkway



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER
Change of Zone #24022

FINAL ACTION?
No

DEVELOPER/OWNER
See Attachment

PLANNING COMMISSION HEARING DATE
April 2, 2025

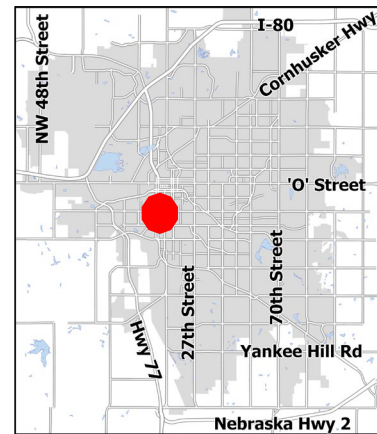
RELATED APPLICATIONS
None

PROPERTY ADDRESS/LOCATION
S 6th to S 9th, J to N streets

RECOMMENDATION: APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a change of zone from B-4 Lincoln Center Business District, I-1 Industrial District, and O-1 Office District to B-4, I-1, and O-1 Landmark (Historic Overlay). The proposed historic overlay would create a nine-block local landmark historic district known as the South Haymarket Industrial District between 6th and 9th and J and N streets. The purpose of the district is to highlight the history of this area as well as support redevelopment and rehabilitation of the buildings.



JUSTIFICATION FOR RECOMMENDATION

The area is associated with Lincoln's industrial development once the city began to attract major railroad lines after 1870. A network of rail sidings connected these lines to each other and to their main yards which developed south of Lincoln's original core, the Haymarket Historic District. The proposed District is significant in the areas of Community Development, Transportation, and Industry.

APPLICATION CONTACT

Jill Dolberg, (402) 441-6373 or
jdolberg@lincoln.ne.gov

STAFF CONTACT

Paul Barnes, (402) 441-6372 or
pbarnes@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan recommends designating a wide variety of the community's historic places and utilization of incentives to encourage their preservation.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

[Figure GF.b: 2050](#) - This site is shown as future Commercial with a few blocks shown as Public & Semi-Public on the 2050 Future Land Use Plan.

[Land Use Plan](#) - **Commercial.** Areas of retail, office, service and residential mixed uses. Commercial uses may vary widely in their intensity of use and impact. Individual areas designated as commercial in the land use plan may not be appropriate for every commercial zoning district.

Public and Semi-Public. Areas of public or semi-public land use and/or structures that serve the general public. Only the largest facilities are shown on the land use plan. Highways and interstates are also included in this category.

Fundamentals of Growth in Lancaster County

The City of Lincoln's present infrastructure investment should be maximized by planning for well-designed and appropriately-placed residential and commercial development in existing areas of the city with available capacity. This can be accomplished by redeveloping underutilized commercial centers into areas that include a mix of uses, and encouraging higher-density residential redevelopment in appropriate locations, including missing middle housing. New infrastructure investments to serve growth areas can be maximized by encouraging a higher density of both residential and commercial uses in these areas.

Goals Section

G12: Lincoln and Lancaster County will celebrate the community's history and diverse cultures and build upon the benefits they provide to civic health, economic vitality, and quality of life.

Elements Section

E2: Infill and Redevelopment

Infill and Redevelopment Approach

PlanForward identifies the potential for 12,000 new dwelling units to be located within the existing built-out portion of the City, roughly 25 percent of the projected 48,000 new dwelling units to be built citywide by 2050.

Greater Downtown

The Plan envisions an additional 5,000 dwelling units in Greater Downtown by 2050. This area is the main hub of employment, entertainment, and higher education. Over the years, there have been significant public and private investments in new building construction, renovations, and infrastructure. In order to capitalize on these collective investments, further development in the Greater Downtown should be realized.

Policies Section

P5: Downtown - Continue to make Greater Downtown a major focus for mixed-use reuse, infill, and redevelopment.

Over 1,600 dwelling units were permitted in Greater Downtown from 2011 to 2020. The Plan envisions an additional 5,000 dwelling units in this core area by 2050.

A strong downtown is important to the economic future of the community. Downtown is the main hub of employment, entertainment, government agencies and higher education.

Action Steps

1. Support development and implementation of the Downtown Master Plan, South Haymarket Neighborhood Plan, Antelope Valley Redevelopment Plan, Lincoln Center Redevelopment Plan, and South of Downtown Redevelopment & Strategic Plan.
2. Ensure that new development is compatible with the existing Downtown and is pedestrian-oriented.

P37: Historic Preservation - The community's distinctive character and desirable quality of life should be supported by exercising stewardship of historic resources throughout the County.

Action Steps

5. Continue to inventory, research, evaluate, and celebrate the full range of historic resources including standing structures, distinctive neighborhoods and regions, landscapes, and buried cultural materials throughout Lancaster County, collaborating with individuals, associations, and institutions.
6. Designate landmarks and districts through the local preservation ordinance and the National Register of Historic Places.

ANALYSIS

1. This is a request for designating 35 acres of the South Haymarket neighborhood as a local landmark district, while retaining the underlying zoning designations.
2. The district is generally bound by S. 6th Street on the west, S. 9th Street on the east, J Street on the south, and N Street on the north. A total of twenty-three properties contribute to the historic district, while there are ten properties that are non-contributing.
3. The South Haymarket Industrial District is significant in the areas of Community Development, Transportation, and Industry. The period of significance is c. 1890 to 1946, beginning with the construction of the Western Mattress Company building (339 S. 7th Street) and ending with the construction of 601 L Street by the Salvation Army for their warehouse. 707 L Street was rebuilt in 1950; however, this was the only major construction activity following the end of the period of significance until the late 1970s and early 1980s, marking a new period of development for the district.
4. There are 23 contributing properties, and 10 non-contributing properties. Of the non-contributing properties, three are modern construction, three are older buildings that have been significantly changed from their original appearance, and four are vacant lots where buildings once stood.
5. A site, structure, discontinuous collection of structures, or contiguous area may be designated as a landmark or landmark district if it is of historical, cultural, architectural, or archeological importance as evidenced by meeting one or more of the following standards for designation:
 - a. 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;
 - b. 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
 - c. Represents archeological value in that it yields or may be likely to yield information pertaining to prehistory or history.

The South Haymarket Industrial Local Landmark District is significant under Criterion A for its association with events that have made a significant contribution to the history, heritage, and culture of the City of Lincoln. The area quickly became an attractive location for branch offices and warehouses of national companies, as well as a few upstart local industries. Early companies and industrial endeavors, such the Lincoln Planing Mill, gave way to more substantial development beginning in about 1900. By about 1933 all of the major companies operating in the South Haymarket Industrial District were in place, but the district continued to be among Lincoln's most important industrial centers through about 1960.

6. Additional details regarding the historic significance are found in the attached application for Landmark designation.

Unlike Lincoln's Haymarket Historic District immediately to the north, which was home to many warehouses and served an important function as a jobber's district, the South Haymarket Industrial District developed more as a manufacturing district. Additionally, the South Haymarket area developed within and between a series of finger-like rail sidings that entered from the south, widening to the east at F Street and then again at K Street. In contrast, the Haymarket area, which was the original town site of Lincoln (then Lancaster), had no rail sidings between O and S Streets until about 1900. When rail sidings did creep up 8th Street from the north and south, they still never crossed P Street. Moreover, the Haymarket area was "pinched" between the CB&Q Yards, the Depot at

7th Street, and the Public Squares and a burgeoning “downtown” commercial district which began at 9th Street. The South Haymarket Industrial District, on the other hand, developed organically across the spacious area south of the Haymarket District. Development pushed in a generally south and east direction until about 1920 when its last major rail siding was constructed through three blocks between 6th and 7th Streets at F Street though K Street.

7. Per Chapter 27.57.120 “Whenever possible, the Preservation Commission shall secure the written consent of the owner or owners before proceeding to secure designation as a landmark.... A landmark district shall not be designated if written protests are made by owners of at least fifty-one percent of the included property, excluding public right-of-way, at or prior to public hearing on the designating ordinance.” This proposed landmark district has been presented to the Lincoln Haymarket Development Corporation and received positive feedback. Letters were sent to all owners of buildings in the district boundaries in early July 2024 and no comments were received. Several building owners expressed verbal support.
8. Upon being designated as a landmark district, the properties will be required to adhere to the Historic Preservation Design Standards when completing exterior alterations. An application will be made to the Planning Department that outlines the planned alteration, including drawings, cutsheets, and photographs. A project that meets design standards may be approved administratively. Larger projects or those that veer from the standards will be presented to the Historic Preservation Commission for review. Upon approval, the project may move forward with appropriate permits as necessary. HPC also reviews proposals for demolition, as well as plans for building new construction within the district.
9. The Historic Preservation Commission unanimously recommended approval of this application for landmark designation on March 13, 2025 (excerpt from meeting record attached).
10. This Local Landmark application was written by Stephanie Rouse while she was the Historic Preservation Planner.

EXISTING LAND USE & ZONING: B-4 Lincoln Center Business District, I-1 Industrial District, and O-1 Office District with commercial, industrial, and office uses.

SURROUNDING LAND USE & ZONING

North: B-4 Mixed Use Development
South: O-1, I-1 Office and Industrial Uses
East: P and B-4 Commercial and Government Uses
West: I-1 Industrial Uses and B-4 Future Park

APPLICATION HISTORY: The South Haymarket Neighborhood Plan, published in December 2015, encouraged eligible historic properties to be listed on either the National Register or as a Local Landmark, particularly properties that may be subject to flood plain implications or that may wish to utilize tax incentives for substantial improvements. Survey and research for the nomination began in April and May 2024, with the nomination completed between June and September. Stephanie Rouse, the former Historic Preservation Planner provided information on the project and the benefits of landmarking to the Lincoln Haymarket Development Corporation, and received positive verbal feedback. Letters were sent to the property owners in or within 200 feet of South Haymarket properties in July 2024 explaining the rationale behind the application, the significance of the area, and the implications of landmarking on their properties. No comments were received.

APPROXIMATE LAND AREA: 35 acres

LEGAL DESCRIPTION: See attachment

Prepared by Jill Dolberg, Historic Preservation Planner
(402) 441-6373 or jdolberg@lincoln.ne.gov

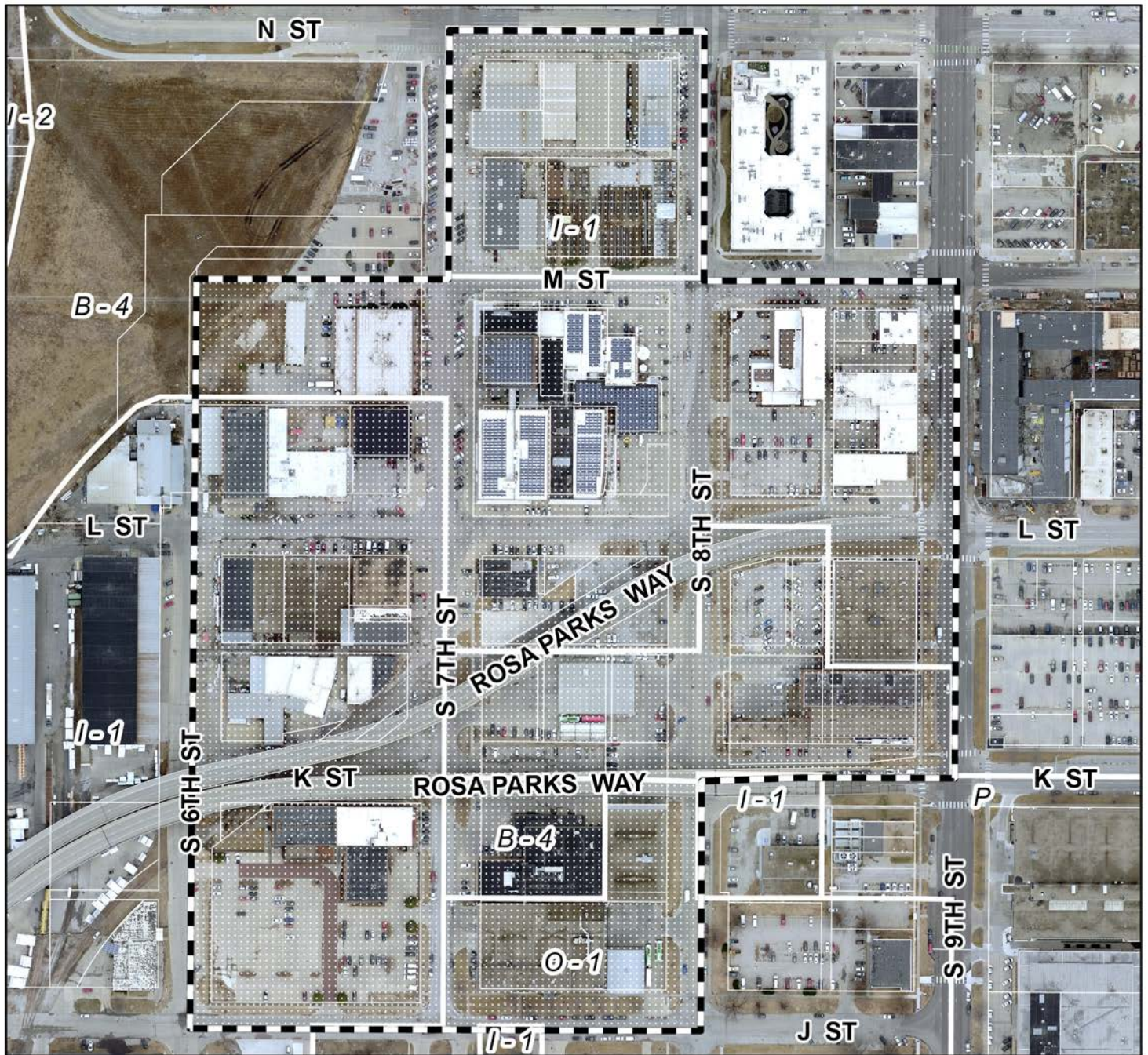
Applicant: Planning Director
555 South 10th Street
Lincoln, NE 68503

(402) 441-7491

Contact: Jill Dolberg
555 South 10th Street, Suite 213
Lincoln, NE 68508
(402) 441-6373

Owner: Various, see attachment

https://linclanc.sharepoint.com/sites/PlanningDept-LongRange/Shared Documents/LongRange/Historic/4_Drafts & Other Working Files/South Haymarket District/Local Landmark Nomination Form_South Haymarket.docx



Change of Zone #: CZ24022
South Haymarket Local Landmark District
S 7th to S 9th St - J St to N St

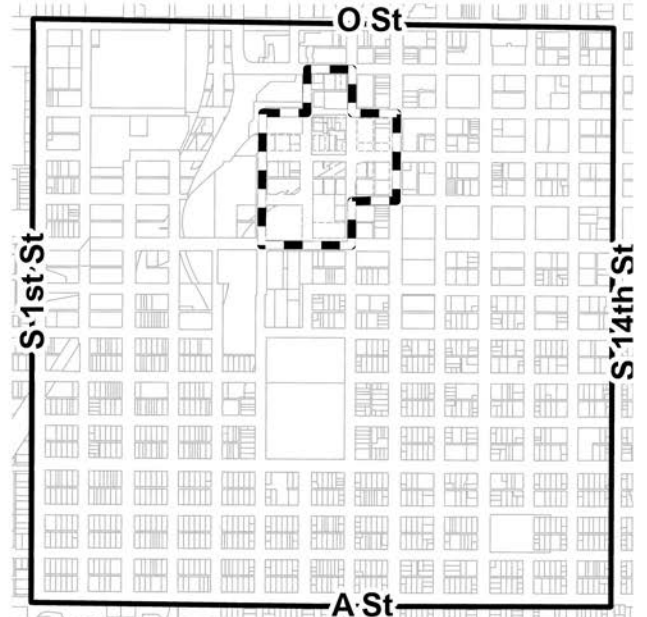
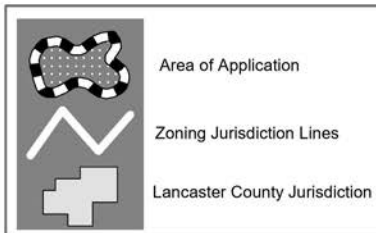


2020 aerial

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential 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.26 T10N R06E



LANDMARK OR LANDMARK DISTRICT NOMINATION

1. NAME

Historic:
(and/or) Common: **South Haymarket Industrial District**
NeHBS Site: **See Attachment B**

2. LOCATION

Address: **Generally located between 6th and 9th, J and N Streets**

3. CLASSIFICATION

<u>Proposed Designation</u>	<u>Category</u>	<u>Present Use</u>
<input checked="" type="checkbox"/> Landmark District	<input checked="" type="checkbox"/> District	<input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Religious
<input type="checkbox"/> Landmark	<input type="checkbox"/> Building(s)	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Military <input type="checkbox"/> Scientific
	<input type="checkbox"/> Structure	<input type="checkbox"/> Educational <input type="checkbox"/> Museum <input type="checkbox"/> Transportation
	<input type="checkbox"/> Site	<input type="checkbox"/> Entertainment <input type="checkbox"/> Park <input type="checkbox"/> Other (vacant)
	<input type="checkbox"/> Object	<input checked="" type="checkbox"/> Government <input type="checkbox"/> Private Residence

4. OWNER OF PROPERTY

See Attachment E

5. GEOGRAPHICAL DATA

Legal Description: See Attachment E
Property ID Number: See Attachment E
Number of Acres or Square Feet: **35 acres** (more or less)

6. REPRESENTATION IN EXISTING SURVEYS

Title: **Historic & Architectural Survey of Lincoln, NE**
Date: **on-going** ☐ State ☐ County ☒ Local
Depository for Survey Records: **Lincoln/Lancaster County Planning Dept.**
City: **Lincoln**
State: **Nebraska**

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

☐ Yes, Date Listed:
☒ No

7. DESCRIPTION AND HISTORY

Condition

<input type="checkbox"/> Excellent	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Original Site
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Ruins	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Moved, Date:
<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Unexposed		

7. DESCRIPTION AND HISTORY, CONT.

DESCRIPTION:

The buildings in the South Haymarket Industrial District range in size and scale, however the predominant material used for construction was brick, with a few concrete block buildings from later construction years. The district includes iconic buildings like the four-story Mill Towne building, originally constructed for Curtis, Towle and Paine Co., who were manufacturers of interior and exterior woodwork, and the K Street Power Plant, anchoring the district's southeast end. The district includes three designated properties including the K Street Power Plant (National Register), the Cotswold Building (Local Landmark), and the Meadow Gold complex (both National Register and a Local Landmark).

Below are individual building descriptions for the contributing buildings within the district.

ADDRESS	NEHBS ID	BUILDING DESCRIPTION
749 N STREET	LC13:C08-0151	Midwest Steel Works is a three-story brick building that has been painted white and a stucco like front façade added to the north. The east loading dock has a steel canopy extending the length of the seven-bay façade, extending one bay south to the five-story rear addition. This addition has a gable roof with several windows painted white or closed.
737 N STREET	LC13:C08-0152	This one-story brick building has been painted white. The door surround features protruding blocks while the garage door has a more simplified narrow protrusion surrounding the door with a similar pattern in the frieze. The windows appear to be original wood windows with a window bay on either side of the front entrance each comprised of three windows. There is a metal addition to the rear of the building.
700 M STREET	LC13:C08-0134	This simple one-story cement block warehouse has a stepped false front roofline concealing a barrel roof with two skylights. The south façade has an overhead garage door with the two regular doors blocked in. The windows on the west façade have been replaced. Three tall overhead doors comprise the north end of the west façade.
825 M STREET	LC13:C08-0136	The Color Court building is a complex of three structures, all brick. The main four-story building has arched front windows on the first and fourth floors and an arched entrance surrounded in stone. The cornice is capped with an arched corbelled brick pattern. The adjacent two-story building is set up above the street half a level with a small platform. The first floor has less dramatic arched windows that have been infilled with rectangle windows, all of which on this complex of buildings have been replaced. This two-story addition also has a corbelled brick cornice. The third building is set back from the main buildings a few dozen feet and is a small one-story structure with a rooftop deck.

600 L STREET	LC13:C08-0128	This five-story red brick building sits above the street on a large concrete dock. The arched openings have all been altered, filled in to create small rectangular openings. A flat canopy structure cuts across the top of the three large arched openings. The cornice is defined by a corbelled brick.
601/621 L STREET	LC13:C08-0341	This complex has two simple one-story brick buildings with a stone band above the overhead garage door extending the length of the façades. The roofline is defined by a stone cap. The original openings have been reduced with smaller infill windows and doors.
610 L STREET	LC13:C08-0129	This one-story buff colored brick building has three arched loading bays a few feet above grade that have been blocked in with recessed concrete block. One bay has a new window infilled off center. The building terminates in a corbelled brick cornice. A later addition on the east end carries through a similar design pattern with a small loading dock on the east end of the south façade covered with a flat metal canopy. The openings on the addition have been filled in to remove them or create smaller openings. A narrow metal building with overhead door is recessed back behind the main façade on the east end of the addition.
645 L STREET	LC13:C08-0125	The Atkins Block building is a three-story brick structure set above grade about 5 feet on a loading dock which carries around to portions of the east façade. The building is a very simple design with a flat metal capped cornice. Windows are a variety of original industrial styled hinged windows, glass block, modern vinyl replacements, and double hung. The east façade has an exterior metal stair leading to the third level. Several ghost signs are visible on the east façade.
650 J STREET	LC13:C08-0110 (a to e)	The Mill Town complex shows the growth of industry over time. The brick buildings range in height from two to four stories with somewhat simple designs. Some of the buildings use corbelled brick and pilasters to give definition, along with arched brick over the windows. Most, if not all the windows, have been replaced in this complex. Several ghost signs are visible in the cornice of the three-story building.
710 J STREET	LC13:C08-0108	The original portion of this complex is a two-story rectangular brick building with stone cap and base. The ends of the front (south) façade are defined by a series of corbelled bricks running vertically from grade to cornice. An exterior metal stair leads to the second story on the eastern end of the façade. Two stages of additions on the east end of the building are each one-story in height with the more recent addition featuring a vaulted roof. The one-story bus bay has three openings extending from east to west for buses.

300 S 7TH STREET	LC13:C08-0123/0133	The complexity of the architectural detail on the Meadow Gold block is best understood in the National Register nomination description which goes into length on all the buildings that comprise this development. Generally, the block has several four-story brick buildings sitting on concrete loading docks with a few one and two-story buildings mixed in. Some openings have been closed and many replaced. The taller buildings have corbelled brick cornices and pilasters to give definition to the somewhat blank facades characteristic of cold storage facilities.
311 S 7TH STREET	LC13:C08-0132	The character defining features of the Cotswold Building date to its original 1894 construction. The two-story building, designed loosely with the Romanesque Revival style in mind, features arched entrances, brick detailing, and an asymmetrical design. The building measures approximately 110 feet by 142 feet and was constructed with Milwaukee pressed brick in a common bond pattern on the primary facades. It sits above a loading dock and is currently undergoing renovations to add a large west addition.
339 S 7TH STREET	LC13:C08-0131	This is another Romanesque Revival style building with similar designs to the Cotswold Building next door with its most striking feature being the metal cornice with corbels and caps atop each of the pilasters defining the four bays of the east main façade. This building also sits above grade on a concrete loading dock with one overhead door at grade. The openings have been altered with rectangular windows and doors in arched openings. The south façade is completely blank, where a former building once shared the wall.
415 S 7TH STREET	LC13:C08-0345	This three-story building, while a standalone brick structure today, was originally an addition to the Atkins Building fronting onto L Street. The very narrow width leaves little room for detail with an overhead door at grade and two small windows on floors two and three in the center of the façade. The only detail is the stone windowsills and roofline cap.
421 S 7TH STREET	LC13:C08-0126	The rail spur line can be seen in this building with a slightly clipped façade creating a unique footprint. The one-story brick building has blocked in windows on the mezzanine level with replacement windows on the first floor. Two openings on the south façade have been bricked in. The overhead door on the angled façade has a wood band on the top reducing its size. Ghost signs can be seen on the east facades.

512 S 7TH STREET	LC13:C08-0114-115	This complex of buildings features a three-story brick building set atop a concrete loading dock with flat canopy above. The design features intricate brickwork with pilasters between the windows on the north side. A three-story brick addition on the south creates an L shaped building pattern. While the original building features six pane, rectangular windows, the addition has more modern style windows with bays of four to five double hung windows on the buildings east (main) façade. Its defining feature is an arched stone entrance.
440 S 8TH STREET	LC13:C08-0118	The K Street Power Plant is a large rectangular structure, built of brick with an internal structure composed of steel and reinforced concrete. Formally the building is a linear extension of the front (east) façade, which features a three-part composition stepping up in height from the south to an apex on the north of six stories. All windows in the building have been replaced with vinyl in a former renovation.
301 S 9TH STREET	LC13:C08-0142	This two-story brick commercial building is a few feet above grade with visible garden level windows and a stepped-up main entrance. While original openings have been preserved, all have been replaced. A flat metal canopy wraps the building, and a metal band covers the frieze.
315 S 9TH STREET	LC13:C08-0140	This two-story brick building has a stepped parapet with corbelled brick band along the frieze. The openings appear original, however are new material. Fabric awnings cover the storefront.
321 S 9TH STREET	LC13:C08-0139	This small two-story commercial building has a band of modern windows with fabric awning above. The cornice is defined by a corbelled brick pattern along with a simplified pattern in the frieze.
335 S 9TH STREET	LC13:C08-0137-138	This site comprises two nearly identical buildings, both two-story brick commercial structures with large storefront windows extending the length of the first floor. The frieze has a detailed corbelled brick pattern above a series of small brick dentils. The only differences are the southern building has shutters on the second-floor windows and the north building has stone sills instead of brick.
421 S 9TH STREET/841 L STREET	LC13:C08-0119	The two-story brick building makes good use of stone details along the length of the second story and roofline which has notches throughout to create interest. The building has a stone base extending several feet above grade with stone sills on the windows which have all been replaced.

HISTORY:

The South Haymarket Industrial District is significant in the areas of Community Development, Transportation, and Industry. The period of significance is c. 1890 to 1946, beginning with the construction of the Western Mattress Company building (339 S. 7th Street) and ending with the construction of 601 L Street by the Salvation Army for their warehouse. 707 L Street was rebuilt in 1950; however, this was the only major construction activity following the end of the period of significance until the late 1970s and early 1980s, marking a new period of development for the district.

The nine-block historic district is associated with Lincoln's industrial development once the city began to attract major railroad lines after 1870. A network of rail sidings connect these lines to each other and to their main yards which developed south of Lincoln's original core, the Haymarket Historic District. The area quickly became an attractive location for branch offices and warehouses of national companies, as well as a few upstart local industries. Early companies and industrial endeavors, such the Lincoln Planing Mill, gave way to more substantial development beginning in about 1900. The district was quickly surrounded by residential development serving the needs of the workers in the district. By about 1933 all of the major companies operating in the South Haymarket Industrial District were in place, but the district continued to be among Lincoln's most important industrial centers through about 1960.



Figure 1: 1891 Sanborn Fire Insurance Map of District

Differentiation from the Haymarket District

Unlike Lincoln's Haymarket Historic District immediately to the north, which was home to many warehouses and served an important function as a jobber's district, the South Haymarket Industrial District developed more as a manufacturing district.

Additionally, the South Haymarket area developed within and between a series of finger-like rail sidings that entered from the south, widening to the east at F Street and then again at K Street. In contrast, the Haymarket area, which was the original town site of Lincoln (then Lancaster), had no rail sidings between O and S Streets until about 1900. When rail sidings did creep up 8th Street from the north and south, they still never crossed P Street. Moreover, the

Haymarket area was "pinched" between the CB&Q Yards, the

Depot at 7th Street, and the Public Squares and a burgeoning "downtown" commercial district which began at 9th Street. The South Haymarket Industrial District, on the other hand, developed organically across the spacious area south of the Haymarket District. Development pushed in a generally south and east direction until about 1920 when its last major rail siding was constructed through three blocks between 6th and 7th Streets at F Street though K Street.



Figure 2: 1903 Sanborn Fire Insurance Map of District

The Haymarket District is also more of a mixed-use area with warehousing, light industrial and commercial buildings, while the South Haymarket Industrial District contains more large-scale industrial buildings alongside smaller offices, showrooms and other ancillary buildings. In the Haymarket District, one could find a handful of hotels, restaurants, shops, and saloons mixed in with wholesaling and jobbing warehouses, whereas the South Haymarket Industrial District was never home to such businesses, with a few exceptions along 9th Street between M and L Streets. As the Haymarket Landmark district nomination states, "The southern boundary was selected because buildings beyond that line are of a drastically different character and because a concentration of older buildings ceases." Historic buildings do exist in a lower concentration, but this is because: (1) the area historically had a more industrial character with some areas being left open or covered by temporary 1-story buildings and (2) this district grew up along rail sidings that commonly cut through blocks. Due to the latter, some buildings in the district, including the Lincoln Mattress Co. Building and Building A on the Meadow Gold Block, were designed with clipped corners especially around K and L Streets.

Sidings in Haymarket and South Haymarket Districts

Rail sidings spurred industrial development, which necessitated more rail sidings, which in turn spurred further development in the South Haymarket Industrial Districts. In the Haymarket District, rail sidings did not appear until about 1900 and were more of an afterthought.

Sidings run between 8th and 9th until P Street in Haymarket and only go beyond 8th Street again at M to L Streets for the Lincoln Paint & Color Block and L to K Streets for the K Street Power Plant Block. These sidings are present in 1903 but not 1891. This justifies the inclusion of these two 9th Street Blocks.

1886: No Sidings Between O and S Streets, Sidings on 7th and 8th between O and L Streets, Sidings on 4th and 5th Between E and L Streets. Shift east to 7th and 8th between J and L.

1891: No Sidings between O and S Streets. Same as south of O, but new siding on 3rd street to BM yards.

1903: Siding along 8th Street in Haymarket, but it does not cross P Street.

c. 1917: R.R. siding built east of 6th Street for the first time spurring industrial development south of K Street and east of 6th Street. In 1903 only the Lincoln Traction Co. Car Storage Shed at NE corner of J and 7th was not residential.

1928: 8th Street siding still does not cross P Street. UP and CBQ come in from South with sidings on 3rd - 5th Streets. At E Street the 5th Street Siding branches off to 6th Street. At F Street it branches off to make the siding between 6th and 7th Streets where Elevator and Rawlings Ice Co. are located.

Development and Industries

By 1928, most of the major companies operating in the South Haymarket Industrial District were in place. Large national and regional companies like Beatrice Creamery Co., International Harvester, J.I. Case Threshing Machine Co., Curtis Sash & Door, and Updike Grain Corporation operated alongside more local endeavors such as Lincoln Paint and Color Co., Lincoln Mattress Co, and Griswold Seed & Nursery. Loup River Public Power constructed an impressive power plant on the southwest corner of K and 9th Streets just two years later and by 1933 the M.L. Rawlings Ice Company had built an ice storage warehouse on J Street between the district's last rail sidings to complete the district. Further development was limited to additions and the types of modifications necessary to keep business moving or to convert buildings to new purposes.

The industrial growth of Lincoln, however, came at a cost. Between 1891 and 1928 some 80 domestic buildings (houses, shanties, boarding houses) were razed in the name of progress in the nine-block area bounded by N, K, 6th, and 9th Streets. Another 50 were demolished in the six-block area bounded by K, G, 6th, and 8th Streets during the same period. Often these were some of Lincoln's poorest citizens as suggested by the size, scale, and location of their homes. For instance, in 1891 a handful of homes, described as "negro shanties," by the Sanborn Fire Insurance Company, were scattered just south of the district about Block 132 (east side of 8th Street between H and J Street) where M.L. Rawlings Ice Company would eventually build their warehouse. On Block 84, destined to become Beatrice Creamery Co.'s "Meadow Gold Block," 1-story row houses sat by the Lincoln Planing Mill. Already relegated to poor living conditions near industrial buildings and among rail sidings due to their race, class and/or gender, these groups likely found it difficult to find new housing once they were displaced.

Illicit Past

As with any growing city, early on in Lincoln's past there was a red-light district where the illicit activities of the city clustered. Lincoln's district happened to be in the South Haymarket. Early Sanborn Fire Insurance maps from 1891 clearly label the houses of ill-fame on the northwest corner of 6th and M Streets. The growth of the railroads, however, pushed these houses further east. By 1903, the Sanborn Fire Insurance Company became more discrete about labels for these uses and instead called them "F.B." for female boarding. The female boarding however was a code for houses of ill-repute. Six such houses were located at the northeast corner of 7th and M Streets next to the Searle and Chapin Lumber yard. A seventh house was at the southeast corner of 7th and N Streets. Many newspaper articles reference the cluster of houses at 7th and M Streets with confirmation of an Ethel Howard, resident of 234 S 7th Street in 1902, arrested the following year for prostitution.¹ On the 1903 map, two more small houses are identified at 342 and 344 South 8th Streets, one large home with additions at 703 L Street, three between 706 and 714 L Street² and three more between 613 and 627 L Street bringing the total to 16 houses of ill-repute in the district boundaries.

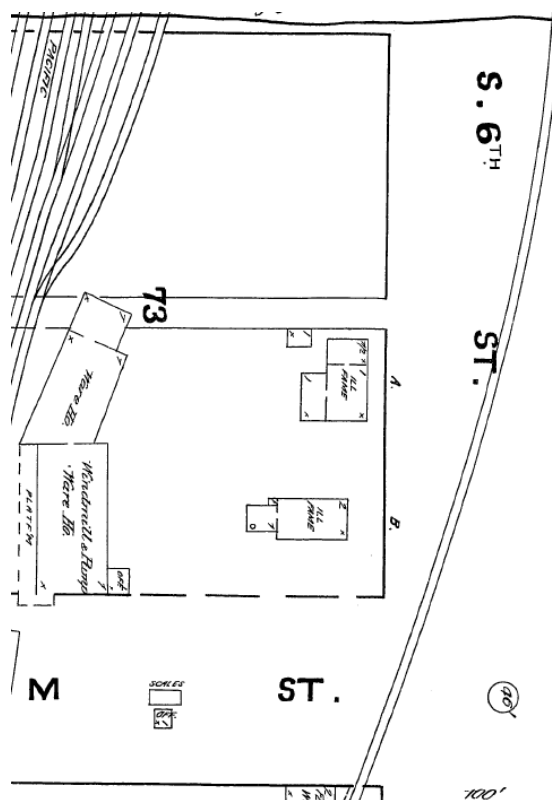


Figure 3: 1891 Sanborn Fire Insurance Map showing two houses of ill-fame

The operation of these establishments was in blatant disregard for an 1885 ordinance that outlawed prostitution in Lincoln; however, it was rarely enforced and was instead taken advantage of with protection of the brothel operations in exchange for under the table payments. A 1905 newspaper article describes a case of graft and corruption at the city by identifying the madams Cora Conn of 206 South 7th Street, Bertie Mann of 703 L Street, and Ethel Howard of 700 M Street along with the infamous Josie Washburn and Rose Kirkwood whose histories are detailed in the Rose Kirkwood Brothel National Register nomination.³ Each madam paid \$50 a month in exchange for protection and the ability to keep operating.

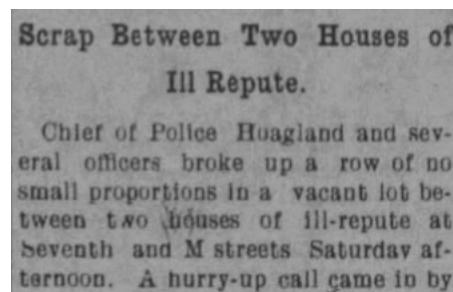


Figure 4: Lincoln Daily Post 07 Jul 1902, Page 1

This lack of enforcement by local police and prosecutors of state statutes harmed reformers' goals of wiping out prostitution completely. The businesses men of the Haymarket District however were strong advocates for enforcing the laws and shutting down houses of ill-repute with big names such as J.C. Harpham, S.E. Seifert, C.E. Mayne and Secretary G.E. Hager convening a task force to shut down the houses of ill-repute in 1904.⁴ It took

¹ The Nebraska State Journal, "Fines in Police Court," 13 May 1902, Page 3.

² Lincoln Journal Star, "Tried Hard," 15 Aug 1901, Page 6.

³ Lincoln Journal Star, "Thousands in Graft Collected by Police?" 11 Nov 1905, Page 1.

⁴ Lincoln Journal Star, "South Ninth Resorts to be Closed by Police: Committee of Law and Order League Claims to Have Promise of Mayor Adams to that Effect," 10 Nov 1904, Page 2.

several more years and persistence, but growth of the South Haymarket district ultimately drove the red-light district out of existence.

According to the Rose Kirkwood Brothel National Register Nomination, “During the early 20th century, in the area south of O Street and west of 9th Street, where so many of the “female boarding houses” were identified in 1903, increased investment and major construction was occurring. Establishments such as the Beatrice Creamery Company, which bought much of the block bounded by L, M, 7th and 8th Streets in 1909 and began major industrial construction, changed the economics and character of the former ‘burnt district.’ None of the former brothel locations in that area are documented as operating beyond 1910.” A comparison of the 1903 and 1928 Sanborn Fire Insurance Maps reveals all sixteen brothels once in the district were replaced by substantial warehouses in most cases.

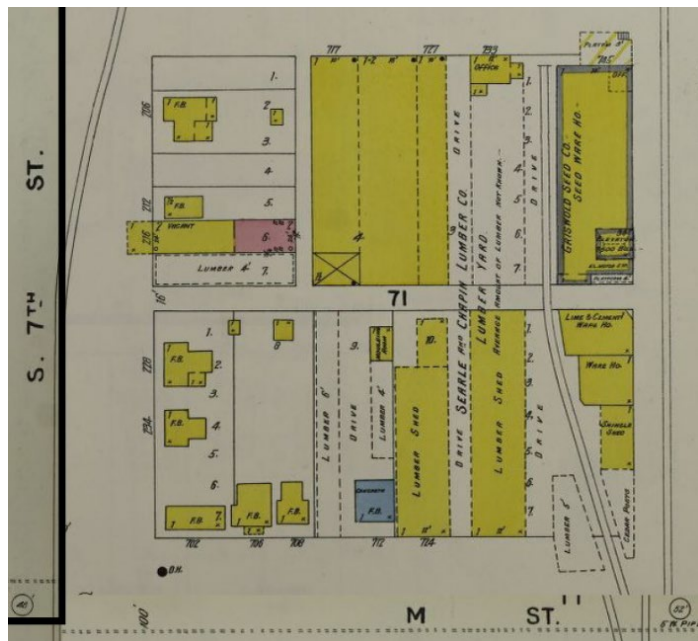


Figure 5: 1903 Sanborn Fire Insurance Map showing "FB" or female boarding house

Hazardous Conditions

One cause for change in the South Haymarket Industrial District was natural hazards—flood and fire—which were prevalent and still a concern to a lesser degree today. Many of the buildings, such as the Cotswold Building, suffered fire and were required to rebuild to continue operations. Another frequent concern was flooding from the nearby Salt Creek which often inundated the district every few years. A flood control project, which by 1943 had completed work from J to O Streets, made improvements to the Salt Creek channel from J Street to the “old SYA bridge” somewhere north of O Street.⁵ In some



Figure 6: Fire at the Curtis and Bartlett Building

instances, attempts to control flood waters failed as was the case for the 1942 flood which led the owner of the Curtis and Bartlett Building at 311 South 7th Street, Archie Furr, to sue the railroad for flood damages, claiming the berms and other land features constructed by the railroad made the flooding significantly worse than it would have been.⁶ Furr received a settlement from Burlington.⁷

⁵ The Lincoln Star, “Flood Control Report Cites Low Expense,” 05 May 1943, Page 18.

⁶ Curtis and Barlett Building Local Landmark Nomination, p.5.

⁷ Lincoln Journal Star, 08 Nov 1946, P. 2.

Prior to the construction of the Salt Creek Levee System, the most damaging known event along Salt Creek occurred in 1908 when homes were destroyed, people were left homeless, and seven deaths occurred. Among many other floods, one in 1950 was also particularly severe. In the late 1950's the federal government approved the Salt Valley Flood Control Project that included construction of 10 dams and the Salt Creek Levee system. These projects have significantly reduced flooding risks in the Salt Creek watershed, as shown during the floods in July 1993, October 2014, and May 2015.



Figure 7: Image of Salt Creek flooding in 1902



Figure 8: Griswold Seed Company Flood



Figure 9: Photo looking towards Meadow Gold and Archie Furr (Bartlett Building) likely during the 1942 flood



View west on M Street towards S. 7th St., pre-1943.

Figure 10: Flooding on M Street looking towards S. 7th Street

8. SIGNIFICANCE

<u>Period</u>	<u>Areas of Significance</u> (check and justify)	
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Archeology (Prehistoric)	<input type="checkbox"/> Landscape Architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> Archeology (Historic)	<input type="checkbox"/> Law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Literature
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> Architecture	<input type="checkbox"/> Military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> Art	<input type="checkbox"/> Music
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> Commerce	<input type="checkbox"/> Philosophy
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> Communications	<input type="checkbox"/> Politics/Government
	<input type="checkbox"/> Community Planning	<input type="checkbox"/> Religion
	<input type="checkbox"/> Conservation	<input type="checkbox"/> Science
	<input type="checkbox"/> Economics	<input type="checkbox"/> Sculpture
	<input type="checkbox"/> Education	<input type="checkbox"/> Social/Humanitarian
	<input type="checkbox"/> Engineering	<input type="checkbox"/> Theater
	<input type="checkbox"/> Exploration/Settlement	<input type="checkbox"/> Transportation
	<input checked="" type="checkbox"/> Industry	<input type="checkbox"/> Other (specify)
	<input type="checkbox"/> Invention	

Specific dates: **1890-1946**

Builder/Architect: **Various, see Attachment B**

Statement of Significance:

The South Haymarket Industrial Local Landmark District is significant under Criterion A for its association with events that have made a significant contribution to the history, heritage, and culture of the City of Lincoln. The area quickly became an attractive location for branch offices and warehouses of national companies, as well as a few upstart local industries. Early companies and industrial endeavors, such as the Lincoln Planing Mill, gave way to more substantial development beginning in about 1900. By about 1933 all of the major companies operating in the South Haymarket Industrial District were in place, but the district continued to be among Lincoln's most important industrial centers through about 1960.

9. STANDARDS FOR DESIGNATION (check one(s) that apply)

- ☒ 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; or
- ☐ Represents archeological values in that it yields or may be likely to yield information pertaining to pre-history or history.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

- The Nebraska State Journal, "Fines in Police Court," 13 May 1902, Page 3.
- Lincoln Journal Star, "Tried Hard," 15 Aug 1901, Page 6.
- Lincoln Journal Star, "Thousands in Graft Collected by Police?" 11 Nov 1905, Page 1.
- Lincoln Journal Star, "South Ninth Resorts to be Closed by Police: Committee of Law and Order League Claims to Have Promise of Mayor Adams to that Effect," 10 Nov 1904, Page 2.
- The Lincoln Star, "Flood Control Report Cites Low Expense," 05 May 1943, Page 18.
- Curtis and Bartlett Building Local Landmark Nomination, p.5.
- Rose Kirkwood National Register Nomination.
- Lincoln Journal Star, 08 Nov 1946, P. 2.

11. FORM PREPARED BY:

Name/Title: **Stephanie Rouse/Community Development Manager**

Organization: **Urban Development**

Date Submitted:

Street & Number: **555 S. 10th Street**

Telephone: **402-441-8211**

City or Town: **Lincoln**

State: **Nebraska**

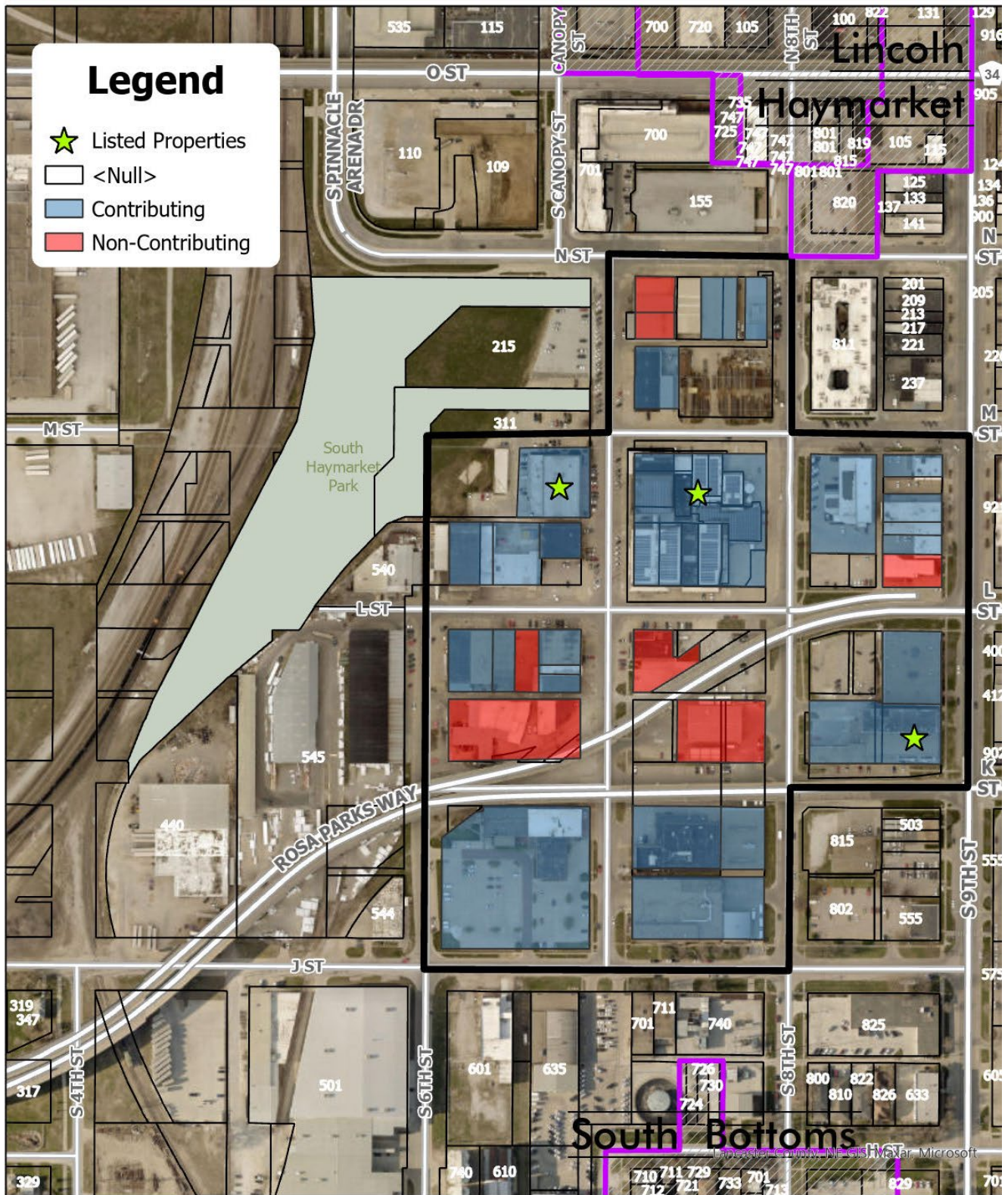
FOR HISTORIC PRESERVATION COMMISSION USE ONLY

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED: [Click here to enter text.](#)

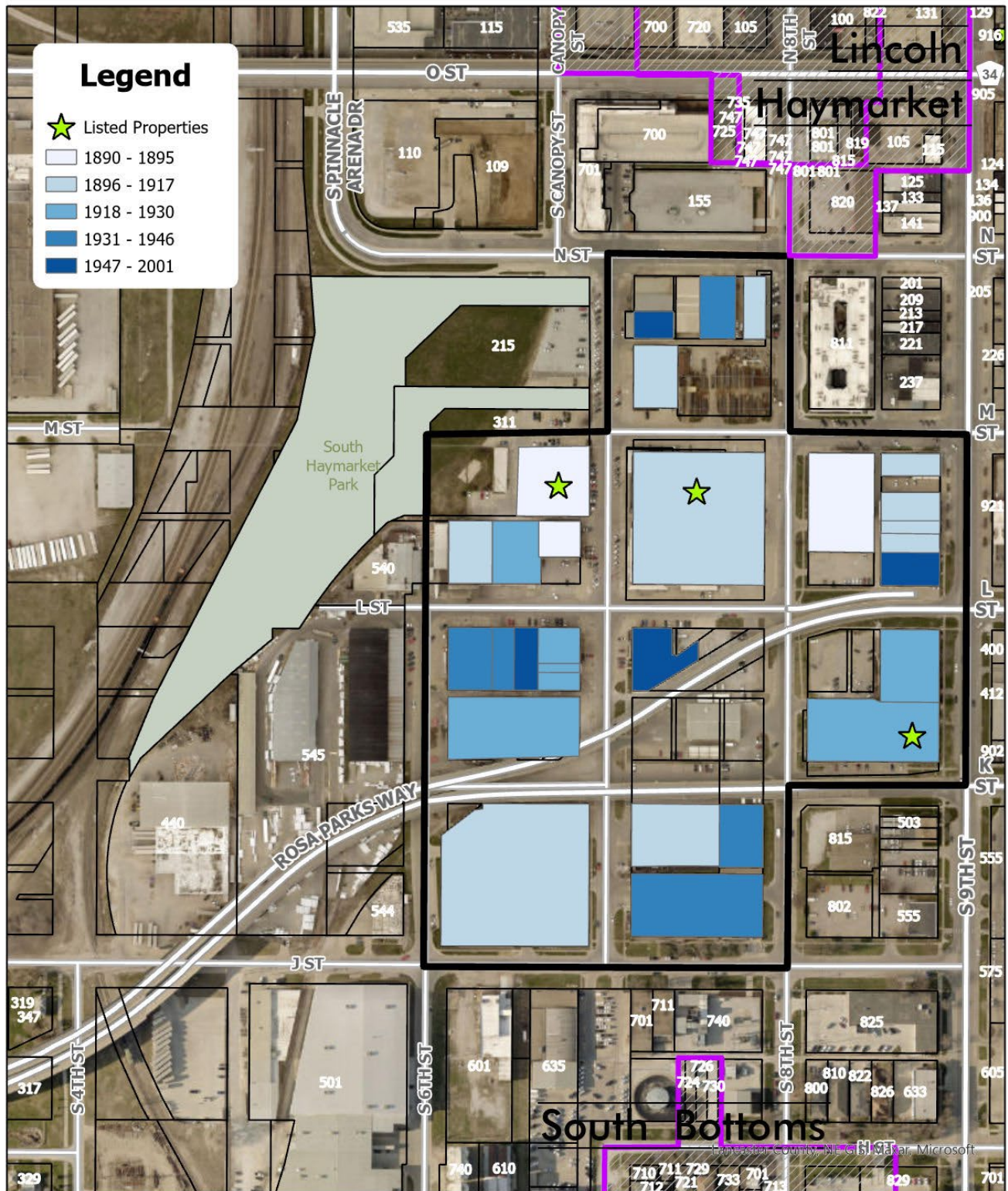
LANDMARK/LANDMARK DISTRICT NUMBER: [Click here to enter text.](#)

https://linclanc.sharepoint.com/sites/PlanningDept-LongRange/Shared Documents/LongRange/Historic/4_Drafts & Other Working Files/South Haymarket District/Local Landmark Nomination Form_South Haymarket.docx

South Haymarket Landmark District: Contributing Status



South Haymarket Landmark District: Year Built



Attachment B: Property Details Table

Address	Status	NeHBS ID	Description	Year Built	Architect	Contractor
216 S 7th Street	NC	LC13:C08-0154	NA	2001	Unknown	Unknown
749 N Street	C	LC13:C08-0151	The 1903 Sanborn Map shows Griswold Seed Company located on Lot 1 however deed records do not indicate a purchase by the company until 1910. It is apparent from City Directories that Griswold Seed is leasing from the owners sometime after 1897 until they purchase the land in 1910. In 1910 there was a building permit for the construction of the three story in front, five story in back, building. This would replace the one-story factory they were leasing prior. Their offices were located at 147 S 10th Street just a few blocks away.	1910	Unknown	Ward
830 L Street	NC	LC13:C08-0347	NA	1986		
307 S 9th Street	NC	LC13:C08-0141	Parking Lot	NA	NA	NA
440 S 8th Street	C	LC13:C08-0118	The K-Street Power Plant was built by the Iowa Nebraska Light and Power Company in 1930. The complex provided power for both the city of Lincoln and surrounding rural areas. It represents the advancements of rural electrification and soon thereafter, public power in Lincoln. The site was home to power equipment from the earliest days of electrification in Lincoln with a one-story brick, iron, and cement building on this lot in 1906, and in 1930 this building was constructed to house advanced equipment to generate power. Even with multiple owners over time, the site has always been known as the K-Street Power Plant. It is locally significant under Criterion A as a power plant, and the period of significance begins in 1930 when the building was constructed and extends through 1971, when the city	1930	Unknown	Unknown

			purchased the building and the slow shut down began.			
703 N Street	NC	LC13:C08-0153	The building appears to have been built as early as 1924 by Wood Brothers Threshing Co who constructed an 80 x 90 one story steel building at this location for \$8,000. An earlier permit from 1920 for the same footprint only two stories in height of concrete block was issued.	1924	Unknown	Unknown
631 L Street	NC	LC13:C08-0343	This one-story brick building is an infill to the larger complex of buildings completed in 1978.	1978	Unknown	Unknown
421 S 7th Street	C	LC13:C08-0126	The one-story brick warehouse measuring 40x90 was constructed by Ryman & Vandervert for Lincoln Mattress Co in 1920 at a cost of \$5,000.	1920	Unknown	Ryman & Vandervert
421 S 9th Street/841 L Street	C	LC13:C08-0119	The two-story brick and cement building was built in 1926 by Lincoln Public Service Co. at an estimated cost of \$90,000. The building measured 134 by 164 feet and served as a garage, office, and warehouse.	1926	Unknown	Unknown
NE Corner 8th and L Streets	NC	LC13:C08-0122	Building demolished, now a parking lot.	NA	NA	NA
610 L Street	C	LC13:C08-0129	In 1928 a warehouse addition was done by the same owner of the adjacent lot at 600 L Street. The one-story brick addition cost \$15,000.	1928	Unknown	J.L. Case
700 M Street	C	LC13:C08-0134	The one story "barn" was built in 1915 out of concrete block for a cost of \$3000 for Carter Transfer Company. By 1930 Beatrice Creamery had obtained the site and continued to use the lot when it became Beatrice Foods.	1915	Unknown	Carter Transfer Co.
645 L Street	C	LC13:C08-0125	This building was built by M.B. Atkins in 1927 with an addition three years later in 1930 (BP19528). Star Van & Storage pulled a permit in 1938 (27357) and Archer Furr Co in 1941 (34616).	1927	Unknown	E.R. Leverton

301 S 9th Street	C	LC13:C08-0142	The Booth Fisheries commissioned the construction of the two-story brick building costing \$10,000. The Booth Fisheries Company was the largest fishpacking firm on the Great Lakes. Arthur Bennett was one of the original managers when the store opened and served them until his death in October of 1931. Cornhusker Printing moved in sometime around 1980.	1906	Unknown	Tyler and Son
600 L Street	C	LC13:C08-0128	Originally, one story was constructed in 1912 for J.J. Case Threshing Co however by 1916 the last four stories were added.	1912	Unknown	John Westover
630 K Street	NC	LC13:C08-0346	The first permit was issued in 1928 for a 33x65 foot foundry costing \$1,000. The one-story cement block building was built by Walter Krogh. A \$200 addition measuring 38 by 50 feet was added by the White Foundry Co in 1937. Another foundry building was added in 1941 (permit 34666) by the White Foundry measuring 36 by 70 feet at a cost of \$1,700. The builder was Everet Devries and the architect N.B. Hazen. The next building to appear on site (Permit 42327) was a 31 by 82-foot masonry and steel building in 1946. It was designed by Lincoln Steel Works and built by Olson Construction Co. Several buildings and additions were made in the 1950s. The warehouse buildings have been significantly altered and therefore are non-contributing to the district.	1928	N.B. Hazaen	Everet Devries
601 L Street	C	LC13:C08-0341	The Tilton Furniture Co. was operating at 605 L Street ca. 1886. The building was replaced in 1946 by the Salvation Army which built a \$23,000 one story cement block warehouse at this location. The building was designed by Fritz Craig and constructed by Olson Construction Company.	1946	Fritz Craig	Olson Construction Co.

621 L Street	C	LC13:C08-0342	The first permit, 28323, was for an alteration to the 18x18 one story shed by Henry Jones in 1938. The current cement block building on the site was built in 1946 at an estimated cost of \$16,350 by W.S. Assenmacher Co for R.H. Hudson. The architect of record was Selmer A Solheim who designed the 50x120 foot one story truck storage garage.	1946	Selmer A. Solheim	William J. Assenmacher
737 N Street	C	LC13:C08-0152	The building was constructed in 1940 for Searle and Chapin Lumber Company as an office. They sold the lot to Midwest Steel Company in 1957.	1944	Selmer A. Solheim	Ernest Rokahr
300 S 7th Street	C	LC13:C08-0123/0133	In summary, seven substantial historic brick buildings, all constructed in the early 20th century and used by Beatrice Creamery Company, occupy the majority of the block bounded by M, L, South 7th, and South 8th Streets, along with one contributing structure—the bridge connecting Buildings D and E. Lincoln Ice Company commenced construction of the oldest extant building on the block ca. 1902 (part of Bldg A), followed by Lincoln Ice & Cold Storage Co.'s massive warehouse in 1904 (Bldg D). These structures formed the nucleus of Beatrice Creamery Co.'s plant when BCC acquired most of the block in 1909. Bldg E of 1916 was the last major structure added. When BCC took over Bldg F from Franklin Ice Cream Co. in 1939, it completed the dairy company's consolidation on the block.	1902	Unknown	Unknown
415 S 7th Street	C	LC13:C08-0345	This three-story building was a 20'x90' addition to 645 L Street built in 1930.	1930	Unknown	E.R. Leverton
335 S 9th Street	C	LC13:C08-0137-138	There is no original building permit for the two brick buildings. However, based on the 1903 Sanborn Map showing empty lots and the city directory showing occupants by 1908 it was likely built between 1905-1907. Those first occupants were George A Wilson, a	1907	George A. Berlinghof	A. Keiwil Dick Bros

			contractor in 337 (Lot 9) and Lincoln Cornice and Metal Company in 335 (Lot 8). The buildings continued to be occupied by buildings trades throughout their early years-Wilson was still there into the 20's and a roofing company had replaced the metalworkers.			
825 M Street	C	LC13:C08-0136	According to the 1884 Sanborn Insurance Map, there are dwellings on this site, however by 1903 the two story, stepped to four story brick warehouse for Lincoln Paint and Color is on the site. According to mechanic leans placed on the building, it was constructed in 1892.	1892	Unknown	Unknown
710 J Street	C	LC13:C08-0108	Originally built in 1938 by the Lincoln Traction Company at an estimated cost of \$40,000. A non-contributing addition was added to the east side of the building for bus barn.	1938	Unknown	Ernest Rokahr
642 L Street	NC	LC13:C08-0130	Building demolished and now a parking lot.	NA	NA	NA
650 J Street	C	LC13:C08-0110 (a to e)	Curtis, Towle and Paine Co were manufacturers of interior and exterior woodwork. It is one of Lincoln's oldest and largest manufacturing institutions. When erected in 1905 a unique four room apartment furnished with Curtis built in features was installed as a display room.	1905	Unknown	Unknown
339 S 7th Street	C	LC13:C08-0131	On May 27th, 1892, Mr. Samuel Wessel (a manager from Western Mattress) acquired lots 1 and 2 of the subdivision via warranty deed for \$2000. He then acquired lots 3 and 4 on March 1st, 1893, for another \$2000 also by warranty deed. On September 21, 1892 Wessel sold lots 1 and 2 to Western Mattress. This was followed on November 11th, 1894 when Western Mattress bought lots 3 and 4 from Wessel. This transaction completed the acquisition by the Western Mattress Company of the entire property on which the building now stands. This information would seem to place	1890	Unknown	Unknown

			the date of construction between 1890 and circa 1894. By the 1928 Sanborn Map, the factory is used as a potato storage and motor freight storage area.			
311 S 7th Street	C	LC13:C08-0132	Originally there were single family dwellings on this block until the industrial businesses began to move in around the 1890's. The 1904 Sanborn Insurance Map shows Curtis and Bartlett Company, manufacturers of sash doors, blinds, and mouldings, occupying the lot. They likely built their warehouses between 1891 and 1896 as they are not listed in the 1890 city directory, however Curtis and Van Denberg (Paul Bartlett manager) are at 601 M Street by 1896. This is the same block as 311 S 7th St. By 1928 the Sanborn map shows Curtis, Towle, and Paine Co. (same occupation) on the site. By 1950 Mann Distributing Company (beer distribution) was located on the site.	1895	Unknown	Unknown
707 L Street/410 S 7th Street	NC	LC13:C08-0126	The original buildings were demolished to make way for the current building on site constructed in 1950.	1950	Unknown	Unknown
512 S 7th Street	C	LC13:C08-0114-115	International Harvester constructed the 112x125 foot building in 1909 with more work in 1924 (B12321) and 1933 (21431). The three-story brick building with basement was constructed by McGorvan & Jacobbey for International Harvester.	1909	Unknown	McGorvan & Jacobbey
321 S 9th Street	C	LC13:C08-0139	Permit 1502 was issued March 4, 1907 to A.A. Otto for a 1 story brick building (25x60) on Lot 7 for \$1,000. It was originally addressed 325 then marked out to read 321.	1907	Unknown	Unknown
315 S 9th Street	C	LC13:C08-0140	Originally this building was addressed as 317-321 S. 9th St. Permit 7164 was issued on Lots 5 and 6 for a two story plus basement brick building on August 1, 1917. The contractor was George A Wilson and the owner C.W. Swingle	1917	Unknown	George A. Wilson

			& Co. Estimated cost was \$15,000 for the 50x142 foot building.			
NW Corner 8th and K Streets	NC	LC13:C08-0391	This site historical was an empty coal yard for many years until at least 1949. The StarTran bus depot was the first building on this site.	1985	Unknown	Unknown

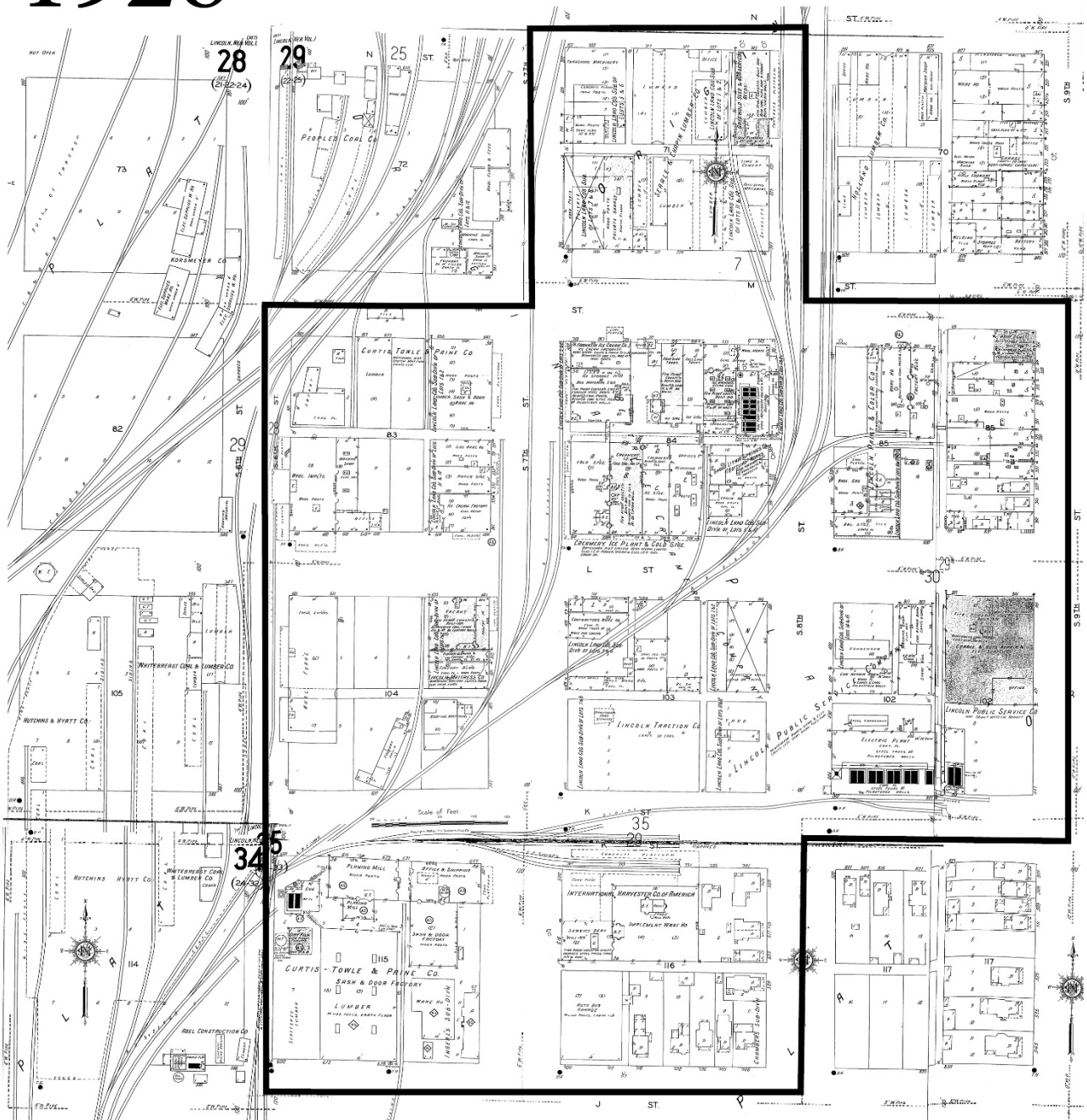
1891



1903



1928



1949



Attachment D: Historic Photographs

1903: View from Badger Lumber SE with Lincoln Paint and Color and Curtis Bartlett and JI Case Threshing visible



1906: Wholesale District south of O from Viaduct

Businesses: Lincoln Paint & Color Co., Lincoln Ice & Cold Storage Co., Curtis & Bartlett Co., and J. I. Case, T.M. Co. (Threshing Machinery). State capitol building on the horizon.



1903: Curtis, Barlett, & Co



1907: Curtis, Barlett, & Co.



Nebraska State Historical Society



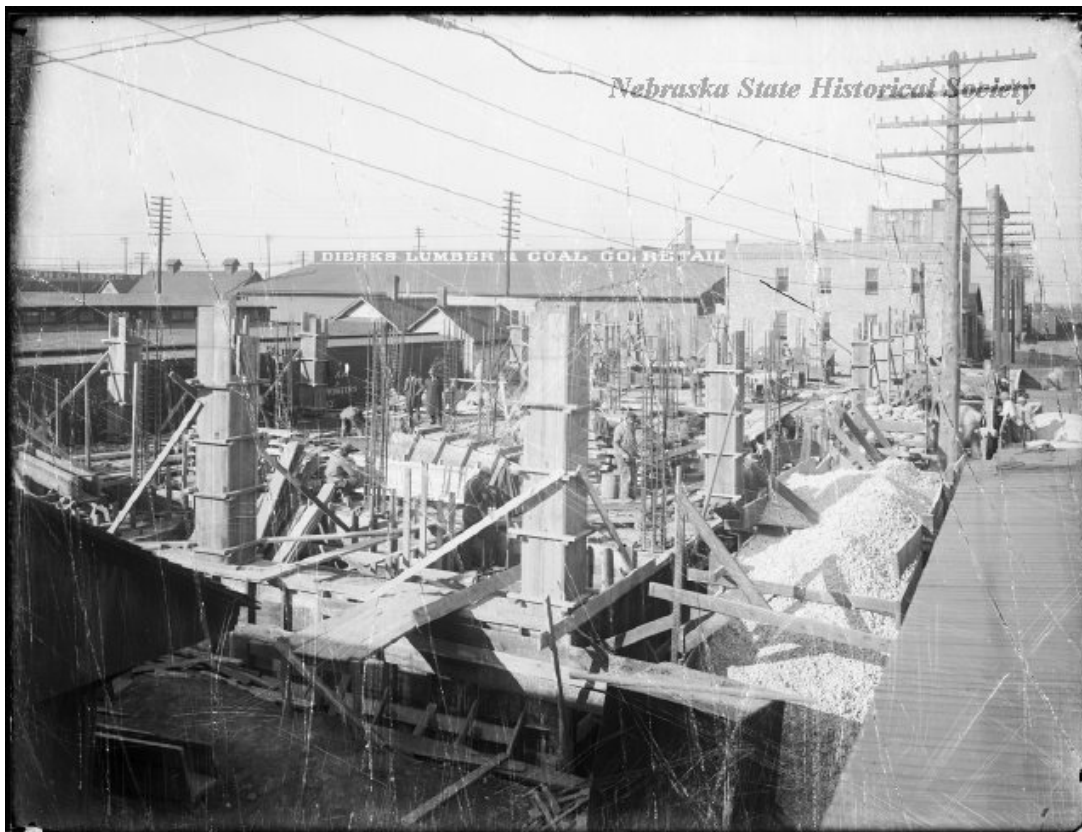
1907: 7th and L Streets

Nebraska State Historical Society





1910: Dierks Lumber Co. background with building under construction in front



1906/1907/1910: 9th and K St





Date Unknown: 301 S 9th Street



Date Unknown: Lincoln Paint and Color



Attachment E: Property Information

Site Address	PID	Property Legal Description	First Owner Name
700 M ST	1026113007000	LINCOLN ORIGINAL, BLOCK 71, Lot 8, & LINCOLN LAND COMPANY'S SUB (OF LOT 7 BLK 71) LOTS 1 - 7	DAIRY HOUSE LLC, THE
600 L ST	1026119004000	LINCOLN ORIGINAL, BLOCK 83, Lot 7, & W20' LOT 8 & E50' VAC 6TH STREET ADJ	IMS PROPERTIES LLC
<Null>	1026120003000	LINCOLN LAND COMPANYS SUBDIVISION OF L11,12 B84 LINCOLN, Lot 4 - 6, E35' & PT LOT 7 LYING E OF WLY 12' ROW	DAIRY HOUSE LLC, THE
645 L ST	1026126003000	LINCOLN LAND COMPANYS SUBDIVISION OF L1,2 B104 LINCOLN, Lot 1 - 4, & PART OF VAC ALLEY ADJ	B&J HC III LLC
601 L ST	1026126012000	LINCOLN ORIGINAL, BLOCK 104, Lot 4, W PT OF N120.1' (BEING 0.3' ON S & 0.54' ON N) & LOTS 5 & 6	I M S PROPERTIES
630 K ST	1026126013000	LINCOLN ORIGINAL, BLOCK 104, Lot 7 - 8, & LOTS 9 & 10 EX RR ROW & EX 1452.94 SQ FT IN S FOR ST & LOTS 10 & 11 LYING N OF RR ROW	V S JANSKY LLC
<Null>	1026127013000	LINCOLN ORIGINAL, BLOCK 103, Lot 3 - 4, A PART OF & LINCOLN LAND CO SUB (OF ORIGINAL PLAT BLOCK 103 LOTS 5 & 6) A TRACT IN SOUTH PART OF LOTS 6 & 7 & LINCOLN LAND CO SUB (OF ORIGINAL PLAT BLOCK 80 LOTS 1 & 2) PART OF LOTS 1 THRU 6	CITY OF LINCOLN
707 L ST	1026127016000	LINCOLN LAND COMPANYS SUBDIVISION OF L5-6 B103 LINCOLN, Lot 1 - 3, EX RR ROW, & LOTS 4-5, & REM PT LOTS 6-7 EX RR ROW & EX TRACT IN SE CORNER, & S80' VAC N-S ALLEY ADJ TO LOTS 4-5 & REM PT LOT 6 EX TRACT IN S	CLYDE PROPERTIES LLC
650 J ST, UNIT #205	1026133003013	MILL TOWNE CONDOMINIUM, BUILDING B UNIT #205 (AKA UNITS 203 & 205)	HARRIS PROPERTIES LLC
<Null>	1026133005000	LINCOLN ORIGINAL, BLOCK 115, 109.55 SF TRI TRACT IN N PART LOT 5 (DESC INST# 86-42751)	CITY OF LINCOLN
749 N ST	1026113001000	LINCOLN ORIGINAL, BLOCK 71, Lot 1	MIDWEST STEEL WORKS INC
703 N ST	1026113005000	LINCOLN LAND COMPANYS SUBDIVISION OF L11-12 B71 LINCOLN, Lot 1 - 4	MIDWEST STEEL WORKS INC

216 S 7TH ST	1026113006000	LINCOLN LAND COMPANYS SUBDIVISION OF L5-6 B71 LINCOLN, Lot 5 - 7, & W1/2 VAC N-S ALLEY ADJ & E20' VAC S 7TH ST ADJ	MIDWEST STEEL WORKS INC
339 S 7TH ST	1026119008000	LINCOLN LAND COMPANYS SUBDIVISION OF L11-12 B83 LINCOLN, Lot 1 - 4, & E 1/2 VAC N-S ALLEY ADJ	KINER SUPPLY COMPANY
300 S 7TH ST	1026154001007	DAIRY HOUSE CONDOMINIUM, UNIT G (.99% ALLOCATED INT)	DAIRY HOUSE LLC, THE
300 S 7TH ST	1026154001009	DAIRY HOUSE CONDOMINIUM, UNIT I (1.65% ALLOCATED INT)	DAIRY HOUSE LLC, THE
300 S 7TH ST	1026154001010	DAIRY HOUSE CONDOMINIUM, UNIT J (1.93% ALLOCATED INT)	DAIRY HOUSE LLC, THE
830 L ST	1026212010000	LINCOLN ORIGINAL, BLOCK 85, Lot 10 - 12	830 L LLC
737 N ST	1026113002000	LINCOLN ORIGINAL, BLOCK 71, Lot 2	MIDWEST STEEL WORKS INC
737 N ST	1026113003000	LINCOLN ORIGINAL, BLOCK 71, Lot 3 - 4, & LOTS 9 THRU 12 & E1/2 VAC ALLEY ADJ TO LOT 4 & VAC 8TH STREET, N STREET & M STREET ADJ AS DESCRIBED IN INST. NO. 2000-14374 EX 325SF 8TH & N STREETS (EX DESC INST# 2012-53777)	MIDWEST STEEL WORKS INC
642 L ST	1026119007000	LINCOLN LAND COMPANYS SUBDIVISION OF L11-12 B83 LINCOLN, Lot 5 - 7	IMS PROPERTIES LLC
415 S 7 ST	1026126002000	LINCOLN LAND COMPANYS SUBDIVISION OF L1,2 B104 LINCOLN, Lot 5, & VAC ALLEY ADJ	SOHAY HOLDINGS LLC
<Null>	1026127009000	LINCOLN ORIGINAL, BLOCK 103, Lot 9 - 10, & LINCOLN LAND COMPANY'S SUB (OF BLOCK 103 LOTS 7 & 8) LOTS 1 THRU 7 & LINCOLN LAND COMPANY'S SUB (OF BLOCK 103 LOTS 11 & 12) LOTS 1 THRU 7	CITY OF LINCOLN
<Null>	1026127015000	LINCOLN ORIGINAL, BLOCK 103, NW PT LOTS 3 & 4 (DESC AS PARCEL 2 PER INST #2012-27284)	DAIRY HOUSE LLC, THE
650 J ST, UNIT #201	1026133003003	MILL TOWNE CONDOMINIUM, BUILDING A UNIT #201 (9.920% INTEREST)	KDMC LLC
650 J ST, UNIT #301	1026133003004	MILL TOWNE CONDOMINIUM, BUILDING A UNIT #301	KDMC LLC
650 J ST, UNIT #4	1026133003007	MILL TOWNE CONDOMINIUM, BUILDING B UNIT #4 (1.328% INTEREST)	FAMILY SERVICE ASSC OF LINCOLN
650 J ST, UNIT #104	1026133003009	MILL TOWNE CONDOMINIUM, BUILDING B UNIT #104 (AKA UNIT 100)	HARRIS PROPERTIES LLC

650 J ST, UNIT #304	1026133003014	MILL TOWNE CONDOMINIUM, BUILDING B UNIT #304 (AKA UNIT 305) (9.637% INTEREST)	HARRIS PROPERTIES LLC
650 J ST, UNIT #403	1026133003017	MILL TOWNE CONDOMINIUM, BUILDING B UNIT #403 (1.379% INTEREST)	HARRIS PROPERTIES LLC
650 J ST, UNIT #5	1026133003019	MILL TOWNE CONDOMINIUM, BUILDING C UNIT #5 (1.535% INTEREST)	FAMILY SERVICE ASSC OF LINCOLN
650 J ST, UNIT #206	1026133003023	MILL TOWNE CONDOMINIUM, BUILDING C UNIT #206 (9.232% INTEREST)	FAMILY SERVICE ASSC OF LINCOLN
<Null>	1026133004000	LINCOLN ORIGINAL, BLOCK 115, 2474 SF TRI TRACT IN NW PARTS LOTS 5 & 6 (DESC INST# 121-34)	BURLINGTON NORTHERN
710 J ST	1026134007000	LINCOLN ORIGINAL, BLOCK 116, Lot 1 - 2, & LOTS 7 - 10 & W1/2 LOT 11 & CHAMBERS SUB OF ORIGINAL PLAT BLOCK 116 E1/2 LOT 11 & LOT 12: LOTS A THRU C	CITY OF LINCOLN
<Null>	1026126009000	LINCOLN ORIGINAL, BLOCK 104, Lot 11 - 12, LYING SOUTH OF RR ROW	BURLINGTON NORTHERN RR
621 L ST	1026126011000	LINCOLN ORIGINAL, BLOCK 104, Lot 4, EX W PART OF THE N120.1' (BEING 0.3' ON S & 0.54' ON N)	I M S PROPERTIES
745 L ST	1026127001000	LINCOLN ORIGINAL, BLOCK 103, Lot 3, EX RR ROW & EX TRACT CONDEMNED & LINCOLN LAND CO SUB (OF ORIGINAL PLAT B103 LOTS 1 & 2) LOTS 1-6 EX TRACT CONDEMNED & LOT 7 & VAC ALLEY EX FOR TRACT CONDEMNED	DAIRY HOUSE LLC, THE
650 J ST, UNIT #101	1026133003002	MILL TOWNE CONDOMINIUM, BUILDING A UNIT #101 (9.907% INTEREST)	KDMC LLC
650 J ST, UNIT #204	1026133003012	MILL TOWNE CONDOMINIUM, BUILDING B UNIT #204 (AKA UNIT 201) (0.789% INTEREST)	HARRIS PROPERTIES LLC
<Null>	1026154001000	DAIRY HOUSE CONDOMINIUM, BASE ACCOUNT LOCATED ON: LINC ORIG B84 L3-4, 7-10 & LINC LAND CO SUB (OF L5-6) L1-7 & LINC LAND CO SUB (OF L1-2) L1-7 & LINC LAND CO SUB (OF L11-12) W55' L4-6 & 840 SF IN W PT L7 & VAC ALYS & STS ADJ	DAIRY HOUSE CONDO BASE ACCOUNT
300 S 7TH ST	1026154001003	DAIRY HOUSE CONDOMINIUM, UNIT C (15.84% ALLOCATED INT)	DAIRY HOUSE LLC, THE
300 S 7TH ST	1026154001006	DAIRY HOUSE CONDOMINIUM, UNIT F (3.90% ALLOCATED INT)	DAIRY HOUSE LLC, THE

300 S 7TH ST	1026154001008	DAIRY HOUSE CONDOMINIUM, UNIT H (1.80% ALLOCATED INT)	DAIRY HOUSE LLC, THE
300 S 7TH ST	1026154001013	DAIRY HOUSE CONDOMINIUM, UNIT O (9.30% ALLOCATED INT)	DAIRY HOUSE LLC, THE
311 S 7TH ST	1026157001000	WEST HAYMARKET 4TH ADDITION, Lot 1	COTSWOLD MANAGEMENT LLC
440 S 8TH ST	1026218001000	LINCOLN ORIGINAL, BLOCK 102, Lot 7, S10.55' & ALL LOTS 8 THRU 13 & LOTS 16 THRU 18 & LINCOLN LAND COMPANY'S SUB (OF LOTS 14 & 15) LOTS 1 THRU 7	CITY OF LINCOLN
301 S 9TH ST	1026247001000	AIRSPACE FIRST ADDITION, Lot 1	BOOTH FISHERY LLC
307 S 9TH ST	1026247002000	AIRSPACE FIRST ADDITION, Lot 2	BLOCK 85 LLC
<Null>	1026113008000	S26, T10, R6, 6th Principal Meridian, PT VAC 8TH ST & N ST ADJ LOT 1 BLOCK 71 LINCOLN ORIGINAL (DESC INST #2012-53777)	CITY OF LINCOLN
610 L ST	1026119009000	LINCOLN ORIGINAL, BLOCK 83, Lot 8, E30' & ALL LOTS 9 & 10 & W1/2 VAC N-S ALLEY ADJ TO LOTS 1 THRU 4 & ALL VAC N-S ALLEY ADJ TO LOTS 5 THRU 7 LINCOLN LAND CO'S SUB OF LOTS 11 & 12	B&J HC III LLC
421 S 7TH ST	1026126001000	LINCOLN LAND COMPANYS SUBDIVISION OF L1,2 B104 LINCOLN, Lot 6 - 7, & E1/2 VAC N-S ALLEY ADJ	CUSICK, NICHOLAS J & WESSEL, ELMER A DBA I M S PROPERTIES LLC
631 L ST	1026126004000	LINCOLN ORIGINAL, BLOCK 104, Lot 3, & PART OF VAC ALLEY ADJ	B&J HC III LLC
650 J ST	1026133003000	MILL TOWNE CONDOMINIUM, BASE ACCOUNT LOCATED ON ORIG LINCOLN BLK 115 EX TRI TRACTS IN N PT OF LTS 5 & 6 & INGERLS SUB LOTS A-E & VAC ALLEY ADJ & E14' VAC 6TH ST ADJ & N23' VAC J ST ADJ & W23' VAC 7TH ST ADJ	MILL TOWNE CONDO BASE ACCOUNT
650 J ST, UNIT #1	1026133003001	MILL TOWNE CONDOMINIUM, BUILDING A UNIT #1 (9.369% INTEREST)	KDMC LLC
650 J ST, UNIT #2	1026133003005	MILL TOWNE CONDOMINIUM, BUILDING B UNIT #2 (0.838% INTEREST)	FAMILY SERVICE ASSC OF LINCOLN
650 J ST, UNIT #3	1026133003006	MILL TOWNE CONDOMINIUM, BUILDING B UNIT #3 (3.820% INTEREST)	HARRIS PROPERTIES LLC

650 J ST, UNIT #8	1026133003008	MILL TOWNE CONDOMINIUM, BUILDING B UNIT #8 (0.562% INTEREST)	HARRIS PROPERTIES LLC
650 J ST, UNIT #105	1026133003010	MILL TOWNE CONDOMINIUM, BUILDING B UNIT #105 (AKA UNIT 108) (4.392% INTEREST)	HARRIS PROPERTIES LLC
650 J ST, UNIT #106	1026133003011	MILL TOWNE CONDOMINIUM, BUILDING B UNIT #106 (0.655% INTEREST)	FAMILY SERVICE ASSC OF LINCOLN
650 J ST, UNIT #401	1026133003015	MILL TOWNE CONDOMINIUM, BUILDING B UNIT #401 (AKA UNIT 400) (1.596% INTEREST)	HARRIS PROPERTIES LLC
650 J ST, UNIT #402	1026133003016	MILL TOWNE CONDOMINIUM, BUILDING B UNIT #402 (AKA UNIT 401) (1.797% INTEREST)	HARRIS PROPERTIES LLC
650 J ST, UNIT #404	1026133003018	MILL TOWNE CONDOMINIUM, BUILDING B UNIT #404 (AKA UNIT 405) (3.379% INTEREST)	HARRIS PROPERTIES LLC
650 J ST, UNIT #6	1026133003020	MILL TOWNE CONDOMINIUM, BUILDING C UNIT #6 (4.277% INTEREST)	FAMILY SERVICE ASSC OF LINCOLN
650 J ST, UNIT #7	1026133003021	MILL TOWNE CONDOMINIUM, BUILDING C UNIT #7 (1.315% INTEREST)	FAMILY SERVICE ASSC OF LINCOLN
650 J ST, UNIT #107	1026133003022	MILL TOWNE CONDOMINIUM, BUILDING C UNIT #107 (9.190% INTEREST)	FAMILY SERVICE ASSC OF LINCOLN
512 S 7TH ST	1026134005000	LINCOLN ORIGINAL, BLOCK 116, Lot 3 - 6, & VAC K STREET ADJ & VAC ALLEY ADJ	BRIDGE BEHAVIORAL HEALTH INC, THE
300 S 7TH ST	1026154001001	DAIRY HOUSE CONDOMINIUM, UNIT A (6.58% ALLOCATED INT)	DAIRY HOUSE LLC, THE
300 S 7TH ST	1026154001002	DAIRY HOUSE CONDOMINIUM, UNIT 2 (5.78% ALLOCATED INT)	DAIRY HOUSE LLC, THE
300 S 7TH ST	1026154001011	DAIRY HOUSE CONDOMINIUM, UNIT K (5.16% ALLOCATED INT)	DAIRY HOUSE LLC, THE
300 S 7TH ST	1026154001012	DAIRY HOUSE CONDOMINIUM, UNIT L (1.90% ALLOCATED INT)	DAIRY HOUSE LLC, THE
300 S 7TH ST, LINCOLN, NE 68508	1026154001014	DAIRY HOUSE CONDOMINIUM, UNIT P (.19% ALLOCATED INT)	DAIRY HOUSE LLC, THE

825 M ST	1026212017000	COLOR COURT CONDOMINIUM, AMENDED, BASE ACCOUNT LOCATED ON: LINCOLN ORIGINAL BLOCK 85 LOTS 13-15 & ALL VAC E-W ALLEY ADJ & N67' LOT 18 & VAC N-S ALLEY ADJ & LINCOLN LAND CO SUB (OF LOTS 16 & 17) LOTS 1-3 & N5' LOT 4	COLOR COURT CONDOMINIUM BASE ACCOUNT
825 M ST, UNIT #200	1026212017002	COLOR COURT CONDOMINIUM, AMENDED, UNIT 200 (33.57% ALLOCATED INT)	BLOCK 85 LLC
825 M ST, UNIT #300	1026212017003	COLOR COURT CONDOMINIUM, AMENDED, UNIT 300 (14.77% ALLOCATED INT)	GENERAL AGRICULTURAL SERVICES LLC
825 M ST, UNIT #400	1026212017004	COLOR COURT CONDOMINIUM, AMENDED, UNIT 400 (14.77% ALLOCATED INT)	GENERAL AGRICULTURAL SERVICES LLC
315 S 9TH ST	1026246004000	AIRSPACE ADDITION, Lot 3	BLOCK 85 LLC
300 S 7TH ST	1026154001004	DAIRY HOUSE CONDOMINIUM, UNIT D (21.37% ALLOCATED INT)	DAIRY HOUSE LLC, THE
300 S 7TH ST	1026154001005	DAIRY HOUSE CONDOMINIUM, UNIT E (15.84% ALLOCATED INT)	DAIRY HOUSE LLC, THE
300 S 7TH ST	1026154001015	DAIRY HOUSE CONDOMINIUM, UNIT Q (.32% ALLOCATED INT)	DAIRY HOUSE LLC, THE
825 M ST, UNIT #100	1026212017001	COLOR COURT CONDOMINIUM, AMENDED, UNIT 100 (36.89% ALLOCATED INT)	BLOCK 85 LLC
<Null>	1026212019000	LINCOLN ORIGINAL, BLOCK 85, Lot 18, S75' & S75' VAC N-S ALLEY ADJ & LINCOLN LAND COMPANY'S SUB (OF LOTS 16 & 17) S15' LOT 4 & LOTS 5 - 7	HSB LLC
421 S 9TH ST	1026218004000	LINCOLN ORIGINAL, BLOCK 102, Lot 1 - 6, & N14.45' LOT 7	HSB LLC

MEETING MINUTES

Advanced public notice of the Historic Preservation Commission meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Wednesday, March 5, 2025.

NAME OF GROUP:	HISTORIC PRESERVATION COMMISSION
DATE, TIME AND PLACE OF MEETING:	Thursday, March 13, 2025, 2:00 p.m., County-City Building, Council Chambers, 555 S. 10 th Street, Lincoln, NE.
MEMBERS IN ATTENDANCE:	Melissa Gengler, Nancy Hove-Graul, Jim McKee, Greg McCown and Jim Johnson; Greg Newport and Dan Worth absent.
OTHERS IN ATTENDANCE:	Paul Barnes, Jill Dolberg, and Clara McCully of the Planning Department; and other interested parties.

Chair McCown called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

McCown called for a motion approving the minutes of the regular meeting held February 13, 2025.

Motion for approval made by , seconded by , and carried 5-0: Melissa Gengler, Nancy Hove-Graul, Jim McKee, Greg McCown and Jim Johnson voting 'yes'; Greg Newport and Dan Worth absent.

HEARING AND ACTION

CZ24022- South Haymarket Local Landmark Historic District

PUBLIC HEARING:

March 13, 2025

Members Present: Melissa Gengler, Nancy Hove-Graul, Jim McKee, Greg McCown and Jim Johnson; Greg Newport and Dan Worth absent.

Dolberg stated this district has significant industrial and manufacturing history. The district contains 23 contributing buildings and 10 non-contributing properties. The area historically served as Lincoln's industrial and manufacturing hub, distinct from the wholesale and retail-focused Haymarket District. Designation as a local landmark district will provide preservation incentives, including modifications to floodplain regulations and zoning flexibility. There has been outreach to the community, and no negative comments.

Gengler asked whether other City departments gave input and referenced the attempt to locally landmark the K Street building. City Council denied the local landmark. Gengler asked if that position had changed and if it would impact this nomination.

Barnes stated the K Street building was a different scenario because it is publicly owned, and there is ongoing interest in reusing it. Some tenants are moving out, and storage would need to be relocated, making this situation distinct from today's discussions. Planning staff have closely coordinated with the mayor's office and property owners, placing this project in a better position than with K Street. As Jill noted, this is National Register. This is in a better position with other city departments, including the Watershed Division. For locally landmarked properties, certain floodplain regulations are less applicable, allowing for easier reinvestment and reuse, which encourages historic preservation.

McCown asked if the area is still flood plain.

Barnes confirmed the majority is floodplain. The area primarily extends from the southwest to the northeast. Moving east, the depth decreases while it gets deeper toward the west, especially near Ninth Street. However, there is no floodplain in that area based on the current map. Future changes may occur when FEMA updates the map.

Dolberg stated the next steps would be Planning Commission review on April 2, then April 28 City Council review and vote.

Gengler asked about the owner notification process.

Dolberg stated all property owners were notified, in addition to anyone within 200 feet of the area.

Barnes stated they followed notification procedures consistent with a standard Change of Zone. Stephanie Rouse presented the project to the Haymarket Development Corporation at least twice.

Gengler asked if the city had plans to remove unused track remnants.

Barnes stated part of this designation serves as an incentive. If Tax Increment Financing (TIF) is applied, those funds could be used for projects that would benefit the public. However, much of this is discussed and negotiated on a project-by-project basis.

McCown asked if the railroad still owns the easements.

Barnes stated he can't recall.

ACTION:

Motion for approval made by Nancy Hove-Graul, seconded by Melissa Dirr Gengler, and carried 5-0: Melissa Gengler, Nancy Hove-Graul, Jim McKee, Greg McCown and Jim Johnson voting 'yes'; Greg Newport and Dan Worth absent.

<https://www.lincoln.ne.gov/City/Departments/Planning-Department/Boards-and-Commissions/Historic-Preservation-Commission>

ACCOMMODATION NOTICE: *The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Lincoln Commission on Human Rights at 402-441-7624, or the City Ombudsman at 402-441-7511, as soon as possible before the scheduled meeting date in order to make your request.*