



History
NEBRASKA

NEBRASKA STATEWIDE PRESERVATION PLAN

2022-2027



PRESERVING THE PAST. BUILDING THE FUTURE.

HISTORY NEBRASKA • NEBRASKA STATE HISTORIC PRESERVATION OFFICE
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Front Cover:
Porterfield Block circa 1907
Kearney, Nebraska



EXECUTIVE SUMMARY

Much like a time capsule, heritage can sometimes be best remembered through the structures and sites that we preserve. Some remain frozen in time with the same paint, old wood windows, and grainy marble tiling that once enjoyed the company of events, people, and ideas that now only exist in the past. Other structures are born again, transformed with new utility but still don the same Corinthian columns erected by their creator. To preservationists, the value of preserving our historical resources is indisputably clear, but what about the people who engage with those spaces the most, its citizens?

The Nebraska State Historic Preservation Office (SHPO) gauged the state's citizenry with a tri-phased public inquiry survey to identify what initiatives should take priority in moving forward with the state's new preservation plan for 2022-2027. The preservation plan acts as a framework for the future activities of the Nebraska State Historic Preservation Office, and serves as aims for other preservationists operating within the state, necessitating extensive public participation. The survey separated and measured the attitudes of both the broad populace of Nebraska, as well as stakeholders with direct connections to preservation work within the state.

The survey results indicated that Nebraskans have a preference for historic homes and communities, as those spaces are special for connecting our identities and creating physical continuity over generations. This concept was not limited to any single group of Nebraskans, so this plan will reflect increased efforts to include and diversify representation in a field that is historically dominated by monocultural history and architecture. In addition, Nebraskans expressed a desire to maintain our heritage by allowing for the enhancement and revitalization of the state's historic resources. This was indicated by survey participants' significant interest in historic buildings being re-envisioned and repurposed into new spaces through sustainability planning, rehabilitation, and adap-

tive reuse. Based on the survey feedback, SHPO staff generated four main goals for a new multi-year plan: (1) Focus on Community, (2) Emphasize Inclusive History, (3) Maintain our Heritage, and (4) Maintain Preservation Infrastructure. All of these goals have their own strategies and action items that aim to address the six different audiences identified (using John Falk's work as inspiration) that are interested in preservation or can be encouraged to become interested.

Focus on Community aims to encourage continued civic engagement through preservation and education programming to enhance preservation as a shared community value. The goal also plans to expand access to data and information for future community planning. The second goal, Emphasize Inclusive History, aims to broaden the historical perspectives represented across Nebraska and its preservation programs. To accomplish this goal more work must be done to include and work with communities and groups that have historically been underrepresented to ensure their stories are being shared and that they are part of the decision making process.

Maintain Our Heritage aims to continue and promote the work already started by the numerous Tax Credit Programs available in Nebraska and Section 106 of the National Historic Preservation Act. New for this plan, this goal will strive to provide education and guidance for sustainability, sensitive adaptations, and develop disaster plans for weather events. Finally, Maintain Preservation Infrastructure will be this plan's goal to maintain administrative tasks, update and improve public access, and strategize projects to keep the State Historic Preservation Office moving forward and innovating. The Nebraska State Historic Preservation Office will emphasize all of these initiatives in the state's actions and interests as it pertains to programs, plans, and public outreach as well as continue to protect and promote the cultural identity and values of the community through its preservation efforts.

CHAPTER 1

ASKING THE RIGHT QUESTIONS - *A New Approach to Public Inquiry*

Collecting the views and opinions of our constituents is an important component of any statewide historic preservation plan. The public inquiry portion of this demi-decade plan was vastly complicated by falling within the worldwide pandemic of the novel coronavirus, COVID-19. Where a past methodology might have called for public meetings with Nebraskans, in-person gatherings were not a safe option. Because of COVID-19, we concentrated our efforts for this plan on online surveys. To do this, History Nebraska's State Historic Preservation Office commissioned a public interest survey to assess how Nebraskans feel about preservation and what priorities they would recommend in order to most effectively preserve the cultural resources of our state (See Appendix I to view the survey). We hired museum audience research firm Wilkening Consulting (www.wilkeningconsulting.com) to manage and interpret the surveys.

Three phases of research were undertaken (All survey questions and analyses can be viewed in Appendix I):

- A Broad Population Survey of Nebraskans, with a sample of 1,736 people;
- A Stakeholder Survey of individuals connected to preservation work in Nebraska, with 527 respondents; and
- A Qualitative Panel of Nebraskans recruited from the stakeholder survey and from a Craigslist post. Forty-four individuals responded to all eight questions posted.

The combination of research methodologies allowed us to assess general attitudes broadly, gaining an understanding of the rationales that guided their responses. To close in on more preservation-related opinions of our citizenry, we crafted research questions that tried to establish the following:

- What is the value of preservation in Nebraska?
- Who cares about preservation in our state, and why?
- What should the state's priorities regarding historic preservation be going forward?

Findings

Realizing that most members of the public are not necessarily familiar with historic preservation, its goals, outcomes, or terminology, we began the broader population survey with two questions that asked personal preferences about homes and communities. In both cases, a majority of respondents chose an answer that reflects preservation goals, indicating that there is a significant interest in older homes and historic communities. (Appendix I)

- 30% of those surveyed indicated they preferred both older buildings and homes full of historic character *and* communities with strong character and identity.
- 50% indicated they preferred one or the other, but not both.
- And finally 20% said they preferred both new construction built for today's needs *and* communities with easy access to work and shopping.

Given our large sample of the Nebraska population and the mixture of survey questions on preferences and concerns about historic preservation, we were not surprised to find that those responding fell somewhere along a broad spectrum of "highly interested in preservation" to "not at all."



Kool-Aid Museum
Hastings, Nebraska, Kool-Aid Days

Along the spectrum, the following demographics can be identified:

Committed Preservationists. (14%) These are people who are familiar with historic preservation, its goals and its benefits to our communities. These true believers are likely to be either professionals who work with historic properties in some capacity as historians, architects, consultants, archeologists, or perhaps volunteer for organizations that promote preservation.

Dabbling Preservationists (11%) These are individuals who personally love history and historic buildings, and think they are important in forming a community's identity, but do not identify having any particular concerns about preservation.

Nice But Not Necessary (24%) would fall into a category that considers historic preservation to be a nice thing to do when appropriate, but not necessary. While they may prefer older buildings aesthetically, they are not that familiar with historic preservation and are not concerned about the future of historic buildings in their towns.

Prefer New Construction But Are Interested (4%) They prefer to live or work in newly constructed buildings, but realize that there are benefits to preservation in their communities, and are interested in those benefits being available to their community if a property owner is interested in taking advantage of them.

Minimal Interest (29%) They may find a historic property interesting, but generally are not concerned about preserving it. Nor do they necessarily perceive any benefit to preservation.

Disinterested. (18%) These individuals do not exhibit any interest in preservation, its goals or outcomes, and are

not concerned about preservation in their communities.

While only about half of Nebraskans articulated a preference for historic homes and communities, less than one in five Nebraskans reported seeing no value in preservation (Appendix I). We have an opportunity to find an aspect of preservation that will suit their particular interests if we consider more about our audiences' motivations. Perhaps they are business leaders who can see the appeal of an historic district to draw customers to their historic downtown. Maybe they are a city official who can foresee an increase in historic tourism if they promote the history and architecture of their community. Perhaps they are educators who want to use historic places to teach students about how their community was established and grew, and use that history to build community pride in their students. Or maybe they are simply people who would like to sip a cup of coffee with friends in a beautiful historic storefront while they watch other shoppers mingle downtown. Regardless of what draws them to their familiar historic places, perhaps we can help foster an interest in preservation by emphasizing what it is that particularly draws them in.

Nebraska State Historic Preservation Office has been regularly preaching to our choir, the *Committed Preservationists*, and to some lesser degree, the *Dabbling Preservationists*, which together represent 25% of the state's population. If less than 20% are completely *Disinterested*, that leaves a potential pool of 55% of Nebraskans who have some vague interest in historic places, but we have not been doing a good job of engaging or educating them. With greater than 80% of those surveyed seeing at least some value to older buildings and communities, there is opportunity for the State Historic Preservation Office to broaden our audience and increase awareness about preservation among the population.

A little further analysis indicated that for many people surveyed, older buildings and communities are a *preference*, but they have not linked that preference with any particular concern for the historic built environment. Eighty percent (80%) expressed a preference for older buildings and communities, but only eighteen percent (18%) of Nebraskans are concerned about

threatened historical buildings or downtown areas. Given this gap between preference and concern there is an opportunity to advocate the value of preservation in communities to the audiences that might be receptive to hearing the message.

Demographics

Who cares about preservation?

- Young Adults. The segment of the Nebraska population most concerned with historic buildings and downtowns is younger adults.
 - Compared with middle-aged adults, they were nearly two times more likely to express concerns for preservation and 30% more likely than older adults.
- White people showed a slight preference for historic homes or communities.
- People of color indicated slightly more concern about threatened historic buildings and downtowns.
- The responses between gender and education levels of respondents was negligible.

All of these analysis and others from the survey can be read in Appendix I. The appendix also provides a list of occupations held by the panelists further indicating the wide range of Nebraskans, through their occupations, that are interested in preservation.

Community and Historic Preservation

As stated above, overall research participants indicated that preservation of historic buildings and downtowns was an important part of community and identity. From their favorite places to gather to the history that shapes a community's character, the built environment connects them to that identity and to each other.

Our qualitative research reinforces the point that "people" need to be at the center of preservation. Historic preservation can be good for local economies, but it also can provide affordable housing and commercial space, serve as the core of a community's social infrastructure, and be a cultivator

of memory and emotional attachment to community...all outcomes that strengthen and enhance our communities for the future.

As much as we often like to say that historic buildings do better when people are living in them (rather than leaving them vacant where problems with roofs or plumbing go unnoticed and unchecked), the preservation field has broader appeal and purpose when we remember to keep people and communities at its center.

Minority Opinions: The Downsides of Preservation

While most Nebraskans appreciate historic preservation, some of the qualitative panelists did voice concerns about preservation efforts and their efficacy. These concerns fell into two categories: economics, and public perceptions of the field. Those who were concerned about economics opined that preservation can get in the way of progress, cost more than new construction, cause gentrification, or not be as impactful as other economic ventures. Likewise, preservation appears to have a perception problem as some Nebraskans were concerned that preservation is nice but not necessary, should be limited to only communities that are "really" historic, is inferior to new construction, and promotes projects that would not be received well.

While concerns about economic cost can be addressed through data, the values-oriented concerns are more challenging to address as they reflect the intangibles of emotions, attitudes and identity. Assessing how historic preservation makes communities better by improving health, wellness, connection, and quality of life should be a priority so that articulation of its value can more easily be made. This is crucial not only for preservation advocacy, but also to garner general public support.

Focus on Preservation Priorities for Nebraska

Our surveys led us to draw three conclusions about the general

priorities our fellow Nebraskans want to see us focus on in the next five years. These focus areas emerged in two ways: from gathering the opinions of both stakeholders and the broader population via the qualitative panel. Among stakeholders, their priorities represented a mixture of activities that are public-facing (partnerships, DEAI (Diversity, Equity, Accessibility and Inclusion) initiatives, green preservation, etc.) and internal (surveying historic properties, nominating them to the National Register, helping secure funding for projects, etc.). However, the broader population focused more on the public-facing activities that they felt affected them and their communities directly. Our priorities, then, represent the intersection of three areas where there was agreement between stakeholders and the public, and are woven into our goals for 2022-2027. None of this is to say the internal activities that further preservation aims should not continue, but they will factor into the work we do that is more public-facing in nature.

Focus on People and Community

The majority of Nebraskans expressed a preference for historic homes and communities. This preference is not rooted in economic decisions so much as the indication that people tend to seek places to live and gather that make them feel safe and comfortable, with the hope that they and their families can thrive there. Those places, for most Nebraskans, are places of character and identity, whether defined narrowly by their historic homes to a more community-wide vision of vibrant downtowns.

This was made clear in qualitative research as well: when research participants were asked to imagine their community being destroyed and rebuilt, their emotional responses highlighted how important placing the *people* in preservation is...even to those who are relatively unfamiliar with preservation.

This goal should thus underscore that people make community and illustrate how the historic environment supports these connections, emotional health, and identity that individuals develop when they have places to come together. By identifying and articulating how preservation supports community life and memory, as well as individual quality of life through

connections, health, wellness, and well-being, it strengthens the overall case to support preservation in developing vibrant and thriving communities. Performing this survey in February and March of 2020 during the COVID-19 Pandemic lockdown further emphasized the regret and longing respondents felt for being able to interact in their community spaces. People need people, and people seem to like to gather where there is character and ambiance that is found in historic places.

“Reflecting for this question, however, has made me reconsider the emotional arguments for historic preservation. Even people who purchase a home in a new development most often do so with the intention of living and making memories there for decades. They would be devastated if it were destroyed. Our historic properties – whether commercial or residential neighborhoods – are our shared homes. We would be devastated to lose them even if we don’t personally own or inhabit them.” – Jeff W.

The Importance of Inclusion

“Everyone is important and everyone deserves to have their stories preserved and shared. Period.” - Wapiti

While the majority of respondents in the stakeholder survey indicated that inclusive preservation is an important priority for the State Historic Preservation Office, this question was not asked of the broader population survey sample. Instead we used the qualitative panel to assess whether this should be a priority.

Research panelists were asked directly about preservation and inclusion, and the significant majority felt that inclusion is imperative, and that all stories are important. They indicated that preservation to date has been skewed toward a white, affluent, male-centric narrative, and the time has come to address this inequity. But should it be a priority? At the conclusion of the research panel, we asked panelists to share with us what they thought the priorities for the State Historic Preservation Office should be, and inclusion was mentioned by

a majority of participants.

“I definitely think that SHPO has a huge obligation to be more inclusive in their preservation efforts. We need to be telling the story and preserving the history of all Nebraskans, not just Nebraskans who look a certain way. By doing this, we can be much more educated as a community, learning more about each other and the true history of our state. I only think there are pros to being more inclusive in preservation work. Nebraska has a lot of work to do when it comes to diversity, inclusion, and representation, and one way to start is with the historic places we uplift.” - Maddy

Sustainability

As climate change is being felt in Nebraska through hotter and more violent weather, communities are fighting to preserve their built infrastructure when faced with damage from storms and flooding. What, then, is the role of preservation in helping to address sustainability and climate change? Improving awareness of preservation’s sustainability impact is key. The public does not necessarily connect preservation with sustainability, not because they disagree, but because it has just never occurred to them:

“I have to admit I really don’t know much on this topic. I try to do my part for the environment and recycle when I can and stay mindful of our environment, but when it comes to historic preservation this is not something that comes to mind.” - Circe T.

Most research panelists agreed that when they considered it carefully, older buildings are often a more sustainable choice.

“It takes hundreds of times the BTU’s to demolish an existing building, dispose of the materials and then rebuild new equivalent space, than it does to just renovate the original building. This, on a national scale, is a significant energy savings and counter to global warming. We should tailor our building codes, zoning, and tax incentives to encourage the preservation and

recycling of our built environment at every opportunity.” - Terra D.

Given increasing concerns about sustainability and climate change, the majority of panelists thought sustainability should be a key priority for preservation in Nebraska, and the United States more broadly.

“Nebraska along with every state and country needs to focus on both preservation and sustainability as much as possible, as it saves significant resources for the future when the buildings we are preserving now will no longer be sustainable. There should be statewide resources devoted to promoting and implementing green preservation practices, as education is the key to making more people aware of this need. Preservation and sustainability is extremely important, but doing it in a manner to fit with today’s environmental sustainability is even more important.” - Deb M.

The three priorities we identified through our public surveys will be discussed at further length in a future chapter. However, having learned during our public survey that 14% of our audience is constituted of committed preservationists, and another 11% are dabbling preservationists (Appendix I), the Nebraska State Historic Preservation Office, with help from John Falk and Rainey Tisdale, began to consider who these Nebraskans might be, and how we might find additional audiences that we have not traditionally engaged in the past. By considering what might appeal to various audiences of history and historical places, we posit that there is a likelihood that we can broaden our audience via tailoring our approach to their interests. An exploration of this notion follows in Chapter 2.

CHAPTER 2

ADDRESSING OUR AUDIENCES

In order to engage Nebraskans broadly, and not just focus on committed preservationists, we need to consider who they are, their motivations and what approaches would be most effective. To do so, we have adapted the work of John Falk, who wrote the influential work *Identity and the Museum Visitor Experience* (2009) in which he analyzed the audiences of museums and what kinds of experiences they sought. Our adaptation of Falk's work was developed by consultant Rainey Tisdale, with input from Laura Roberts and Katie Wright in 2020. They identified six different audiences that either have an interest in preservation, or can be encouraged to become interested, as well as suggested methods for engaging them. Understanding these audiences and their motivations helps us develop our programs and outreach more strategically.

Preservation Enthusiasts. The enthusiasts are professional or amateur architectural historians, urban planners, or people who simply love watching *This Old House*. They are continually building on a lifelong interest in preservation. This group will visit, care about, and organize to protect any historic site. While they are loyal and enthusiastic, they are not enough to sustain the field of preservation on their own. The good news is that they are easy to engage, as preservation inherently appeals to them: they love “insider” tours or educational programming. But we cannot just preach to this choir; we must find ways to serve other audiences in order to build a broad base of support for preservation efforts in our state.

Curious Explorers. This group is intrinsically motivated to learn with high curiosity levels. They feed their curiosity through open-ended exploration, which can include exploring historic places. They tend to be highly active in learning about and connecting deeply with their local community. They are frequent and broad consumers of arts and culture. This 5-10% of the population is interested in visiting and caring about *interesting* historic sites. Curious Explorers are not likely to start a local preservation effort on their own, but would contribute to

one if they find the site to be meaningful to them. Their interest in historic places is layered, composed of past, present, future, architecture, art, science, sociology, urban planning, politics – all mixed together. In order to engage them in preservation efforts, we need to:

- Trigger their curiosity and encourage them to explore.
- Surprise and challenge them.
- Offer “behind the scenes” tours, and exploration of the nooks and crannies.
- Tell them the great stories behind a place, as they are collectors of quirky details.
- Inspire them by offering an unconventional take on preservation, or unexpected adaptive reuses.

If we serve them well, they will become longtime supporters, and will be likely to give generously to organizations doing innovative work and providing public value. They are happy to pay an entrance or registration fee to take the bicycle tour of historic places or behind the scenes tour.

Social Facilitators. These individuals do not care much about historic buildings, learning, or even their own needs or interests, but are highly engaged in the needs and interests of the ones they love. These people could be couples or adult friend groups looking for interesting places and ways to socialize. Likewise, they might be local residents hosting out-of-town guests, or parents who want quality local experiences for their children to learn to navigate the community. They visit and care about historic places that serve as gathering spaces or “Third Places” [defined as the social surroundings separate from two usual social environments of home (First Place) and workplace (Second Place)], which may include churches, cafes, clubs, public libraries, parks, and so on. The appeal is not the historic nature of the place itself, but how it achieves their social goals.



Arbor Lodge
Nebraska City, Nebraska, Arbor Day

These Third Places may become significant to them as they are associated with memories of good times with loved ones. The place itself is the setting for their gatherings. To engage the Social Facilitators, we must:

- Satisfy their social goals by provoking great conversation and a memorable group experience.
- Enable quality time with friends and loved ones.
- Remind them of the memories they have made, or find ways to enhance or share these memories.
- Help them be proud to show off the Third Place to out of town friends and family.
- Convince Social Facilitator parents that participating in preservation will help their kids become successful adults, ideally by mixing preservation with fun for a variety of ages.

Civic Boosters. Boosters support a range of civic organizations out of pride and loyalty to their community. They will participate in efforts to improve their community and preservation may find a place with them in campaigns sponsored by a Certified Local Government or social service projects hosted by some of our Preservation Enthusiasts. The boosters will not necessarily want to visit historic sites, but they will support them and protect them if they think the sites contribute to the overall health and vitality of their community. We saw shades of these ideals reflected in our survey by people who indicated caring about the strength of their community, and wanting to support a strong local economy and their business leaders.

Boosters will participate in preservation efforts if we can find a way to satisfy their community goals by showing a public value to preservation. They may be swayed by preservation's role in economic development and sustainability. Their participation may be passive, perhaps simply by supporting a local preservation organization, but the more public value we can show them, the more active they will become. Boosters have to have roots in the community; they will not be passing through. This group will make excellent long term donors, but there is some indication the group might be getting smaller and more discriminating in younger generations. We would do

best by appealing to their civic pride by listing their commercial business district in the National Register, and by encouraging participation in the Certified Local Government program, through which we can provide financial support to their preservation aims.

Experience Seekers, a group that wants to collect experiences that are iconic or popular to check them off a bucket list. They may rely on influencers to direct them where to go, but there is a chance the last time they were at a historic site they were on a grade school field trip. They want to go anywhere that is on trend, but they will only come once. They are not repeat visitors unless we can create innovative, iconic offerings that will tempt them out again. Philanthropy is not on this group's radar, so they likely will not become financial supporters long term; however, they are not afraid to pay an entrance fee in order to check an experience off their to-do list. Experience Seekers may be inspired by Historic Marker tours, or a list of iconic National Register listed houses to see.

Rechargers. A Recharger seeks an opportunity and a place to unplug, reflect, to soak up beauty and daydream. This group will most frequently use local green spaces to get lost in nature, but these natural spaces may include some of Nebraska's historic parks or historic sites like Neligh Mill. They are most attracted to historic sites that are quiet, calm, and have an idyllic setting. Rechargers appreciate a strong sense of place that historic sites offer, and are nourished by the feel of old wood, brick and stone, natural light and high ceilings, manicured grounds and gardens. In order to appeal to them, we will need to satisfy their goals for enhanced well-being. They have the potential to become loyal supporters, but only if we align with their interests consistently; for instance, too many Facilitators or Explorers and they will run the other way.

Using what we have learned from the exercise of considering who our audiences are and what motivates them to use or love historic places, we can strategically plan our outreach for our programs in ways that will appeal most to the groups we have identified. For instance, if we want to build more support for the Certified Local Government program, we can find ways to

appeal to the Civic Boosters and their desire to promote their city. We can appeal to the Curious Explorers to find historic districts and other aspects of their communities to find what is special about them. Perhaps tax credit projects that result in gathering spaces like restaurants will appeal to the Social Facilitators. Taking this even further, we posit that our priorities, goals and action items can also be framed with audiences in mind, and in the next chapter we will explore how we take our plans and build foundations under them by combining all three.



Ponca Pow Wow

CHAPTER 3

PRESERVATION PROGRAMS IN NEBRASKA

In Nebraska, numerous non-profit organizations, and local, state, and federal government agencies serve the fields of preservation, or impact historic preservation while trying to accomplish other goals related to housing or natural resources. A study of demographic and statistical trends and weather events in our state helps all of us react and plan for the best of all our programs.

With the completion of the 2020 U.S. Census, we have new data regarding our state's population and areas of growth or decline. Approximately one in three Nebraskans live in its two major cities, Omaha and Lincoln.¹ As for the rest of our communities, 89% have less than 3,000 people, and hundreds of towns in Nebraska have less than 1,000 people. As a result, many rural schools in the state have been forced to consolidate, which leaves a large number of former school buildings vacant and available for adaptive reuse. School closings also cause people to move away from communities, which can leave residential buildings unoccupied. When residents leave, businesses can fail for lack of traffic, leaving their commercial buildings vacant as well. These can be another resource available for adaptive reuse.

Omaha and Lincoln's populations continue to grow, leading to expanded suburban areas and increased sprawl. Several counties abutting Omaha's borders have grown exponentially in recent decades becoming bedroom communities or suburbs of the metropolitan area.

Overall, Nebraska experienced a 7.4% population growth rate during the 2010s, matching the national growth rate for the same period for the first time in 120 years. Experts attribute the growth to a high rate of births and immigration into the state. Unfortunately, young talent is still leaving the state at a high rate, although it is thought that Lincoln and Omaha

will experience less brain drain due to having amenities and job opportunities that appeal to young Nebraskans.² Studies indicate that young people appreciate the ambiance and walkability of our cities' historic downtowns, an indication that preservation appeals to this demographic.

While we have experienced growth overall, a large number of our counties continue to decrease in population, which results in historic properties left vacant. Agricultural consolidation to corporate farming can lead to fewer employment opportunities in rural Nebraska, which consequently can drive residents to relocate elsewhere.

Since our last Preservation Plan was written, Nebraska has seen an increase in extreme weather events such as tornadoes and flooding which scientists attribute to climate change. These weather events have had a terrible impact on historic properties, in some cases destroying or inundating with water entire towns and villages. Nebraskans generally have great respect for our environment, understanding that the health of our land leads to productive agricultural yields. This was seen in the opposition to the proposed tar sands oil pipeline that many feared would rupture and contaminate the Ogallala Aquifer, which supplies much of Nebraska with clean well water.

Interestingly, Nebraskans have shown us that they do not necessarily associate preservation with the Green Movement, even though reusing existing building stock and keeping construction materials out of the landfill is an environmentally sound notion. Even so, some energy efficient recommendations for building owners are dubious; new products such as vinyl windows promise energy efficiency if used to replace historic windows, but in most cases, the time required to recoup the costs of the windows from the energy (and therefore money)



*Seward County Courthouse
Seward, Nebraska, 4th of July Celebration*

that is saved takes longer than the productive lifetime of the product. Likewise, we are seeing an increase in the number of proposed wind farms and solar farms proposed for Nebraska's fields. While an excellent source of clean energy, they take up a great deal of space on the landscape, have visual impacts on nearby historic resources, and can negatively impact archeological resources.

In an effort to mitigate the impacts of all these forces on our cultural resources, History Nebraska studies our historic resources, records information for the use of the public, promotes preservation through grants to CLGs (Certified Local Government) and provides information about preservation incentive programs.

History Nebraska (formerly the Nebraska State Historical Society)

In Nebraska, History Nebraska not only operates several programs focused on the history of place, but also administers the state's official historic preservation program. History Nebraska's programs, described below, support public and private involvement in historic preservation. By setting goals for this plan for the next five years, History Nebraska will be able to use the goals, strategies and action items outlined in Chapter 4 to develop annual work plans, and utilize our budget to best achieve these goals. At the end of the year, the progress we have made will be used to measure our success as we promote preservation throughout the state.

Statewide Survey Programs

Nebraska Historic Resource Survey and Inventory (NeHRSI) of Standing Structures

<https://history.nebraska.gov/historic-preservation/survey>

A vital component of preservation work is surveying and identifying historic resources that are eligible for listing in the National Register of Historic Places. This information is

used by state and local governments, urban planners, city administrators, elected officials, and the general public. Survey can and is used to start discussions about local and regional resources and what should be preserved. It can also help identify which resources could be most impacted by climate change which helps us consider strategies for protection and mitigation in disaster planning documents.

Preservationists survey historic properties by identifying and recording their features and location. We survey many different types of resources from gas stations and water towers to county courthouses and theaters. Inventory records and site files include information on construction dates, historic names, architectural style and features, photographs of properties, newspaper clippings and any other important information we may find related to the property.

Information for inventory records comes from multiple sources including review and compliance projects, CLG surveys, county surveys, thematic surveys, and National Register listings. Some properties may only have a few details or notes recorded while another property's file may contain extensive information. The SHPO started to compile survey files on historic buildings in 1961. By the mid-1970s, survey on a county wide basis started on a broader scale. Formal survey reports, however, were not published until the mid-1980s but continue to be a part of the survey program at the SHPO to this day. The SHPO has surveyed anywhere from one county to eight counties a year depending on funding and staff resources.

The SHPO implemented Geographic Information Systems (GIS) beginning in 2003. Data continues to be updated and integrated from survey, Section 106, and National Register programs. ArcGIS Online has been used since 2015 for some internal staff maps and public facing maps. In 2022 we plan to make our GIS databases available to the public on the History Nebraska website, protecting location information for restricted properties such as archeological sites. This will reduce staff time researching properties for the public and allow consultants to access data in a faster manner.

Between 2017 and 2021, a total of eleven formal surveys were conducted by the SHPO and CLGs. County surveys were completed in Butler, Colfax, Fillmore, Furnas, Garfield, Howard, and Sherman Counties. There were also two intensive level surveys: the Sidney CLG's US 30 Corridor area and Omaha CLG's Streetcar System Survey in Omaha. There were also two neighborhood surveys: Omaha CLG's Historic Stockyards neighborhood survey, and Lincoln CLG's Indian Village Neighborhood survey. In 2020, the last four counties that did not have a published final report were surveyed, rounding out the complete survey of Nebraska's ninety-three counties.

Year	Survey
2017	Butler and Colfax County Surveys; Sidney CLG's US 30 Intensive Level Survey
2018	Sherman County; Streetcar System Intensive Level Survey in Omaha
2019	Historic Stockyards Neighborhood Survey in Omaha
2020	Furnas, Fillmore, Garfield and Howard County Surveys
2021	Indian Village Neighborhood Survey in Lincoln

The SHPO through the NeHRSI program has conducted reconnaissance surveys in every county of the state, however much of the earliest data is now five decades old and requires re-survey and updates as many properties have aged into being considered historic and others have been demolished or altered beyond recognition. The earliest county surveys from the late 1970s and early 1980s were completed, but reports were never prepared. In the last five years, we prioritized the reconnaissance survey of those counties so that each would have a printed report, a process that was completed in 2020 with the most recent survey of Fillmore, Furnas, Garfield and Howard counties.



Seward County Courthouse
Seward, Nebraska, 4th of July Celebration



*Hotel Wilber
Wilber, Nebraska, Wilber Czech Festival*

Now that the county wide surveys have been completed, the SHPO has established that we have a good baseline of information about the historic properties in our state with roughly 86,000 sites inventoried. By their nature, surveys age quickly: the moment a survey is complete, surveyed properties can change substantially, and something that once was eligible for listing in the National Register of Historic Places may no longer be eligible due to alteration or demolition. As time goes by, more changes happen to historic properties within the survey area. Fundamentally, surveys do what they were intended: create a database of information about cultural resources in a county and recommend properties eligible for listing in the National Register, but it could be argued that the assessment is shallow, having been based on a bit of background historical information on the county and largely visual assessments of historic integrity and architectural significance. Some stories, especially those associated with diverse, inclusive history, need more background than a surface look at a building's architecture. Future NeHRSI projects will focus on tracing diverse stories through Nebraska's history, and look for the extant cultural resources that illustrate those histories.

Archeological Survey

<https://history.nebraska.gov/archeology>

History Nebraska maintains several programs to identify, interpret, and preserve the information contained in archeological sites. In 1988, we began a program of archeological survey to identify unrecorded sites. The survey program has historically been guided by a geographical analysis using watersheds to most efficiently place the archeological surveys. These have consisted of high-priority areas where either little research has been conducted or in areas where development pressures can potentially have adverse effects on significant archeological sites. In the next five years the emphasis will shift to thematic surveys that seek a deeper understanding of specific historic contexts, time periods, or cultures. Prior to the beginning of the SHPO survey program, approximately 167,000 acres had been surveyed in Nebraska. As of 2021, nearly 740,000 acres have been surveyed in the state



through a combination of the SHPO program and Section 106 driven projects.

The Collections Division of History Nebraska maintains the files, database, and GIS for the inventory of archeological records called the Master Archeological Site Survey. This is the main repository for information related to archeological sites from across the state. The inventory currently contains information on over 11,500 sites ranging from 12,000 years ago to present.

The major challenge for all preservation projects is the availability of funding. Survey work is a time consuming and costly process. The archeological survey in particular is in need of increased focus as only a small portion of the state has been surveyed. The second major challenge to both survey programs involves making information more accessible while maintaining data security. History Nebraska has already begun the process of digitizing and backing up the information created in the respective inventories. However, there is a sizable amount of information yet to be digitized and will require staff time and technology to maintain. These paper collections of information must be digitized to protect the archive and to make the information more accessible to the public. Additionally, GIS databases are expensive to maintain, but they are basic, indispensable tools. Many, including staff, personnel from other state offices, consultants, local governments, and members of the general public, rely daily on this important information. As of this writing, History Nebraska is in the final stages of developing online databases that take into consideration data security issues.

Highway Archeology Program

<https://history.nebraska.gov/archeology/highway-cultural-resources-programcrm>

Since 1959, the Nebraska State Historical Society and the Nebraska Department of Roads, as they were then known, have cooperated in identifying sites that could be potentially

impacted by construction. Now known as the Nebraska Department of Transportation (NDOT), it provides highway archeologists and architectural historians at History Nebraska with construction plans several years prior to project construction, which staff uses to conduct background literature searches, in-field reconnaissance, and test excavations to locate historic sites and evaluate them for eligibility for the National Register of Historic Places. When such extraordinary sites are discovered, SHPO and NDOT Project Development Division staff work together to craft a mitigation plan. Because of the multiple-year lead time, in many cases mitigation can be accomplished by minor redesign to avoid the property. If avoidance is too costly or otherwise not feasible, NDOT funds further investigations.

The Highway Archeology Program has evaluated over 4,260 proposed highway improvements during its history, discovered numerous previously unrecorded archeological sites (over 200 in the past decade), and photo documented hundreds of standing structures. NDOT also completed an evaluation of all bridges in the state, roughly 1450 bridges, for their historic significance. About 100 were found to be eligible for the National Register. When these are scheduled for replacement, they will be recorded, moved, or preserved in place. In the rare cases when National Register-caliber archeological sites cannot be avoided, systematic excavations are undertaken to recover valuable scientific information. Such information has advanced our understanding of past Plains cultures and increased tourism appeal.

National Register of Historic Places

<https://history.nebraska.gov/historic-preservation/national-register-historic-places>

As stated in the survey section, one of the goals of the survey program is to identify properties that may be eligible for listing in the National Register of Historic Places (NRHP or National Register). The National Register is our nation's list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects and sites that are significant to our history and

prehistory. These resources may reflect a historically significant pattern, event, person, architectural style, and/or archeological site. National Register properties may be significant at the local, state, and national levels.

Properties need not be as historically rich as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that convey their physical integrity and local historical significance may also be listed.

As of February 2022, there were 1157 National Register listings for Nebraska. Of those listings, 115 are archeological sites. The properties are spread across the state, however, the distribution and density of them does tend to follow established population patterns. Higher concentrations of NRHP listed properties are found in the eastern third of the state, where the population is and always has been highest. They become more widespread as you move west throughout the state, and sparse when you look at the Sandhills, where population has been smallest.

The National Register allows for a variety of property types to be recognized. The property type that is the most represented is single-family houses, which is consistent with the ubiquitous nature of the resource type. Nebraska's National Register listings also contain a variety of resources ranging from courthouses, schools, commercial buildings, churches, post offices, roads, farmsteads, bridges, and others. If a resource is important to Nebraska's story, then it is likely important to include it in the National Register.

The Nebraska State Historic Preservation Office (SHPO) works with nomination preparers to present roughly fifteen to twenty nominations annually to the Nebraska State Historic Preservation Board before forwarding them to the National Park Service (NPS) for approval.

Education and awareness remain the largest challenges facing the National Register program nationally and throughout Nebraska. Many individuals and organizations resist National Register listing for fear of regulation. Conversely, many assume that listing provides automatic protection and funding for

preservation. The myths are abundant and difficult to dispel. It is only through education regarding the program that the public, and even state and federal agencies, will understand the National Register and what it does and does not mean for historic properties. In order to meet this challenge, History Nebraska needs to work towards increasing public engagement, potentially through media coverage of recently listed sites and an updated National Register website or web app.

Between 2017 and 2021, we saw a number of common themes in property types that were listed in the National Register. A number of downtown commercial districts and/or individual commercial buildings were listed in the National Register in order to allow property owners or developers to utilize the Federal Historic Preservation Tax Credits in their rehabilitation. We also made use of an updated version of the Carnegie Library Multiple Property Documentation Form by listing six Carnegie libraries in the NRHP. To encourage the recognition and preservation of historic movie theaters, the SHPO contracted with a private consultant to prepare the "Historic Movie Theaters in Nebraska" Multiple Property Document. This document is designed to encourage and assist in the listing of these highly recognizable resources that draw people toward their local downtowns.

National Historic Landmarks

<https://www.nps.gov/subjects/nationalhistoriclandmarks/index.htm>

National Historic Landmarks are nationally-significant historic places designated by the U.S. Secretary of the Interior because they possess exceptional value or quality in illustrating the heritage of the United States. Just over 2,500 historic places located across the country bear this distinction. A total of 22 historic and prehistoric places across Nebraska have been designated as National Historic Landmarks, the most recent being Scout's Rest Ranch in North Platte, which was designated on January 13, 2021. History Nebraska staff members are responsible for monitoring these nationally-significant resources on behalf of the NPS.



Omaha Union Station
Omaha, Nebraska Durham Museum

National Historic Landmarks in Nebraska (as of 9/30/2021)

- Ash Hollow Cave, Garden County
- William Jennings Bryan House (Fairview), Lincoln, Lancaster County
- *Captain Meriwether Lewis Dredge* (Dustpan Dredge) Brownville, Nemaha County
- Willa Cather House, Red Cloud, Webster County
- Coufal Site, Howard County
- Father Flanagan's Boys' Home (Boys Town), Douglas County
- Fort Atkinson, Washington County
- Fort Robinson and Red Cloud Agency, Dawes and Sioux Counties
- *USS Hazard*, Omaha, Douglas County
- Leary Site, Richardson County
- J. Sterling Morton House, Nebraska City, Otoe County
- Nebraska State Capitol, Lincoln, Lancaster County
- George W. Norris House, McCook, Red Willow County
- Omaha Union Station, Omaha, Douglas County
- Palmer Site, Howard County
- Dr. Susan LaFlesche Picotte Memorial Hospital, Walthill, Thurston County
- Pike Pawnee Village Site, Webster County
- Robidoux Pass, Scotts Bluff County
- Schultz Site, Valley County
- Scout's Rest Ranch, North Platte, Lincoln County
- Signal Butte, Scotts Bluff County
- Walker-Gilmore Site, Cass County

Certified Local Governments

<https://history.nebraska.gov/historic-preservation/certified-local-governments-clg>

Nebraska's Certified Local Government (CLG) Program is a local, state, and federal partnership that promotes community preservation planning, prehistoric and historic resource protection, and heritage education. The CLG program is ultimately an NPS program, but the Nebraska SHPO administers the program in Nebraska on NPS's behalf. It emphasizes local management of historic properties with technical and grants assistance provided by History Nebraska. A CLG is either a county government or local municipality that

has adopted preservation as a priority. CLGs in Nebraska include Auburn, Fairbury, Lincoln, North Platte, Omaha, Plattsmouth, Red Cloud, and Sidney.

The NPS certifies a local government's CLG status in consultation with the SHPO. There are general rules for the local government to follow, but a government considering CLG status is given broad flexibility when structuring its program. To become a CLG a local government must meet 5 basic requirements:

- Establish a preservation ordinance that provides for the designation and protection of historic properties at a level the community decides is appropriate. The language in the ordinance will spell out the process for locally landmarking significant and important buildings, structures, and sites. The ordinance will also state what changes the community wants to review on its locally landmarked properties. This could include reviewing demolition, additions, solar panels, window replacement, siding replacement, and/or detached accessory dwelling units. These reviews are typically less restrictive than covenants found in newer developments.
- Establish a historic preservation commission. The ordinance will create a commission to help oversee the preservation ordinance and the CLG program. This commission needs to have a minimum of 5 people who have expertise or interest in historic preservation or a preservation related field. This could be architecture, historic architecture, landscape architecture, architectural history, archeology, real estate, construction management, and the like.
- Conduct and maintain a historic building survey. SHPO maintains a survey and inventory of historic and potentially historic properties all across the state. CLGs are responsible for maintaining and updating their own survey data, but may start with information contained in SHPO records. SHPO has staff to help with establishing a survey and inventory program.
- Provide for public participation/education. Historic preservation commissions in CLGs are required to

have four meetings per year. These meetings must be open to the public. At a very basic level, this meets the public participation/education requirement, but it is beneficial to the public to host educational opportunities throughout the year. This could be in the form of guest speakers, expert speakers, workshops, and trainings. Historic preservation commissioners and staff may attend historic preservation conferences both locally and nationally.

- Have access to someone within the local government who can serve as the director of the program. This does not need to be a new position nor does it need to be full-time. It is up to the government to decide who the person will be. In Nebraska, CLG directors include city administrators, planning professionals, economic development professionals, and city clerks.

The advantages of being a CLG include:

- Eligibility to receive matching grant funds from History Nebraska that are available only to CLGs.
- Potential eligibility for preservation tax incentives for contributing buildings within local landmark districts without being listed in the National Register.
- Having an increased voice in reviewing federal undertakings through the Section 106 process.
- Having an additional tool through the use of their landmark and survey programs when considering planning, zoning, and land-use regulations related to historic properties.
- Having an additional tool through the use of their survey programs to identify historic resources most susceptible to climate change and prepare for mitigation through disaster planning.
- Having the ability to monitor and preserve structures that reflect their community's heritage.
- Having access to a nationwide information network of local, state, federal, and private preservation institutions.

- Having a built-in mechanism to promote pride in, and understanding of, a community's history through their ordinance and commission.

The greatest challenge to the CLG program is increasing program awareness within local governments. In the 2020 stakeholder survey, 63% of our most preservation-savvy audience has either never heard of the CLG program, or had heard of it but did not know anything about it. We assess this to be a failure of outreach and publicity, and we will endeavor in the coming years to grow the presence of CLGs and knowledge of their activities through marketing and promoting quality projects within those communities.

Preservation Incentives

<https://history.nebraska.gov/historic-preservation/historic-tax-incentive-programs>

Federal Investment Tax Credit Program

Since 1976, the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register historic district or Local Landmark historic district that has been certified by the Secretary of the Interior. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agricultural outbuildings may also qualify.

A certified rehabilitation is one that conforms to the Secretary of the Interior's Standards for Rehabilitation. The standards are a common-sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and the community. The program is not necessarily intended to reconstruct or restore historic buildings to exact/ original specifications. The tax incentive program in Nebraska

has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- Helping to broaden the tax base.
- Giving real estate developers and city planners an incentive to plan projects in older, historic areas.
- Helping stabilize older, historic neighborhoods.

Certification of the historic character of income-producing property—usually by listing the property in the National Register—and certification of the historic rehabilitation is made by both History Nebraska and the NPS. The most recent Annual Report on the Economic Impact of the Federal Historic Tax Credit published in 2020 by Rutgers University in conjunction with the National Park Service illustrates the effectiveness of the program in Nebraska. Economic impact models showed that the projects undertaken between 2015 and 2019 had a total impact of \$391.6 million on the Nebraska economy. The projects yielded 3,918 full time jobs and generated over \$149.6 million in wages. Expenditures for federal projects have totaled \$218 million, and contributed \$17.2 million in state and local taxes.³

Valuation Incentive Program

Authorized by the legislature and implemented in 2006, the Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. Through the valuation preference, the current assessment year's "base" valuation of a historic property is frozen for eight years, starting with the first assessment year after the project is completed and approved by History Nebraska. The valuation then rises to its market level over an additional four-year period.

From 2011 to 2021, a total of 38 VIP rehabilitation projects have been completed and approved by History Nebraska. The completed rehabilitation projects that utilized VIP alone represent a private investment total of at least \$7,000,000. The program has been particularly popular with private homeowners, who have no access to other historic preservation incentives. The completed rehabilitation projects utilizing VIP along with the federal Historic Preservation Tax Incentives program represent a private investment total of nearly \$40,000,000.

Nebraska Historic Tax Credit

The Nebraska Job Creation and Mainstreet Revitalization Act, also known as the Nebraska Historic Tax Credit (NHTC), was opened to the public in 2015. The act made available \$15 million in credits annually, with projects capped at \$1 million. Credits for the first year became available on January 2, 2015, and the \$15 million were quickly obligated by February 17th. In the first year, 46 projects were allocated tax credits, and thirteen of the projects were completed. A preliminary total of total expenditures on projects completed during the first year amounted to \$67.17 million. Economic impact models showed that these projects had a \$79.84 million impact on the Nebraska economy, and yielded 1,033 full time jobs. \$35.07 million in wages were created. The projects contributed \$45.26 million to the state's gross state product, and \$3.22 million in state and local taxes.⁴

Every year since NHTC has been active, an economic impact study has been authored by the Bureau of Business Research Report of the University of Nebraska-Lincoln. The most recent draft published in February 2021 provides even more encouraging data. Economic impact models show that the projects undertaken between 2015 and 2020 have had a total impact of \$226.2 million on the Nebraska economy. The projects yielded 3,014 full time jobs and generated over \$101.6 million in wages. Expenditures for NHTC projects have totaled \$202 million, and contributed \$9.4 million in state and local taxes.⁵

Grants

The most common question received by History Nebraska is if there are grants available for supporting the rehabilitation of historic properties. While History Nebraska does not possess any grant program for physical repair or improvements, there are other government and private sector grants out there that can and have been used for rehabilitations.

Federal Project Review

<https://history.nebraska.gov/historic-preservation/review-and-compliance>

Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effect of their undertakings on historic properties; develop and evaluate alternatives to avoid, minimize, or mitigate the adverse effects their projects may have; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process, as it is known, also require that the federal agency consults with SHPO when conducting these activities. A property is considered historic for the purposes of Section 106 if it is listed or eligible for listing in the National Register of Historic Properties. The Section 106 process is intended to take place early enough in the planning effort to allow for alternatives that would avoid adverse effects to historic properties.

It is important to note that public participation in this process is critical. The Section 106 process requires the federal agency to seek public input if adverse effects to historic properties are discovered through consultation with SHPO. The staff examines information provided by the federal agency, the NeHRSI, and the National Register, although sometimes the most useful information comes from public comments. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action. It is truly a law that gives the public a voice.

Public Outreach and Education

The Nebraska SHPO assists communities in preserving significant cultural resources that convey a sense of community history. The most powerful tool available to History Nebraska in this regard is public education. For this reason, staff spends considerable time conducting public meetings, workshops, and disseminating information to the public.

There is great need in Nebraska for preservation education and training. A key element to success of education and training will be the inclusion of young people, non-professionals, construction and development professionals, and other preservation professionals. Providing regular and frequent education opportunities to the public and government officials is one of the best ways to proactively advocate for preservation. The ultimate goal for education is that people will consider preservation not just an occasional activity but a part of their community's culture.

In the last five years, we have created partnerships that have helped us provide education opportunities to Nebraskans. We have partnered with Restoration Exchange Omaha to host a Preserve Nebraska Conference, drawing people from all over eastern Nebraska to learn important principles of preservation. We have also sponsored a masonry workshop led by renowned stone mason and building conservator, Nigel Copsey, from the University of York, England. Twenty Nebraska masons were given a two day immersive experience that taught appropriate techniques for tuck pointing, emphasizing use of appropriate mortar for replacement, and gentle methods of removing loose mortar joints. Similarly, we hosted a month long workshop for five students in the construction program at the Chadron, Nebraska, Job Corps to teach them how to restore historic wood doors, taught by master carpenters. The doors were stripped, reglazed, repaired, repainted, and rehung on five of the oldest dwellings at Fort Robinson.

Most recently, during the Covid-19 pandemic, we have hosted webinars on various topics from tax incentives for rehabilitation to Section 106 reviews for general audiences. Hosted in partnership with the Nebraska Main Street Network, we have

been able to provide training and an opportunity to interact with staff and ask questions online.

Other Preservation-Related Programs in Nebraska

Several other preservation programs exist through non-profit organizations and federal agencies. The following is only a partial list of some of the more well-known organizations or programs involved in identifying and protecting our shared history.

Tribal Historic Preservation Programs

<http://nathpo.org/wp/>

Tribes are keepers of Native American culture and history. Tribal governments and their members serve to promote the rights and address problems common to Native Americans in Nebraska. Tribes may participate in the federal preservation program, directed by a Tribal Historic Preservation Officer (THPO). Tribal officers can accomplish comprehensive planning and consult on federal undertakings consistent with both their own plans and this statewide plan. All tribes with reservations in Nebraska are currently enrolled as having federally recognized THPO programs, including the Omaha, the Ponca, the Santee Sioux, and the Winnebago tribes. Additional tribes have an interest in Nebraska as their historic homeland including the Iowa Tribe of Kansas and Nebraska, the Iowa Tribe of Oklahoma, the Sac & Fox Nation of Missouri in Kansas and Nebraska, the Oglala Sioux, the Rosebud Sioux, the Cheyenne and Arapaho Tribes, the Comanche Nation, the Otoe-Missouria Tribe of Oklahoma, and the Pawnee Nation of Oklahoma.

Nonprofit Preservation Programs

Nebraska Main Street Network

<http://nebraskamainstreet.org/>

The Nebraska Main Street program was founded in 1994. In 2013, Nebraska Main Street Network became a non-profit organization that works with communities across the state

to encourage revitalization of their downtown commercial business districts through historic preservation. The program helps communities rebuild and strengthen the businesses that make sustainable, vibrant, and unique communities. Through affiliation with the National Trust for Historic Preservation's National Main Street Center, five Designated Main Street Communities in Nebraska (Beatrice, Falls City, Fremont, Grand Island and Wayne) tap into the collective wisdom and experience of more than 1,500 communities in forty-three state, regional, and urban programs while eleven other communities participate on a less formal level.

Local Preservation Organizations

Nonprofit historic preservation organizations are dedicated to increasing community awareness in local historic places. Local organizations act as the grassroots core of preservation. As the most knowledgeable source regarding preservation in their community, local organizations are the most important component in advocacy and protection of historic resources.

Restoration Exchange Omaha

<https://www.restorationexchange.org>

Restoration Exchange Omaha is comprised of a volunteer group of historians, architects, preservationists, and other professionals interested in preserving resources in the Omaha and Council Bluffs, Iowa region. They have held preservation conferences to bring together a variety of speakers and practitioners in the field of preservation. The conference regularly attracts several hundred people in attendance, although unfortunately, the conference was not held in 2020 or 2021 due to the pandemic. The group also coordinates advocacy efforts and tours of historic homes and neighborhoods.

Preservation Association of Lincoln

<https://www.preserveincoln.org>

The Preservation Association of Lincoln (PAL) was founded in 1992 as Lincoln's local preservation, membership-based,

non-profit. Before COVID-19, they held monthly Brown Bag luncheon talks on a variety of preservation and history related topics, periodic walking tours, special events, and awards. Since COVID-19, they have begun to hold periodic online presentations and outdoor events. They also actively support and sponsor preservation activities by other organizations like neighborhood association organized walking tours. PAL continues to be a voice for preservation across the city. Their stated goals are to invite the participation of residents in the preservation of the Lincoln area heritage; to advocate for the renovation and preservation of historic buildings, neighborhoods and sites; to seek purposeful and advantageous alternatives to the destruction of historic structures and neighborhoods; to aspire to new, productive uses for historic buildings in order to provide for their maintenance and preservation; to cooperate with local and state officials in making preservation and adaptive reuse official policy; and to work closely with organizations and individuals in the Lincoln area to realize the goals of the organization.

Pioneer and Heritage Farm Program

<https://www.aksarben.org>

The AKSARBEN Foundation program honors Nebraska farm families who have owned the same land for 100 years or more through the Pioneer Farm Award and for 150 years or more through the Heritage Farm Award. The Nebraska Farm Bureau and Nebraska Association of Fair Managers support the awards. To date, they have honored more than 9,000 families in all 93 Nebraska counties. They present recipients with both a plaque and gate post marker during the annual county fair in which the land is owned.



Pony Express Station
Gothenburg, Nebraska, Pony Express Reride

CHAPTER 4

PRESERVATION GOALS FOR 2022-2027

Planning is most effective when we take into consideration the public comments of our citizenry be they invested stakeholders or the less engaged populations within our boundaries. Public comment ensures that our preservation community is working toward goals supported by the people we all serve. We want to take into account current trends in population growth or decline, technology and environmental concerns, and health and economic considerations. Comprehending our lives within a broader context within our state makes all of this more effective, while understanding the context of our past helps us evaluate and advocate for the resources of the past.

With all this in mind, the following goals have been written to form a plan for furthering the aims of preservation in Nebraska between 2022 and 2027.

Goal 1: Focus on Community

Strategy 1: Continue to promote the Certified Local Government (CLG) Program

Action 1: Recruit new communities to participate in CLG

Action 2: Work with CLGs to complete local preservation projects through HPF Pass Through Grants

Strategy 2: Encourage adaptive reuse and tax credits to enhance communities' cohesion

Strategy 3: Develop preservation education targeted to certain groups and topics to enhance preservation as a shared community value.

Action 1: Give trainings on SHPO Programs

Action 2: Give trainings on affordable housing & tax credits

Action 3: Give trainings on sympathetic infill

Action 4: Give trainings targeted toward realtors

Action 5: Give trainings targeted toward architects

Strategy 4: Expand access to data for community planning and
106 through GIS

This goal, with its associated strategies and action items, have clear appeal to the Civic Boosters who will participate in any number of efforts to improve their community. They are likely to be the volunteers who will help us communicate with city leaders about becoming new Certified Local Government communities, or volunteer to help with projects sponsored by existing CLGs. To get Civic Boosters to participate in preservation activities, we need to convince them that the benefits of preservation provide a public value. Arguments about economic development may be compelling to them. This group can be extremely loyal to our aims if we can convince them of their merits. If the Civic Boosters also happen to be Preservation Enthusiasts, they may see value in the education programming we plan for realtors and architects, as well as topics including sympathetic infill and affordable housing.

Since so many adaptive reuse projects in Nebraska result in public spaces for restaurants and gathering spaces, tax credit projects, when completed, will appeal to the Social Facilitators and the Curious Explorers. The places where they make memories because they experienced something special or had a nice time with loved ones will stand out to them as places worthy of preservation. Rechargers may find that historic places have a strong sense of place for them, and love the ambiance created by the feel of old wood, brick and stone.

Goal 2: Emphasize Inclusive History

Strategy 1: Explore new perspectives through thematic surveys

Action 1: Work with underrepresented groups to identify areas and themes for survey.

Strategy 2: Emphasize gathering and telling diverse stories in National Register

Action 1: Develop authentic relationships with underrepresented groups and partner with them



Historic Downtown Seward
Seward, Nebraska, 4th of July Celebration

Action 2: Plan and execute archeological surveys with Tribal input and/or participation
Action 3: Promote and participate in the Historic Marker Equity Program

Inclusive History as a goal will have the broadest appeal to Committed Preservationists who recognize that the field has spent decades focusing on the history and architecture of the influential, monocultural majority, and see great value in the broadening of the historical perspectives represented in National Register nominated properties, surveys, and so on. However, beyond our dedicated friends in the field, it is noteworthy to remind ourselves that not all “community” is bracketed within the boundaries of a specific location, and instead could be broadened to include the Boosters for alternate communities. We seek to partner with the “boosters” for LGBTQ+ groups, Native American Tribes, and ethnicities or affinity groups that have historically been underrepresented within the field. Like the “Civic Boosters”, we must ensure that we communicate the ways that the goals of the “Civic Boosters” can be aided through our concentrated study of them and sharing of their stories. The important notion here is that we are sharing their stories, and we want to work *with* the groups to frame projects and outcomes that will further their aims and *include* them in important decisions throughout the project.

It is also important to note that Curious Explorers and Experience Seekers will continue to visit historic markers as new ones are developed and visit historic buildings and districts as new ones are designated. These new markers and historic resources are an opportunity to educate those who may not otherwise seek our more inclusive history.

Goal 3: Maintain Our Heritage

Strategy 1: Promote tax credit programs
Strategy 2: Consult on federal projects to ensure compliance with Section 106 of the NHPA
Strategy 3: Educate how preservation contributes to sustainability
Strategy 4: Develop disaster plans for weather events
Strategy 5: Gather and share guidance for sustainability, such as sensitive adaptations for energy efficiency

As with each of our goals, this will likely have broadest appeal to Committed Preservationists who are already familiar with the benefits, financial and otherwise, of historic preservation. However, there are aspects of rehabilitated historic places that can appeal to the Curious Explorers, Social Facilitators, Rechargers, and Civic Boosters.

Curious Explorers will visit interesting historic sites, rehabilitated recently or not. They may especially appreciate an adaptive reuse project that provides them with an unconventional new use for a historic place. A behind the scenes tour with nooks and crannies to explore will draw them out, especially if it is combined with a great story and quirky details. Social Facilitators will be looking for a place to make memories with their loved ones, but will love rehabilitations that are unique or beautiful, and facilitate gatherings by provoking good conversation and have multi-generational appeal. Rechargers, alternatively, are drawn to places that are quieter, calm (therefore less busy) places, but are nevertheless beautiful, in order to recharge their batteries.

Civic Boosters may see the value of the disaster planning and sustainability initiatives in our goals, because they will want to traffic in the public value those projects would yield. Civic Boosters and Social Facilitators are most likely to be locals who want to enhance their own community, while the Curious Explorers and Rechargers could be from anywhere.

Goal 4: Maintain Preservation Infrastructure

Strategy 1: Plan for annual work plans and future Statewide Preservation Plan
Strategy 2: Continue administrative tasks
Strategy 3: Continue covenant monitoring
Strategy 4: Explore development projects
Strategy 5: Continue data clean up and GIS maintenance
Strategy 6: Move all SHPO processes to an online format for ease of public use

Maintaining our preservation infrastructure, such as data maintenance and covenant monitoring, will likely only have value to the Preservation Enthusiasts, and in truth focuses



Superior City Hall and Auditorium
Superior, Nebraska, Victorian Festival

on the backbone programs that are largely inward facing within the State Historic Preservation Office. While this goal is necessary for our programs to operate and provide a backbone for our public-facing goals, most of our outreach will no doubt focus on Goals 1 through 3.

The goals above were outlined through a public survey and analysis performed by the Nebraska State Historic Preservation Office and a consultant. In Chapter 3, we outlined the preservation programs and organizations that are available in Nebraska. Certified Local Governments and local preservation organizations can find value in the goals, strategy and action items set forth above.

Vision

With these goals in mind the following vision for historic preservation has been developed to describe the idealistic world of historic preservation in Nebraska and how it will be accomplished.

Nebraskans will embrace and implement preservation standards, programs, and initiatives in a way that is inclusive and extensive benefiting present and future communities.

Appendix I - Survey Questions

Broad Population Survey, Januray 2021

The surveys were taken broadly throughout the state with the percentage of respondents in various locations reflecting the percentage of the state’s population that live in that area. For instance, Omaha, Nebraska’s largest metropolitan area, had the largest number of respondents at 22.5% of the sample and 390 responses. Lincoln, the second largest city represented 18.3% of the sample with 318 responses. Less populous areas had perhaps 5 to 10 responses relative to the population of the area. Likewise, the race and ethnicity question illustrates that the responses follow the relative populations of the groups within the state. There were 1,736 responses all together.

1. What are your primary goals for your leisure time or time off?

Value	Percent	Count
To spend time on my interests/hobbies	23.3%	405
To rest and relax	37.6%	653
To spend time with family	34.2%	593
To learn something new	10.8%	187
To spend time with friends	15.9%	276
To help or be involved in my community	7.5%	130
None of the above	26.5%	460

2. Which of the following do you prefer? (Choose one.)

Value	Percent	Count
Older buildings/homes full of character	57.9%	817
New construction built for today's needs	42.1%	593

3. What type of community do you prefer?

Value	Percent	Count
Community with strong character & identity	54.4%	693
Community with easy access to stores, work	45.6%	582

4. When you think of your community, what are the things that you think define it the most? (Chose those that are most important.)

Value	Percent	Count
Main street/downtown business district	35.7%	404
Historic buildings, districts, landscapes	30.7%	348
Natural landscape	28.0%	317
Good schools, activities for youth	50.9%	577
Community gathering spots	23.1%	262
Community organizations	24.0%	272

5. Thinking about the impact of the COVID-19 pandemic on your local community, what are your primary concerns (aside from public health)? Choose those most important to you.

Value	Percent	Count
Employment and economic health	46.9%	504
Fewer connections among residents	29.2%	314
Damage to children's educations, wellbeing	42.9%	461
Families with food, housing insecurity	39.6%	425
Mental health issues among residents	41.1%	441
Loss of museums or historic resources	12.9%	139

6. Thinking longer-term, stretching before and post-pandemic, what are the challenges to the quality of life in Nebraska communities? (Choose all that apply.)

Value	Percent	Count
Economic health of local businesses	52.9%	549
Young people leaving smaller towns	35.8%	372
Communities losing their unique identities	19.5%	202
Fewer connections among residents	30.2%	313
Threatened historical buildings, downtowns	18.4%	191
Racial justice and inequality	27.1%	281

7. How important is it to you that your community preserves and shares the past, including through the preservation of historic buildings and sites?

Value	Percent	Count
Extremely important	21.9%	223
Very important	31.4%	320
Moderately important	26.9%	274
Slightly important	10.2%	104
Not at all important	9.6%	98

8. How old are you?

Value	Percent	Count
18 to 24	6.6%	67
25 to 34	12.9%	131
35 to 44	21.0%	213
45 to 54	20.6%	209
55 to 64	18.0%	183
65 or older	13.6%	138
I prefer not to say	7.4%	75

9. What is your gender?

Value	Percent	Count
Male	50.8%	882
Female	49.2%	854

10. What is the highest level of education you have attained?

Value	Percent	Count
Some high school or less	3.5%	35
High school diploma or GED	5.5%	56
Some college/technical school degree	24.6%	249
Bachelor's degree	34.1%	345
Graduate degree	20.9%	212
I prefer not to say	11.4%	115

11. Race and ethnicity

Value	Percent	Count
White	80.5%	809
Black or African American	5.3%	53
Hispanic or Latino/Latina/Latinx	4.2%	42
Asian or Asian American	3.2%	32
Native American or American Indian	2.3%	23
Two or more races or ethnicities	8.7%	87

Acknowledging that during a global pandemic, historic preservation might be considered fairly low on a list of priorities for many, we also wanted to assess what concerns were foremost on their minds. We learned that ultimately, Nebraskans are concerned about their communities. They want their towns to have strong economies, because that reverberates in their households. They want strong schools and stores in their downtown buildings to keep shopping convenient and support the tax base. They are interested in our environment to a large degree, concerned with changing severe weather patterns and hardships that result; but perhaps as importantly, are worried about the waste of natural resources. And finally, after a summer of nationwide protests for Black Lives Matter in response to a series of high profile violent acts that were racially motivated, Nebraskans were largely concerned with social justice and the increasingly discussed issues of diversity, equity, inclusion and accessibility. While historic preservation alone may not be capable of solving any one of these issues, we were inspired to think of ways that the field could be part of ameliorating issues in each.

Stakeholder Survey, Winter 2021

1. Which of the following best describes your role or interest in historic preservation? Choose all that best describe you.

Value	Percent	Count
Local government official, staff, or commission member	11.6%	31
Federal government official or staff	7.1%	19
Nebraska resident interested in/concerned about history	52.6%	141
Developer, architect, or contractor	9.7%	26
Main Street or downtown development organization member	6.0%	16
Professional archeologist	10.4%	28
Heritage tourism or travel industry	8.6%	23
Educator	10.8%	29
Librarian or museum professional	8.2%	22
State government official or staff	12.7%	34
None of these	4.1%	11
Other (please specify)	14.2%	38

Additional answers from the “Other” category included Tribal Historic Preservation Officer, students from various fields, board members or professionals working for non-profit organizations of various types, volunteers, genealogists, and higher education staff.

2. Why is the preservation of historic buildings and places important to you? Choose all that are important to you.

Value	Percent	Count
They are an economic as well as historic resource in our community	63.1%	169
They preserve and share history and community memory in our communities	87.3%	234
They mark sites of painful memory, or tell stories of inequality and injustice	39.2%	105
They exemplify sustainable growth	37.7%	101
They preserve community identity	79.1%	212
They provide affordable spaces for small businesses and the arts	38.4%	103
They preserve and celebrate social and cultural diversity	59.7%	160
They conserve natural and cultural resources	57.5%	154
They are beautiful and add to the visual appeal of communities	66.8%	179
It isn't that important to me	0.7%	2
Other (please specify)	2.2%	6

Additional responses from the “Other” category included historic places as educational resources, locational markers for wayfinding, and Traditional Cultural Properties to indigenous peoples.

3. How familiar are you with the following programs of the Nebraska State Historic Preservation Office?

3. How familiar are you with the following programs of the Nebraska State Historic Preservation Office?

	Very familiar and have used		Familiar with, but haven't used		Have heard of, but don't know much about it		Never heard of		Total number of responses
	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count
Certified Local Government program	31	12.9%	58	24.1%	82	34.0%	70	29.0%	241
Main Street redevelopment programs	23	9.5%	88	36.4%	97	40.1%	34	14.0%	242
Nebraska Historic Resource Survey and Inventory	63	25.9%	62	25.5%	58	23.9%	60	24.7%	243
National Register of Historic Places	126	51.9%	87	35.8%	27	11.1%	3	1.2%	243
Financial incentives for Preservation – tax credits	28	11.6%	102	42.3%	78	32.4%	33	13.7%	241
Federal project reviews	63	26.5%	47	19.7%	59	24.8%	69	29.0%	238
Site searches	65	27.2%	66	27.6%	51	21.3%	57	23.8%	239
Researching historic properties	88	37.1%	70	29.5%	51	21.5%	28	11.8%	237
State historic markers	150	62.5%	67	27.9%	20	8.3%	3	1.3%	240

4. Which preservation activities should the State Historic Preservation Office give priority to during the next few years?

Value	Percent	Count
Partnering with other groups to preserve and enhance historic downtowns and rural communities	70.0%	173
Surveying/collecting information on historic properties	55.5%	137
Notification of possible funding sources/opportunities, including state and federal incentives	59.1%	146
Promoting communication and awareness of historic and archeological resources	63.2%	156
Nominating properties to the National Register of Historic Places	40.9%	101
Promoting Tribal Historic Preservation programs	49.8%	123
Working with BIPOC (Black, Indigenous, and People of Color) and other under-represented groups to document and preserve their historic resources	57.9%	143
Providing information on energy efficiency and green building practices for historic properties	44.5%	110
Providing advice to prevent damage and/or assist with restoration from natural disasters	37.7%	93
None of these	0.8%	2
Other (please specify)	3.6%	9

Responses in the “Other” category including educational programming on rural architecture, and the importance of preserving local history and benefits of preservation. Others mentioned we should be encouraging historic tourism, and working to make tax credit programs less complicated.

5. What kinds of training/education would be most helpful to you, your organization, and/or your community? Choose all that apply.

Value	Percent	Count
Historic building maintenance/repair	57.4%	139
Energy conservation for historic buildings	37.6%	91
Historic preservation laws and how they work in Nebraska	50.4%	122
Disaster preparedness for historic properties/historic communities	21.5%	52
Getting properties listed on the National Register of Historic Places	28.5%	69
Basic do's and don'ts for historic building rehab projects	54.5%	132
Best practices incorporating ADA (Americans with Disabilities Act) into historic buildings	33.1%	80
Best practices for a "green" rehab	24.8%	60
How to research a property's history	47.1%	114
Pre-history in Nebraska using archeological information	31.4%	76
Applying for historic tax credits	35.5%	86
Identifying and preserving buildings and places important to BIPOC (Black, Indigenous, and People of Color) and other under-represented communities	35.5%	86
Advocating for preservation efforts to local or state government officials	46.3%	112
None of these	1.2%	3
Other (please specify)	2.9%	7

In addition to the ideas above, our constituents asked for training on fundraising and grant writing, the sale of tax credits for smaller projects, as well as a more in depth explanation of working with the Secretary of the Interior’s *Standards*.

6. How important is it that government resources are available to preserve historic buildings, districts, and landscapes?

Value	Percent	Count
Not at all important	0.0%	0
Not very important	1.2%	3
Somewhat important	23.7%	57
Very important - these places need government resources to be preserved	75.1%	181
Totals		241

7. When you think of your community, what are the things that you think define it the most? Choose those that are most important.

7. When you think of your community, what are the things that you think define it the most? Choose those that are most important.

Value	Percent	Count
Unique history and story	65.3%	156
Natural landscape	36.0%	86
Historic buildings, districts, and landscapes	72.4%	173
Places of worship	21.8%	52
Main street/downtown business district	69.9%	167
Community organizations	33.9%	81
Youth sports and/or schools	22.2%	53
Arts organizations	26.4%	63
Community gathering spots (e.g., coffee shops, libraries, shops, bars, etc.)	52.7%	126
My community doesn't really have anything that defines it	1.7%	4
Other (please specify)	2.9%	7

A similar question was asked of those who responded to our broader population survey. Not surprisingly, our stakeholders were far more concerned than the general public about their community's Main Street or downtown business district (69.9% vs. 35.7%), historic buildings, districts and landscapes (72.4% vs. 30.7%), and community gathering spots (52.7% vs. 23.1%).

Under the "Other" option, stakeholders also wanted us to include universities and parks and trails to the list of things that help define community. A few responses chose to indicate that they live out of state, and therefore did not contribute an answer.

8. Thinking about the impact of the COVID-19 pandemic on your local community, what are your primary concerns (aside from public health)? Choose those that are the most important to you.

Value	Percent	Count
Employment and economic health, including: job losses, local business closures, small business recovery	71.7%	170
Historical organizations (such as museums, archives, preservation organizations) may close down or severely cut back on services	55.7%	132
Other nonprofits (such as social services, environmental organizations, performing arts, etc.) may either close down or severely cut back on services	46.0%	109
Fewer connections among community members; torn social fabric	51.9%	123
Children's educations have been damaged, and some children may never catch up	43.0%	102
Individuals and families who are dealing with food and/or housing insecurity	63.7%	151
Mental health issues among community members	50.6%	120
Racial justice and inequality	32.9%	78
None of these	0.8%	2
Other (please specify)	3.8%	9

Our stakeholders pointed out additional concerns under the "Other" category. A tribal representative indicated COVID-19 caused the loss of many tribal elders who were vital to the retention of their cultural knowledge. Additionally, travel concerns during the pandemic

prevented travel to Nebraska to monitor projects for potential adverse effects to sacred places and archeological sites.

Others expressed concern that restaurants would close, and quarantining efforts at cultural institutions would prevent people from doing research at libraries and historical societies. Others mentioned the growing political divide that was seemingly affecting effective governance, as well as concerns that financial gaps were getting larger and may prevent an entire generation from being able to be home owners.

9. Thinking longer-term, stretching before and post-pandemic, what are the challenges to the quality of life in Nebraska communities? Choose all that apply.

Value	Percent	Count
Damage to community character through demolition/new construction	41.0%	98
New buildings are out of scale with surroundings	18.4%	44
Natural disasters (e.g., floods, drought)	26.4%	63
Young people leaving smaller towns for cities and suburbs	57.7%	138
Unplanned or poorly planned community development/growth	54.8%	131
Poor quality design of new construction	29.3%	70
Impacts of traffic and cars	15.1%	36
Vacant storefronts and loss of neighborhood stores	66.1%	158
Deteriorated and abandoned buildings	61.5%	147
Too many restrictions on adapting or expanding historic structures	24.3%	58
Communities are not fully integrated; ongoing legacy of systemic racism continuing to affect some populations	36.0%	86
High property taxes	36.0%	86
There are no real challenges in Nebraska communities	0.4%	1
Other (please specify)	6.3%	15

When a similar question was asked of the broad population survey, stakeholders were slightly more concerned about young people leaving smaller towns for cities and suburbs (57.7% vs. 35.8%), and damage to community character through demolition and new construction (41% vs. 19.5%). There was slightly less difference in a concern for regarding racial justice and inequality (36% vs. 27.1%). The questions were phrased differently, however, and the stakeholders were given far more potential challenges to select from.

As with other questions, those answering in the "Other" category shared some additional concerns. Some were political in nature, citing microaggressions from political leaders, higher taxes, "Green New Deal waste," cancel culture and rewriting history. Several indicated concerns about the environment and cultural properties being put at risk for energy development, regardless of whether they were considered "green" technologies like wind farms, or power-lines fed by coal plants that seemed motivated by profit. Others mentioned racism and a lack of diversity that prevents investment in city cores as places of potential economic growth.

10. What types of historic resources do you think are at highest risk and/or most important for preservation and protection? Choose all that apply.

Value	Percent	Count
Native American sites	54.2%	128
Buildings and neighborhoods associated with African Americans	37.3%	88
Industrial buildings	14.0%	33
Main streets in rural communities	69.9%	165
Historic school buildings	35.2%	83
Historic places of worship	29.2%	69
Historic meeting places (i.e., Masonic lodges, Grange buildings, etc.)	27.1%	64
Archaeological sites	42.8%	101
None of these	0.4%	1
Other (please specify)	9.3%	22

When a similar question was asked of the broader population, some differences appeared. Our stakeholders were more concerned about employment and economic health of their communities (71.7% vs. 46.9%), torn social fabric resulting from the quarantine (51.9% vs. 29.2%), food and/or housing insecurity (63.7% vs. 39.6%). Responses to the suggestion that the pandemic might cause damage to children's education and wellbeing were very consistent between the two groups (43.0% vs. 42.9%). The biggest difference noted was a response to the potential loss of historical organizations such as museums or sites, and not surprisingly our stakeholders were far more concerned about any damage to that industry (55.7% vs. 12.9%), which no doubt reflects the difference in which groups use these community amenities.

Stakeholders added their own thoughts to the "Other" category, including rural buildings like barns and granaries, neighborhoods of ethnic groups, Carnegie libraries, former military facilities, grasslands, and historic trail remnants. A number cited historic homes being at risk, but for different reasons, whether they were in lower income neighborhoods, neighborhoods in smaller towns, or rural residences on farmsteads and ranches. There was also some concern from one respondent about the potential for loss among historic properties that have been deemed to be "offensive."

11. When it comes to preserving the cultural assets of Nebraska and places associated with women, people of color, religious minorities, LGBTQ, etc., which of the following best describes your

Value	Percent	Count
Preservation efforts should focus on the most important buildings and landscapes in Nebraska, and only preserve sites with more inclusive histories when they meet that standard	12.5%	29
Preservation efforts should make some effort to be inclusive in the buildings and landscapes that are preserved, but not at the expense of other important places	21.6%	50
While it is important for important buildings and landscapes to be preserved, it is equally important that places associated with under-represented populations are also preserved	38.4%	89
It is crucial for preservation efforts to be as inclusive as possible, even if it means shifting focus away from places otherwise deemed important	12.1%	28
Preservation efforts in the past have neglected buildings and landscapes associated with under-represented populations, and preserving these places should now be the highest priority	9.9%	23
Other (please specify)	5.6%	13
Totals		232

Thirteen stakeholders used "Other" to specify their thoughts on this question. Responses varied from along the entire spectrum, from "Prioritizing historic preservation according to political agenda is wrong...should not reflect current trends but transcend them" to it's "...important that places associated with underrepresented populations are preserved, but decision makers need to be inclusive so it isn't a group of white people deicing what is important to people of color." One response called out a particular need to preserve sites important to indigenous cultures which are currently neglected.

12. Which of the following best represents your opinion? Choose one.

Value	Percent	Count
The greenest buildings are historic buildings, and this is another important reason for historic preservation	41.3%	95
Buildings and places have to work for today's needs; we should focus on that, and anything that makes buildings more environmentally sustainable is a bonus	47.4%	109
I'm not that concerned about environmental sustainability or efforts for "green" construction/renovation	9.1%	21
Other (please specify)	2.2%	5
Totals		230

A few of our respondents found the options here not representative of their opinions and clarified under "Other." There was, again, a range of responses. "Environmental sustainability, contemporary needs, and historic integrity should be weighed and balanced when working with historic buildings." Someone else stated "I don't know that this belongs in the preservation focus. The idea of preservation is to preserve...green materials do not need to be a focus. All elements of history are so different too that it's hard to be all inclusive about how they should be preserved."

13. How old are you?

Value	Percent	Count
29 or younger	4.8%	11
30 to 34	8.3%	19
35 to 39	11.4%	26
40 to 44	8.8%	20
45 to 49	6.1%	14
50 to 54	12.7%	29
55 to 59	9.2%	21
60 to 64	13.6%	31
65 to 69	8.8%	20
70 or older	16.2%	37
Totals		228

Although both groups were asked to identify their ages, the only group that showed a statistically significant difference was the group that was 65 or older. Twenty-five percent of the group surveyed in our stakeholder group was 65 or older, while only 13.6% of the broader population was from this age group.

14. What is the highest level of education you have attained?

Value	Percent	Count
Some high school or less	0.00%	0
High school diploma/GED	2.6%	6
Some college/technical school degree/associate's degree	14.6%	34
Bachelor's degree	32.6%	76
Graduate degree	50.2%	117
Totals		233

This is another area that illustrated a difference in the demographics of our two groups. Fully half (50.2%) of our stakeholders hold a graduate degree, while only 20.9% of the broader population answered in the affirmative under having a graduate degree. The broader population showed an increased percentage of respondents with some college or technical school degree at 24.6% versus 14.6% in the stakeholder group.

15. Which of the following best describes your race or ethnicity? Choose all that apply.

Value	Percent	Count
White	90.7%	204
Black or African American	0.4%	1
Hispanic or Latino/Latina/Latinx	1.3%	3
Asian or Asian American	0.9%	2
Native American or American Indian	2.2%	5
Two or more races or ethnicities/mixed race or ethnicity	2.2%	5
I identify as	5.8%	13

There were some disparities between the racial and ethnic demographics reported by the broad population survey and the stakeholders. The number of stakeholders who selected “white” showed a 10% increase between the surveys, and actually is closer in approximation to census data, which is 87%. The other statistics from the broad population survey closely represent the demographics found in the 2020 census.

16. We would like to understand how much interest in historic preservation crosses political values, and if there are any differences. Your response to this question will help us understand what preservation values are share (or not). Do you consider yourself to be politically conservative, moderate, or liberal?

Value	Percent	Count
Very conservative	6.6%	15
Somewhat conservative	12.3%	28
Moderate	19.7%	45
Somewhat liberal	28.9%	66
Very liberal	21.9%	50
I don't care about politics	2.2%	5
I prefer not to answer	8.3%	19
Totals		228

Panel Survey Questions:

The Panel Survey gave us an opportunity to work with a small group of 44 representative Nebraskans to learn more about their lives and what they were willing to share with us. Over eight weeks, they were given a number of questions and asked to respond with as much or as little detail as they preferred. Panelists were encouraged to interact with each other’s statements, which happened to a small degree. The questions that follow outline how the conversation proceeded.

Pre-Question: posted January 21, 2021.

A Little Bit About You

To get us started, could you please share a little bit about yourself? For example:

- Where you live (city/county as appropriate to maintain privacy)
- Brief description of family and/or friends
- What do you do for a living (or if you are in school, what you did pre-retirement, etc.)
- What you are interested in

There is no reason to post anything identifying or that you would like to keep private, but a general sense of who you are helps provide context for future responses!

Summary: The panelist introductions illustrated a wide range of individuals participating in the survey. A list of panelist occupations can be found at end of Appendix 1. The responses showed the panelists were from all over the state both in rural and urban communities. There were varying degrees of education, family status, and experience with history and historic preservation. All indicated a passion for Nebraska whether or not they were born and raised there or somewhere else.

Question 1: posted January 29, 2021

What Makes Nebraska Nebraska

If you read my bio in the “A Little Bit About You” post, you quickly realized that I do not live in Nebraska (though I have visited often).

So tell me about Nebraska. How is Nebraska different than other states? The same? What is distinctive about Nebraska? Ultimately, in your opinion, what makes Nebraska *Nebraska*?

Your answer might include comments on any of the following:

- People
- Landscape
- History
- Culture
- Food
- Communities
- Sports
- Places
- Anything else that comes to mind.

It would also be helpful to know if you are speaking as a lifelong resident or as a transplant (and how long ago you moved to Nebraska).

Finally, feel free to repeat what others say. The more I read about something specific, the more important I know it is to this panel.

Summary: Some of the most common responses given by the panelists about what makes Nebraska what it is included the state’s culture, land/landscapes, people, and communities. Panelists highlighted strong community feelings and grassroots energy that make communities better and bring awareness to challenges. Responses also demonstrated that these same communities tend to be individualistic but still take pride in their families, food, farming, and in some cases their communities’ immigrant heritage. Specific mentions of the state’s various landscapes such as the Platte and Missouri River Valleys, bluffs, Sandhills, and farmland could be seen in almost every response indicating its connection to Nebraska’s wider history. One interesting response showcased Nebraska’s uniqueness in “connecting” the country. The state played a major role in the creation of the first cross county telegraph and Union Pacific railroad and while technology may have changed that ethos of connection still exists. Nebraska is in the heart of the country, growing food for domestic and international use that is sent out using a still operable rail system, and they are proud of it as the panelists demonstrated in their responses.

Question 2: posted January 29, 2021

Your Communities, Past and Present

The communities we have lived in have changed a great deal over the past few decades, and those changes affect all of us in different ways.

To help us understand how you see these changes, we’d like you to think about the communities you have lived in.

First, think back to your childhood:

- What would you define as the community (or communities) you grew up in? Was it rural, a small town or city, suburban, or urban?
- What were the people like?
- What did you like best about your community? What did you not like about it?
- What were the places that made you, as a child, feel most connected to the community? Can you describe them to us and share with us how those places helped make you feel connected?

Second, today as an adult:

- How would you define the community you live in now? Is it rural, a small town or city, suburban, or urban?
- Is it the same community that you grew up in, or different?
- What are the people like?
- What do you like about your community today? What do you wish could change?
- What are the places that make you feel most connected to the community, or that you visit most often (or visited often before the pandemic)? Can you describe them to us and share with us how those places helped make you feel connected?

Feel free to skip any sub-questions that are not relevant, and you don’t need to share anything you are not comfortable sharing.

Summary: Almost all panelists expressed changes between the communities they grew up in versus now, some positive changes and some negative. One noted definition of community was a mix of people with different backgrounds (culture, lifestyles, etc.) living in the same area. Panelists liked this definition and noted how they have sought out living in communities that are diverse on different levels and like living there. From panelists that lived in small communities there were similar statements between them that while there may not be a lot of diversity there is a strong connection between people and a sense of security and safeness. Panelists in higher populated areas made comments similar to each other saying there is more diversity but there seems to be a lot of waste and missed opportunities within communities. Panelist from both rural and urban centers did make similar comments that they dislike new construction in communities being away

from city centers and want to see more older building reuse to allow for more connection in local “safe” spaces such as parks, bars, cafes, and cultural centers.

Question 3: posted February 5, 2021

Your Favorite Places

We all respond to places, buildings, and landscapes in different ways. For this question, we want to understand the types of places that you feel most comfortable in and want to be in. To help you share your thoughts, below are a set of sub-questions.

- Thinking about where you live, do you prefer an older house or newer construction? Why?
- What are the places in your community that you most want to spend time in (or spent time at before the pandemic)?
- For those places you mentioned:
 - Why do you enjoy spending time there?
 - Do you think those places help define your community? If so, why?
 - Physically, what types of places do they tend to be? That is, are they older buildings/places, newer buildings/places, or in the natural environment?
- How important are memories in thinking about where you live and the places you enjoy?
 - That is, how do the experiences you have in a place add to its meaning and value for you?

We’d love for you to get as specific as possible, though you don’t need to share anything identifying. For example, if a favorite place is a specific restaurant, you don’t need to share the name of the restaurant.

Summary: The most common responses from panelists to this question were that they feel most comfortable in outdoor open/public spaces and within their own homes with the majority of panelists’ homes being older ones. They like these places because they have character and give a sense of identity to allow them to connect to the place. These places become comfortable because they allow for memories to be made, making them feel safe and as one panelist said, make them feel like home. New places, such as new homes and urban sprawl do not offer those elements of character and memory making according to the majority of the panelists. New is also not liked because it is not sustainable and can cause a loss of identity in some cases. The common response all around is that historic areas are preferred for their character, sustainability, and memory making capability while new areas and construction are a turn off.

Question 4: posted February 5, 2021

Historic Preservation in Your Community, Nebraska

This panel was convened by Nebraska’s State Historic Preservation Office, and we want to gather your thoughts about historic preservation itself. Some of you don’t have much experience with historic preservation, while others do. We are interested in all of your perspectives!

- First, historic preservation can be defined as work that “seeks to preserve, conserve, and protect buildings, objects, landscapes, or other artifacts of historical significance.”
- How familiar are you with historic preservation in general?
- What do you think of historic preservation? When might it be of benefit to a community? Are there any negative aspects to preservation?
- How aware are you of local efforts to maintain or restore historic buildings or places? Do you think historic preservation is important to your local community? Why or why not?
- How aware are you of state efforts to maintain or restore historic buildings or places? Do you think historic preservation is important to Nebraska? Why or why not?
- Thinking about preservation in your community and state, whose history has been preserved? Whose history should be preserved?

Summary: The responses to this question put the panelists in two separate and distinct categories; those familiar with preservation and those not. No one person in either of these groups disagreed that preservation was not important but not all had the same interpretation of it. In the group that was not familiar with historic preservation there were multiple comments on how they did not know of any preservation work around them or of any preservation work within the state done by History Nebraska. This group also indicated they did not know a lot about laws and restrictions or wrote what they thought they knew which in some cases was incorrect information. In the group that was familiar with the topic almost all could name one preservation project across the state and they gave multiple reasons why preservation was important, economic benefits, community growth, sustainability, and increases in quality life to name a few. Most panelists also agreed more work should be done to preserve the stories of underrepresented Nebraska communities, not just white pioneers.

Question 5: posted February 12, 2021
Equity and Inclusion in Historic Preservation

There are a lot of reasons that different places are preserved. Places that are considered particularly important are often listed in the National Register of Historic Places, the “official list of the nation’s historic places worthy of preservation,” (this list of over 95,000 places is maintained by the National Park Service.)

In Nebraska, over 1,100 places are listed in the National Register. But the State Historic Preservation Office (SHPO) estimates that over 90% are listed because of their histories associated with white men. We’d like to hear your thoughts about this and equity and inclusion in preservation.

Here are our questions:

- How important is it to Nebraska to preserve places associated with the history of women, Native Americans, African Americans and other people of color, religious minorities, LGBTQ+, etc?
 - Why do you say that?
- As a state agency, what obligation does SHPO have to be more inclusive in their preservation efforts?
- Do you think SHPO should make inclusion a top priority in their work in the next five years?
 - Why or why not?
 - What are the pros and cons of doing so (or not doing so)?
- How would you feel if, over the next five years, at least 90% of national register nominations in Nebraska were not associated with white men, but instead were more inclusive of others?
 - Is 90% too low or too high a percentage, or does it feel about right? Why?
- Is there anything else you would like to share with us about equity and inclusion in historic preservation in Nebraska?

Summary: Almost all panelists agreed that more needs to be done to preserve the stories, histories and sites of minority and marginalized groups across the state. It was noted numerous times that places associated with Native Americans, women, African Americans, Latinos, and the LGBTQ+ community are often forgotten or misunderstood due to their lack acknowledgment in the state’s broader historic record. Those communities are here in Nebraska, they play a role in its history, but they are often overlooked. The majority of the panel stated that the SHPO does need to make equity and inclusion in preservation a top priority over the next five years. A few panelist where not behind this idea due to the potential optics of this push, not being in favor of a percentage quota being met, and due to a concern that stories that should to be told may not be because the people they highlight are not from minority groups.

Question 6: posted February 12, 2021
Sustainability, Climate Change, and Preservation in Nebraska

Over the past couple of weeks, many of you have spoken evocatively about the landscape and natural environment of Nebraska. Yet Nebraska is also a place of tornados, storms, flooding, heat, and natural disasters that affect that environment and Nebraskans. Climate change will likely increase these challenges and affect the environment in even more profound ways.

For this question, we’d like to think about preservation in the context of sustainability and climate change. Here are our questions:

- Preservationists have been known to say that “the greenest building is the one that is already built.”
 - What do you think of this statement?
 - Do you agree or disagree with it? Why?
- Is environmental sustainability and green construction/preservation important to you and to Nebraska? Why or why not?
- Should sustainability be a specific consideration for preservation in Nebraska? Why or why not?
- Should there be statewide resources devoted to promoting and implementing green preservation practices?
- If you have any further thoughts about preservation and sustainability, we’d love to hear those as well.

Summary: Almost all of the panelists agreed with the statement “the greenest building is the one that is already built.” A few thought the statement should be looked on a case by case bases but still broadly agreed with the quote. Almost all also stated that sustainability is important to them as individuals and believed it should be important to the state. Nebraska relies heavily on its land, soil, air, and water for its livelihood and for much of what makes Nebraska “the good life.” Finally, almost all also agreed that state resources should be devoted to promoting green preservation practices. There was not a conclusive agreement on what those practices should look like but creating material to allow for public education on sustainability and green practices where heavily mentioned as a good place to start. The panelists want to see the past preserved for the future but in a way that will not harm the future.

Question 7: posted February 19, 2021
Priorities for Nebraska Preservation

Over the past few weeks, we’ve explored preservation in Nebraska in different ways. Thinking about everything we’ve explored, we’d like to know what is most important to you...and what you think should be most important to Nebraska.

In your opinion, what do you think the Nebraska State Historic Preservation Office’s top 2 – 3 priorities should be?

That is, if you could tell them what to do, what would you say? And why those things?

Assume no restrictions on this, and that they would have the resources to do it. Essentially, we want to know what matters to **you**.

Summary: Panelists listed diversity, inclusion, and accessibility as one of their top priorities for SHPO, specifically noting a need for focus on community themed preservation, such as for Native American historical sites, as well as the expansion of training and resources available to the public and small organizations. In keeping with this, panelists also prioritized outreach and engagement

with smaller communities and organizations such as local museums and county historical societies and individual property owners. Several panelists noted that they wanted to see collaboration specifically outside of the Omaha-Lincoln area of the state. Finally, panelists worried about how sustainability and climate change could be better emphasized in the future, noting that climate change posed a considerable threat to not only historic sites and buildings but to collections of objects held by History Nebraska as a whole. They wanted further education for contractors, the general public, and local governments on how to incorporate sustainability into everyday opportunities for historic preservation.

Question 8: posted February 19, 2021
The Case for Preservation (or Not)

Imagine a developer came into your community or neighborhood, and offered to tear everything down and build everything brand new. Businesses, libraries, schools, even homes.

- What’s your first reaction?
- If it is negative, and you want to largely preserve the existing buildings:
 - Why do you feel the way you do?
 - What are the benefits of preserving those buildings?
 - What kinds of information or data would you try to gather to make your case?
 - What would you say to try to convince others that preservation is a better choice?
- If it is positive, and you want to raze and build again:
 - What are the benefits to building anew from scratch?
 - How would this improve your community or neighborhood?
 - What would you say to try to convince others that building anew is a good idea?
 - And what information, data, or emotions would you need to have to change your mind towards the preservation side?

Now, we realize (barring a natural disaster) that this kind of total community rebuild isn’t likely. But we are using this example to help you think through the value you do or do not place on preservation in your community or neighborhood. (Which means if you have any additional thoughts you want to share about preservation, feel free!)

Summary: Panelists indicated that they would largely have mixed to negative initial reactions to this scenario. Many indicated that they would experience a mostly negative reaction but that they could possibly see one or two reasons why they might feel favorable to the demolition and complete rebuilding of their communities. The major reasons for negative reactions stemmed from a belief that the complete destruction of a community in order to rebuild it anew was wasteful and unnecessary in most cases. Panelists saw this scenario as destroying the identity and character of their community. It was indicated that some panelists may be open to the idea when considering some areas in need of extreme rehabilitation that might not otherwise be given attention as well as a desire to see more sustainability and organization in the structures of their communities.

Panelists’ Occupations:

Agriculture:	1	Marketing:	1
Architect/Developer/Contractor:	2	Museum/Library:	2
Business Owner:	3	Non-Profit:	3
Customer Service:	1	Research/Laboratory:	1
Educators/Education:	9	Retired (agriculture, educators, etc.):	4
Factory Worker:	1	Tourism:	3
Food Services:	1	Tribal Historic Preservation Office:	2
Government (local, state, and federal):	5	Writer/Publishing:	2
Healthcare:	2	Unemployed:	1
Insurance:	1	Other:	3

Appendix II – Historic Contexts

Historical Context is the political, social, cultural, and economic environment in which historical events or trends occurred. Artifacts and elements of the built environment were created within one or several historic contexts, and understanding their context within that political, social, cultural or economic framework in which they were created or constructed is instructive in understanding why they look the way they do and why they are significant. When we evaluate a property for eligibility for listing in the National Register of Historic Places, we need to understand the period and location and context in which it was built or we will never completely understand its significance. For instance, a rural, one-room school house from the 1880s is going to have a completely different scale and design from a “modern” WPA school built in the 1930s. Both are designed based upon the needs of the students and the available building materials, but the results are different.

Summary of Current Knowledge of Nebraska’s Historical Periods

Paleo-Indian Period, 12,000+ to 8,000 years ago

Nomadic hunter-foragers migrated into the state during this period. They had a highly mobile lifestyle, and subsisted on late Pleistocene megafauna such as the mammoth and large forms of bison, and edible wild plants. Several complexes have been recognized largely on the types of chipped stone spear points. Few sites of this period are recorded in the State. Two important Paleoindian sites in Nebraska are the Hudson-Meng site north of Crawford and three deeply buried sites along Medicine Creek in Frontier County.

Archaic Period, 8,000 to 2,000 years ago

The Archaic period began 8,000 years ago when the last Ice Age had ended and the climatic patterns somewhat characteristic of the modern period became established. With it began a new period in how the people of Nebraska adapted to the climate change and the new species of animals that accompanied it. Many of the former Pleistocene animals became extinct including camels, ground sloths, mammoths and horses. Bi-

son persisted, however, in a smaller form. Bison, elk, deer, and antelope became the primary large animals hunted in addition to a variety of small game. Wild edible plants were gathered to a greater extent. People began to become less nomadic and more regionalized. Camping sites often appear to have been occupied on a seasonal basis. Many changes in tool forms appear. No longer are particular projectile point styles found over large areas. The Archaic period in Nebraska is divided into three sub-periods: Early, Middle and Late Archaic. Noteworthy Nebraska sites of this period include Logan Creek, Spring Creek, Signal Butte, and Tramp Deep.

Plains Woodland Period, 2,000 to 1,000 years ago

The Woodland Period was a time of innovation during which many new technological, economic, and social ideas made their appearance. Many of these new elements were borrowed or brought in from other cultures present in the great woodlands to the east of Nebraska. The name Plains Woodland reflects this adaptation of ideas from the east for use in a Plains environment. Among the technological innovations is the appearance of the bow and arrow. A second important new technology was the first use of pottery. Large ceramic vessels were produced during this period for use in storage and cooking. Other innovations of importance include the first documented use of semi-permanent dwellings found on sites that appear to have been occupied year-around. Near the end of the period, evidence of experimentation with small scale gardening is evident. Important Woodland sites in Nebraska include Shultz, the Loseke Creek sites, and Walker Gilmore sites.

Central Plains Period, 1,000 to 600 years ago

During the Central Plains period, horticulture created a major impact on the lifestyle of people living in Nebraska. The adaptation may have been caused by the ending of a moist climatic period and consequent thinning of game and plant resources. Subsistence practices were altered by more intense use of small garden horticulture based largely on maize, beans, and squash. Although horticulture was an important addition to the people’s subsistence, hunting and wild plant gathering was still pursued extensively. Sites consist primarily of occupations with

isolated or small clusters of wattle and daub lodge ruins. The lodges were square to rectangular in floor plan, timber-framed with extended entranceways, and covered with a mixture of branches, grass, and mud plaster. Pits for storage of food and tools are found below lodge floors. Pits were also used for trash disposal. Sites are usually located along streams where suitable garden locations were available. Artifacts include a wide variety of pottery types. Vessels were globular with rounded bottoms and decorated only on the rim areas. Vessels were not painted and most decoration consisted of geometric patterns of lines cut into the soft paste of the rims prior to firing. Also characteristic of this period are bow and arrow projectile points that are triangular with hafting notches on the lower edge and sometimes on the bottom. The Central Plains tradition is broken into a number of regional groups. Sites of this period are by far the most commonly found dated sites in the state. They are located across the eastern two-thirds of Nebraska.

Modern Tribes, 400 years- ago to the 19th century

The Caddoan Tradition encompasses the sites of the historically documented occupations of Pawnee and possibly the Arikara peoples in Nebraska. The primary area of settlement for these tribes was in the lower portions of the Loup River drainage, but earthlodge villages also are found in the Republican, the Blue, and the eastern Platte valleys. The Siouan-speaking tribes include the Omaha, Ponca, Oto-Missouria, Ioway, and Kansa. Their villages are located along the Missouri River and its lower tributaries of eastern Nebraska. The Caddoan and Siouans groups built and lived in permanent, large earthlodge village complexes where they tended large gardens of corn and other produce, hunted and fished. These communities sometimes consisted of hundreds of lodges housing thousands of people. Many of these tribes conducted semiannual bison hunting expeditions to central and western Nebraska and were closely involved with the Euroamerican fur trade. Noteworthy village sites include Yutan and Pike-Pawnee.

Western Nebraska was home to tribes such as the Apache, Lakota, Crow, Kiowa, Cheyenne, and Arapahoe. These groups were much more nomadic than the tribes in the east and subsisted primarily on buffalo. They lived in tipi villages which were

frequently relocated. Notable Apache sites include Lovitt and White Cat Village.

Euro-American Pre-Territorial Period, 1804-1854

The Nebraska region came under the ownership of the United States as part of the Louisiana Purchase in 1804. Prior to the acquisition of this land by the United States from France in 1803, limited exploration and trading activity conducted primarily by the Spanish and French occurred in this area. Once the U.S. laid claim to the land, President Jefferson actively encouraged surveying and mapping it. The Lewis and Clark expedition entered the Nebraska region in 1804. Coinciding with this government sponsored venture, traders and trappers began operating at an increased rate in the area. Several military installations were established to protect transportation routes across the country; the first of which was Fort Kearny on the Platte River.

The Platte River saw the opening of numerous road ranches, where pioneers traveling the various trails westward were able to procure supplies. Other establishments, founded along the Missouri River, served as freighting terminals for western settlements such as in Utah, Oregon, and California.

Many of the trading post, transportation, and military related sites from this period are represented as archeological sites located along the major water and overland transportation routes. Numerous ruts and well-known landmarks along trails such as Bald Knob and Chimney Rock are extant, but as they are natural in their materials, are subject to erosion.

Territorial Period, 1854-1867

As a result of a compromise on the slavery issue and to open a new territory, Congress passed and the President signed, the Kansas-Nebraska Act. The legislation opened the Nebraska Territory to legal settlement on May 30, 1854. Almost immediately, new towns began to develop up and down the Missouri River where Peter Sarpy’s trading post at “La Belle Vue” and scattered places along the Platte had been the only real settlements.

In 1854, the initial population growth of the Nebraska Territory was scattered in small clusters along the Missouri River. Prior to 1857, speculation in the development of commerce and industry in towns was responsible for most of the settlement, while the role of agriculture was minimal. By 1859 this began to change, when people came to Nebraska because of opportunities to obtain farm land. In that same year the territory exported enough agricultural goods to pay for imported products. The construction of the transcontinental railroad also assisted in the development of the area during this period. By 1867, areas in the South Platte region and along the Platte as far as North Platte were becoming populated. Settlers also occupied land along the Elkhorn River as far north as present day Norfolk.

Political turmoil began immediately upon the creation of the territory. A debate over the location of the territorial capital ended with Omaha being selected as the site. Attempts to make Nebraska a state resulted in political conflict that saw the first two constitutions rejected. Finally, on March 1, 1867, Congress accepted the territory's constitution and application for statehood.

Above-ground evidence from Nebraska's territorial period is exceedingly rare today. Most of the properties constructed during this period, such as sod houses or log cabins, have transitioned to archeological sites. The territorial era properties that do exist are generally residential and located in smaller towns or rural communities along the eastern half of the state, and have often been moved to a city park or museum to be saved from development pressures. Territorial era properties in the larger cities are largely lost, surrounded and/or supplanted by subsequent construction periods. Transportation and commerce-related properties are the other major component from this period that have fared comparatively well with several extant mills, stage stations, and visible trail ruts. Commercial properties have the least representation in the inventory compared to how many were constructed during this early settlement of Nebraska. Primarily these resources have disappeared from towns due to subsequent boom and bust cycles, fires, and physical deterioration.

Settlement and Expansion, 1867-1890

Realizing the new state's rich soil and vast amounts of viable farmland, the area would base its economy on farming and industry related to the processing of agricultural products. Because of this, the state's economic, political, and social life would reflect periods of prosperity and depression in the agricultural sector.

One political question that was not based on the farm economy was the location of the state capital, which found a permanent home in Lincoln on June 14, 1867. The location of the capital had been a point of contention since 1854. While Omaha was established as the territorial capital, the region south of the Platte River had twice as many people living in it as the area north of the Platte, where the capital was located. The south Platte region was also apportioned less representation than those in the north, which bred resentment and argument throughout the territorial period. An act approved on June 14, 1867, established a capital commission made up of Governor Butler, Secretary of State Thomas P. Kennard, and State Auditor John Gillespie. They traveled through several counties to locate the best site for a capitol, state university, insane asylum, and penitentiary, and would name the new capital "Lincoln." To illustrate their support for and commitment to the site location, all three commissioners erected new permanent homes in Lincoln, the Thomas P. Kennard House being the only extant example, and the Nebraska Statehood Memorial, owned and operated by History Nebraska.

About the same time that Nebraska achieved statehood, a major period of immigration into the area began that would last for the next 25 years. Like settlement in the old Northwest Territory and the northern Great Plains, Nebraska and the central Great Plains received high percentages of immigrants from parts of Europe not represented among the old immigrants of the eastern seaboard, including Poles, Czechs, Swedes, Danes, Norwegians, Germans from Russia, and large numbers of Germans from the southern provinces. Several push-and-pull fac-

tors encouraged this movement of people. One of the most important "pulls" was the development of the railroad, which made settlement more practical away from the Missouri River, as well as providing the means to ship agricultural products. In addition, the railroads and other agencies actively promoted the settlement of Nebraska. The federal government assisted in the populating of the state through land grant policies such as the Homestead Act of 1862, and the Timber Culture Act of 1873. Finally, outside factors in the eastern United States and Europe – unemployment, lack of opportunity, and general restlessness – helped draw people to Nebraska. Due to the population increase, thirty-one new counties came into existence between 1870 and 1873.

Another group of people that started to arrive in Nebraska at this time was formerly-enslaved people recently freed from the South. Prior to statehood, both enslaved and free blacks had been present in the territory and others traveled through on the Oregon Trail to the west coast. It was not until after the Civil War ended and segregation laws began to be passed in the South that the population of African Americans in Nebraska would begin to increase and increase quickly. Formerly enslaved people began moving in small groups and settling in places such as Lincoln, Omaha, and Nebraska City where jobs were available, mostly with the railroad. Other parts of Nebraska that were destinations for them mainly included Nemaha, Custer, Dawson, Harlan, and Cherry counties. Nebraska's early black colonies, Overton, Brownlee and DeWitty, were formed in the western counties of Custer and Cherry. Western Nebraska was more likely to be settled by black immigrants during this era because there was more land available for them under the Homestead Act. With this early migration of the recently freed people to Nebraska, the population of African Americans increased from 25 in the 1860 census to 789 in 1870. By 1890, this number had bloomed to a population of around 8,900.

As previously noted, however, Nebraska's prosperity was dependent on the agricultural situation. In 1873, the farm economy took a turn for the worse which hurt not only the financial status of the state, but also reduced the number of immigrants who came to the area. Adding to the problem was a grasshop-

per plague that destroyed hundreds of acres of crops and added to the frustration and hardship of the pioneer farmer. By the late 1870s and early 1880s, the economy began to improve, and with it immigration to the state again began to rise. Between 1880 and 1890, the state's population more than doubled, and resulted in the organization of twenty-six new counties. Also in the 1870s and 1880s, the cattle industry began to thrive in Nebraska after cowboys from Texas, some from Mexico, drove cattle up to the state. Over time the free-range ranching brought up from Texas fell out for fenced, managed ranching, and that thriving industry continues to be an important economic factor in the state.

Resources from this period are better represented in our historic inventories than many of the others, however, many have been lost and live on primarily in our survey databases. Some of these pioneer resources were the focus of preservation efforts during the 1960s and 1970s. However, our knowledge of property types associated with everyday laborers and small-scale specialty farmers is limited. The more modest the small family farm was, the more likely it was to have been demolished. Where several generations ago, a drive down a section line road originally would have yielded a view of a quaint farmstead every quarter mile or so, these farms are largely gone, lost to central pivot irrigation systems and pragmatic farmers who prefer a few more acres of crops and fewer buildings subject to property taxes. Even twenty years ago, the sight of an abandoned farmstead, paintless and windowless but stalwartly surviving the weather of the Plains, was not uncommon. Today they are hard to come by.

Even though we have substantial research on many property types from this period, there is an increasing threat to the preservation of these resources as they age and attempt to meet modern demands. Additionally, resources from this period often represent the first buildings in many small towns that now are decreasing in population and turning into ghost towns.

Trial of Standing Bear 1875-1899

Standing Bear (Ma-chu-nah-zah), a Ponca Chief, was tried in Omaha in 1879 after being arrested for leaving Indian Territory without permission from the national government to bury his son. The U.S. Government argued that the Indian was neither a person nor a citizen within the meaning of the law while lawyers for the Ponca argued that they were entitled under the Fourteenth Amendment to be treated like any other person. Standing Bear addressed the court saying “That hand is not the color of yours, but if I pierce it, I shall feel pain. If you pierce your hand, you also feel pain. The blood that will flow from mine will be the same color as yours. I am a man. God made us both.” At the end of the two-day trial the judge ruled, “an Indian is a person within the meaning of the law” and Standing Bear was to be released from custody. The Trial of Standing Bear was one of the most significant court cases in U.S. history because it successfully argued that Native Americans are “persons within the meaning of the law,” becoming a catalyst for changes in federal Indian policies.

Those early changes were not always for the good though, and Native Americans’ identification as “persons” did not give them autonomy. With the passing of Standing Bear’s ruling, the U.S. government set forth to more directly “civilize” Native Americans. The blunt tool for this was the passing of the Compulsory Indian Education Act and the establishment of Indian Residential Schools with the primary goal of total assimilation of Native American children into American culture and society. Over 300 schools were established across the U.S., including Genoa, Nebraska’s Indian Industrial School, where children were forbidden from speaking their native languages and practicing their spiritual rites. The Genoa school operated from 1884 to 1934, enrolling thousands of children from over forty Native American nations. Only a small portion of the facility remains extant, but recent archeological work as been performed there to further study the impact of this unjust era on our indigenous populations.

Development and Social Growth, 1890-1920

By 1890, virtually all the free arable land had been occupied and the settlement period of the state was in many respects over.

Also in the last decade of the 19th century, the state had nearly attained what was to be a relatively stable population. But this same period was also marked by bad economic times that began with the Panic of 1893. Farm prices fell to very low rates, and the state’s economy suffered because of it. As a result of the depression, there was very little urban growth in the decade. Finally by the late 1890s, the panic came to an end, and the state was on the road to economic recovery for a time.

Although Nebraska’s population grew very little between 1890 and 1910, significant changes did take place. The period is characterized by a population redistribution trend that resulted in more people moving to the cities. New job opportunities were one of the driving forces for this trend, especially revolving around the meat industry and the new Livestock Exchange. People from across the world flocked to South Omaha, referred to as the “Magic City,” to be a part of the rapidly growing meat-packing industry. Czech, Italian, and Polish populations mixed with one of the first large migrations of Latinos to Nebraska, drastically reshaping South Omaha’s landscape and resulting in numerous buildings from that era being listed in the National Register of Historic Places today.

Even as the cities grew, the farmers were experiencing a period of prosperity. Prices for agricultural goods rose, as did the number of acres being planted, which resulted in increased production. Increases in land under cultivation was not the only reason for better yields. Good weather, new labor populations in western Nebraska migrating from Mexico, labor saving inventions, and improved varieties and strains of crops and livestock also helped bring about higher production rates. These kinds of changes illustrated that the frontier conditions as they had existed during the pioneer years were coming to an end.

As Nebraska was adjusting to the transitions taking place within its borders, national and international events forced further rapid change upon the state. The fight for women’s suffrage, the right to vote, which started in 1848 in New York, gradually began to gain support in Nebraska from the earliest days of statehood. In 1871, when delegates came together to draft the state’s constitution, a suffrage amendment was put forward, but not approved. The state went on to refuse suffrage amend-

ments two more times. Despite these continuous rejections, the movement for suffrage did not slow down within the state. Before women in Nebraska were finally granted the right to vote with the national passing of the Fourteenth Amendment in 1920, several pro-women’s suffrage organizations and nationally-recognized suffrage magazines had a home in Nebraska with the most noteworthy in Hebron, Beatrice, and Chadron. Few structures exist today relating directly to the movement but the publications and the lasting impact of the women’s suffrage movement still remain.

World War I started in 1914, and with it, an increased demand for food. When the United States entered the war in 1917, additional demand for food needed to be fulfilled. With an economy based on agriculture, Nebraska eagerly expanded its food producing capacity to meet the wartime needs. Also as a result of the war, a potash industry developed in the state, a balloon school was established in Omaha, and many young Nebraska men served their country in Europe. But it was the agricultural expansion that had the biggest and longest lasting impact on the state. To cash in on higher farm prices and to meet the rising demands, farmers increased their acreage and production. After the war ended in 1918, prices maintained their high levels; and in 1919, they actually continued to rise which led to speculations that the new agricultural rates were permanent. The post-war period also saw the rise of mechanization, a trend that has continued unabated to the present day.

This same period also marked the beginning of the Great Migration; occurring during the first few decades of the 20th century, millions of African Americans migrated from the South to northern states and cities. From 1900 to 1920, Nebraska saw its African American population increase dramatically with the largest population growth occurring in Lincoln where it increased by 50%, Grand Island where the population tripled, and Omaha where it doubled from 5,000 to over 10,000. African Americans moved to Nebraska because there were job opportunities with the meatpacking, railroad, and service industries, they could receive higher wages, and they had the opportunity to vote in the state. With these opportunities, they were able to create a new place for themselves in public life creating a new

Black urban culture in Nebraska.

These expanding opportunities did not come without its hardships. This period also coincided with increased discrimination against black communities in cities. While there were no enforced segregation laws in the state, there was a de facto segregation system developed through red lining, which limited where Black Nebraskans could live and purchase homes. Additionally, laws were passed banning inter-racial marriages, and black students were no longer allowed to participate in collegiate sports. Racial tensions were encouraged and exacerbated by an alliance between Tom Dennison, Omaha’s powerful political boss, and the *Omaha Bee*, a primary purveyor of racially charged violent stories that flamed distrust during the summer of 1919. Violence erupted in September after the alleged robbery and rape of a white woman which resulted in the lynching of Will Brown, who protested the allegations. The reform mayor, Ed Smith, who attempted to save Brown from the mob was also nearly killed. The results of the violent episode can still be seen in the bullet holes present in the current Douglas County Courthouse.

Other changes were also taking place during this time. A constitutional convention was held in December 1919 that eventually resulted in forty-one amendments being adopted in 1920, including a women’s suffrage amendment. In the area of transportation, the automobile, which did not appear until after 1900, had an almost immediate impact on the people of Nebraska. As the use of cars increased, more and better roads were built. Also, there was some movement away from rural reliance on nearby small towns. As motorized trucks became more popular, the amount of goods shipped on railroads began to fall.

For many of Nebraska’s counties the period from 1890 to 1920 represented the peak in their populations as the flow of settlers dwindled and homesteading tapered off. This period has the highest representation in the National Register compared to all of the other periods discussed. Additionally, this period is the highest represented in the historic resources inventory. Generally, farmsteads, urban residences, and commercial downtown properties make up the majority of the properties from this era. New property types seen in this period, such as those related

to the automobile, have been a priority for research in the past and are well-represented in files. The biggest threat to resources dating to this period is from population shift as many of the farmsteads and small towns that boomed at the turn of the 20th century are now dwindling in population as rural communities find it increasingly difficult to maintain populations and economic viability. Buildings that have been long abandoned or vacant often present difficulties to rehabilitation, like leaking roofs that have undermined the stability of the structure, or open windows or holes that have allowed pigeons to roost and damage a building. Sometimes the state of the wiring creates a fire hazard. But any combination of these things can prove to be enough of a disincentive to rehabilitate them so some are lost to severe neglect. Some extensive restoration projects simply cannot be recouped through a successful business in a town with decreased economic vitality. The SHPO does, however, have three different financial incentives for preservation, and seeks to help in any way we can.

Spurious Economic Growth, 1920-1929

For many, the 1920s was a period of economic prosperity in the United States. While this statement may be safely applied to much of the nation, it was not true of Nebraska. The farm prices that had risen so quickly during and immediately after World War I fell just as rapidly. The demand for extra agricultural produce, which had brought prosperity to Nebraska, dried up suddenly in 1920. According to one author, "...the Twenties – even in the midst of relatively good crops and many superficial signs of prosperity – basically were depression years in Nebraska." Because of strong agricultural prices after the war, many farmers mortgaged themselves to get additional, high priced land to plant more crops. When demand fell in mid-1920, farmers were stuck with debts they could not pay. Although there was some recovery of prices as the 1920s continued, farmers' income did not keep up with inflation. Adding to the problem was a sharp devaluation in land prices.

The poor agricultural economy hurt the state in general. Banks with assets tied up in real estate and crop mortgages were especially hurt. Although Nebraska did have a net increase in population during this time, the bad financial times also created

a considerable emigration out of the state. Most of the people coming into the state went to the cities, as did some people from rural Nebraska, resulting in an increased urban population.

The majority of resources that have been identified from this period are urban residences or commercial properties. Additionally, a number of transportation related resources have also been identified in association with past multiple property research on historic highways in Nebraska. Some of the areas that could use further research include agriculture-related properties and historic suburb development.

The Great Depression, 1929-1941

As bad as conditions were in Nebraska during the 1920s, the crash of 1929 made them that much worse. By December 1932, agricultural prices were the lowest in state history, and the farmers' purchasing power continued to decline. Adding to the problems was a severe drought that damaged crops and reduced production. As in the 1920s, the agricultural decline affected the state's overall economy. Only this time the situation was worse because the entire nation was in a depression.

Steps were taken, especially by the federal government, to ease the plight of the people. The agricultural sector was given aid through mortgage assistance, readily available farm credit, and the establishment of a price support system. Other programs not specifically related to agriculture were also created. The Social Security Act provided monthly payments to the elderly, while the Federal Emergency Relief Administration allowed for direct assistance to needy individuals. Emergency work relief programs resulted in the construction of highways, bridges, and countless public buildings. One of the actions taken by the state legislature was the creation of the nonpartisan unicameral legislature in 1937, which remains a governmental feature unique to Nebraska.

Resources associated with the Great Depression period are mostly government relief-related. A variety of relief programs led to the construction of all kinds of properties from cooperative farms, public buildings and community facilities, and many more. A great deal of research has been done by the Nebraska SHPO on the specific properties that were built under these

programs, and a Multiple Property Documentation Form has been created for them. These buildings are largely threatened because of their lack of ADA compatibility with stairs to auditoriums and offices and bathrooms. All of them have plumbing, electrical and HVAC systems that are inefficient and out of date, and which are costly to replace. Communities are tempted by the ease with which they could replace one of these buildings with a simply erected modern pole barn that would be all on one level and have modern bathrooms.

World War II, 1941-1945

While people of Nebraska were trying to overcome the effects of the Depression, world events once again became the center of attention. On December 7, 1941, the United States entered World War II, a conflict that had been in progress since 1939. Just as in the previous war, demand for agricultural goods increased, which resulted in a more prosperous state economy.

Nebraska contributed to the war effort in other ways as well. In total 139,754 Nebraskans, went to war serving in every branch and included soldiers who were from every ethnicity, including African Americans, Mexican Americans, and Japanese Americans. Almost two thousand of them were women as well. Nebraska was home to many training facilities including a K-9 Corps training unit established at Fort Robinson and twelve WWII air fields across Nebraska. Nebraska was also home to several prisoner-of-war camps.

While men and women from the state served in the armed forces, civilians who remained behind contributed further by working in ordnance factories across the state or at the heavy bomber production plant in Omaha. Women made up more than 40% of the workers at the bomber plant, proving that women could be trained to fill the manufacturing jobs once assumed only men were capable of doing. Towns organized canteens to serve food to passing troop trains, the most famous being the North Platte Canteen, which is now non-extant. Nebraskans also helped support the war effort by buying War Bonds, rationing, and making care packages for soldiers. As the war drew to a close, a new and lasting prosperity had begun in the state, and had changes that would leave a lasting mark.

Nebraska's WWII resources are spread across the state and comprise a wide variety of property types that have been identified previously. The work that remains to be done however consists of better providing recognition of these places and making information on these sites more readily available. We have already identified in past surveys the twelve WWII Army Air Field in Nebraska, and nominated Fairfield to the National Register of Historic Places. The Naval Ammunition Depot located in Clay and Adams Counties is well documented. Most of the WWII era resources included far more buildings than remain, with barracks and other support buildings sold off following the war and moved to other locations. Remnants of bases remain with the largest, least mobile or destructible buildings or bunkers left behind. Camp Indianola, a former prisoner of war camp in rural Red Willow County, is listed in the National Register. Our knowledge of this period could also be expanded by a study of the diverse groups that made the war effort possible within the state. We know, for instance, that the population of Hastings soared in order to staff the Naval Ammunition Depot and that a large portion of that population was African American. We do not, however, know enough to document where they lived or how they spent their time in Adams County when they were not working.

Post-World War II, 1946-1965

The agricultural prosperity that began during World War II continued on into the 1950s and 1960s helping to maintain a strong farm economy through technological advances that efficiently increased production. While the number of farms and the rural population decreased, agricultural output increased to new highs. Beef boomed Nebraska's economy after the war resulting in Omaha becoming the largest meat-producing city in the world, and ironically, a small village, Hyannis, in Grant County had the largest percentage of millionaires in the U.S. due to their role in the cattle industry. During this same period, the population of the urban centers grew, especially in Omaha and Lincoln. The city growth was aided, in part, by development of new industries which also benefited the state by diversifying the economy.

Construction was widespread in the post-war period. During the two decades after the war, road construction and improvement took place on a large scale. Increased reliance on the automobile by both rural and urban populations helped state and county roads receive much needed maintenance and upgrading. At the same time, the building of Nebraska's section of the Interstate Highway System began and would be completed in the early 1970s. Additionally, Nebraska saw extensive construction as a result of a Cold War military facility building boom. Numerous missile facilities were constructed across the state and Offutt Air Force Base saw improvements befitting a base of such preeminent importance in national defense.

The majority of post-war period resources exist as residences, particularly ranch houses. While other historic periods have seen more research, the post-war period is in need of increased attention. Several post-war suburbs in Omaha and Lincoln have been surveyed, and two in Lincoln have been listed in the National Register of Historic Places. One conveys the history of a neighborhood that was developed by one particular builder/developer, Strauss Brothers, who developed his own distinctive ranch style house called the Trend Home with the help of architects Unthank and Unthank. The other was developed by Peterson Construction, which platted the area and sold lots to a wide variety of builders who were active in the housing market at the time. Additional neighborhoods will no doubt be surveyed and nominated in coming years. The impact and significance of the military build-up in Nebraska is another subject that has been researched in the past, but could be improved upon by compiling the information into a single document.

Civil Rights Era 1940s-1960s

Throughout Nebraska's history, there have been incidences of racism against all people seen as different. An Indian residential school was established, multiple laws were passed banning inter-racial marriages, mobs formed and attacked multiple ethnic and racial neighborhoods, acts of racial violence such as cross burnings were conducted, and lynchings all occurred during Nebraska's history. Racial tensions began to escalate even more in the 1920s following the state's second lynching and increased *de facto* segregation. Parallel to this, the civil rights movement

began to gain momentum in the 1920s with the establishment of many early civil rights organizations in the state such as the Omaha NAACP chapter.

Nebraska's civil rights movement started to reach its pinnacle at the same time as the rest of the country, in the 1940s through the 1960s. In the state, there was no legal segregation but during WWII, segregation did occur most notably in Hastings where the Navy Ammunition Depot was located. The Navy was segregated resulting in separate facilities for housing and recreation being constructed for Black soldiers and for Black civilians that were brought in to work at the depot. In Omaha and Lincoln, redlining made it hard for Black citizens and returning Black soldiers to purchase homes outside of designated "Black neighborhoods." This *de facto* segregation influenced not only housing but also schools, churches, and public transportation.

To address these issues and continued rising racial tensions, more civil rights organizations began to form including the Youth NAACP, the Omaha Urban League, and the DePorres Club. Several Black-owned newspapers began to be established and supported the movement, including *The Omaha Star* that still operates today. The DePorres Club, made up of local Omaha Black high school students and Creighton University students, formed in the late 1940s and was instrumental in the formation of many successful boycotts against businesses across Omaha that refused to hire black employees. The Citizens Civic Committee for Civil Liberties (4CL) also formed during this era with the goal to pass state legislation mandating equal housing and job opportunities as well as integrating schools through busing. The presence of these organizations and their impacts on the civil rights movement made Omaha a significant stop for many formidable civil rights leaders including Malcolm X who was born in Omaha, Robert F. Kennedy, and Martin Luther King, Jr.

Many of Nebraska's remaining resources from this era can be found in North Omaha's North 24th and Lake Streets Historic District and downtown districts. With this era of Nebraska's history being more recent than others there has not been as much research conducted on it and it is in need of increased attention across the state. The significance of this era, not only for Nebraska but also for the entire nation, has become even more preva-

lent in recent times with the rise of new civil rights movements and organizations recognizing all marginalized and ostracized minority communities. They look to the past as inspiration and more needs to be done to improve our knowledge of that time to better represent all citizens of Nebraska.

Appendix III - Acronyms

ADA	Americans with Disabilities Act	PAL	Preservation Association of Lincoln
BIPOC	Black, Indigenous, and people of color	REO	Restoration Omaha Exchange
BTU	British Thermal Unit; the amount of heat required to raise the temperature of one pound of water by one degree Fahrenheit.	SHPO	State Historic Preservation Office
CLG	Certified Local Government	THPO	Tribal Historic Preservation Office
COVID-19	Coronavirus disease 2019 also known as SARS-CoV-2	UNL	University of Nebraska, Lincoln
DEAI	Diversity, Equity, Accessibility, Inclusion	VIP	Valuation Incentive Program
GIS	Geographic Information System	WWII	World War Two
LGBTQ+	Lesbian, gay, bisexual, transgender, queer (or sometimes questioning), and others. The “plus” represents other sexual identities not specifically covered by the other five initials.		
MPD	Multiple Property Document		
NAACP	The National Association for the Advancement of Colored People, a civil rights organization in the United States		
NDOT	Nebraska Department of Transportation		
NeHRSI	Nebraska Historic Resource Survey and Inventory of Standing Structures		
NHL	National Historic Landmark		
NHPA	National Historic Preservation Act of 1966		
NHTC	Nebraska Historic Tax Credit program		
NPS	National Parks Service		
NRHP/NR	National Register of Historic Places, also known as the National Register		

Appendix IV – Terms and Definitions

Adaptive Reuse – The process of reusing an existing structure through updates or adaptations for a new use or purpose that may be different from its original functional use or design.	a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”
Curiosity – Within History Nebraska curiosity is a concept used and exemplified in our values internally and externally to develop new and innovative programming, encourage more diverse public engagement, broaden Nebraska’s history and outreach, strengthen productivity, and create an environment that is more accepting of new ideas, team members, and stories.	Sustainability – The ability to be maintained at a certain rate or level or the avoidance of the depletion of natural resources in order to maintain an ecological balance. Within historic preservation, the second definition for sustainability is demonstrated in the idea that preservation has tangible ecological benefits due to the long standing believe that the most sustainable building is the one that is already built.
Green Preservation – The preservation theory embodying the concept that “the greenest building is the one already built.” It argues that historic buildings contain embodied energy (the total energy needed for the extraction, manufacturing, and delivery of resources for a building as well as the construction of it) that is no longer heavily impacting the environment but the loss of that energy (demolition) could have a negative impact. It additionally argues that historic preservation is inherently eco-friendly because it uses existing structures for use renewal.	
Historic Tourism – As defined by the National Trust for Historic Preservation, “travelling to experience places, artifacts, and activities that authentically represent the stories and people of the past and present.” Also known as cultural heritage tourism or simply heritage tourism.	
Monoculture – The cultivation of a single crop in a given area, or, a culture dominated by a single element and/or a prevailing culture marked by homogeneity.	
Preservation Infrastructure – The statutes, policies, and programs administered, maintained, and organized by the State Historic Preservation Office that emphasize the state’s interests and initiatives in preserving and promoting the cultural resources of Nebraska and its communities.	
Rehabilitation – As a treatment for historic structures is defined as “the act or process of making possible a compatible use for	

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Porterfield Block circa 1907
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