

May 22, 2023

Rachel Leibowitz  
NPS-National Register of Historic Places  
1849 C Street, NW  
Mail Stop 7228  
Washington, DC 20240

Re: Speidel Barn, Lincoln, Lancaster County, NE

Dear Rachel Leibowitz,

Enclosed is the complete nomination packet for Speidel Barn, in Lincoln, Lancaster County, Nebraska. The enclosed contents are as follows:

- One copy of the CLG correspondence
- The signed first page of the Speidel Barn nomination;
- One copy with the true and correct copy of the nomination for the Speidel Barn to the National Register of Historic Places in PDF format; and
- One copy of the photographs for the Speidel Barn nomination in pdf format.

If you have any questions regarding the submitted materials, feel free to contact me at the phone number or email address below.

Sincerely,



Kelli Bacon  
Certified Local Government Coordinator / Outreach Coordinator / Interim National Register  
Coordinator  
Nebraska State Historic Preservation Office

Email: [hn.hp@nebraska.gov](mailto:hn.hp@nebraska.gov)

Enclosures (3): 1 Copy of the CLG minutes approving the nomination of the nomination  
1 Signed National Register nomination cover sheet and subsequent nomination  
1 pdf containing the photographs of the nomination

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

Historic name Speidel Barn

Other names/site number LC13:F04S-001

Name of related multiple property listing N/A

(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & Number 7800 S 40th Street

City or town Lincoln

State Nebraska

County Lancaster

Not for publication ☐ Vicinity ☐

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ☐ national ☐ statewide ☒ local

Applicable National Register Criteria: ☒ A ☐ B ☒ C ☐ D

 Signature of certifying official/Title:

SHPO/Director

5/22/23  
Date

History Nebraska – State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of Commenting Official

Date

Title

State of Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
- ☐ determined eligible for the National Register.
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other, (explain): \_\_\_\_\_

Signature of Keeper

Date of Action

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☐ other, (explain):

Signature of Keeper

Date of Action

Speidel Barn

Lancaster County, Nebraska

Name of Property

County and State

**5. Classification****Ownership of Property** (Check as many boxes as apply)

- ☒ Private  
☐ Public-local  
☐ Public-state  
☐ Public-federal

**Category of Property** (Check only **one** box)

- ☒ Building(s)  
☐ District  
☐ Site  
☐ Structure  
☐ Object

**Number of Resources within Property** (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	Buildings
<u>          </u>	<u>          </u>	Sites
<u>          </u>	<u>          </u>	Structures
<u>          </u>	<u>          </u>	Objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0**6. Function or Use****Historic Functions** (Enter categories from instructions.)AGRICULTURAL/SUBSISTENCE: Agricultural  
Outbuildings**Current Functions** (Enter categories from instructions.)AGRICULTURAL/SUBSISTENCE: Agricultural  
Outbuildings**7. Description****Architectural Classification** (Enter categories from instructions.)

No Style

**Materials** (enter categories from instructions.)

Principal exterior materials of the property:

Concrete, Board and Batten Wood, Asphalt (wood shake  
underneath)



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**Name of Property****County and State****Description**

**Summary Paragraph** (Briefly describe the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Speidel barn, located in southeast Lincoln at the southeast corner of South 40<sup>th</sup> Street and San Mateo Lane, has a large rectangular plan with Gothic arch roof of four laminated 1 by 6 inch beams molded on the floor of the haymow and nailed together to form the roof support. This innovation formed the curve of the roof and allowed for a large open haymow that increased hay storage and thus comparable cost. The barn has a poured concrete foundation with board and batten siding and hay hood with pulley system intact and facing north.

**Narrative Description** (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

*Setting*

The Speidel Barn, once set in a rural part of Lancaster County, is now surrounded by development and within the Lincoln city limits. To the north and west are low density residential neighborhoods. To the east and south is a former private golf course, currently being redeveloped with higher density housing. The barn is located on the remaining 4 acres of land from the original farm. To the north and east across the gravel driveway are two additional outbuildings. To the northwest of the barn is the house and garage, constructed in 1987 to replace the original farmhouse. Mature trees on all sides of the site provide a barrier to the adjacent urban development.

*Exterior*

The Speidel Barn is clad in 1x3.5-inch tongue and grooved "edge grain" flooring boards painted red with white trim at the eaves, windows, and corners. The barn is 28 feet wide by 50 feet long and 31 feet high on the north end and 33 feet high on the south end. The poured concrete foundation rises about four feet above grade with waves revealing the way in which the concrete was poured into the molds one wheelbarrow at a time. The curved eave of the roof was created by the innovative gothic arch which consists of four laminated 1 by 6 boards, molded together and projecting through the haymow floor to rest on the first-floor sill plate. The 1 by 6 boards were individually thin enough to bend into the Gothic arched styled roof and strong enough when nailed together to hold the round shape and support the large roof. There are 26 laminated 1 by 6 rafters on each side of the barn. This was a relatively inexpensive design for a round roof that allowed for the innovative feature of an entirely open haymow with no support structure interfering with hay storage and removal.

The haymow is supported by 6 by 6 posts, which hold up three 2 by 10 laminated beams running the full length of the barn under 2 by 10 floor joists. The original cedar wood shingles are still present and attached to the 1 by 8 boards nailed horizontally to the rafters, but due to concern with leaking, they were covered by asphalt shingles. The original design of the 1 by 8 boards were spaced 2.5 inches apart and exposed the underside of the wood shingles, allowing them to dry quickly and more thoroughly from both sides after a rain and as a result, extended their lifespan. This design has proven not to stand the test of time however and has led to the recent addition of the asphalt shingles to protect the barn from water intrusions that can quickly lead to deterioration and structural damage. The asphalt shingles do not affect the overall integrity of the building because the original wood shingles are intact and visible on the interior of the barn and the addition of the asphalt shingles is reversible. Modern wood shingles, while similar in style to the original, would have required removal of the original material and are not as durable as the original wood shingles or the asphalt replacement.

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The south side of the barn has three doors, with the outer two used to let the cows in and out, and the central door used for access to the center of the feedway. There are two four-pane windows on either side of the central door. A small wood hatch door that allowed air circulation into the haymow is located just left of center at about the floor height of the haymow. Above it are two wood four-pane windows at each end of the façade. Painted into the peak is "1917 Speidel Farms."

The east side of the barn is where grain was processed and loaded into the barn as well as access to the milk room. The roof eaves come down to about the height of the ceiling. The door to the milk room is in the back third of the façade with five evenly spaced four-pane windows just above the foundation wall. To the right of the door are three four-pane windows which are spaced evenly apart.

The west side of the barn has two Dutch doors which led to the horse stalls and were used to let a breeze in while keeping the horses from leaving the barn. Between the doors are two off-set four-pane windows. To the north of the left door are three off-set four-pane windows and to the south of the right door are four evenly spaced four-pane windows. The doors still have the original Moriarty latches.

The north side of the barn has two doors, one at the northwest corner and the other just east of center. The eastern door has a four-pane wood window on each side. Identical to the south side, there are two four-pane windows at each end of the upper façade. Between is the large 10 foot by 14-foot hayloft door under the projecting hay hood which swings out and down.

*Interior*

The southern third of the barn is where the milking stanchions are located with six on each side and the feedway in the center. The cement floors have troughs in each outer bay to wash out the cow excrement from the barn. There are doors in each of the three bays leading to the north two-thirds of the barn. On the west side of the area are heavy duty stalls for 8 horses and mules with feed mangers. To the east are rooms for milk processing, grain storage, and a workshop with a work bench. Still visible in the grain rooms are the angled doorways that stopped a few feet above the floor to allow grain to fill the room and be scooped out from the bottom without having to open the door and spill grain into the rest of the barn. Once the grain was cleared from the area around the entrance, the door could be opened with access to the rest of the grain room granted. The milk room is one of the areas with a door leading out the east side of the barn.

Fourteen wood steps lead to the haymow on the north end of the barn. Usually, barns had one by four-inch boards nailed across two wall studs leading through a hole in the haymow floor. This unique set of stairs was not only safer, but necessary to support all the social activities that took place in the haymow, including square dances and basketball games. Up in the haymow, the large open space reveals the structure of the Gothic arch roof. In addition to the laminated wood beams, Y-shaped posts were added in 1934 to give the barn more structural support to support the large roof in high winds. The large hay door is discolored from remaining open all summer. The pulley system in place at the top was used to pull loose hay and then bales into the loft. Ladders created by adding wood planks to the wall beams are on either side of the door and were used to access hooks and latches which held the door shut or released to open the door. The same ladder was located on the south end and used to reach a high platform to access the pulley system for maintenance.

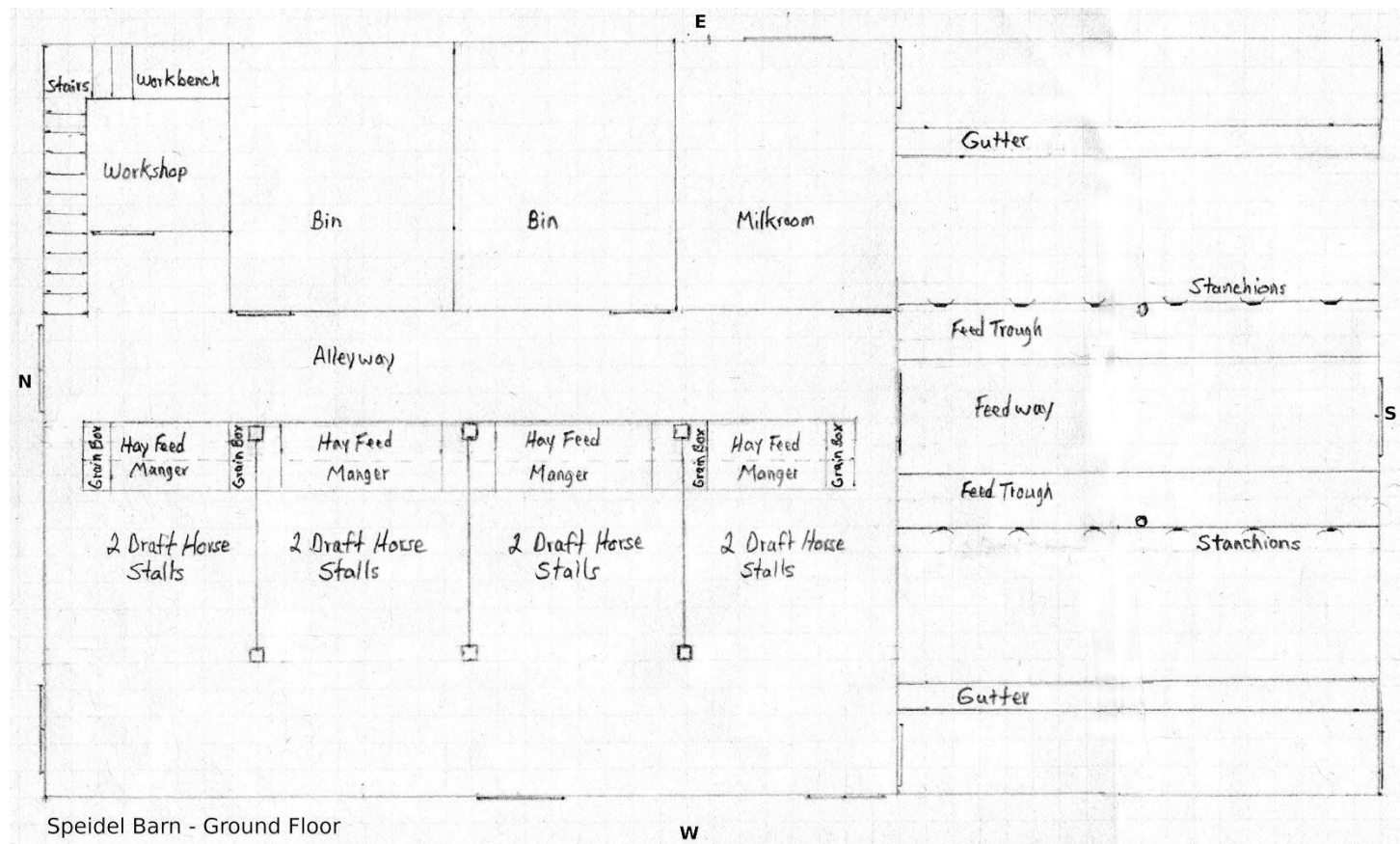
The court lines are still visible on the one by eight-inch plank floor from when Lincoln city basketball tournaments were held in the haymow. The lines reflect the original shape of the basketball key before it was straightened out into a rectangle. The space held a full court with hoops on either end, which was rather small

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compared to today's courts which have been widened several times since 1951 to accommodate the area for free-throw and three-point lines.<sup>1</sup>

**Figure 1: First Floor of Barn Floor Plan**

<sup>1</sup> SportsRec, "The History of the Basketball Court," <https://www.sportsrec.com/6798478/the-distance-from-the-hoop-to-the-free-throw-line-in-basketball> (accessed March 20, 2023).

Speidel Barn

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Lancaster County, Nebraska

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

### Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- ☐ **A** Owned by a religious institution or used for religious purposes.
- ☐ **B** Removed from its original location.
- ☐ **C** A birthplace or a grave.
- ☐ **D** A cemetery.  
A reconstructed building, object, or structure.
- ☐ **E** A commemorative property.
- ☐ **G** Less than 50 years of age or achieved significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

AGRICULTURE

RECREATION

### Period of Significance

1932-1973

### Significant Dates

1932: Barn Constructed

1934: Bracing Added

### Significant Person

(Complete if Criterion B is marked above.)

NA

### Cultural Affiliation

### Architect/Builder

Oscar Y. Chambers

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Speidel Barn is individually eligible at the local level under Criterion A for Agriculture and Recreation. It is also individually eligible at the local level under Criterion C for its unique method of construction using the laminated truss system for the large Gothic arched roof. Additionally, the barn is architecturally significant as one of the few remaining barns of this architectural style in Lancaster County given the expansion of the urban growth boundary. The period of significance begins in 1932 with the construction of the barn for William Speidel

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and ends in 1973, fifty years prior to the date of this nomination, capturing the barn's agricultural and entertainment and recreational use, although 1995 was the last year hay was in the barn and the year the last square dance was held.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)**The Speidel Farm<sup>2</sup>**

In 1917, William Speidel (November 4, 1893-April 30, 1959), moved from a farm north of Lincoln to a 240-acre farm on South 40th Street at the age of 23 and began farming with small horse and mule drawn equipment. In 1918, William married Ruth Marie Harrison and together they raised crops such as corn and wheat to sell. The Speidel's rented the farm from the Goeppinger Brothers, who were bankers in Boone, Iowa. Every spring, David Goeppinger and his brother would come to Lincoln by train, rent a Model A car from Rogers Ford downtown, and drive to visit the Speidel Farm and others they owned in southeast Nebraska.

In addition to crop production the Speidel's were milking Holstein dairy cows and raising hogs. They grew alfalfa hay, oats, and silage corn to feed the livestock. William and Ruth weathered the depression and drought because they had a consistent milk check from the dairy cows. By 1932, they decided they could do better by milking more cows since the corn crop was burning up each year from extreme heat and drought.

When William arrived in 1917, the farm had a small barn, but it was nowhere big enough for his cows and draft horses, let alone the mules, calves, hogs and to store feed. Since he was leasing the land, William made due with the facilities he had, stacking hay outside, keeping feed in a wagon covered with a tarp, and leaving the mules and horses outside. The Depression and Dust Bowl prompted William in the spring of 1932, to ask the Goeppinger's for a bigger barn to accommodate more cows and feed for his growing Holstein dairy operation. While crops were burning up in the fields from the drought, milk was a steady income and provided security. Given the height of the Depression, they told William it would have to wait. William's solution was to lease a 320-acre farm northeast of Lincoln at 84th and Havelock Avenue, 11 miles from the 40<sup>th</sup> Street farm for the 1933 season. It had a full set of buildings to handle his livestock and farm operation. He notified the Goeppinger's he would be leaving his current farm on 40<sup>th</sup> Street after the harvest in 1932. This spurred the Goeppinger's to take the train back to Lincoln to see William for the second time that year, a highly unusual occurrence. The Goeppinger's gave in, offering to build the barn if William agreed to continue farming at their location on 40<sup>th</sup> Street. Since William had already rented the other farm in northeast Lincoln, he ended up farming both places in 1933, making his farming operations span 560 acres in total. This led William to buy his first tractor that year, a 1932 Farmall Regular. He planted about 40% of the Havelock farm in the fall of 1932 with wheat to keep the work minimal until the summer harvest the following year. In 1933 William found someone else to sublease the Havelock farm and farm the remaining 60%. William dropped the lease on the Havelock farm after 1933 because he had his new barn at 40<sup>th</sup> Street and could focus on expanding his dairy operation there. The Speidel family purchased the 40<sup>th</sup> Street farm in 1947.

**Construction of the Barn**

William's son, William Speidel Jr. (Bill), went to a one room school called Plainview, at what is now 56th and Yankee Hill Rd., 1 ½ miles away. As an adult, he recounted that one day in mid-September 1932 when he came out of the schoolhouse at the end of the day, he could hear hammering and knew they had begun working on the barn, spurring him to run all the way home. The Goeppinger's hired contractor Oscar Y. Chambers to build the barn at a cost of \$1,800, despite having never constructed a barn before. Chambers was listed in the 1932

<sup>2</sup> Unless otherwise cited, the information in the Statement of Significance is from the written narrative of Steve Speidel in 2022, grandson to the Speidel's who settled the farm and built the barn.

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City Directory under general contractors and was residing at 1600 Cotner Boulevard. He was responsible for constructing many higher end homes in the Sheridan neighborhood in the 1920s and the Piedmont neighborhood in the 1930s, however the Depression had slowed construction activity.<sup>3</sup> Some of the workers helping construct the barn were considered skilled carpenters and were paid 35 cents per hour with the unskilled workers receiving 25 cents per hour.

Electricity had not made it to the farm yet, so all the construction was done manually with hand tools. The trench for the footings was dug by hand. Forms for the 8-inch thick, 4 ½ to 6 ft. high concrete walls which formed the lower half of the outside walls, (unusual, at least in this area), were made using 1x8 inch boards stacked horizontally. These same form boards were reused in the roof framing and the discoloration of the cement is visible from the haymow on the boards that were turned inward. The foundation wall was made by pushing wheelbarrows full of cement up a heavy plank running from the ground to the top of the form and dumping the cement into the forms. You can still see patterns in the concrete walls where wheelbarrow loads of cement were dumped individually. Horizontal lines from the horizontal 1x8 form boards are clearly visible both inside and out.

The lumber for the barn came from Sullivan Lumber Co. in the village of College View, located southeast of Lincoln at the time. The outside door latches, called Moriarty Latches, are still made today. The barn was painted with a color called Brilliant Red from Lincoln paint manufacturer Van Sickle which is the same paint used today to maintain the barn. The west side of the roof was shingled by three men in 3 days. One man, named Windy Miller, shingled the east side by himself in the same amount of time. Construction of the barn was completed in only a few weeks at a total cost of \$1800. Despite the high quality of the barn, William had several complaints following its completion. He thought the concrete floor was finished too smooth and thus too slippery for the cows. His solution was to hammer divots into the concrete by the south doors where the cows came in and out to make it rougher. He also complained about the many knot holes in the haymow floor, so a worker came back and nailed small pieces of tin over the holes which are still in place.

In March of 1933, there were strong winds, not unusual for Nebraska, that caused the big barn roof to flex in and out which concerned William. In early spring of 1934 when the hay was all out, he had his brother-in-law Ed Harrison, who was a master carpenter in Lincoln, put in extra heavy (probably stronger than needed) two by eight-inch bracing along both sides of the roof in the haymow. He kept it close to the roof so that it didn't interfere with hay storage. The roof has never wavered since, surviving even a small tornado that went right over the barn in the late 1970s.

**Gothic Arch Barns**

Gothic Arch barns were made popular in the Midwest in the early 1900s following the development of the lamination processes which allowed for the construction of their large roof rafters. Most appealing to farmers of the time was the support-free haymow under the large roof, giving more space to store hay. These types of barns commonly have multiple windows on the long ends of the structure, a large hay door on the upper level, and the character-defining arch roof."<sup>4</sup> Gothic Arch barns are not common in Lancaster County, or Nebraska as a whole, with the gambrel or gable roof barns being more prominent across the landscape. While gambrel and gable barns do not offer the same capacity to store hay, they were quicker and slightly easier to construct.

The Gothic Arch barn was typically built using plans, as could be found in the August 1935 issue of the American Builder. According to the document, the "trussed rafter construction should be much stronger than the old

<sup>3</sup> City of Lincoln Historic Survey Database.

<sup>4</sup> Fitzmaurice, Michael J., "State Soldiers Home Barn National Register Nomination" Section 8, Page 3, 2009.

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timber-frame that was customary then.”<sup>5</sup> The paper goes on to say, “its stream-lined hug-the-ground design, plus its scientific bracing makes it as wind-proof as is practically possible.” The first published plans by an architect for a Gothic arch barn appeared in 1916.<sup>6</sup>

**Barn in Operation**

Once the barn was completed, William Speidel moved quickly to increase his Holstein dairy herd to eighteen cows, then later growing to a total of 30. He and Ruth immediately started milking the cows in the new barn and stabling and feeding eight black Percheron draft horses. The harnesses were stored on supports coming out from the wall behind each horse stall. In addition, they kept six mules and continued using the original small barn. William ground his own feed grain for the cows and horses, putting it directly in the bins on the east side of the barn through a small door high on the wall of each bin.

Hay was put into the haymow with the track system running along the peak of the barn and extending past the roof overhang on the north end. Sling ropes were laid out on the bed of a hay rack pulled by horses. In the field, loose hay was pitched by hand on top of the sling ropes on the hay rack that was then pulled under the roof overhang and track on the north end of the barn. The sling ropes were connected to a pulley mechanism and the hay was lifted off the hay rack by a large rope running along the track and out the south end of the barn, pulled by two horses. When the sling ropes reached the track, the mechanism rolled along the track so the hay could be dropped anywhere along the length of the haymow. The mechanism and large rope were then pulled back to the north end and down to hook up the next sling of hay. Usually, three people were involved in putting the hay into the barn.

There was an opening on each end of the haymow floor to pitch hay down to the horses on the north end and cows on the south. A three-foot-long hay knife was used to slice off sections of the tightly packed hay. When milking cows, William was able to get through two shifts of twelve cows total on the west side while Ruth milked six cows on the east side, next to the milk room. Milking was done by hand into 4-gallon pails and then carried into the milk room and strained into 10-gallon cans. Since there was no electricity for cooling, the milk cans were taken to a square wooden tank, (currently stored in the barn), down by the water well. Water was pumped by a windmill from the well to this tank to cool the milk to about 52 degrees until the milk was taken the next day to a processing dairy in town. When the cooling tank was full of water, a pipe carried the water out to the stock tank for the cows and horses to drink.

In 1938, electricity finally arrived at the farm. The barn was wired with lights and a few plugs, a huge improvement over kerosene lanterns, especially for fire safety. William was able to get a metal water tank with a cooling compressor to cool the milk to 36 degrees right in the barn’s milk room. A block and tackle rope attached to the ceiling joist was used to raise the 10-gallon milk cans up over the side of the tank and down into the water.

In 1951, William Jr. (Bill) purchased a hay baler that replaced the loose hay with tight 14x18x38 inch bales in the field that were picked up by the twine binding and put on a homemade 20-foot sled. Four sets of sling ropes could be laid on the sled with 12 to 14 bales stacked on each set. The sled was pulled up to the north end of the barn and the bales were put into the haymow the same way as loose hay had been. The bales were laid one layer at a time from one end of the haymow to the other, then the next layer. The bales did not have to be carried very far or lifted high to be stacked in the barn. One person in the haymow could easily stack the 12 to

<sup>5</sup> Holt, A.W., “How to Build a Wind-Proof Gothic Barn,”

[https://dahp.wa.gov/sites/default/files/How\\_To\\_Build\\_a\\_Wind\\_Proof\\_Barn\\_1935.pdf](https://dahp.wa.gov/sites/default/files/How_To_Build_a_Wind_Proof_Barn_1935.pdf)

<sup>6</sup> Kirkpatrick, W., “[Gothic Roofs for Barns](#)”. *Agricultural Engineering* 1920, p.32.



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14 bales while the rope and mechanism were pulled back for the next sling. When filled to the peak, 3,000 bales could be put in the haymow, weighing about 85 tons.

After William passed in April 1959, William Jr. (Bill) took the cows to his farm since he was already milking Holstein cows there and farmed the 240 acres at William's farm. Ruth remained on the farm until her death in May 1969. Given the small size of Bill's barn, the Speidel barn was still filled every year with baled hay which Bill would come get with his truck through the winter to feed his cows. He also kept his young cattle here in the pasture in the summer but near the barn in the winter to feed them hay from the barn.

Steve Speidel, Bill's son, moved to the farm in the late spring of 1970 at 21 years old to help his father Bill who inherited the farm after Ruth's passing. In addition to farming and baling hay, Steve started raising bull calves that first December in the south cow part of the barn, using the bins for feed.

During Steve's first year on the farm, the barn's sturdy construction was tested. Late that fall, two rows of hay bales stacked to the peak were removed from the north end of the barn. Unknowingly, the next two rows of hay bales fell and without the support, hit the wall and hay door and pushed the center of the north wall out several feet. Without wall studs in the door area, this was the weakest part of the barn. They took out the fallen bales and then used the loader blade on a tractor to push the wall back in at the bottom of the big door. They then attached a 2 by 6 board on the inside at the bottom of the door all the way across the north wall to the roof to make a stronger connection of the wall below the door with the rest of the north wall. They also added four diagonal braces from the top of the wall below the big door to the joists below the haymow floor.

There were nearly 50 acres of bromegrass pasture on this farm, much of which was still being hayed after William's cows were gone. Beginning in 1971, they started harvesting the seed from the grass and storing it in a large bin in the corn crib north of the barn, cleaning it with a seed cleaner. Bags of seed were weighed on a Fairbanks scale in the north horse stall in the barn and the bags stored in the two north horse stalls. Nearly 10,000 pounds of grass seed were sold each year in the spring and fall from 1971 to 2014 from the horse stall in the barn. The barn was filled with hay through 1995, even after Bill retired from milking cows in 1983, which was sold mostly to horse or cattle owners who did not have enough hay of their own. Bill sold off the farmland in 1996, maintaining ownership of the barn until his death in November 2011 at which time Steve became the sole owner.

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### Social Activities in the Barn

Following the completion of the barn in 1932, William and Ruth invited family, friends, and neighbors to a party and dance in the haymow to show it off. They put a hand crank phonograph that played the nearly  $\frac{1}{4}$  inch thick records for music on the floor in the center of the south wall under the service platform near the peak. This platform protected the phonograph from bird droppings during the hay season when the big door was open. Dance parties were held in the barn haymow nearly every year in the spring after hay was all out and before new hay was put in. Music was played using the hand crank phonograph even after electricity was available, but in 1954 it was phased out in favor of square dances. Up to three square dances were held in the barn every spring from 1954 through 1995, called by Bill using a record player and speakers. There was room for 8 squares, or 64 dancer's total. Since all the dancers were stepping together to the beat of the music, you could feel the barn moving slightly on beat. According to the Lincoln Star, "That old-fashioned barn dance we mentioned is an annual event, and this year it took place on Sunday, May 25. Host and hostess for the yearly festivities are Mr. and Mrs. Bill Speidel who furnish their barn for an evening of fun for the members of the 'Swing 'Em in Gingham' Square Dance Club."



**Figure 3: Dancing in the Barn in 1956; one of the 1934 braces is visible in the upper right (Lincoln Star May 14, 1956 p.6)**

From 1938 to 1940 in March, the Salt Creek Basketball Tournament for area high schools was held in the haymow. Bill painted white lines on the floor marking the court, free throw circle lines and lanes, etc. which are still visible today. There were 3 players per team on the court. The first year was mostly teams from College View where Bill went to high school. The haymow court was nearly as large as the one at Bill's College View gym. In the following two years, three-man teams from Lincoln High, Havelock, Bethany, Jackson – University Place, Cathedral, and College View participated, with 2 teams from some schools. The last year that games were held in the barn, Jackson beat College View 38 – 36 in the championship game. Neil Munson, a classmate of Bill's, made a trophy for the winners. Spectators filled the area between the court sideline and the roof on both sides. According to the Lincoln Farm and Home News in 1939, "Everyone is hoping that the weather will stay nice this

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week for the basketball tournament...There will be no admission charge on Thursday evening. It is being held in Speidel's barn."<sup>7</sup>

Bill would often practice with his friends up in the haymow and on one occasion, his friend Stanley Romack drove hard for a layup to the south basket. As he went up, his momentum carried him right out the open door on the south end of the barn. As luck would have it, William had been piling the manure from the cows and horses outside the south end of the barn all winter and had not hauled it out yet that spring. When they rushed to the door to see what happened to the guy who flew out, they saw him unhurt, up to above his waist in the middle of the manure pile.

In more recent years, the barn has been home to weddings and high school graduation parties of the Speidel family. It even served as the backdrop for the UNL cheerleader and dance team calendars between 2007 and 2015 that were sold to raise funds for travel to away games.

Its unique Gothic arch design and bright red color have made it a landmark since it was built in 1932. It was state of the art at the time it was built for milk cows, draft horses, feed bins and hay storage. A new barn in the 1930s during the depression and dust bowl was not common.

Most barns from this era are gone or disappearing, mainly because they are not taken care of or maintained anymore. It requires a lot of time and work for these buildings that current farming practices have made obsolete. The current owners are constantly painting an end, a side, or trim and windows of this barn because preserving the history of this family barn is important.

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## 9. Major Bibliographic References

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**Bibliography** (Insert bibliography here – cite the books, articles and other sources used in preparing this form.)

City of Lincoln Historic Survey Database, 2023.

Fitzmaurice, Michael J. "State Soldiers Home Barn," a National Register Nomination, Section 8, Page 3, 2009.

Holt, A.W., "How to Build a Wind-Proof Gothic Barn,"  
[https://dahp.wa.gov/sites/default/files/How To Build a Wind Proof Barn 1935.pdf](https://dahp.wa.gov/sites/default/files/How_To_Build_a_Wind_Proof_Barn_1935.pdf).

Kirkpatrick, W., "Gothic Roofs for Barns," *Agricultural Engineering*, 1920.

*Lincoln Farm and Home News*, March 28, 1940.

*Lincoln Star*, May 28, 1969.

Speidel, Steve. *The Speidel Barn*, 2022.

**Previous documentation on file (NPS):**

**Primary location of additional data:**

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<sup>7</sup> Lincoln Farm and Home News, March 28, 1940, p.2.

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☐ preliminary determination of individual listing (36 CFR 67 has been requested) ☒ State Historic Preservation Office  
☐ previously listed in the National Register ☐ Other State agency  
☐ previously determined eligible by the National Register ☐ Federal agency  
☐ designated a National Historic Landmark ☐ Local government  
☐ recorded by Historic American Buildings Survey # ☐ University  
☐ recorded by Historic American Engineering Record # ☐ Other (Name of repository)  
☐ recorded by Historic American Landscape Survey #

Historic Resources Survey Number (if assigned): LC13: G06-0486

**10. Geographical Data**

Acreage of property Less than one acre USGS Quadrangle Roca Quadrangle, Nebraska 7.5-Minutes Series

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

1.	Latitude	<u>40.73211864179572</u>	Longitude	<u>-96.66257204771159</u>
2.	Latitude	_____	Longitude	_____
3.	Latitude	_____	Longitude	_____
4.	Latitude	_____	Longitude	_____

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary is an imaginary line beginning five feet northwest of the northwest corner of the barn and runs east to a point five feet northeast of the northeast corner, then south to a point five feet southeast of the southeast corner, and west to a point five feet to the southwest of the southwest corner, then north to the original starting point.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary encompasses only the area associated with the barn.

**11. Form Prepared By**

name/title Stephanie Rouse/Planner & Steve Speidel/Owner  
organization City of Lincoln date March 1, 2023  
street & number 555 S. 10<sup>th</sup> Street telephone 402-441-6373  
city or town Lincoln state NE zip code 68508  
email srouse@lincoln.ne.gov

**Additional Documentation**

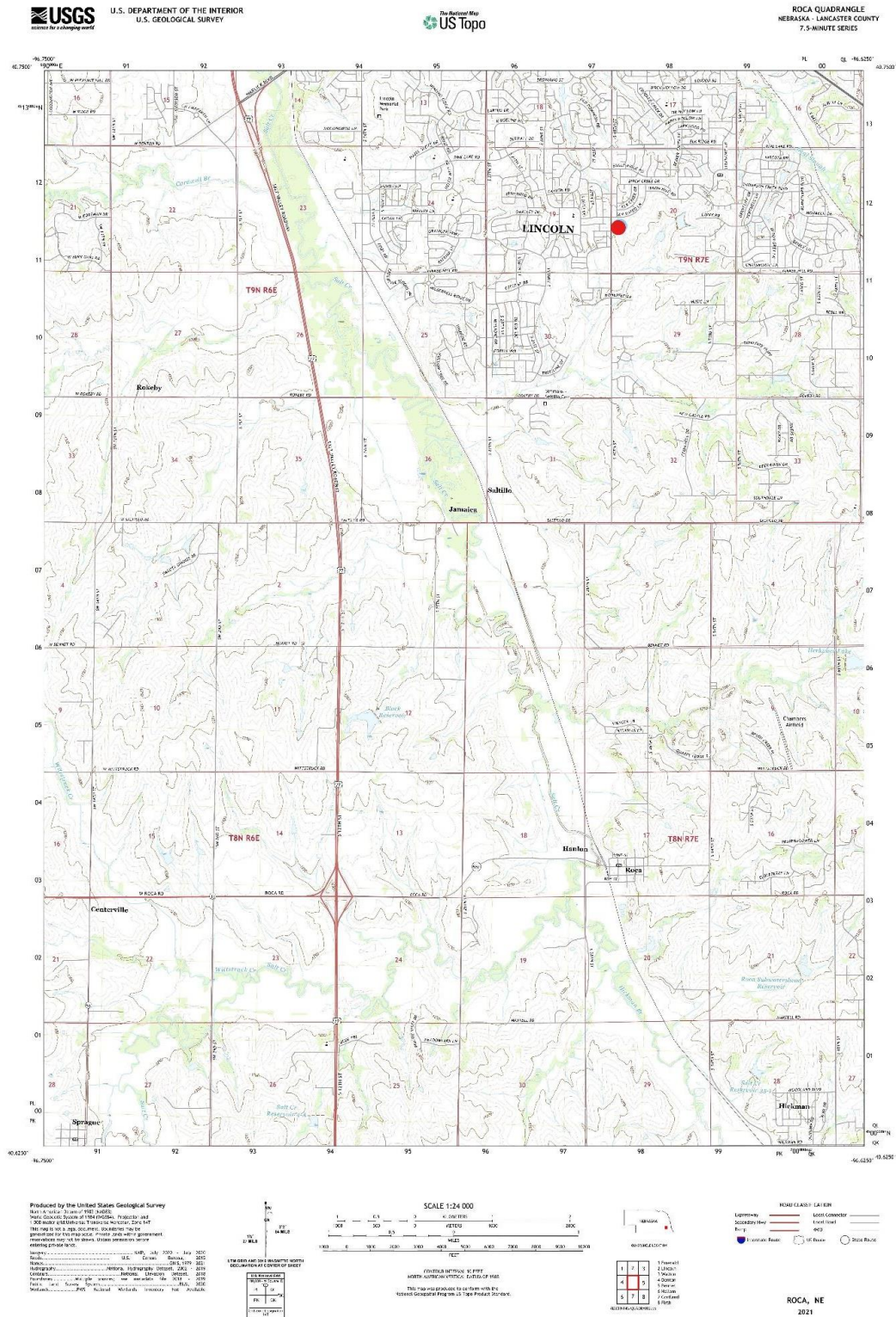
Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Additional items:** (Check with the SHPO for any additional items.)



Speidel Barn  
Name of Property

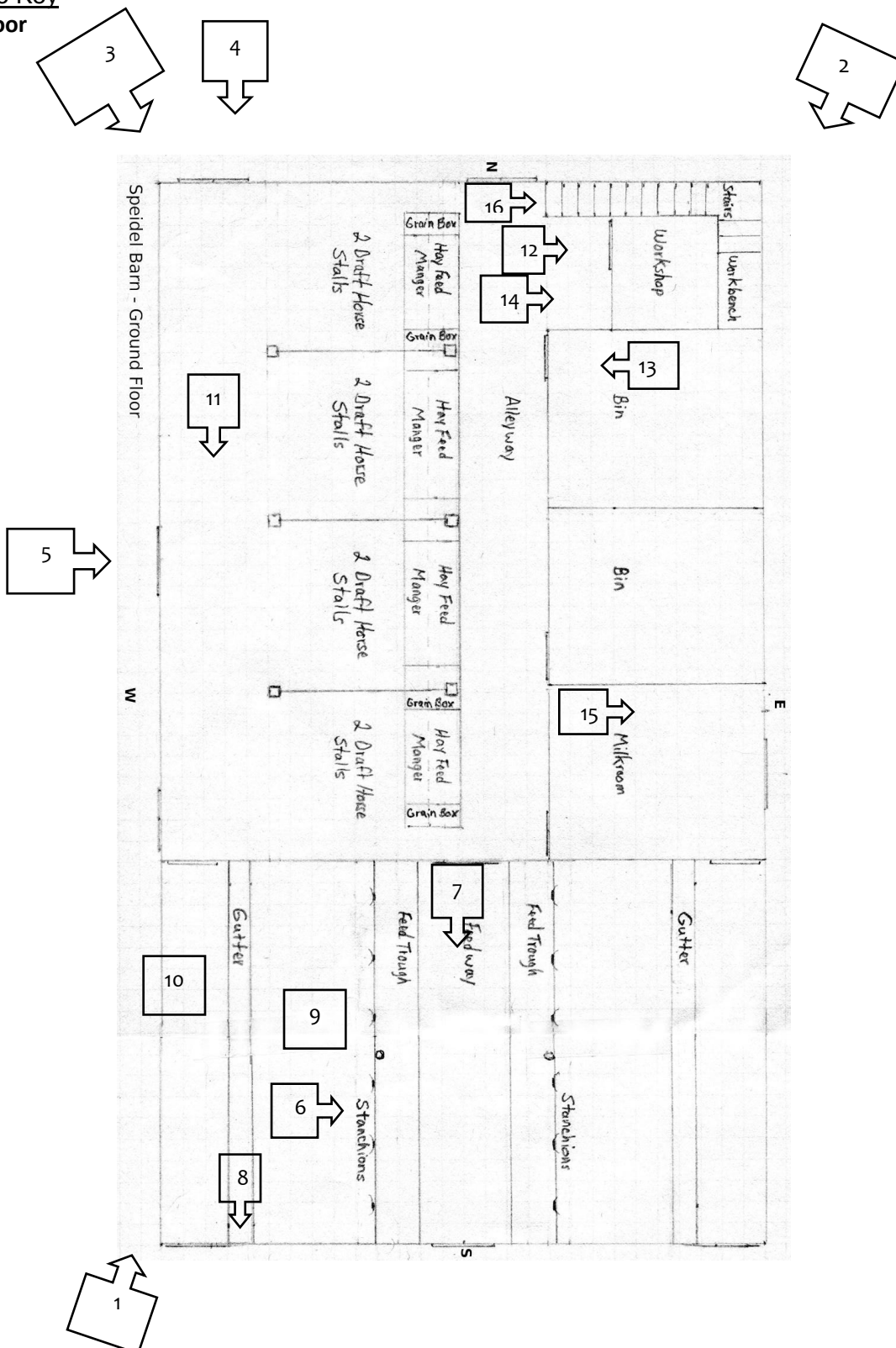
Lancaster County, Nebraska  
County and State



Speidel Barn  
Name of Property

Lancaster County, Nebraska  
County and State

Photo Key  
1<sup>st</sup> Floor



Speidel Barn

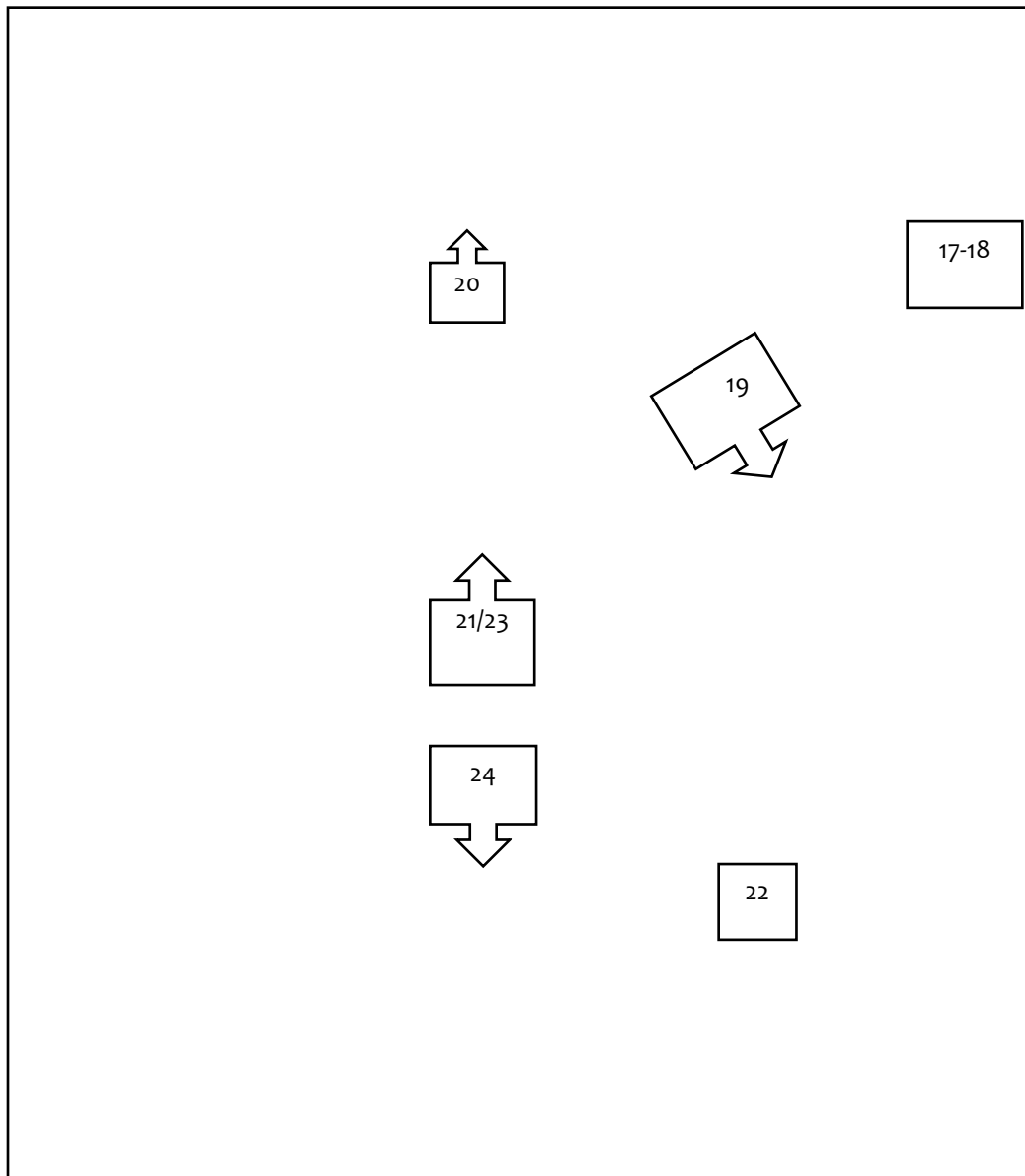
Name of Property

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2<sup>nd</sup> Floor

North





Speidel Barn

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**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**Name of Property Speidel BarnCity or Vicinity LincolnCounty LancasterState NebraskaPhotographer Stephanie RouseDate Photographed January 10, 2023

Description of Photograph(s) and number, include description of view indicating direction of camera.

1. View of south elevation, looking northeast.
2. View of east elevation, looking southeast.
3. View of north and west elevations, looking southeast.
4. View of waves in poured concrete foundation, looking south.
5. View of split barn door, looking east.
6. View of interior stanchions for milking, looking east.
7. View of interior down center of stanchions, looking south.
8. View of interior cement trough, looking south.
9. View of interior hayloft support structure, looking up.
10. View of interior laminated roof truss, looking up.
11. View of interior horse stalls, looking south.
12. View of interior 1<sup>st</sup> floor work room, looking east.
13. View of interior grain room, looking west.
14. View of interior water tank, looking east.
15. View of interior milk room, looking east.
16. View of interior stairs to hayloft, looking east.
17. View of interior main truss, looking down.
18. View of interior roof decking, looking up.
19. View of interior y-shaped supports, looking southeast.
20. View of interior hay door, looking north.
21. View of interior pulley system, looking up.
22. View of interior basketball court, looking down.
23. View of interior roof peak, looking up.
24. View of interior hay loft, looking south.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Figure 1: south side of the barn where cows went in and out (left and right doors) and Speidel's accessed the feedway. The 1917 date reflects the first year the Speidel's farmed on this land.





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*Figure 2: East side of the barn where grain was processed and loaded into the barn as well as the door to the milk room was located*



*Figure 3: View looking southeast towards hayloft door and main entrance*

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*Figure 4: The waves in the poured concrete reflect the manual way in which individual wheel barrels of hand mixed concrete were poured into the molds a few at a time, allowing for the wave pattern to form.*



*Figure 5: Original split barn door with Moriarty latches*



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Figure 6: Original stanchions used to hold cows in place while milking. Each side has six still in place.



Figure 7: View down center of stanchions at the center feedway

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Figure 8: cement trough for washing cow excrement out of barn (center)



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Figure 9: support structure for hayloft showing beams of three 1x12s laminated together



Figure 10: view of the four laminated boards comprising the roof truss projecting down to the first floor sill plate



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Figure 11: view of the four horse stalls with door to cow milking area beyond the door



Figure 12: first floor work room

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Figure 13: one of two grain rooms with angled doorway that stopped a few feet above the ground (missing doors) that allowed grain to fill the room and be scooped out from the bottom without spilling into the rest of the barn. When the area at the door was cleared, the angled door could be opened providing access to the rest of the grain in the room.



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Figure 14: original water tank used to cool four 10 gallon milk jugs using well water. The tank emptied into the water trough when full.



Figure 15: milk room located just beyond the pocket door to the milking area.

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Figure 16: Unusual stairs to the hayloft. Most common were 1x4's nailed to the wall as seen in Figure XX.



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Figure 17: View of the main truss as it punches through the floor and the support flaring out to hold up the roof eave.



Figure 18: View of the roof decking spaced several inches apart to allow the original wood shingles (visible behind) to dry out. Also visible is the white cement remnants on some of the decking from the first use to frame in the barn foundation.

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Figure 19: Y shaped supports were added in 1934 shortly after the barn was constructed to give more support since the center of the loft is completely free of columns to keep it open and easy to fill with hay.



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Figure 20: Interior of the large hay door, discolored from remaining open during the summers. Also visible is the pulley system at the top used to pull loose hay, then bales of hay into the loft. On either side of the door are wall ladders used to get to the door latches.



Figure 21: Pulley System (top of barn is the upper right of image)



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Figure 22: White painted area is the original basketball court markings from the games held in the 1930s.



Figure 23: roof peak where the rafters meet.

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Figure 24: open volume of the hay loft

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## MEETING MINUTES

*Advanced public notice of the Historic Preservation Commission meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Wednesday, April 12, 2023.*

<b>NAME OF GROUP:</b>	HISTORIC PRESERVATION COMMISSION
<b>DATE, TIME AND PLACE OF MEETING:</b>	Thursday, April 20, 2023, 1:30 p.m., County-City Building, City Council Chambers, 555 S. 10 <sup>th</sup> Street, Lincoln, NE.
<b>MEMBERS IN ATTENDANCE:</b>	Nancy Hove-Graul, Dan Worth, Greg McCown, Jim McKee, Jim Johnson, and Greg Newport (Melissa Gengler absent).
<b>OTHERS IN ATTENDANCE:</b>	Paul Barnes, Stephanie Rouse, Arvind Gopalakrishnan and Alexis Longstreet of the Planning Department; William Pokojski; Nolan Graham; Steve Speidel; Karen Lamb; Tanner Larson; Lee Berks, Lee Contracting; Matt Spearing, The Kalos Group, Dawn Amend, House President of Kappa Kappa Gamma and Tyler Malouf appeared via Zoom Communications; and other interested parties.

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

McCown called for a motion approving the minutes of the regular meeting held March 16, 2023.

Motion for approval by Newport, seconded by Johnson and carried 6-0: Johnson, McKee, Worth, Newport, Hove-Graul, McCown and Newport voting 'yes'; Gengler absent.

### **TEXT AMENDMENT TO SPECIAL PERMIT FOR HISTORIC PRESERVATION SECTION OF THE ZONING CODE TO ALLOW GREATER FLEXIBILITY FOR SIGNS IN RESIDENTIAL DISTRICTS FOR HISTORIC BUILDINGS**

**PUBLIC HEARING:** April 20, 2023

Members present: Johnson, McKee, Worth, Hove-Graul, McCown and Newport voting 'yes'; Gengler absent.

Stephanie Rouse stated the text amendment is related to Special Permit 17030C. The text amendment is related to the sign allowance. Current ordinance allows historic properties in residential districts up to 20 square feet of signage as a recommendation that gets approved by Planning Commission. Challenging for larger buildings. The amendment is strictly related to residential zoned properties originally built for uses other than single and two-family dwellings. Flexibility outlined in staff report. 32 square feet for wall signs, do not exceed 20% of the façade, City Council could approve up 50 square feet for wall signs, no off-premise, electronic changeable copy or internally illuminated signs allowed. Freestanding signs up to 8 feet in height and 32 square feet in area. Illuminated signs will have greater setbacks when adjacent to residential uses. Intent is to provide flexibility for commercial properties in

Residential zoning. Recommendation of staff is to approve text amendment for the historic preservation special permit.

**ACTION:**

McKee moved approval of the text amendment, seconded by Hove-Graul and carried 6-0: Johnson, McKee, Worth, Newport, Hove-Graul, McCown and Newport voting 'yes'; Gengler absent.

**SPECIAL PERMIT AMENDMENT TO ALLOW AN INCREASE IN SIGNAGE AT TRABERT HALL**

**PUBLIC HEARING:**

**April 20, 2023**

Members present: Johnson, McKee, Worth, Newport, Hove-Graul, McCown and Newport; Gengler absent.

Rouse stated the proposal is for three wall signs and one free standing sign built into landscape wall. All signs will be either no lighting or backlit halo lighting. All comply under the new text amendment with the special permit going to the City Council for final approval of one of the wall signs being 40 square feet. Two wall signs are located on the canopy of the building. None of the wall signs are placed on the historic areas of the building, all placed on the new areas of the building.

Newport asked if any new signage would face residential areas to the south or west. Rouse answered the signs would face north and east.

**ACTION:**

Newport moved approval of signs as illustrated in Attachment B, seconded by Johnson.

Worth asked for clarification that the largest sign has no verbiage, just a logo. Rouse stated Building and Safety consider business logos as signage.

McCown asked if there were any interior components for the sign. William Pokojski stated that the sign would be as shown.

Worth asked for clarification if there would be any changes of signage, it would need to appear before the commission again. Rouse answered yes.

Motion for approval carried 6-0: Johnson, McKee, Worth, Newport, Hove-Graul, McCown and Newport voting 'yes'; Gengler absent.

Newport expressed his appreciation for the sign's appropriateness and design.

McCown asked if there was a grand opening. Pokojski stated the ribbon cutting is on May 18, 2023.



**CERTIFICATE OF APPROPRIATENESS FOR A NEW SIGN AT 311 N 8<sup>TH</sup> STREET IN THE HAYMARKET LANDMARK DISTRICT****PUBLIC HEARING:****April 20, 2023**

Members present: Johnson, McKee, Worth, Newport, Hove-Graul, McCown and Newport; Gengler absent.

Rouse stated the sign would be replacing the existing sign approved under a previous certificate from 2018 for J.J. Hooligans. The frame is still there. A temporary vinyl banner has been used and would like to do 38 inches by 96 inches permanent sign with a black background. Sign material would be Aluminum Composite Material. Haymarket doesn't have specific design standards, but "all signs must be subordinate to and in harmony with the buildings to which they relate and to the district as a whole." Staff recommends approval as sign complies with Haymarket standards.

McCown asked if the vinyl in the exhibit is larger than the frame. Nolan Graham stated the vinyl banner is larger than the frame, but the sign would be smaller.

Worth asked if the sign will be no bigger than the frame. Graham stated the sign would be a little over the frame but smaller than the J.J. Hooligan sign.

**ACTION:**

Newport moved approval of the sign, seconded by Johnson and carried 6-0: Johnson, McKee, Worth, Newport, Hove-Graul, McCown and Newport voting 'yes'; Gengler absent.

**NATIONAL REGISTER NOMINATION FOR THE SPEIDEL BARN****PUBLIC HEARING:****April 20, 2023**

Members present: Johnson, McKee, Worth, Newport, Hove-Graul, McCown and Newport; Gengler absent.

Rouse stated the nomination has been worked on for a number of years. It is scheduled for the May HPC meeting. Nomination is under criterion C: architecture at the local level. It was built in 1932 and in 1934 additional structure was added. William Speidel moved to farm in 1917, 1932 barn was undersized and not suited for dairy operation which was his livelihood. William requested a larger barn from renters, he rented a farm on Havelock and told the previous renters that he wouldn't be renting from them anymore. Renters changed their mind and built the barn he wanted. Rouse stated he continued farming at 40<sup>th</sup>. Heard 18 cattle and then eventually 30. 1951 purchased a hay baler replaced loose bay system. Steve Speidel moved in 1970 and began raising bulls. The barn was designed by Oscar Chambers who was a significant architect in Lincoln working on higher end homes. Electricity was done manually. Wood shingles were leaking and covered with asphalt shingles. Gothic arch roof barn. Complaints concrete floor too smooth, no holes in floor and not strong enough for spring winds. Solutions were hammer divots into concrete, mount tin over holes and add 2 by 8 bracing. Gothic arch barn is the architecture significance. Made popular in 1900's. Exposed haymows made it easier for storage. Not as common because gambrel and gable barns were quicker to construct. Laminated wood truss system. Layout of first floor of barn all stalls to the north. Angled doors to scoop grain. Permanent stairs in barn. Made easier for social activities in barn. Dancing and basketball. Salt creek tournaments were held at the Speidel Barn.

McCown asked if interior pictures were current. Steve Speidel filled with hay until 1995. But the photos are current and the barn is being used as storage.

Worth asked if the map included with nomination included the boundaries. Are the boundaries what the nomination would cover? Rouse answered no, the boundaries are specific to the barn itself.

Newport asked about motivation for nomination. Steve Speidel stated it was determined eligible in 1997. Wanted to honor history of barn and family legacy.

Worth stated that the barn is in good condition.

Speidel stated the original wood shingles were 63 years old. At the time shingles would be replaced but the applicant was discouraged in 1995 because the quality wasn't the same. Replaced wood with asphalt on one side and then the other once they noticed the material was good and durable.

**ACTION:**

Worth moved approval of support for the National Register Nomination, seconded by Hove-Graul and carried 6-0: Johnson, McKee, Worth, Newport, Hove-Graul, McCown and Newport voting 'yes'; Gengler absent.

**SPECIAL PERMIT AND CHANGE OF ZONE FOR THE FIRST EVANGELICAL CHURCH AT 1333 NORTH 33<sup>RD</sup> STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

**April 20, 2023**

Members present: Johnson, McKee, Worth, Newport, Hove-Graul, McCown and Newport; Gengler absent.

Rouse stated the landmark designation is the former First Evangelical Church. Has a tie to the Epworth church that came before the commission last year. The two congregations merged, and Epworth came to the First Evangelical Church. Application is currently zoned R-6. The overlay designation would allow for proposed mix of uses for Connection Point. The church no longer operates there. Connection Point currently operates their food pantry and other office related uses but wants to expand for use of a commercial kitchen. Added flexibility of other uses and allowed for support uses. It is an architectural designation. Significance of architecture. The church was built by JR Smith who built a number of churches throughout the state. The special permit would allow for the flexibility of uses in the residential zoning district. Parking on site is located south and west of the building. 36 stalls are fine for continued use. Staff recommending approval as it is a great use of the church. Beneficial to the neighborhood and does not negatively affect the area.

McCown asked if there was a change of ownership or additional ownership interest. Rouse stated the Christ Methodist Church currently owns it.

Newport asked for clarification that no specific uses have been identified. Rouse stated the only specific use is for the commercial kitchen for different small businesses to use the space.

McCown asked what would happen if this space began to produce more traffic and operate in a

commercial use capacity. Karen Lamb stated property is not intended to go in that direction. The space is intended for people outgrowing the small prep areas and need a commercial kitchen. Also, for those that cannot afford to utilize home or rent spaces.

Newport stated it takes more than the kitchen for zoning of the use group.

Lamb stated that the food pantry is on the upper level of the church and groups meet there regularly.

Rouse stated that it is just a special permit and designation, there is no certificate because there are no alterations or exterior changes to the building.

Hove-Graul expressed appreciation for their services and outreach.

Lamb stated she runs a non-profit and is looking to merging their mission.

**ACTION:**

Hove-Graul moved approval of change of zone for landmark designation, seconded by Johnson and carried 6-0: Johnson, McKee, Worth, Newport, Hove-Graul, McCown and Newport voting 'yes'; Gengler absent.

**CERTIFICATE OF APPROPRIATENESS FOR A NEW GARAGE AT 2044 C STREET IN THE MOUNT EMERALD HISTORIC DISTRICT**

**PUBLIC HEARING:**

**April 20, 2023**

Members present: Johnson, McKee, Worth, Newport, Hove-Graul, McCown and Newport; Gengler absent.

Rouse stated the board provided an advisory review at a previous meeting. The roof pitch was changed to match the home. Other changes included adding a second window on the south side of the garage. Altered east facing window to have similar style at peak of dwelling. Siding is the same as matching home. Staff recommending approval of a 28 foot by 28-foot garage with attic storage space as it meets design guidelines and materials are compatible with district. Application is also going to Planning Commission for approval separately as non-conforming use to allow garage to be five feet from alley.

McCown stated the changes look good.

Tanner Larson had a question about using aluminum soffit and fascia. The home will still have beaded cedar.

McCown asked what the soffit depth is. Larson stated the depth is about 16 inches. He stated that the only difference from the home is that there isn't a beveled edge.

Larson stated to match the home, one row of block above grade is only 6 inches, they would have to do a frieze board. He believes that he could put in two rows of block, he can still add the board and the cedar which will make it decorative block. It wouldn't be antique block material, but it would be a close material.

The commission expressed their appreciation for the owner and contractor taking into consideration the recommendations.

Larson stated that he appreciated the push. The homeowner's plans are to start transforming home back to a one-unit home.

Newport asked why the application was going to the Planning Commission. Rouse stated because of the additional attic space it increases the size and the setbacks need to be adjusted.

Rouse suggested noting in a motion to add the extra row of block and aluminum fascia as an amendment.

**ACTION:**

Hove-Graul moved approval of presentation with addition to aluminum soffit and fascia and extra block at foundation, seconded by Johnson and carried 6-0: Johnson, McKee, Worth, Newport, Hove-Graul, and McCown voting 'yes'; Gengler absent.

**CERTIFICATE OF APPROPRIATENESS FOR A REAR ADDITION TO THE KAPPA KAPPA GAMMA HOUSE AT 616 NORTH 16<sup>TH</sup> STREET, A LOCAL LANDMARK**

**PUBLIC HEARING:**

**April 20, 2023**

Members present: Johnson, McKee, Worth, Newport, Hove-Graul, McCown and Newport; Gengler absent.

Rouse stated the applicant is looking to upgrade and rebuild the rear addition.

Hove-Graul asked why it was being removed. Rouse stated for functionality and size.

Rouse stated they are looking to replace the windows. New windows would be aluminum-Clad Wood windows. The porch would be opened and restored. Design guidelines noted iron fence as feature but not original to the site, looking to remove and replace with white brick wall about two feet above depending on grade. Does meet design standards. Most windows have been replaced at some point and have been replaced to give a historic look. Porch restoration is in keeping of guidelines. Matching scale of building and style. Proposing white brick to match brick on existing structures.

Hove-Graul asked if they were losing their parking. Matt Spearing stated they will keep five spots.

McCown asked does the city have any say on how much parking is on site. Rouse stated all Greek houses have a special parking district. Parking will be reviewed at the time of building permit.

McCown asked what the final square footage would be. Would it be Over 20,000? Dawn Amend stated 20,878 square feet.

McCown asked for the square footage of the current building. Spearing stated 14,620 square feet. He noted that there are some plumbing and electrical issues that need to be addressed.

Hove-Graul asked when the original house was built. Rouse stated the house was built in 1925.



Dawn Amend stated it will be 100 years old in 2025. The infrastructure is crumbling. Pipes are old. Electrical issues. She doesn't believe it ever anticipated for the house to have the current capacity.

Worth asked if the project would include interior alteration. Spearing answered yes. There will be some historic elements that will remain such as the staircase and fireplace.

Hove-Graul asked what's the timeline. Spearing stated the house would have to be shut down for a year.

McCown asked if there were concerns with grading. There is not a lot of green space between buildings. Tyler Malouf stated that there were concerns in the early stages. It has been taken into consideration. Will work with Civil Design, engineer, to address. Spearing stated there is a need for that attention related.

Newport asked if the Nebraska State Historical Society (SHPO) will look at this project. Rouse answered she doesn't believe so.

Newport stated design is good in matching and asked is there some way to delineate the newest addition from the original.

McCown pointed out window treatments are different from the new addition.

Amend stated the biggest distinction is reopening the original entry. There is nothing special about the sides or back of the home. Opening the porch and archway is the most significant alteration to showing history.

Hove-Graul stated that she likes the way it's being reintroduced and asked why the porch was enclosed. Spearing stated it is a stairway but not sure as to why it needed to be enclosed. Amend agreed and stated she was unsure why it was closed off.

Worth related back to McCown question about differentiating new from old, it is delineated in the interior standards.

Amend thinks adding some of the arch way, it gives it more of a traditional look. The architects did a great job at making the design cohesive.

Malouf stated an entry point was added to the back of building. There will be an entrance from the back now.

Amend was asked by the members about traffic from the rear of the home, and they stated it is a lot of traffic. Having the rear entry is going to help alleviate the traffic.

Worth asked what the new wall cladding material would be on the exterior. Malouf stated that they cannot name specifically but want to match it best as possible.

Worth suggests not replicating the same brick but smoother brick and painting it white.

Hove-Graul asked if it's excavated east on the new addition on the basement plan. Malouf stated they will not be excavating or using more space.

**ACTION:**

Hove-Graul moved approval of a Certificate of Appropriateness, seconded by Johnson and carried 6-0: Johnson, McKee, Worth, Newport, Hove-Graul, McCown and Newport voting 'yes'; Gengler absent.

Worth would suggest the addition of an amendment to the approval regarding the differentiation between existing and new additions on the home.

Hove-Graul amended motion to approve with condition that clinker brick is not used, seconded by Johnson. Motion carried 6-0: Johnson, McKee, Worth, Newport, Hove-Graul, McCown and Newport voting 'yes'; Gengler absent.

McCown emphasized the importance of being able to differentiate the new from old.

**CERTIFICATE OF APPROPRIATENESS FOR WINDOW REPLACEMENT AT 1800 PEPPER AVE, IN THE FRANKLIN HEIGHTS LANDMARK DISTRICT**

**PUBLIC HEARING:**

**April 20, 2023**

Members present: Johnson, McKee, Worth, Newport, Hove-Graul, McCown and Newport; Gengler absent.

Rouse stated this is a product of Urban Development lead hazard program. The applicant is looking to do upgrades. Paint façade and replace windows. Only looking to replace the 8-over-1 wood windows with same aluminum clad wood windows used on similar projects. The applicant is proposing doing 1-over-1 windows. It is federally funded. SHPO recommendation is to go with the 8-over-1 windows, but they were comfortable with either approach. They will repaint the wood railing and the screenwork under porch will be replaced. Original windows would be restored or repaired. Can't see side facades. There is a concern about changing the look by not doing the 8-over-1 windows. Design guidelines - address taking into consideration economic cost with it being in the lead hazard program. They will be retaining the existing siding.

McCown stated it is cost prohibitive and asked about doing an interior grill that matches the current. It wasn't expensive and still matches.

Hove-Graul asked if McCown read the letter from History Nebraska as it reiterated what Betty Gillespie with SHPO stated regarding their recommendation that the 8-over-1 windows would keep the historic integrity even if it's done with non-historic material (vinyl double hung window) than the 1-over-1.

Newport stated it is a character defining feature.

**ACTION:**

Worth moved approval with exception to include recommendation by History Nebraska to maintain the 8-over-1 configuration seconded by Johnson and carried 6-0: Johnson, McKee, Worth, Newport, Hove-Graul, and McCown voting 'yes'; Gengler absent.

**CERTIFICATE OF APPROPRIATENESS FOR A REAR ADDITION AT 1951 D STREET IN THE MOUNT  
EMERALD LANDMARK DISTRICT**

**PUBLIC HEARING:**

**April 20, 2023**

Members present: Johnson, McKee, Worth, Newport, Hove-Graul, McCown and Newport; Gengler absent.

Rouse stated this is a non-contributing building built outside the period of significance for Mount Emerald. Addition would be on rear of the one-story L-shaped duplex. Configuration would be in line with east façade of house. Not visible from street. Proposing vinyl as exterior material and vinyl windows on south and west façade. Vinyl siding would have four-inch reveal. Design guidelines for new construction states additions should relate to height of existing structure. Contemporary designs should be compatible. Building materials used on addition should relate to existing. Addition and proposal isn't exactly meeting all guidelines but is a non-contributing building in the district. Vinyl isn't technically a prohibited material within the district. Recommending addition meets intent of district guidelines.

Hove-Graul asked about the color of vinyl being used. Lee Berks, Lee Contracting, LLC stated when remodels are done to blend. Color choices are left up to the homeowner but most likely going with dark gray. The structure is brick built in 1949. Vinyl on addition. Recommendation would be to remove vinyl from the existing garage to match.

Hove-Graul asked what's the purpose for the addition. Berks stated the homeowners are still going to reside and adding another bedroom.

Worth stated dark gray is neutral. If the contractor could get the homeowners to replace the siding of the existing garage with the new siding, that would be great.

**ACTION:**

Newport moved the approval of addition, seconded by Johnson.

McCown asked that they keep reveal no more than 4 inches. Berks stated there is Dutch lap vinyl siding.

Newport amended motion to approve with condition of keeping the siding reveal at 4 inches, seconded by Johnson and carried 6-0: Johnson, McKee, Worth, Newport, Hove-Graul, and McCown voting 'yes'; Gengler absent.

**MISCELLANEOUS AND STAFF REPORT**

Paul Barnes introduced Arvind Gopalakrishnan, the new planner who has filled Stacey Hageman's previous position.

There being no further business, the meeting was adjourned at 2:47 p.m.