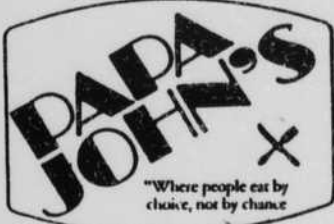


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HISTORIC from Page 9
grants special zoning requests for historic buildings, he said.

"This allows special uses that wouldn't be permitted under regular zoning," he said. In other words, these buildings, with permission, can be used for something other than what the city zoning ordinance calls for. These permits

are granted on a case-by-case basis by the city council, he said.

Waterpark, an old power and water plant turned into apartments, received a special permit for historic preservation, Zimmer said. Located in a duplex area, Waterpark received permission from the city council to be a 39-unit apartment building.

Another example of a special permit would be the Harris House, which is an office building located in an area zoned for apartments, he said.

Zimmer said most of the historic buildings are privately owned.

Buildings in the Haymarket district also have received tax credit, he said.

"This area is intended to be a mixed-use area," he said.

Offices, retail stores, restaurants and residences will exist side by side "with special historic character," Zimmer said. The old warehouses are representative of the railroad's importance, Zimmer said.

The exterior of Haymarket buildings is subject to review by the Historical Preservation Commission, which is a seven-member group appointed by the city council, Zimmer said. The Haymarket architecture dates from the 1880s, 1890s and 1900 through 1920; although "the general focus is on early 20th century," he said.

The Charles F. Creighton district is just south of the Nebraska Wesleyan University campus, 49th Street to 54th Streets and Walker to Leighton streets, he said.

Zimmer said the national registry is an honorary listing and does not require any special improvements or upkeep. Private ownership is encouraged because the houses deteriorate quickly if they are not kept up and lived in.

A few houses in Lincoln are museum houses, like the Thomas P. Kennard House, owned by the state historical society, Zimmer said. This house on H Street is one of the first homes in Lincoln.

Hayward School on 9th and Charleston streets is considered a historic site for its architecture and history. Zimmer said the school was built in three stages and has three distinct architectural styles.

Hayward School was in a German-Russian neighborhood and the school adopted special programs to help children catch up with their studies when they missed school to work in the beet fields.

Another historic building is the Terminal Building on 10th and O streets, which was built by the street-car company as a terminal in 1916.

"It has a historical connection to the street-car line in Lincoln," Zimmer said. Now the terminal building houses regular offices.

Lincoln does well in restoring historic buildings, Zimmer said, but in some instances, a rather historic building has been torn down.

The Block 35 area, slated for demolition for the downtown redevelopment project, includes some historic buildings but not many, Zimmer said.

Bill's Saloon, which was demolished in April, was a historic building, but wasn't on the national registry or designated by the city council, he said. The cast-iron front was saved and will be used on a building in the Haymarket district, he said.

The old Sam Lawrence hotel, 11th and P streets, is abandoned and also slated for demolition. Construction began on the hotel in the 1880s.

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