

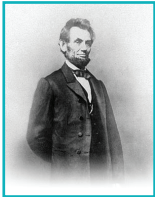
Criteria for Landmark & Historic District Nomination and Designation

The Historic Preservation Commission considers the following criteria for designating historic districts:

1. A significant number of buildings, structures, sites, or objects meeting any of the standards required for historic landmark status (see below).
2. An area containing a contiguous grouping of properties having a sense of cohesiveness expressed through a similarity of characteristics of style, period, or method of construction.
3. An area of sufficient historical integrity to convey a sense of time and place.

The following criteria are considered for historic landmarks:

1. Significant value as part of the historic, heritage or cultural characteristics of the community, county, state or nation;
2. Its identification with a person or persons who significantly contributed to the development of the community, county, state or county;
3. Representative of the distinguishing characteristics of architecture inherently valuable for the study of a period, type, method of construction or use of indigenous materials;
4. Notable work of a master builder, designer, architect or artist whose individual work has influenced the development of the community, county, state or country;
5. Its unique location or singular physical characteristics that make it an established or familiar visual feature;
6. Its character as a particularly fine or unique example of a utilitarian structure, including but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;
7. Area that has yielded or may be likely to yield, information important in history or prehistory.



Benefits of Preservation

Economic Incentives:

- The *Rehabilitation Investment Tax Credit* is a 20% federal tax credit on certified historic commercial or rental structures that are properly rehabilitated.
- Property owners within the district may also be eligible for the *State's Property Tax Assessment Freeze Program*.

Other Incentives:

- The conservation and protection of the historic integrity and significance of local buildings and neighborhoods within the City.
- Research shows that historic landmarks and districts rise in property value faster than normal property values.
- Major attractions for new residents, tourists, and economic development.

Historic Preservation Commission

Meetings of the Commission are held on the first Wednesday of each month at 7 PM in the City Council Chambers at City Hall. All interested residents are invited and encouraged to attend and participate.

For more information:

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UNDERSTANDING LOCAL HISTORIC DISTRICT & DESIGNATIONS

A Lincoln Historic Preservation Ordinance Reference Guide



A Simple Guide to Understanding Historic Preservation

What is an historic resource?

An “historic resource” in Lincoln helps establish our town’s unique quality. Physical settings enable us to tell stories about our pasts and cultures. From schools to houses, public libraries to storefronts, our built environment and community looks the way it does because of the people who came before us!



The Lincoln Historic Preservation Ordinance has five primary goals:

- Providing a mechanism to identify and preserve the historic and architectural characteristics of Lincoln which represents elements of the City’s cultural, social, economic, political and architectural history;
- To promote civic pride in the beauty and noble accomplishments of the past as represented in Lincoln’s landmarks and historic districts;
- Stabilizing and improving the economic vitality and value of Lincoln’s landmarks and historic areas;
- Protecting and enhancing the attractiveness of the City to have buyers, visitors and shoppers and thereby supporting business, commerce, industry, and providing economic benefit to the City;
- Fostering and encouraging preservation, restoration of structures, areas, and neighborhoods and thereby preventing future urban blight.

What is an historic landmark?

When a property or structure becomes a historic landmark in Lincoln, it is because it has historic or architectural significance to our community. Landmark status preserves the property for the future by encouraging its preservation and renovation.

Can anyone nominate my property for landmark or historic district designation?

Anyone may nominate a property for landmark or historic district designation. In the case of historic districts, nomination forms must include a signed petition with the consent of at least 51% of all property owners within the proposed district.

What are my responsibilities as a property owner of a landmark or property within an historic district?

If you want to make certain changes to the exterior of your property, you must obtain a Certificate of Appropriateness (COA) from the City.

What is a Certificate of Appropriateness?

The COA is a permit issued to ensure that planned exterior work is consistent with the visual character of the structure.

When is a COA required?

A COA is required for any construction, alteration, removal, relocation, or demolition that affects the exterior features and historic value, characteristics, or significance of either a designated landmark or contributing structure within a historic district.

What are the guidelines used to determine how changes may be made to the exterior of landmarks or structures within an historic district?

The guidelines used are the Secretary of the Interior’s *Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*. These guidelines are general in nature and recommend the preservation of the overall character of the structure.



What is the difference between a “contributing” and “noncontributing” property?

A “contributing” landmark is one that adds to the historical, architectural, or archaeological value and significance of a landmark property or historic district by meeting landmark criteria.

A “noncontributing property” is one that is part of the historic district, but that does not have significant historical, architectural, or archaeological value per se. Examples may include garages, out buildings, or some newly constructed structures. However, the relationship of these properties may be important in maintaining visual continuity within the landmark property or district.

What happens if I cannot afford to make the changes required by the guidelines?

You can apply for a Certificate of Economic Hardship, a document that authorizes exterior alterations, construction, removal, or demolition, even if a COA has previously been denied for the same proposal.

