Nebraska
STATE HISTORICAL SOCIETY

BUILDING ON THE HISTORIC AND CULTURAL FOUNDATIONS OF NEBRASKA



The State Historic Preservation Plan for Nebraska — 2012–2016

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TOWARD A PRESERVATION ETHIC: A Vision for Historic Preservation in Nebraska

The goal of Nebraska's State Historic Preservation Plan is to guide historic preservation as a shared value, a preservation ethic in our state. This plan sets forth a vision for historic preservation in Nebraska.

Historic places embody the traditions and contributions of all who have lived in Nebraska. If we want our state to remain a distinctive place with a high quality of life, then our historic places – buildings, neighborhoods, towns and landscapes – are an essential resource for the present and the future. Our challenge is to build on these foundations without discarding or obliterating the distinctive legacy of our past. Historic places are the record of who we are. They reflect our traditions and sense of place. They define our quality of life in Nebraska. If the historic and cultural foundations of Nebraska are its historic places, we must build on these foundations in a way that will maintain and find vision in the past.

Historic preservation has relevance in addressing contemporary issues. In the revitalization of rural communities, opportunities must be found for Nebraska's main streets by rehabilitating older buildings, encouraging a diverse mix of businesses, developing tourism, and fostering local pride by preserving the unique personalities of smaller communities. In reviving Nebraska's urban centers, historic preservation can bring together new and old. In enhancing Nebraska's quality of life, opportunities abound: in the conservation of important sites and rural landscapes; in providing quality affordable housing in redeveloped historic buildings; and in educating present and future generations by preserving historic places as living parts of all communities.

Nebraska's State Historic Preservation Plan is dedicated to addressing the challenges and identifying the opportunities for historic preservation in Nebraska.

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2 Trends Affecting Historic Preservation

Population Trends

Whether an individual, local government, not-for-profit organization, business, or state agency, it is vital to understand the big picture – to comprehend the trends of the past and present to prepare for the future. Change is inevitable and essential for growth; however it is important to be aware of why change occurs and how it can be accommodated. Long-term challenges that affect historic preservation can be better met if we come to understand demographic, economic, social and technological developments.

The 2010 census recorded Nebraska's total population at 1,826,341.[1] This was a population increase of 6.7% from the 2000 census. While this number illustrates growth in Nebraska's population, it is down from the 9.2% growth that was recorded between 1990 and 2000. Additionally, the growth was not spread evenly throughout the state. Twenty-four of the state's ninety-three counties gained in population since 2000, but most of these twenty-four counties lie east of U.S. Highway 81 in the eastern third of the state. More than half of all Nebraskans live in one of three eastern counties, Lancaster, Douglas or Sarpy. By extension, those that live in the other sixty-nine rural counties lost neighbors. The decline in our rural population has accelerated in the last ten years.[2]

The five counties in Nebraska with the largest populations are (in order of population count) Douglas, Lancaster, Sarpy, Hall and Buffalo Counties, all of which contain Nebraska's most populous cities. Douglas County's population grew by 11.5% since 2000. The other counties in the top five include a range of percentages of growth between 9.1% in Buffalo and 29.6% in Sarpy County.[3] La Vista in Sarpy County, population 15,758, showed the largest rate of increase in population with a 35% growth rate. Lincoln, however, added the most people with nearly 33,000 new people calling Lincoln home. Much of Nebraska's current population growth stems from natural increase, or the difference between the birth rate and death rate. However, a small percentage of this increase can be attributed to domestic migration or migration into Nebraska from other states, and international migration.

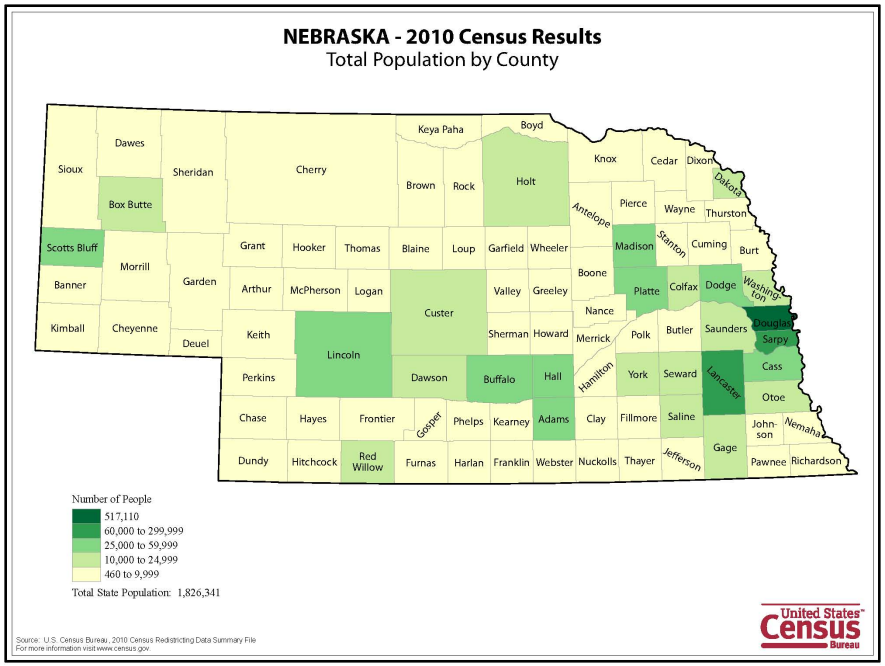
According to projections made by the U.S. Census Bureau, the nation's elderly segment of the population will grow,, as well as more racially and ethnically diverse populations, by mid-century. Two-thirds of those who reach 65 by 2010 are expected to need some long-term care during their lives. There will be more need among those 80 and older, particularly women, who generally live longer and have higher rates of disability, than men. Nebraska's capability to meet the varied needs of elder Nebraskans will become increasingly important to families, who may have to provide care personally or have the financial ability to do so. Access to high-quality elder care services, from in-home support to institutional care, will be important.

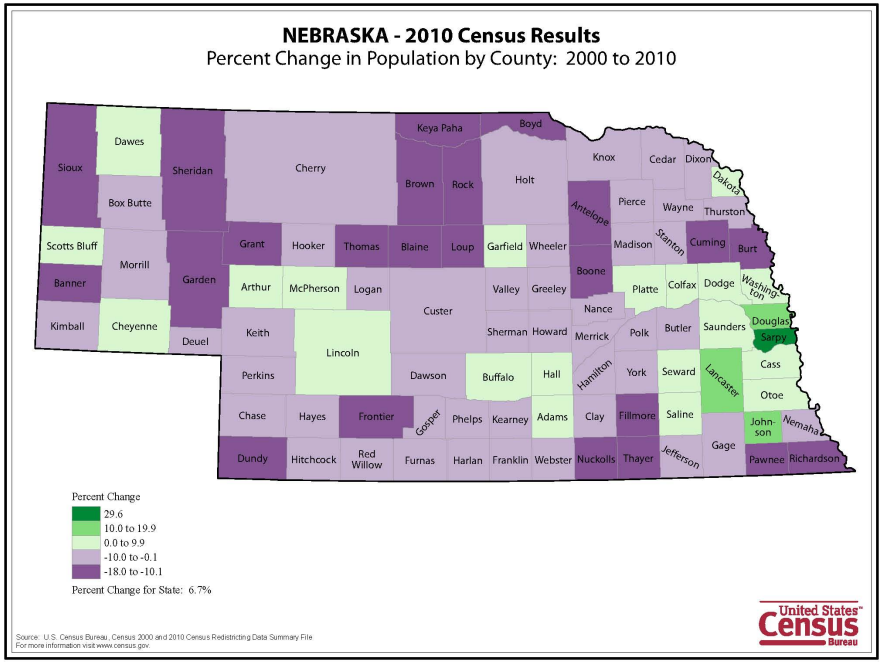
According to the 2010 census, 13.5% of Nebraska's population is made up of baby boomers, Americans born between 1946 and 1964. The oldest baby boomers entered their sixth decade in 2006. For many years, policy experts have considered the aging of the baby boomer generation an ominous, demographic storm that will make critical demands on entitlement programs such as Medicare, Medicaid, and Social Security. However, baby boomers have proven themselves to be the most educated and active generation to date. As they reach the age traditionally associated with retirement, it is thought that many will choose to retire later or reenter the workforce due to financial necessity, to retain health insurance and other benefits, to support children or grandchildren, or just to stay active.

[1] United States Census, 2010, http://quickfacts.census.gov/qfd/states/31000.html. Viewed November 2, 2011.
[2] *Lincoln Journal Star*, "Census shows modest growth and eastern shift in Nebraska," March 2, 2011.
[3] United States Census, 2010, http://2010.census.gov/news/releases/operations/cb11-cn57.html. Viewed November 2, 2011.

Population Trends

Although 86% of Nebraska's population self-identifies their race as being white, Nebraska has a significant minority population in pockets throughout the state, all of which are growing along with the whole. Nebraska's Hispanic population, which numbers 167,405, grew more than any other ethnic group. Members of this group accounted for 63% of the overall population gain in the state, helping to enlarge populations in Hall, Dodge, Platte, Dawson, Dakota and Saline counties. Meanwhile, Lexington (population 10,230) and Schuyler (population 6,211) are now more than 60% Hispanic, illustrating a national demographic trend of minorities becoming majorities. Nebraska's Asian population grew by 47%, while its black population grew by 20%.[4]





[4] *Lincoln Journal Star*, "Census shows modest growth and eastern shift in Nebraska," March 2, 2011.

Population Trends



Implications for Historic Preservation

Trends show that the fastest growing Nebraska counties include or are located adjacent to large metropolitan areas. The demand for housing, schools, utilities, and other infrastructure will increase in these areas. These populous areas with spikes in development are experiencing sprawl. Without zoning or sound comprehensive planning in place, cultural resources in these areas are endangered.

By comparison to these urban areas, Nebraska's rural counties are losing population at an alarming rate. There are fewer jobs in smaller communities to allow them to stay or to draw new residents. Smaller populations have a difficult time supporting a vibrant business sector, which results in business closures and vacant storefronts. Some communities are experiencing vacancies in a large percentage of their housing stock.

Statistically, Nebraska's population is growing older. The first of the baby boomer generation is now retiring. Retirees may leave the state or older sections of cities as they scale down housing, moving from larger to smaller homes or opting for condominium living or retirement communities. All of these options affect historic areas and may afford new opportunities for rehabilitating historic buildings. For example, historic warehouses rehabilitated into loft apartments may appeal to retirees who wish to have freedom from property maintenance. Alternatively, the construction of new retirement communities for the "boomer" generation may lead to tear downs in historic areas or contribute to sprawl on our cities' fringes.

Historic warehouses rehabilitated into loft apartments may appeal to retirees who wish to have freedom from property maintenance.



A small percentage of Nebraska's growth in population is due to the immigration of individuals from Central and Latin America, Asia and portions of Africa, all of whom are in search of good jobs and a higher standard of living. This group, at least at first, may benefit from high-quality affordable housing in rehabilitated historic buildings.

Population Trends



Housing Trends

Starting in 1990, national rates of homeownership increased steadily throughout the nation, sustained by record-low interest rates and generous financing opportunities. However, by 2007, the national homeownership rate plummeted as the "housing bubble" burst and mortgage crises became common. Nationally, nearly 10.7 million households, or about 23% of homeowners with mortgages, had negative equity in 2009. In 2009, Nebraska ranked 34 out of 50 states for the percentage of homeowners whose mortgages were "under water" or were worth less than the remaining mortgage owed.[5] While some states, such as Nevada and Arizona reported high percentages of 65.0% and 47.9% respectively, Nebraska reported only 9.4% of homeowners struggling under mortgages that were worth more than their houses.

According to the 2010 census, there are approximately 721,130 occupied housing units in Nebraska, 67.9% of which are owner-occupied and 33% are renter-occupied units. The homeownership rate of 67.9% illustrates a moderate increase over the last two decades. As of the 2010 census, homeownership rates increased across Nebraska most among Asian households with 4.5%, followed by Hispanic households at 3.0% and white households at 0.6%. The homeownership rate among African-Americans declined 4.2%. More than 70% of white households own their residences, compared to less than 45% of minority households.[6]



Programs that Address Low-Income Housing Needs

Current housing assistance programs tend to focus on either providing financing incentives that may be used to renovate or build low-income housing or providing funds that may be used directly on affordable housing. These approaches are considered "supply-side" assistance. The other course for helping low-income families is supplying the tenant with rental assistance. The latter program primarily consists of the U.S. Department of Housing and Urban Development's (HUD) Section 8 Housing Assistance Program. The Section 8 voucher program provides rent subsidies to eligible low-income families to make up the difference between what a family can afford (usually 30% of household income) and the market rent for suitable housing in the area. The Department of Agriculture Rural Housing Service (RHS) also furnishes this type of assistance with the Section 515 program.

The supply side approach to funding low-income housing has several programs that developers can utilize. From Community Development Block Grant (CDBG) funds to the HOME Investment Partnership Act, HUD aids developers that attempt to make these projects work. Another important funding program is the Low Income Housing Tax Credit Program (LIHTC), which can be used in conjunction with the Federal Historic Preservation Tax Incentives Program.



[5] *Wall Street Journal,* "In Deep: Underwater Borrowers," November 24, 2009. http://s.wsj.net/public/resources/documents/info-NEGATIVE_EQUITY_0911.html. Viewed November 9, 2011.
[6] *Scottsbluff Star-Herald*, "Census reveals shifts in Nebraska demographics", 3 July 3, 2011.

Population Trends

Housing—Implications for Historic Preservation



There is an extreme need for affordable housing for many Nebraskans, including senior citizens, immigrants, single women with or without children, and other economically disadvantaged groups. Historic properties can be rehabilitated using the federal Historic Preservation Tax Incentive program and/or LIHTC Program to offer affordable housing alternatives to new construction. Between 1978 and 2006, 301 projects have been certified in Nebraska under this program. Of these, 137 of the projects have had a residential component, contributing 4,086 housing units. Eighty-nine of these projects included low- to moderate-income housing units, for a total of 2,669 units.[7] The program has already done a great deal to alleviate low-income housing needs, but opportunities abound.



Given that the senior population is expected to increase dramatically over the next 20 years and that poverty rates among Nebraska elderly are currently higher than the national average (11% compared to 9.5%) addressing housing needs for seniors will be of high priority.[8] There will be a growing need for diverse and inexpensive housing choices for seniors, including the development of affordable assisted living and nursing care facilities that will provide skilled medical care. These facilities should be made available for low-income seniors.

Most senior citizens prefer to remain in their own homes for as long as possible. Their residences may require building modifications, such as wheelchair ramps and first floor bathrooms to make them more accessible. Many live in historic homes that are fifty years old or older.

The housing market crises of the 2000s has led to a decrease in the construction of new homes and intensified demand for the improvement of existing homes. New products promoting energy efficiency, while tempting in a strained economy, are often not the best option for the preservation of historic buildings. Some, in fact, lead to energy inefficiency and irrevocably harm historic buildings. (See Environmental Trend Section.)

A substantial percentage of Nebraska's housing stock (43%) is 50 years old or older. Promoting reinvestment in older affordable neighborhoods will require their preservation or rehabilitation. The creation of local historic districts promotes this. Creating a local historic district and architectural review board, utilizing the Certified Local Government program, will help to protect valuable resources.



[7]Nebraska State Historical Society, "Preservation at Work for the Nebraska Economy," 2007. http://www.nebraskahistory.org/histpres/publications/EconImpactReport.pdf. See also "Economic Impacts of Historic Preservation in Nebraska," by the Center for Urban Policy Research at Rutgers University and the Bureau of Business Research, University of Nebraska-Lincoln, http://www.nebraskahistory.org/histpres/publications/Nebraska_Hist_Pres_Econ.pdf.

[8]Center on Budget and Policy Priorities, "Social Security and Poverty Among the Elderly. ." http://www.cbpp.org/cms/index.cfm?fa=view&id=1866#NEBRASKA. Viewed 16 November 16, 2011.

7 Trends Affecting Historic Preservation

Economic Trends

Since the last State Historic Preservation Plan was published in 2006, the U.S. economy fell into a deep recession. The recession was caused by many changes in the American economy, including job losses, outsourcing of jobs to other countries, older workers remaining in the workforce, and others, discussed below. Although the federal government has declared the so called "Great Recession" to be over, recovery is ongoing.

Job Loss

Unemployment nationally is quite high, and results in the elimination of income and benefits, weakening of health and well-being, depletion of retirement savings and it jeopardizes family stability, while conveying the costs of their support to taxpayers. The national unemployment rate climbed to 9.7% in August 2009, as the number of unemployed persons increased to 466,000. By September 2011, the national unemployment rate had fallen slightly to 9.1%. In Nebraska, however, the unemployment rate measured less than half of the national rate at 3.9% in the same month.

Nebraska's counties vary in their unemployment rates, from a high of 5.5% in Richardson County in the extreme southeast corner of the state, to a low of 2.1% in McPherson County in south central Nebraska.[9] Nebraska's most populous counties varied slightly on either side of the average of 3.9. Douglas County, containing Omaha, had a rate of 4.5% in September 2011, while Lancaster County, which houses the state capitol at Lincoln, had an unemployment rate of 3.6% in the same month. Although Nebraska's unemployment rates fall well below the national unemployment rates, the tenor of the economy at large does have an effect on Nebraskans, who tend to be fiscally conservative.

Outsourcing Jobs

Outsourcing jobs refers to shifting domestic jobs to lower-wage countries, and is an increasingly popular practice among U.S. businesses wishing to cut operating costs. Although American companies are not required to maintain statistics about how many jobs have been outsourced to other countries, estimates indicate that 12,000 to 15,000 service jobs per month were moved overseas in the first five years of this decade. By 2015, consultants predict that roughly 3.3 million service jobs will have moved offshore, including 1.7 million "back office" jobs such as payroll processing and accounting, and almost a half million information technology positions. While some economists argue that outsourcing should stimulate the economy by saving companies money they can spend in other ways, the stagnant American economy is not creating enough new jobs to make a significant impact on the unemployment rate. Skilled and semi-skilled workers seem to be those most likely to be affected by outsourcing.

[9]Nebraska Department of Labor, "Nebraska's County Unemployment Rates." http://dol.nebraska.gov/infolink/Counties/Annual%20County%20Rates.pdf. Viewed November 16, 2011.

Economic Trends

Income and the Poverty Rate

… poverty is "the insufficiency of means relative to human needs."

Wage and salary income is one of the best indicators of state economic health. Relatively speaking, the per capita income of Nebraska is quite high and mirrors the national average of $39,945 (2010 figures). Over the last twenty years, Nebraska's rank in terms of per capita income has risen from 24th place in 1990 to 20th in 2011. The District of Columbia experienced the highest per capita income in 2011 at $70,044, and Mississippi had the lowest per capita income at $31,046.

Poverty can manipulate the economic viability of cities and regions that shoulder the burden of added costs required to accommodate the poor.

The definition of poverty is "the insufficiency of means relative to human needs." This tame definition does not adequately disclose the extensive economic, social, and cultural effects of poverty on individuals, families and communities. Poverty has the power to undermine the course of human lives and influence families for generations. Poverty can manipulate the economic viability of cities and regions that shoulder the burden of added costs required to accommodate the poor.

While Nebraska has competitive numbers when one compares its poverty rate with the national average, there are other statistics that illustrate a troubling trend. A much higher percentage of Nebraskan children live below poverty level according to recent statistics from the U.S. Census Bureau in 2010. The number has increased to more than 18%, an increase from 15.2% in just one year. The number is up ten percent since 2000. More disturbingly, there are noticeable differences among racial and ethnic groups. The Census found that 52.2% of African American children, 49.7% of Native American children, and 33.8% of Hispanic or Latino children were living in poverty in 2010. Meanwhile, 14.5% of European American children live in poverty.[10]

Over 60% of America's historic districts (about 13,600 are listed in the National Register of Historic Places) overlap census tracts where the poverty rate is higher than average. In many areas, large numbers of abandoned buildings are located in some of our most disinvested communities – places where incentives are needed to create market-rate and affordable housing to prevent displacement.

[10] *Nebraska State Paper,* "More Than Half of Nebraska's African-American Children Live in Poverty," September 23, 2011.

Economic Trends

The succession of economic blows has left many current and pending retirees more financially vulnerable. During the recession, losses in the stock market, which fueled 401(k) plans, and declining home values (the home typically being the major asset of older Americans) presented formidable obstacles to retirement for many. This has come back, but not completely. Thus, there is a current trend for retirees to re-enter the work force or for those 65 and older to remain in the work force longer out of financial necessity.

Older Workers in the Labor Force

The national labor force grew to 79 million workers between 1950 and 2000 at an annual rate of 1.6%, but it is expected to stall in the near future. Between 2000 and 2050, the annual rate of labor growth is projected to slow to 0.6%, and the future labor force will be composed of an older, equally female/male, and more ethnically diverse set of workers.

The number of workers will be substantially smaller – an estimated 51 million workers by 2050. This decline is attributed to population factors, including the gradual departure of baby boomers from the work force and low birth rates following the end of the baby boom.

Consumer Activity

According to recent consumer credit reports issued by the Federal Reserve, there has been a dramatic drop in outstanding credit. This is caused both by consumers reducing the amount of debt they are holding and by banks restricting the amount of credit they are extending. Consumer credit and consumption have a strong relationship over time, but after 2008's financial panic the connection broke. Although consumption rebounded fairly quickly and is at an all time high, borrowing remained pressured as consumers and lenders deleveraged their balance sheets. Now banks are resuming lending, consumers are less debt-averse, and consumer credit growth has re-emerged. In another sign consumers are doing better, consumer delinquencies are at the lowest level since before 2000.[11]

[11]Market Minder, "A Discussion of Consumer Credit Trends," http://www.marketminder.com/s/fisher-investments-a-discussion-on-consumer-credit-trends/de69c4b5-d115-49e5-acf7-2f1b7b522b53.aspx. August 23, 2011. Viewed November 28, 2011.

Economic Trends

Implications for Historic Preservation

The nation is slowly recovering from recession. A fiscal downturn is a double-edged sword for preservationists. First, the number of suburban development plans being submitted to local community planning offices for review has diminished. This may give Nebraska communities more time to plan for and adopt local land use protection measures which could contribute to the preservation of cultural resources. On the other hand, the poor economy has the potential to influence community leaders when deciding to fund preservation programs, like Main Street® and Certified Local Government programs. On a more individual level, a property owner without disposable income may avoid or defer repairs to their property or make poor choices that do not lend themselves to the preservation of the historic property.

The preservation of historic buildings in a slower economy is a smart investment. Reusing buildings is not only about the responsible stewardship of our heritage, it also recognizes the economic value of these buildings and the quality of the construction methods and materials used to build them. Their durability gives them almost unlimited renewable opportunities. Over the past ten years, rehabilitation of historic properties nationally has resulted in the reuse of over 217 million square feet of commercial and residential space nationwide through the use of the federal Historic Preservation Tax Incentives program.

Considering the current economic climate, community leaders should seriously consider initiating preservation projects. Historic preservation stimulates investment. It attracts substantial private investment to historic cores of cities and Main Streets. Rehabilitation of existing buildings outperforms new construction as an agent for stimulus. For example, if a community is considering spending either $1 million in new construction or $1 million on a historic rehabilitation project, the rehabilitation would have several advantages:

- $120,000 more dollars would initially stay in the community;
- Five to nine more construction jobs would be created;
- 4.7 more new jobs would be created;
- Household incomes in the community would increase on average by $107 – more than they would under the new construction project.
- Retail sales in the community, including lending service vendors, and eating and drinking establishments, would increase by $142,000 as a result of the $1 million rehabilitation expenditure - $34,000 more than under the new construction project.[12]

Historic preservation is a proven tool for job creation and economic recovery. It is 20% to 40% more labor intensive than new construction, and it continually generates more than a dollar return on each dollar invested. As a powerful engine that drives real, sustainable economic growth, preservation can be a key strategy for economic recovery. Preservation jobs also require a higher level of skill and offer more pay, which is mostly spent locally.

Local economic development offices could promote the rehabilitation of abandoned historic properties, such as warehouses, as an investment option for smaller and medium-sized companies, as opposed to investment in new construction.

[12]Donovan Rypkema, *The Economics of Historic Preservation*, Brookings Institution. 1998: 14

AGRICULTURAL TRENDS





Historically, Nebraska's economy grew from and was sustained by agricultural production. Nebraska is one of the leading states in terms of agricultural output. It ranks fourth in the nation in total agricultural receipts, being out produced by only California, Texas and Iowa. Nebraska's top five agricultural products are cattle, corn, soybeans, hogs and wheat. Nebraska ranks third amongst the states in total livestock receipts. Livestock products account for almost two thirds of Nebraska's farm income. Corn is Nebraska's most important crop, with much of it going to feed cattle and hogs. In 2010, nearly 9.2 million acres were planted to corn, which produced nearly 1.5 billion bushels. In the same year, nearly 5.2 million acres were planted to soybeans, producing nearly 268 million bushels.

In Nebraska, 45.6 million acres of land is used for farming, or 92.7% of the 49.2 million acres of land in the state. There are 47,200 farms in Nebraska, with an average size of 966 acres.[13] Cash receipts from farm sales contributed over $15 billion to the state's economy in 2009. Every dollar in agricultural exports generates $1.36 in economic activities such as transportation, financing, warehousing, and production. Nebraska's $4.8 billion in agricultural exports translate into $6.5 billion in additional economic activity.[14]





[13] A Look at Nebraska Agriculture. http://www.agclassroom.org/kids/stats/nebraska.pdf. Viewed November 28, 2011.
[14] Nebraska Department of Agriculture, "Nebraska Agriculture Fact Card." http://www.agr.ne.gov/facts.pdf. Viewed November 28, 2011.

Agricultural Trends









Implications for Historic Preservation

One area that has seen decline in recent years is the number of farms in general. In just the period between 2002 and 2007, the number of farms in Nebraska decreased by 3%.[15] Previous years have seen more extreme decreases in numbers. A closer investigation of the numbers indicates that the number of large consolidated farms is growing slightly, as are the number of extremely small "boutique" farms that have between one and nine acres of land associated with the farm.

As trends in the migration of populations from rural areas and the consolidation of farmland into large farms continue, the result is that the small to medium family farm is disappearing from our agricultural landscape, along with traditional farmhouses, barns, outbuildings and shelterbelts. With the rise in value of agricultural land, pressure is placed on higher production. The results are a dramatically changing rural landscape. Even as late as twenty years ago, a drive down a country road could yield a view of a farmstead on every quarter section, but farmsteads are far more sparsely located now. Many have been lost to additional acreage for planting or to eliminate obstacles for center pivot irrigation systems.





[15]University of Nebraska – Lincoln, Institute of Agriculture and Natural Resources. Crop Watch. "Number of Nebraska Farms Down 3% from 2002; National Number Up." http://mastergardener.unl.edu/web/cropwatch/archive?articleId=.ARCHIVES.2009.CROP2.CENSUS_NUMBERS.HTM. February 11, 2009. Viewed November 28, 2011.

13 Trends Affecting Historic Preservation

Government Trends

Federal Historic Preservation Law

The federal government provides critical funding and stewardship for a number of historic preservation programs. Federal agencies also hold the enormous responsibility of being stewards of cultural resources on federal lands. Vital directives, such as Sections 106 and 110 of the National Historic Preservation Act, ensure that the federal government honors its responsibilities to preserve and protect cultural resources and provides the means to strengthen and maintain historic preservation programs throughout the United States. The federal historic preservation partnership is extended to states, local governments, and Native American Tribes.

Funding for the Save America's Treasures and Preserve America grants has been eliminated, and funding to National Heritage Areas was cut in half. Funding is critical to the function of these programs. Not only did they protect our national heritage, but they served as economic development engines and job creators in thousands of American communities. Save America's Treasures alone has been responsible for more than 16,000 jobs since it was established ten years ago.

Section 106 of the National Historic Preservation Act

Section 106 outlines a process that requires federal agencies and their agents to "take into account" the effects of their projects on historic properties and necessitates consultation with state, native tribes, local governments, and other interested parties and individuals. The goal is not to save every single historic place, but to make certain that they are considered and their value weighed against other public needs. The law also helps prevent federal agencies from overlooking the rights and concerns of private property owners, local governments, tribal governments, and citizens to protect the places that are most valued by people and communities, while meeting the objective, schedule, and budget of the agency and fulfilling their mandatory review and consultation requirement.

Unfortunately, in practice, Section 106 is often an afterthought and historic resources are not considered until well into project planning. By this time, a considerable investment has been made by the federal agency or their agent, making it difficult to change course. This results in projects becoming controversial and overly politicized. Consideration of historic properties at the earliest stages of project planning could result in plans that both meet the objective of the agency and fulfill their mandatory review requirement.

The goal is not so save every single historic place, but to make certain that they are considered and their value weighed against other public needs.

GOVERNMENT TRENDS



United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

Historic name Harmon Park
Other names/site number BF06-418, Harmon Field, Lincoln Park, Chautauqua Park, Third Ward Park

2. Location

Street & number _____ Not for publication [ ]
City or town Kearney Vicinity [ ]
State Nebraska Code NE County Buffalo Code 019 Zip code 68845

3. State/Federal Agency Certification

/e/ Michael J. Smith — October 18, 2010
Signature of certifying official — Date
Director, Nebraska State Historical Society
State or Federal agency and bureau

Signature of certifying official/Title — Date
State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:
[ ] entered in the National Register.
[ ] see continuation sheet.
[ ] determined eligible for the National Register.
[ ] see continuation sheet.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register.
[ ] other, (explain): _____

Signature of Keeper — Date of Action

SECTION 110 OF THE NATIONAL HISTORIC PRESERVATION ACT

Section 110 directs federal agencies to inventory and evaluate historic properties of all kinds that are federally owned and managed. The fragile legacy of these resources is at risk for many reasons, including a lack of funding or political will. Several federal agencies do not develop plans to identify, protect, and manage their significant resources. In order to provide the best protection for resources under federal management, they must be inventoried. The improvement of technological tools, such as GIS and the recent digitization of National Register nominations, photographs, and maps provide faster access to historic property data, facilitating review of projects.

HISTORIC PRESERVATION FUND

The Historic Preservation Fund is administered under the Department of Interior and managed by the National Park Service. It is one of the nation's oldest and most extensive sources of public funding for historic preservation. The National Historic Preservation Act established the HPF in 1966 to help fund the operations of state historic preservation offices (SHPOs). Unfortunately, the HPF has never been adequately funded. In fact, funding levels were stagnant for many years and have even declined for many states. Adequate funding is imperative to provide responsible stewardship for historic properties at the state level. In FY 2011, state and territorial historic preservation offices received $46.4 million – a fraction of what is necessary for SHPOs to efficiently carry out their federally-mandated responsibilities. A cut in HPF allocations is particularly troubling as these funds are the primary source in Nebraska for reviewing and processing survey forms, tax credit applications, and National Register nominations.

Due to the economic problems that are faced nationally, governments at all levels find it difficult to generate the financial means to do much now except attempt to maintain the status quo for the time being. State revenues are most closely aligned with unemployment and personal income. Since unemployment is now high and personal income is generally low, states face weakened tax revenues. In response, state and local governments are cutting funding, eliminating programs, freezing positions, and in some instances downsizing their workforces.

Half of state governments experienced budget shortfalls in 2009, and in FY 2012, 42 states and the District of Columbia are working to close budget gaps. States struggle to find revenue needed to support critical public services like education, health care, and human services.[16] Nebraska also has faced a projected shortfall, although the situation has not been as pronounced as in other states.

[16]Center on Budget and Policy Priorities. http://www.cbpp.org/cms/?fa=view&id=711. Viewed November 29, 2011.

Government Trends



Downtown Revitalization

The Nebraska Main Street® Program offers technical assistance for downtown revitalization efforts. The Main Street® Program was created by the National Trust for Historic Preservation in 1979, and initiated in Nebraska in 1994. It is a historic preservation based program rooted in four main points – organization, promotion, design and economic restructuring. The cumulative success of the Main Street® Program has earned a reputation as a powerful economic development tool in the United States. Since the program's inception, a total investment of more than $90 million has been reinvested in Nebraska's downtowns. In 2010-11, the average total reinvestment in participating Nebraska Main Street® communities was $3.4 million in private investment, $1.5 million in public improvements, and $1.2 million in new construction. The average reinvestment ratio of dollars generated in each community for every dollar used to operate the local Main Street® Program was $9.42 to $1.[17]

Protecting and preserving buildings within Nebraska's historic downtowns and neighborhoods is not about nostalgia. It is about reinvesting in our communities. By preserving, rehabilitating and reusing historic buildings, quality of life is enhanced. This provides viable and practical alternatives to sprawl, creates affordable housing, generates jobs, supports small businesses, encourages civic participation, and strengthens a community's sense of place.

…, a total investment of more than $90 million has been reinvested in Nebraska's downtowns.



[17]Heritage Nebraska Main Street Annual Report, 2010-2011. http://www.heritagenebraska.org/assets/files/2010%202011%20HERITAGE%20NEBRASKA%20MAIN%20STREET%20ANNUAL%20REPORT.pdf. Viewed November 29, 2011.

Government Trends

It is imperative that state and local decision makers become well-versed in statutory procedures that are required with the use of federal funds, especially Section 106 of the National Historic Preservation Act, Section 4(f) of the National Transportation Act, and Section 102 of the National Environmental Policy Act (NEPA). For example, Section 106 is able to play a role in the planning of large scale projects such a potential roads being routed around our communities, which may threaten not only the historic farmsteads on our cities' fringes, but take potential customers out of our historic commercial cores while en route to other cities.



Implications for Historic Preservation

Historic preservation and environmental compliance reviews are required by federal law, but in some cases, these reviews are weakened in order to accelerate project timelines, a lack of advance planning and little training or expertise by federal agencies. This mandatory compliance review process could be severely hindered with limited or strained staffing in state historic preservation or environmental offices. At this critical time, it is imperative that the effectiveness of the state historic preservation office, certified local governments, and other preservation professionals working for municipal or county governments are not curtailed.

With decision-making moving increasingly to the state and local arenas, preservationists need the tools, such as the overall statistics that show the positive influence preservation has on local economies and the links between existing buildings, sustainability, and energy performance, to be able to influence elected officials through coordinated and sustained advocacy efforts in the state.

As funds for preservation projects become scarce, preservationists should learn to become more sophisticated and aggressive in our approach – to systematically plan for and address preservation needs, to publicize success stories and hard fought losses, to promote advocacy within the larger framework of planning, and to take a critical look at preservation issues and opportunities within each community.

Due to the condition of the state's economy, the Nebraska Main Street® Program, local planning and economic development offices and preservation non-profit groups are challenged by funding cuts and uncertain futures.

Local governments should direct efforts on eliminating incentives that foster sprawl and disincentives for rehabilitation of historic properties. There should be a focus on creating programs such as local grants or state tax credits that encourage reusing Main Street and rural buildings. Vacant and underutilized historic buildings that no longer serve their original purpose, such as warehouses, factories, and department stores, are being successfully adapted for new uses. Many of these historic buildings are located near existing transportation hubs, schools, and neighborhood-serving retail where it makes sense to prioritize development and utilize infrastructure already in place.

There is a lack of comprehensive planning efforts in several areas of the state. Without a local planning office and adopted land-use policy, there is no concentrated effort to plan for cultural resources and determine appropriate land-use.



17 Trends Affecting Historic Preservation



Environmental Trends

Environmentalism or the "green movement," as it is referred to so often, has evolved considerably. Many correlate the beginning of this movement with the publication of Rachel Carson's book *Silent Spring* and the legislative movements of the 1970s. However, environmentalism is actually rooted in the intellectual thought of the 1830s and 1840s. It can be attributed to an idea that was originally developed by the Transcendentalists. It was Henry David Thoreau who first demanded respect for nature and the federal preservation of virgin forests in his book *Maine Woods*. By the late 1800s, the federal government had taken some action to preserve land, but it was Theodore Roosevelt and John Muir, the founder of the Sierra Club, who publicized and popularized the term 'conservation.' So environmentalism isn't a fad. Environmentalism was entranced in the American psyche many decades ago.



Catastrophic weather, visible climate change, oil shortages, astronomical gasoline prices, and scientific studies have justified environmental concerns during the 21st century. Al Gore's film, *An Inconvenient Truth*, brought the issue of drastic climate change to a broader audience. Suddenly, environmental problems were obvious and everywhere – chemically treated and genetically altered food; contaminated water; depleted resources; and wasteful habits leading to overflowing landfills. These are only a few key issues that have spurred millions of Americans to "go green."

Environmentalists advocate the sustainable management of natural resources and the stewardship of those resources through changes in public policy and individual behavior. Since many land use decisions involve conservation and preservation of space and resources, advocacy measures taken by environmentalists and historic preservationists frequently coincide.

Environmental Truths

- The average home size in the United States increased 105% between 1950 and 1999.[18]
- According to the U.S. Green Building Council, buildings consume 70% of the electricity and account for 38% of the CO2 emissions in the United States.[19]
- 40% of raw materials are used for building construction.[20] In terms of waste, construction of an average 2,000 square foot home generates 8,000 pounds of wood, drywall, and cardboard waste, little or none of which is recycled.[21] Looking at it another way, the construction of that house generates four pounds of waste per square foot, and only about 20-30% of that waste is recycled or reused. It takes additional energy to extract, manufacture, and transport those raw materials for new construction.
- The United States is responsible for 22% of the world's greenhouse gas emissions, although we only have 5% of the world's population. Approximately 32% of carbon emissions come from the transportation sector, but according to the Pew Center on Climate Change, 43% of carbon emissions are attributable to buildings and their operations. When we take into consideration the carbon emissions associated with manufacturing building materials and products, the impact to the environment is even more significant.

[18]National Association of Homebuilders, "Housing Facts, Figures and Trends." March 2006.
[19]U.S. Green Building Council, "Building Design Leaders Collaborating on Carbon-Neutral Buildings by 2030." Press Release, May 7, 2007.
[20]U.S. Green Building Council, "Green Building Facts." https://www.usgbc.org/ShowFile.aspx?DocumentID=18693. Viewed June 28, 2012.
[21]National Trust for Historic Preservation, "Sustainability by the Numbers: The Costs of Construction & Demolition." http://www.preservationnation.org/information-center/sustainable-communities/sustainability/additional-resources/sustainability-numbers.html. Viewed June 28, 2012.

Environmental Trends

Jobbers Canyon
Omaha

"Sustainable Buildings"

According to the Environmental Protection Agency, sustainable or green building is an outcome of a design philosophy that focuses on increasing the efficiency of resource use (energy, water, and materials) while reducing impacts on human health and the environment during the building's lifecycle through better siting, design, construction, operation, maintenance, and removal of building materials. Green building is interpreted in many ways, but the collective view is that buildings should reduce the overall impact on health and the environment by: efficiently using energy, water, and other resources; protecting occupant health and improving employee productivity; and reducing waste, pollution, and environmental degradation.

Preserving Historic Buildings — "As Green As It Gets"



Consider...

- According to the Building and Social Housing Foundation and Empty Homes Agency in England, it takes about 50 to 65 years for a new, energy efficient building to save the amount of embodied energy lost in demolishing an existing building.
- A 2004 Brookings Institution report projects that Americans will demolish and replace 82 billion square feet of the current U.S. building stock by 2030. It takes as much energy to demolish and reconstruct 82 billion square feet of space as it takes to power the entire state of California for one year. If one was to rehabilitate just 10% of that same 82 billion square feet of space, enough energy would be saved to power the state of New York for well over a year.
- Demolishing 82 billion square feet of space will create enough debris to fill 2,500 NFL stadiums.

Environmental Trends

Preserving Historic Buildings — "As Green As It Gets" continued



New green buildings have their advantages. They are designed to be more energy efficient, encourage the use of recycled materials, and integrate other green technologies. But far less attention is given to the fundamental role that existing buildings have in helping to conserve energy and natural resources. For example, the most obvious inherent energy-saving feature in a historic house is the use of operable windows to provide natural ventilation and light. By using operable windows, shutters, awnings and vents as originally intended, one can control the interior environment and maximize air circulation. Preserving historic buildings is inherently sustainable development because it focuses on the efficient utilization or *re*utilization of materials and energy and the elimination of adverse impact to the environment. Reusing existing buildings is as green as it gets.

Every existing building contains what is referred to as embodied energy, which is defined as the available energy used to create a project and utilized during that product's lifecycle.[22] Embodied energy includes: raw material extraction (such as cutting down trees to make lumber, quarrying stone, etc.), transport of materials, manufacture, assembly, installation, repair, alteration of features, and deconstruction. Every step in the building construction process requires energy from fossil fuels, human effort or craftsmanship, and/or the use of machines. Conserving and reusing historic buildings preserves embodied energy and reduces the need for new materials or demolition. When existing buildings are demolished, energy is wasted and building materials are discarded in our landfills.

Reusing existing buildings is as green as it gets.

LEED (Leadership in Energy and Environmental Design)

Since buildings are the largest contributor to greenhouse gas emissions, making buildings more energy efficient has become an immediate concern. The benefits of "green buildings" are well documented – 35% carbon savings, 30% energy savings, 30-50% water savings, and 50-90% waste cost savings. The U.S. Green Building Council developed the Leadership in Energy and Environmental Design (LEED) Green Building Rating System to provide universally-accepted methods and performance criteria that encourage and accelerate public acceptance of sustainable building and construction practices.

Added tax incentives and other financial inducements have increased the number of LEED certified projects. Nearly half of all certifications in the eight-year history of the LEED program occurred in 2009, one of the toughest economic years in memory. Of the 4,328 LEED certified projects, about 2,090, more than 48% - achieved certification that year. This growth can be attributed to the public's increased knowledge of the green movement, state and local governments' incentives such as waived fees and tax codes, as well as the poor economy itself. LEED saves energy, water, and natural resources, but it saves money on the building throughout the building's lifecycle.[23]

[22] To calculate embodied energy for an existing building, see http://www.thegreenestbuilding.org for the May T. Watts Appreciation Society sponsored Embodied Energy Calculator.

[23] *Green Building Insider*, "Number of LEED Certifications Skyrockets." January 7, 2010.

Environmental Trends

The "Slow Food" Movement



Farmers' Markets strengthen community ties by providing a venue for Nebraska farmers to sell their product directly to consumers while providing opportunities for the consumer to learn more about locally grown product directly from the farmer.

The slow food movement is slowly growing momentum nationally. This movement emphasizes the importance of purchasing locally grown, seasonal, and organic foods. It provides a financial boost to small farms in a time of industrialized agriculture and helps the environment. Food transportation is among the biggest and fastest growing sources of greenhouse gas emissions worldwide. A "transcontinental" head of lettuce, grown in California and shipped across the country requires about 36 times as much fossil fuel energy in transport as it provides in food energy when it arrives. The average food item in America now travels at least 1,491 miles from farm to plate.

Nebraskans are embracing the slow food movement, which has given rise to an increasing number of farmers' markets throughout the state. The number of farmers' markets has grown rapidly over the last ten years, and they keep growing with each new market season, offering food grown in or near their community and encouraging their community to eat healthier and build a vigorous local economy. Farmers' Markets strengthen community ties by providing a venue for Nebraska farmers to sell their product directly to consumers while providing opportunities for the consumer to learn more about locally grown product directly from the farmer. This relationship promotes a greater sense of community, and fosters local business development, and by extension helps support the small scale farmer, a group that has seen much decline in the last few decades. Perhaps by making profits at the local farmers' market, this farmer may be able to paint his historic barn or remain in his family's farmhouse.



Protection of Natural Resources

Groups like the Nature Conservancy, the Nebraska Environmental Trust, and the Nebraska Land Trust use a variety of techniques, including acquisition of land and purchase of conservation easements, in their efforts to identify, protect, and maintain significant natural resources, ecosystems, and endangered species. Because the bottom line for both natural and cultural resources is the same – preservation of the land – conservation easements have been used to protect cultural resources, including archeological sites.

Environmental Trends

Historic Preservation fosters environmental responsibility and promotes a culture of reuse.



Implications for Historic Preservation

Most Americans are inclined to think that our buildings are disposable rather than renewable resources. Preserving historic buildings is, by its nature, sustainable development. Historic Preservation fosters environmental responsibility and promotes a culture of reuse.

Historic preservation is inherently energy saving because it reduces demand for new resources, reduces waste from demolition and new construction, and preserves embodied energy. Historic buildings are located where public infrastructure is already in place.

Further development of the LEED Building Rating Systems is needed to better recognize the energy efficiency of historic rehabilitation projects.

Original construction and design features, such as original windows, work well to make historic buildings comfortable and energy efficient in any season. Hasty changes or upgrades with new technology or efficiency products, such as "energy-efficient replacement windows," that have not been time-tested can sometimes do serious damage to historic buildings over time. Some new energy-efficient products on the market cause long-term damage and deterioration to historic buildings, and will actually require more energy for future treatment.

Efforts should be made to continue encouraging the slow food movement and the purchase of produce and other goods at farmers' markets in Nebraska. Usually these markets are located in historic downtowns. They promote revitalization of local communities and economic vitality for the small scale farmer.



TRAVEL AND TOURISM INDUSTRY TRENDS

Tourism is an important component to any statewide economic development strategy. In Nebraska, tourism is the third largest earner of revenue from outside Nebraska after agriculture and manufacturing. Travel-related employment accounted for 42,400 jobs. Tourism includes a broad range of visitor activities and attractions, including national and state parks, sports and other outdoor pastimes, the arts, music, distinctive Nebraska cuisine, festivals, farms, and heritage sites. A large and growing component of the Nebraska tourism industry is "heritage tourism," which is defined as visitation to historic sites and museums. In Nebraska, heritage tourism generates more than $196 million annually, supports over 3,010 jobs, and results in $16.4 million in state and local tax revenue.[24]

The success of Nebraska's tourism industry is partially due to the wealth of unique historic resources available to visitors. Heritage sites (e.g. historic neighborhoods and downtowns, house and living history museums, historic flour mills, farms and trails, frontier-era forts, archeological sites, etc.) are vital tourism attractions that help to stimulate local economies in nearly every county in the state.

Heritage tourists in Nebraska tend to stay 50% longer than other travelers, and spend nearly two-and-a-half times more than other travelers per overnight stay.

Heritage travelers are interested in planning trips around exploring historic sites, and are more willing to visit places that are off the beaten path.

There are more than 220 heritage attractions in Nebraska that are a key component of the state's heritage tourism industry, but there are also a number of complementary attractions that can be combined with these sites to develop compelling heritage tourism experiences, including outdoor recreation, ecotourism, agritourism, and cultural tourism.





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[24] *Nebraska Heritage Tourism Plan,* September 2011. Prepared by the University of Nebraska-Lincoln Bureau of Business Research, Department of Economics and the National Trust for Historic Preservation Heritage Tourism Program. Prepared for the Nebraska State Historical Society and the Nebraska Department of Economic Development.

Travel and Tourism Industry Trends



Agritourism

Rural tourism has been growing rapidly over the last two decades. Many factors have contributed to this trend. Generally, people are taking shorter trips, traveling mostly by car, looking for new, diversified or "authentic" experiences, and traveling as families. Agritourism is "an alternative enterprise allowing an agricultural operation to earn higher profits by replacing or supplementing traditional agricultural operations with innovative and sustainable venture." It offers an opportunity to build relationships between the agricultural community and the local tourism industry. Not only does agritourism provide a means for farmers to earn supplemental income, it also offers opportunity for economic development in rural areas.

Ecotourism

Ecotourism showcases Nebraska's varied ecology and natural attractions. Surveys of visitors that travel to these locations indicate that visits to historic sites and museums were an activity in which they participate.







Travel and Tourism Industry Trends



Tourists want to travel to places with a unique sense of place and community character. Historic places offer this in ways that others cannot.



Implications for Historic Preservation

Historic preservation is an important part of the tourism economy. Travel authority Arthur Frommer has stated that, "Among cities with no particular appeal, those that have substantially preserved their past continue to enjoy tourism. Those that haven't, receive no tourism at all." Tourists want to travel to places with a unique sense of place and community character. Historic places offer this in ways that others cannot.

Local economic development offices and convention and visitors bureaus should continue to support and market "authentic" experiences that are aimed at families, providing activities in which parents and children can interact together.

Seventy-three percent of people surveyed as part of a study of Heritage Tourism in Nebraska, completed in 2011, stated that they travel for recreation and to spend time with family. As cited in the Nebraska Comprehensive Outdoor Recreation Plan by the Nebraska Game and Parks Commission, of those participating in outdoor recreational activities, visitation to historical attractions was ranked in the top seven activities, with 57.4 percent visiting historical attractions. Educational opportunities are especially suitable for heritage and agri-tourism sites and events.[25]



During tenuous economic times and with high gas prices, visitors take trips closer to home. Heritage tourism destinations, Main Street® programs, and local economic development offices should focus promotion strategies on local markets.

Heritage tourism destinations, historic lodging facilities, and businesses within historic downtowns should consider partnerships with each other or neighboring non-historic attractions to create packages for prospective travelers. There should be a focus on designing travel itineraries and tours. Travelers expect convenient or simplified booking processes.

Some adventure tourism sports, such as ATVing, can have adverse effects on archeological sites. Careful consideration should be given and measures taken to ensure that these activities do not destroy important cultural resources.



[25] *Nebraska Heritage Tourism Plan,* September 2011. Prepared by the University of Nebraska-Lincoln Bureau of Business Research, Department of Economics and the National Trust for Historic Preservation Heritage Tourism Program. Prepared for the Nebraska State Historical Society and the Nebraska Department of Economic Development.

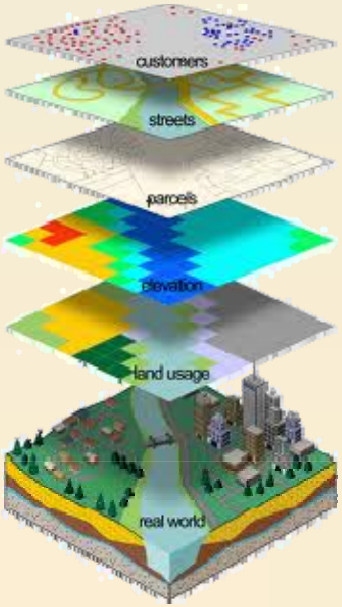
TECHNOLOGICAL TRENDS



Technology creates a better business environment, generates more effective economic development strategies, improves health care, enhances education, and is the foundation for a more efficient government. Technology is good for Nebraska. Computers have become faster and have the capacity to store more information than anyone ever dreamed. Having access to a computer not only gives one access to the Internet, a global system of communication and commerce, but it also creates skills that are useful at home, at work, and in the classroom.

With the advent of wireless and so called "Smart Phones," one does not even need to have a computer to access the internet, let alone be tethered to a phone line at home. "Apps" are available for phones to make information about tourism attractions, restaurants and shops more accessible. A traveler need not peruse the motel's stacks of pamphlets to find sites and activities in which they are interested; they can simply turn on their phone and perform a search.

SOCIAL NETWORKING



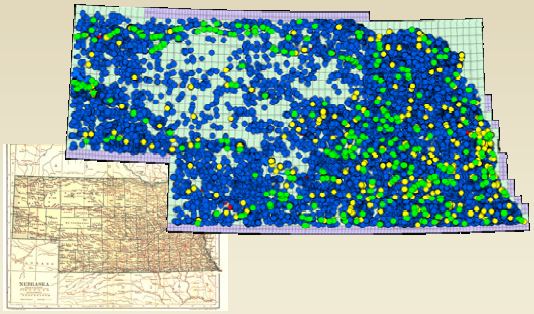
While it could be argued that email and websites provide information needed to efficiently network with others, so-called Social Networks encourages even more ways to communicate and share information. Social network services aim to build online communities of people who share interests and/or activities. They provide a variety of ways for users to interact, such as instant messaging services and sharing posts. Social networking websites like Facebook, Twitter, Flickr, LinkedIn, and Pinterest are now being used by millions of people worldwide.

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

A Geographic Information System is any system that captures, stores, evaluates, manages and displays geographic information. To simplify, GIS merges cartography and database technologies to allow users to create interactive searches, analyze spatial information, edit mapping data, and present the results of these activities. Consumer users are likely to be familiar with web-based applications that may provide driving directions such as Google Maps, or a GPS (Global Positioning System) unit that may be mounted in your car.

Today, GIS technology is used for resource management, environmental impact assessment, community planning, archeological investigations and historic architectural survey, in addition to any other purpose one can devise. As an example, an urban planner may use GIS to identify community resources and residential and commercial development patterns, or a company may use it to discover a new, under-served business location.

Technological Trends



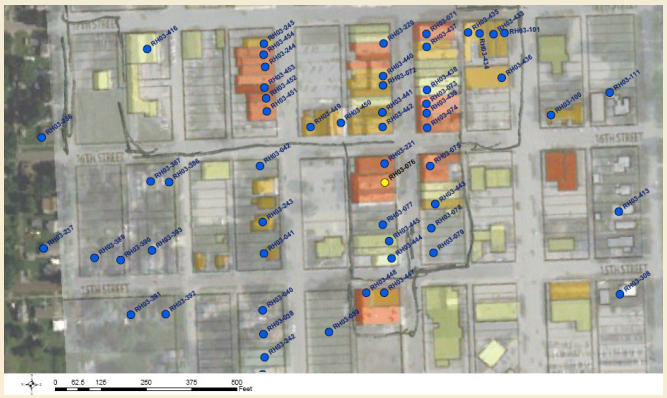
Implications for Historic Preservation

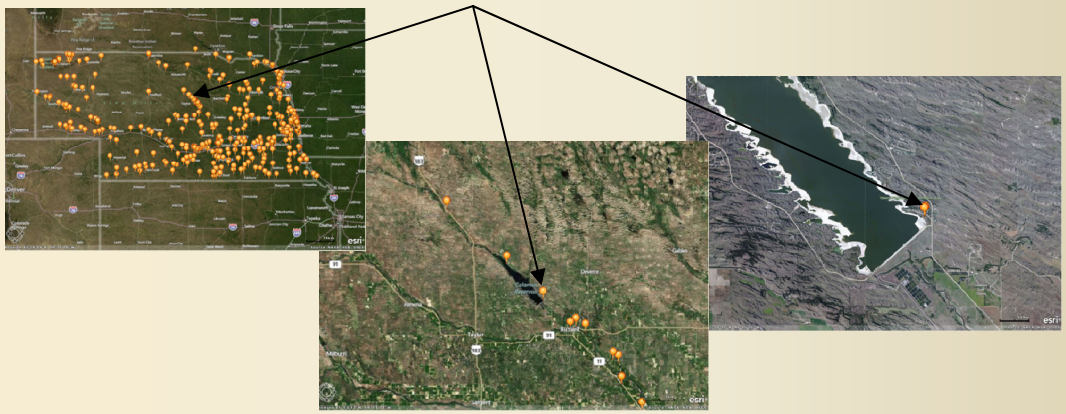
The internet is an invaluable tool for Main Street® communities, local and state governments, preservation organizations, house museums, and other heritage attractions. Websites provide customers and prospective visitors with quick and easy ways to discover information, find directions, and plan and book travel.

Social networking is not just the next new thing; it is a tool that is now needed to distribute information successfully. State agencies and organizations such as the Nebraska State Historical Society, the Nebraska Department of Economic Development, the Heritage Nebraska/Main Street® Program, and national organizations like the National Trust for Historic Preservation currently use forms of social networking to spread the word on their activities.

Many future heritage education or business opportunities may be stifled by an unwillingness to utilize this new technology.

Geographic information systems are used for archeological and architectural survey. GIS is used to illustrate the Nebraska Historic Resource Survey and Inventory database and the archeological surveys maintained by the Nebraska State Historical Society. GIS is used by other state and federal agencies and local governments. Local planning departments use it to "tag" significant cultural and natural resources within their communities and determine the best land use for the areas surrounding them. Historic maps can be "georeferenced" over current aerial maps to identify unknown cultural resources such as trails.







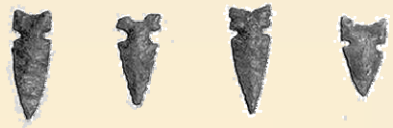
PALEO-INDIAN PERIOD, 12,000+ TO 9,000 YEARS– AGO

The first Nebraskan's were people who migrated into the region from Asia. These people subsisted on the hunting of late Pleistocene animals such as the mammoth and large forms of bison. Their diet was supplemented by gathering edible wild plants. These people were highly nomadic. This is reflected in similar projectile point styles which can be found from Canada down through the Plains to Texas. Few sites of this period are recorded in the state. One of the more well-known sites is the Hudson-Meng site north of Crawford, Nebraska.



ARCHAIC PERIOD, 9,000 TO 2,000 YEARS– AGO

The end of the Pleistocene period and the transition into our modern climatic regime (Holocene) occurred around 9,000 years- ago. 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. Bison persisted, however, in a smaller form. Bison, elk, deer, and antelope became the primary large animals hunted. Wild edible plants were increasingly gathered to new extent. People began to become less nomadic and more regionalized. Camping sites often appear to have been occupied on a seasonal basis. The period of occupation was interrupted by what appears to have been approximately 3,000 years of dry/warm, dry weather conditions. No sites of these people have been previously identified in Nebraska during this period. The few sites known are in refuge areas such as the nearby Black Hills. By 5,000 years- ago the climate became more hospitable and people returned to this area.



PLAINS WOODLAND PERIOD, 2,000 TO 1,000 YEARS– AGO

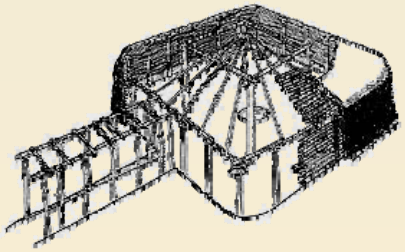
This period is ushered in by the introduction of some new technologies from sources out of the west and from the eastern woodlands. The major innovations included the bow and arrow, and pottery. It was also a period of somewhat increased moisture over the Plains. Sites of this period are more sedentary than the previous period. The remains of small lodge structures are often found made from woven saplings and covered with brush or hides. The people continued to live by means of hunting and gathering.

Central Plains Period, 1,000 to 500 Years– Ago



The introduction of horticulture created a major impact on the life style of people living in Nebraska. We see the first farmers emerge in the area. People now began living in locations year-around round, and dwelling in substantial houses called earth- lodges. Hunting and gathering were still important sources of subsistence, but were supplemented by the cultivation of maize, beans, squash, and other plants.

Large Village & Nomadic Period, 500 Years– Ago to the 19th Century



At about A.D. 1600, large villages of large earth-lodges can be found in parts of eastern Nebraska. It is at this period that, we can first begin to assign sites to known historic tribal groups. The Pawnee, Omaha, and Oto are the major groups in eastern Nebraska. Western portions of the state appear to be mostly occupied by nomadic hunters and gatherers. Some of the site remains in western Nebraska appear to be related to the Plains Apache. Other tribes that utilized the western portions of the state include the Lakota, the Cheyenne, the Arapaho, the Kiowa, and the Crow.

Prehistory Representation in Resources



Much of what is known about the various prehistoric cultures has arrived in the files as the result of federal compliance investigations or in advance of development. A spatial analysis of sites therefore displays skewed results regarding the presence of archeology in Nebraska as many known sites have been indentified in those areas that have been extensively developed or are in the process of being developed, particularly in eastern Nebraska and along transportation corridors. To achieve a more equal representation those areas, such as the Sandhills where little development and Section 106 projects occur, should be investigated for archeological sites.

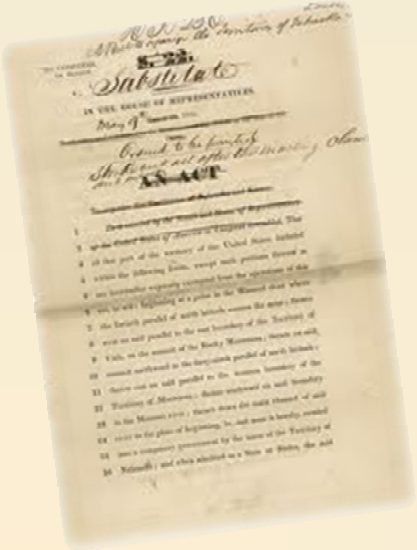


Euro-American Pre-Territorial Period, 1804-1854

The Nebraska Territory came to the United States as part of the Louisiana Purchase. 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 the surveying and mapping of it. This resulted in the Lewis and Clark expedition, which entered the Nebraska Territory 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 the trading posts to the north and west and transportation routes across the country.

The Missouri River, especially near the mouth of the Platte River, saw the opening of numerous trading posts for goods coming from further west. These establishments served as freighting terminals for western settlements like Utah, Oregon, and California. When pioneers began traveling the various trails westward, they were able to procure supplies at these posts.

1804-1854 Representation in Resources Almost all 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 trail ruts and well-known landmarks along trails such as California Hill 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 settlement on May 30, 1854. Almost immediately, new towns began to develop, where before, Peter Sarpy's trading post at "La Belle Vue" had been the only real settlement.

In 1854, the initial population of the Nebraska Territory was scattered in small clusters along the Missouri River. By 1867, areas in the South Platte region and along the Platte as far as Grand Island were becoming populated. Settlers also occupied land along the Elkhorn River as far north as present day Norfolk. 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. More people came to Nebraska because of the farming opportunities. In that same year the territory exported enough agricultural goods to pay for imported products. Also assisting in the development of the area during this period was the construction of the transcontinental railroad.

Territorial Period, 1854-1867 continued



First Territorial Capital, 1855





Political turmoil began with the creation of the territory. A debate over the location of the territorial capital ended with Omaha being selected as the site. Even 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.

1854-1867 Representation in Resources Physical evidence from Nebraska's territorial period is exceedingly rare today. Most of the properties constructed during this period have made the transition to archeological remains. Those territorial era properties that do exist are generally residential and located in smaller towns or rural communities along the eastern half of the state. Development pressure has almost completely wiped out territorial era properties in the larger cities. Transportation and commerce related properties are the other major component from this period and 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.

Settlement and Expansion, 1867-1890

By 1867, many in Nebraska realized that the lack of industrial development that occurred during the territorial period indicated that farming and industry based on the processing of agricultural products would be the basis of the economy. Because of this, the state's economic, political, and social life would reflect period's 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.

About the same time that Nebraska achieved statehood, a period of emigration into the area began that would last for the next 25 years. Several factors encouraged this movement of people. One of the most important reasons was the development of the railroad, which made settlement more practical away from the Missouri River. Also the railroads as well as other agencies actively promoted the colonization of Nebraska. The federal government assisted in the populating of the state through land 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, 31 new counties came into existence between 1870 and 1873.

As previously noted, however, Nebraska's prosperity was dependent on the agricultural situation. In 1873, the farm economy took a turn for the worse

Settlement and Expansion, 1867-1890 continued





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 grasshopper plague that destroyed many 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 emigration to the state again began to rise. Also in the 1870s and 1880s, the cattle industry began to thrive in Nebraska and would continue to be an important economic factor, even today.

The strong farm economy in the 1880s once again encouraged settlers to come to Nebraska. Between 1880 and 1890, the state's population more than doubled resulted in the organization of 26 new counties.

1867-1890 Representation in Resources

Representation in the inventories of resources from this period is better-rounded than many of the others. From commercial properties in towns to rural farmsteads, many of these pioneer resources were the focus of preservation efforts during the 1960s and 1970s. Still though there are gaps in our knowledge. For instance, our knowledge of those property types associated with every day laborers and small-scale specialty farmers is limited. 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. Future survey work should focus on intensive recordation of these resources before they are lost due to abandonment or demolition.



Development and Growth, 1890-1920

By 1890 virtually all the free arable land had been occupied and the settlement period in the history 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 static population.

But this same period was also marked by bad economic times that began with the Panic of 1893. Farm prices again 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 recovery.

Although Nebraska's population grew very little between 1890 and 1910, significant changes did take place. The period is characterized by a redistribution trend that resulted in more people moving to the cities. Even as the cities grew, the farmers were enjoying a period of prosperity. Prices for agricultural goods rose, as did the number of acres being planted, which resulted in increased production. More land under cultivation

Development and Growth, 1890-1920 continued







was not the only reason for better yields. Good weather, 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 transition taking place within her borders, world events forced further rapid change upon the state. World War I started in 1914, and with it, an increased demand for food. When the United States entered the war in 1917, even more food requests needed to be filled. With an economy based on agriculture, Nebraska eagerly expanded its food producing capacity to meet the war-time 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.

Other changes were also taking place during this time. A constitutional convention was held in December 1919 that eventually resulted in 41 amendments being adopted in 1920. 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.

1890-1920 Representation in Resources For many of Nebraska's counties the period from 1890 to 1920 was the peak in their populations as the flow of settlers dwindled and homesteading tapered off. This period has the highest representation on 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 those from population shift as many of the farmsteads and small towns that boomed at the turn of the century are now dwindling in population as rural communities find it increasingly difficult to maintain populations and economic viability. Increased intensive level documentation should be focused on those counties where the greatest losses of population are being seen.



Spurious Economic Growth, 1920-1929

"...the Twenties—even in the midst of relatively good crops and many superficial signs of prosperity—basically were depression years in Nebraska"

For many, the 1920s were 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" (Olson, p. 285). Because of 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.

1920-1929 Representation in Resources 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



The Great Depression, 1929-1941 continued

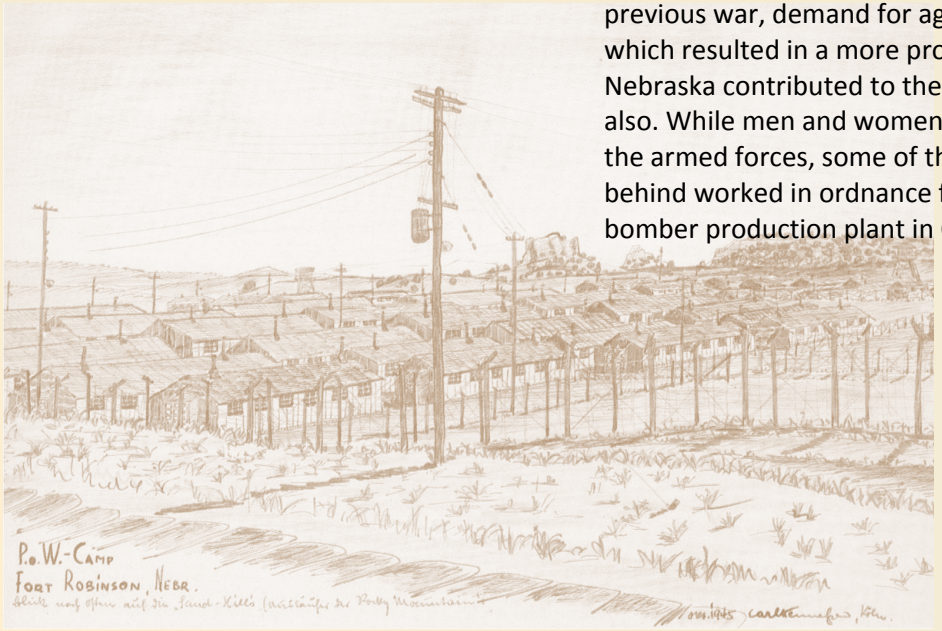
resulted in the construction of highways, bridges, and countless public buildings. One of the actions taken by the state legislature, the creation of the Unicameral in 1937, remains a governmental feature unique to Nebraska.

1929-1941 Representation in Resources 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, roads, community facilities, and many more. Recently a multiple property document was prepared for New Deal resources in Nebraska. The implementation of this research in listing those properties is a major goal now.

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 also. While men and women from the state served in the armed forces, some of the civilians who remained behind worked in ordnance factories or at the heavy bomber production plant in Omaha. Nebraska was also home to training facilities and prisoner-of-war camps. As the war drew to a close, a new and lasting prosperity had begun in the state, as had changes that would leave a lasting mark.

1941-1945 Representation in Resources 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.











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 were technological advances that efficiently increased production. So while the number of farms and the rural population decreased, agricultural output increased to new highs. During this same time, 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. Indicating and ever increasing reliance on the automobile by both rural and urban dwellers, state and county roads received much needed maintenance and upgrading. At this 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.

1946 – 1965 Representation in Resources 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, but proper analysis and research has yet to be done. A multiple property document covering post-war residential development should prove useful in assisting with evaluating these properties. Also increased survey work should be directed toward identifying post-war resources outside of the Lincoln and Omaha metropolitan areas. The impact and significance of the military build-up in Nebraska is another subject which has been researched in the past, but could be improved upon by compiling the information into a single document.



STATEWIDE SURVEY PROGRAMS

In Nebraska, the Nebraska State Historical Society not only operates several programs focused on the history of place, but also administers the state's official historic preservation program. The Nebraska State Historical Society's programs support public and private involvement in historic preservation.

The basis for any planning and management of cultural resources hinges upon successfully identifying the resources involved. As development progresses in some communities and shrinks in others, time and humanity take a toll on cultural resources. In order to accurately understand what exists and is at stake, surveys become a necessary ongoing project.

The Nebraska Historic Resources Survey & Inventory and the Nebraska Archeological Survey are the two state programs responsible for recording Nebraska's cultural resources. The goal of both programs is to accurately document the resources of the state through research, written and photographic records. Information gathered contributes to the understanding of our state's history and is utilized when determining eligibility for the National Register, evaluating the impact of federally sponsored projects, developing local preservation plans, preparing educational materials on historical themes, and evaluating eligibility for rehabilitation based financial incentives.

NEBRASKA HISTORIC RESOURCE SURVEY & INVENTORY (NEHRSI)

The Nebraska State Historical Society began amassing survey files on various historic buildings in 1961. Though quite limited in scope and activity, this was the start of NSHS efforts to document historic resources throughout the state. Survey efforts were bolstered by the 1966 National Historic Preservation Act, which established the State Historic Preservation Office and required statewide inventories. In 1974, with increased funding offered to the State Historic Preservation Office by the National Park Service, a comprehensive survey program was formed called the Nebraska Historic Buildings Survey. This newly organized survey program provided a systematic methodology and priorities for the completion of surveys. Over time, procedures and levels of documentation have changed but the goal of creating an archive of information about the historic resources of the state holds firm.



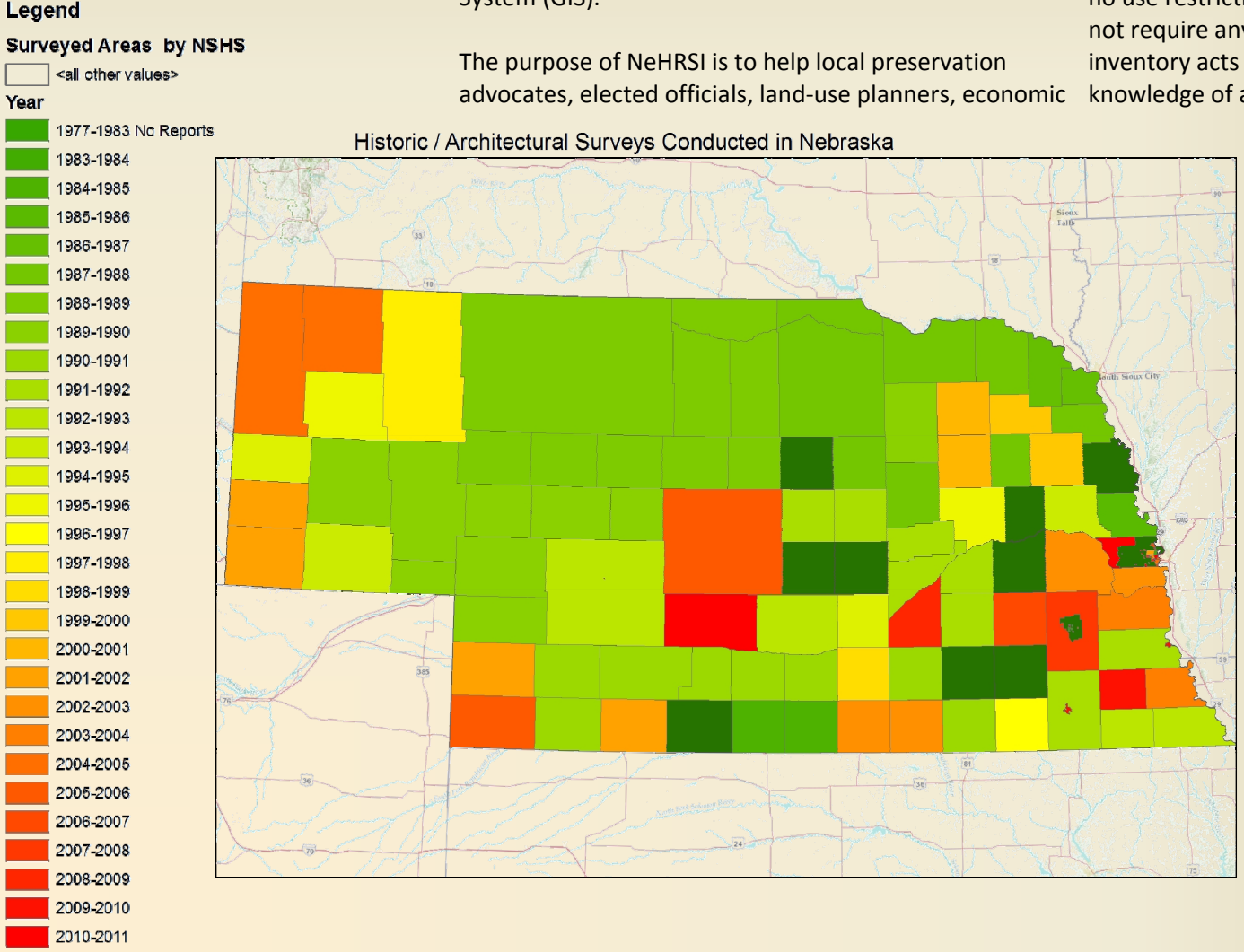
The inventory consists of over 76,000 properties and includes historic buildings, agricultural structures, bridges and roads, cemeteries and many more types of historic places. The Nebraska Historic Resources Inventory is open to the public for research. Information usually includes basic location data and photographs; however, more in-depth information such as deed research, floor plans, and historic photographs may be available for some properties. While the Nebraska State Historical Society still has many hard copy files, they also

Nebraska Historic Resource Survey & Inventory (NeHRSI) continued

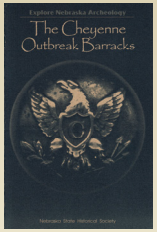
have many forms and maps digitized. Historic property information is currently maintained in a MS Access database and is linked to a Geographic Information System (GIS).

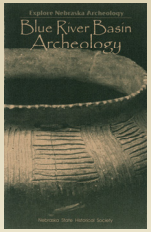
The purpose of NeHRSI is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the value of historic properties in their communities. Properties included in the inventory have no use restrictions placed on them and inclusion does not require any type of special maintenance. Rather, the inventory acts as an archive of properties that add to our knowledge of a community's historic development.

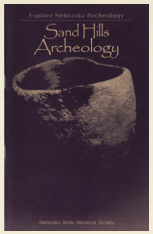
Historic / Architectural Surveys Conducted in Nebraska

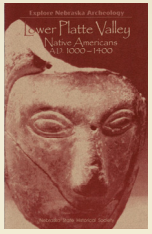


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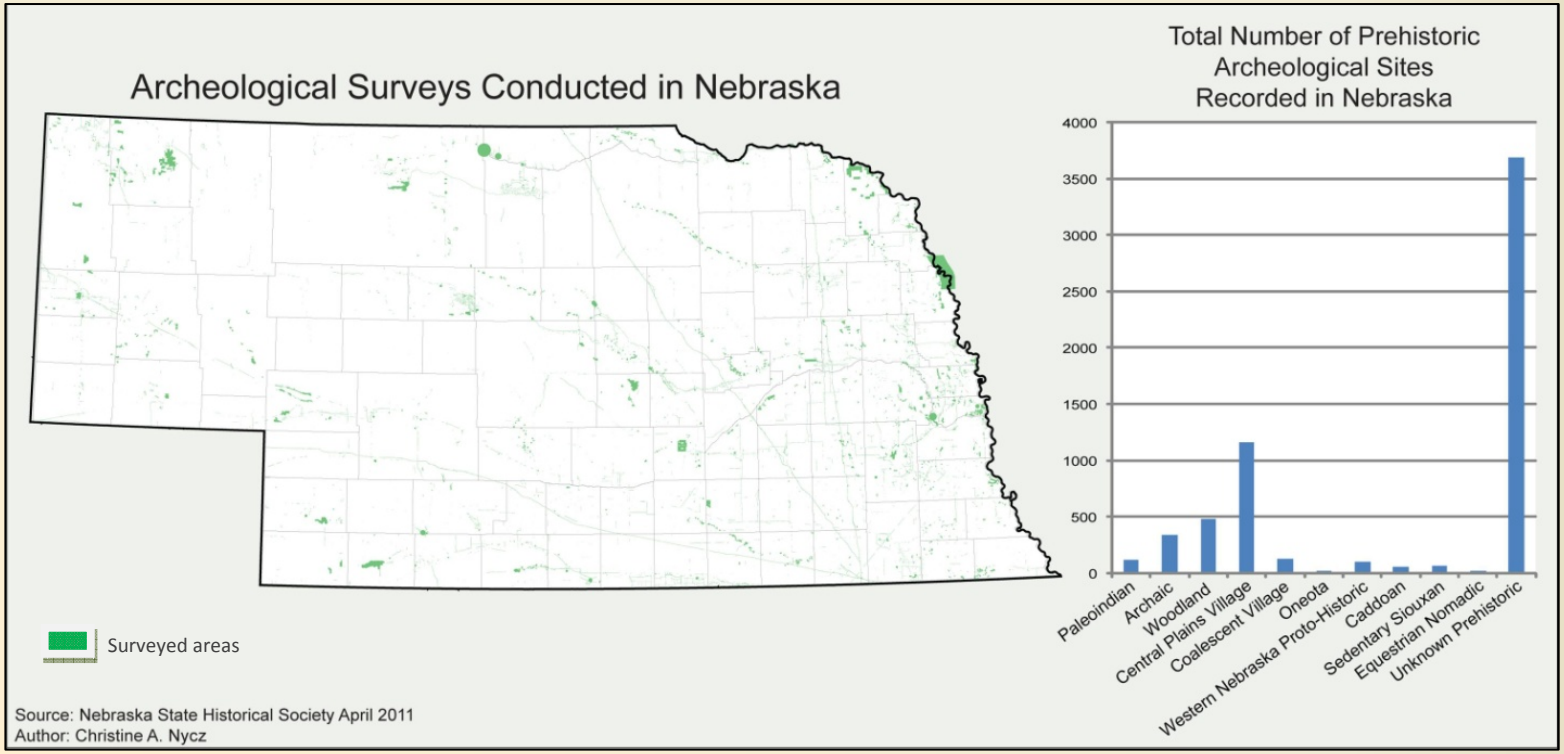




Nebraska Archeology Survey

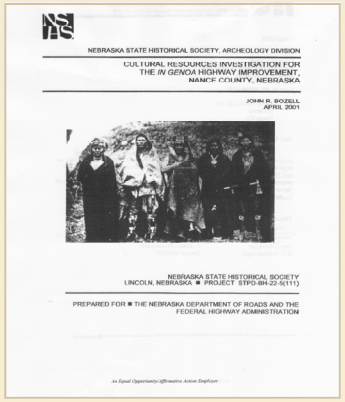
The Nebraska State Historical Society maintains several programs to identify, interpret, and preserve the information contained in archeological sites. In 1988 the Nebraska State Historical Society began a program of archeological survey to identify unrecorded sites. The survey program is guided by a geographical analysis using watersheds to most efficiently place the archeological surveys. Prior to the beginning of the State Historic Preservation Office survey program approximately 167,000 acres had been surveyed in Nebraska. As of 2009, over 30,000 additional acres have been surveyed and new sites have been identified. These have consisted of high-priority areas where either little research has been collected or in areas where development pressures have come to bear on archeological sites. Although the total acreage (197,000) is substantial, it still is less than one half of 1% of the state's area.

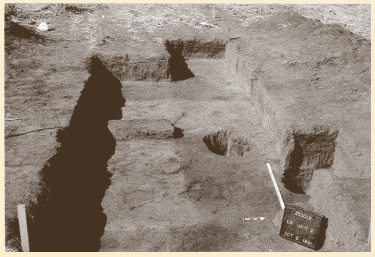
The Collections Division of the Nebraska State Historical Society maintains the files, database, and GIS for the inventory of archeological records called the Master Archeological Site Survey. This is the main repository for information related to archeological sites from across the state. The inventory currently contains information on over 9,000 sites ranging from 12,000 years ago to present.



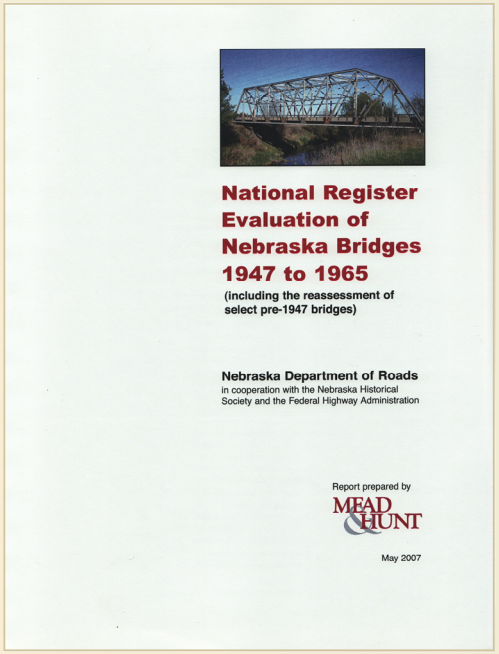
Highway Archeology Program

In the past decade, the Highway Archeology Program has evaluated over 1,000 proposed highway improvements, discovered over 200 previously unrecorded archeological sites, and photo documented hundreds of standing structures.





Since 1959, the Nebraska State Historical Society and the Nebraska Department of Roads have cooperated in identifying sites that could be potentially impacted by construction. The Department of Roads provides Society archeologists and historians with construction plans several years prior to project construction. Staff then conducts 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, Society and Department of Roads Project Development Division staff work together to craft a mitigation plan. Because of the several 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, the Department of Roads funds investigations.



In the past decade, the Highway Archeology Program has evaluated over 1,000 proposed highway improvements, discovered over 200 previously unrecorded archeological sites, and photo documented hundreds of standing structures. The Department of Roads also completed an evaluation of all bridges in the state 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 can not 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. Examples of major excavations funded by the Department of Roads include: an 1870s pottery factory in Lincoln, a Civil War-era homestead, Pawnee Indian buffalo hunting camps, portions of historic territorial-period towns, and Native American villages.

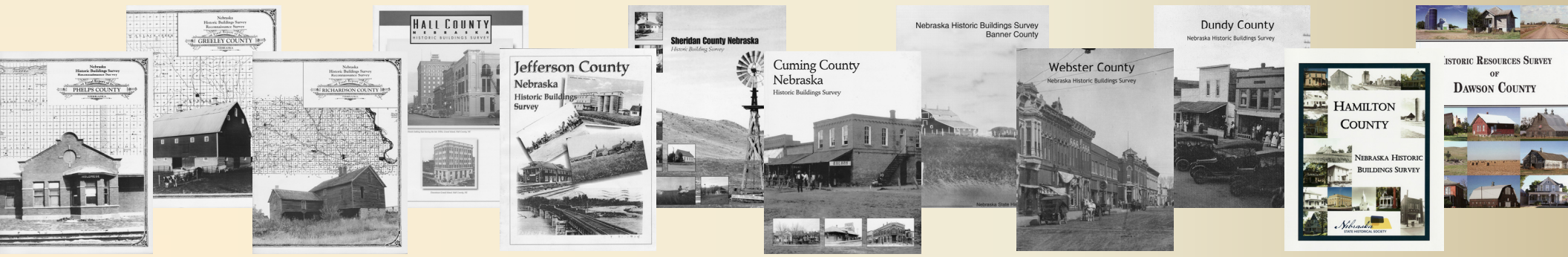


Challenges to the Statewide Survey Programs

The major challenge for all preservation projects is the availability of funding.

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 several key portions of the state have never been surveyed. The NeHRSI program has conducted reconnaissance surveys in every county of the state, however much of the earliest data is now three decades old and requiring re-survey and updates as many properties have aged into being considered historic. The earliest county surveys from the late 1970s and early 1980s were completed, but reports were never prepared. In the coming years these counties will be the focus for reconnaissance survey. Additionally, the survey program has focused primarily on reconnaissance level surveys in an effort to perform countywide surveys in every county, so now with the baseline of information established, more intensive level survey work should be performed to add content to the inventory.

The second major challenge to the survey programs involves making information more accessible while maintaining data security. The NSHS 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, vital tools that are indispensible. Many, including staff, personnel from other state offices, consultants, local governments, and members of the general public, rely daily on this important information. If the information is to be made more accessible then the NSHS will need to emphasize developing an online database that takes into consideration data security issues.



National Register of Historic Places

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. 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, the NSHS needs to work towards increasing public engagement. Suggestions include more media coverage of recently listed sites and an updated National Register website.

One of the goals of the survey programs is to help identify properties that may be eligible for listing in the National Register. The National Register is our nation's official 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 in our history or prehistory. These properties and objects may reflect a historically significant pattern, event, person, architectural style, or archeological site. National Register properties may be significant at the local, state, or 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 retain their physical integrity and convey local historic significance may also be listed. There are many misperceptions as to what listing on the National Register means for the property owner. It is important to note that:

Listing a property on the National Register DOES NOT:

- Restrict, in any way, a private property owner's ability to alter, manage, or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner's objection.
- Allow the listing of an historic district over a majority of property owners' objections.

Listing a property on the National Register DOES:

- Provide prestigious recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available.

National Register of Historic Places



As of December 31, 2011, the total number of National Register listings for Nebraska was 1063. Of those listings, 90 are archeological sites. Following is a list of properties added since the publication of the last Preservation Plan and date between 2006 and 2011.

2006



Jackson-Einspahr Sod House – **Adams County**
Ponca Agency (1859-1865) – **Boyd County**
Fort Theater – **Buffalo County**
Paul Fitzgerald House – **Cass County**
Captain John O'Rourke House (Dugan House) – **Cass County**
Paul Gering House – **Cass County**
Union Jail – **Cass County**
Glenn & Addie Perry Farmhouse – **Cass County**
Wild Horse Draw/Leeman's Springs Archeological District – **Cheyenne County**
Mason City School – **Custer County**
Broken Bow Commercial Square Historic District – **Custer County**
Ben Bonderson Farm – **Dakota County**
Vinton Street Commercial Historic District – **Douglas County**
Bennington State Bank – **Douglas County**
Fairmont Village Hall (Lincoln LT&T Exchange Building) – **Fillmore County**
Warner's Filling Station & Residence – **Fillmore County**
Rachel Kilpatrick Purdy House – **Gage County**
Burwell Carnegie Library – **Garfield County**
Hub Building – **Garfield County**
Grand Island USPO & Courthouse – **Hall County**
Heinrich Giese House – **Hall County**
George Townsend House – **Johnson County**
Ponca Agency (1865-77) Archeological District – **Knox County**
Edgar Burnett House – **Lancaster County**
Bassett Lodge & Range Café – **Rock County**
William E. Gordon House – **Sarpy County**
Alfred & Sarah Frahm House – **Washington County**







2007



Buffalo County – John & Lenora Bartlett House
Box Butte County – Alliance Commercial Historic District
Cass County – Captain John O'Rourke House (amendment)
Cherry County – Dry Valley Church & Cemetery
Custer County – Brenizer Library
Custer County – Benjamin & Mary Kellenbarger House
Douglas County – Broomfield Rowhouse
Douglas County – Carl Penke Farm
Douglas County – The Margaret
Douglas County – Swartz Printing Company Building
Douglas County – Stabrie Grocery
Douglas County – Peerless Motor Company
Douglas County – The Omaha Star
Dawes County – Chadron Commercial Historic District
Gage County – First Commercial Bank (Old West Trails Center)
Howard County – St. Peder's Dansk Evangelical Lutheran Kirke
Lancaster County – Lewis-Syford House (amendment)
Platte County – Lincoln Highway - Gardiner Station
Platte County – Lincoln Highway - Duncan West
Platte County – Albert & Lina Stenger House
Scotts Bluff County – Saddle Club
Sherman County – Loup City Township Carnegie Library
Sarpy County – Patterson Site
Wayne County – Wayne United States Post Office

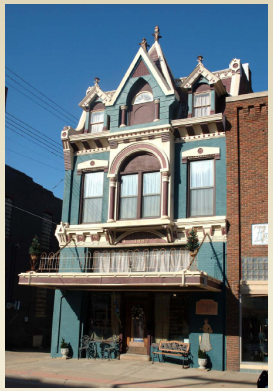








National Register of Historic Places









2008

William & Emma Guhl Farmhouse – **Burt County**
St Mary of the Assumption Catholic Church, School & Grottoes – **Butler County**
Wauneta Roller Mills – **Chase County**
St. Anselm's Catholic Church – **Custer County**
Undine Apartments – **Douglas County**
Moyer Row Houses – **Douglas County**
Barker Building – **Douglas County**
Park Avenue Apartment District – **Douglas County**
Terrace Court – **Douglas County**
Selma Terrace – **Douglas County**
M.A. Disbrow & Company Buildings – **Douglas County**
J. Schmuck Block – **Gage County**
Shady Bend Gas Station, Grocery & Diner – **Hall County**
United Brethren Church – **Hamilton County**
Governor's Mansion – **Lancaster County**
Boulevards Historic District – **Lancaster County**
First United Presbyterian Church – **Madison County**







2009

Buffalo County – Kearney Armory
Buffalo County – Masonic Temple & World Theater Building
Burt County – Burt County State Bank
Cuming County – West Point Auditorium
Douglas County – Nicholas Street Historic District
Douglas County – Joslyn (George A.) Castle (amendment)
Douglas County – Federal Office Building
Douglas County – Northwestern Bell Telephone Company Regional Headquarters
Douglas County – Northern Natural Gas Building
Douglas County – Standard Oil Building (amendment)
Douglas County – Anderson Building
Fillmore County – Maple Grove Sales Pavilion & Farrowing Barn
Lincoln County – North Platte US Post Office & Federal Building
Merrick County – Nelson Farmstead
Thurston County – Dr. Susan LaFlesche Picotte House
Washington County – Frank Parker Archeological Site
Wayne County – Wayne Commercial Historic District









National Register of Historic Places









2010

Neligh Mill (amendment) – **Antelope County**
Harmon Park – **Buffalo County**
Scribner Town Hall – **Dodge County**
Oft-Gordon House – **Douglas County**
Twin Towers (Turner Park Lofts) – **Douglas County**
Apartments at 2514 N 16th – **Douglas County**
Henry B. Neef House – **Douglas County**
Wohlner's Neighborhood Grocery – **Douglas County**
North 11th Street Historic District – **Gage County**
North 7th Street Historic District – **Gage County**
Marion & Ruth Ann Dole House – **Gage County**
Park Hill – **Lancaster County**
Agricultural Hall (Industrial Arts Bldg) – **Lancaster County**
Pawnee City Carnegie Library – **Pawnee County**
District #119 North School – **Sheridan County**
Spade Ranch Store – **Sheridan County**





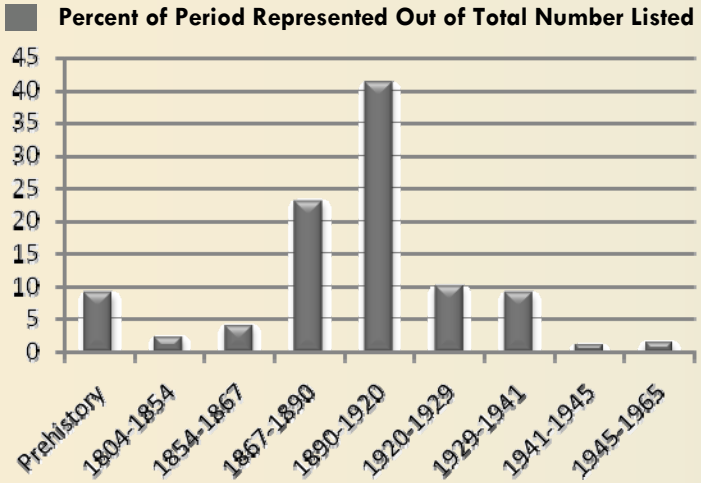
2011

Butler County – Butler County District No. 10 School
Cass County – James Greer Farmstead
Chase County – Pinkey's Corner
Custer County – First National Bank - Steinmeier Building
Dodge County – Charles T. Durkee House
Douglas County – Farm Credit Building
Douglas County – Scottish Rite Cathedral
Douglas County – H. Thiessen Pickle Company
Deuel County – Menter Farmstead
Knox County – St. Rose of Lima Catholic Church & School Complex
Lancaster County – Woodsshire Residential Historic District
Morrill County – Schuetz Log Cabin
Otoe County – Mayhew Cabin
Otoe County – Camp Creek Cemetery & Chapel
Phelps County – Brenstrom Farmstead









* The construction date for an individual property or the earliest construction date was used.

Certified Local Governments (CLG)

The advantages of achieving CLG status include:

- A CLG is eligible to receive matching funds from the Nebraska State Historical Society that are available only to CLGs.
- Contributing buildings within local landmark districts may be eligible for preservation tax incentives without being listed in the National Register.
- An increased voice in reviewing federal undertakings
- Through the use of their landmark and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use regulations relating to historic properties.
- CLGs have the ability to monitor and preserve structures that reflect the heritage of their community.
- CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
- Finally, a CLG, through its ordinance and commission, has a built-in mechanism to promote pride in, and understanding of, a community's history.

Administered by the State Historic Preservation Office for the National Park Service (NPS), Nebraska's Certified Local Government (CLG) Program is a local, state, and federal partnership that promotes community preservation planning and protection of prehistoric and historic resources, as well as heritage education. A CLG is a local government, either a county or municipality, which has adopted preservation as a priority. To become a CLG a local government must:

- Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.
- Promote preservation education and outreach.
- Conduct and maintain some level of a historic building survey.
- Establish a mechanism to designate local landmarks.
- Create a preservation commission to oversee the preservation ordinance and the CLG program.

> The greatest challenge to the CLG program is increasing program awareness among local governments.

Certification of a local government for CLG status comes from the Nebraska State Historical Society and the National Park Service, and there are general rules to follow. A community considering CLG status is given broad flexibility with these guidelines when structuring its program. The CLG program emphasizes local management of historic properties with technical and grants assistance provided by the Nebraska State Historical Society. Currently, there are six (6) Certified Local Governments in Nebraska.

Nebraska's Certified Local Governments
(as of 12/31/2011)

Lincoln
Omaha
Red Cloud
North Platte
Plattsmouth
Sidney

Each year, numerous projects are completed through the financial assistance of CLG grants. Recently, the Omaha CLG began a project to digitize their survey photographs and research materials. In 2008, the City of Plattsmouth completed a façade survey of their downtown and prepared design guidelines in cooperation with their local Main Street program.

The greatest challenge to the Certified Local Government program is increasing program awareness among local governments. In the 2011 Surveymonkey™ questionnaire, the highest requested areas for the Nebraska State Historical Society focus involved funding and downtown revitalization. Conversely, the least demanded area of focus was providing funding for the CLG program. Additionally, the CLG program was one of the programs that people knew the least about. Based upon these results, growing the presence of CLG activity through marketing and quality projects should be the focus of the program in the coming years.

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.
- Creating housing units, including low- and moderate-income housing units and upper-income units. From 2002 to 2011, 1,195 units were created. Of these, 568 units were for low- and moderate - income households.
- 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 the incentive to consider projects in older, historic neighborhoods.
- Helping stabilize older, historic neighborhoods.

Preservation Tax Incentives

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.











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 the Nebraska State Historical Society and the National Park Service. Since 2006, nineteen federal Historic Preservation Tax Incentives projects have been completed with over $87,000,000 in qualified rehabilitation expenditures and nearly $4,000,000 in other project expenditures. These figures do not include the numerous other projects currently in various stages of review. For example, there are two very large projects that are on track to be closed within the next couple of years, with qualified rehabilitation expenditures projected to be at least $30,000,000.



From its inception in 2006 to 2011, a total of 34 VIP rehabilitation projects have been completed and approved by the Nebraska State Historical Society. The completed rehabilitation projects that utilized VIP alone represent a private investment total of at least $5,000,000. 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 $33,000,000.



Valuation Incentive Program (VIP)

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 the Nebraska State Historical Society. The valuation then rises to its market level over an additional four-year period.

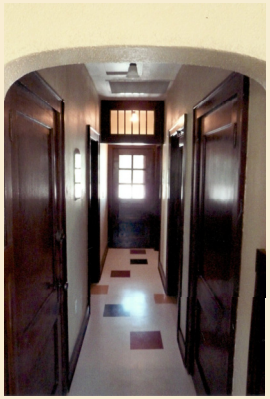


To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local government ordinance.
- Be substantially rehabilitated, which means the project must be worth at least 25 percent of the property's base-year assessed value.
- Be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation.
- Have an application submitted to the Nebraska State Historical Society before expenditures can qualify.

The tax freeze benefits the owners of the historic properties and the community by:

- Providing an economic incentive to rehabilitate historic buildings.
- Increasing the long-term tax base of a community.
- Helping stabilize older, historic neighborhoods and commercial areas.
- Encouraging the promotion, recognition, and designation of historic buildings.
- Allowing participation by local governments that enact approved historic preservation ordinances.



The most common question received by the NSHS is if there are grants available for supporting the rehabilitation of historic properties. While the Nebraska State Historical Society 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. To assist the public, the NSHS should focus on creating a unified list of potential grant programs for those interested in rehabilitating historic properties.

Another frequent question received is if Nebraska possesses a state tax credit. Numerous developers, property owners and architects, both in-state and out-of-state, have expressed interest in such a credit program. Based upon the success of similar programs in neighboring states, Nebraska should seriously investigate the potential for creating a state tax credit in the future.

Federal Project Review

IT IS IMPORTANT TO NOTE THAT PUBLIC PARTICIPATION IN THIS PROCESS IS CRITICAL.

Adverse effect
MOA
No effect
Programmatic Agreement
Eligible
Mitigate
No adverse effect

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; 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 consult with the Nebraska State Historical Society when conducting these activities.

For example, if the Federal Highway Administration (FHWA), via the Nebraska Department of Roads, contemplates construction of a new highway, FHWA must contact the Nebraska State Historical Society for assistance in determining whether any sites or structures located in the project area are listed, or eligible for inclusion, in the National Register. If properties that meet this criteria are found, the FHWA must consult with the Nebraska State Historical Society to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been determined eligible for listing. This process is 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 the Nebraska State Historical Society. The NSHS staff examines information provided by the federal agency, the NeHRSI, and the National Register; although, often 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 in an unwieldy bureaucratic system.

The future challenges before the review and compliance program primarily involve the streamlining of the review process. This effort in streamlining will undoubtedly require increased cooperation with others in the development of programmatic agreements and memoranda of agreements. Additionally, the creation of an online submittal process of reviews would assist in expediting projects and is frequently being requested by compliance users.

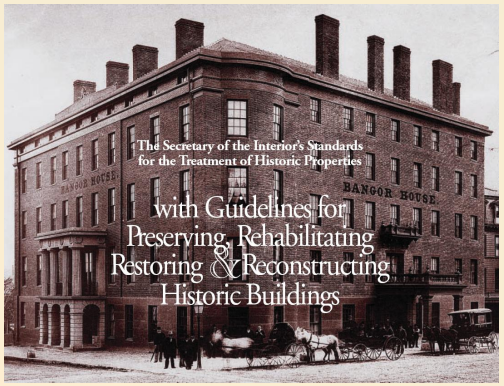
Public Outreach and Education

There is a great need in Nebraska for preservation education and training. A key element to the success of education and training will be the inclusion of the youth, non-professionals, construction and development professionals, and other preservation professionals.

The Nebraska State Historical Society Historic Preservation Office assists communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the Nebraska State Historical Society Historic Preservation Office in this regard is public education. For this reason, Nebraska State Historical Society staff spends considerable time conducting public meetings and workshops and disseminating information to the public. Additionally, Nebraska State Historical Society staff is frequently looking for ways to assist teachers as they incorporate Nebraska's heritage into classroom lessons.

There is a great need in Nebraska for preservation education and training. A key element to the success of education and training will be the inclusion of the youth, 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 consider preservation not just an activity, but a part of their everyday lives and community's culture. Goal 5 of the 2012-2016 Plan addresses the area of public outreach and education in the effort to advance preservation knowledge and resource awareness.

Skills and Training



The Nebraska State Historical Society offers technical assistance and participates in efforts to provide technical assistance to professionals and the general public. The preservation and maintenance of historic properties requires a diverse body of people who understand historic buildings. Not only does the repair of historic buildings require experienced craftsmen, but also others with training ranging from the property owners who know how to perform regular maintenance, to architects designing compatible alterations. Although the "*Secretary of the Interior's Standards for the Treatment of Historic Properties"* and the series of *"Preservation Briefs*," produced by the NPS serve as a basis for information, additional, regionally based technical assistance and training are provided.



Tribal Historic Preservation Programs

Tribes are keepers of Native American culture and history. Tribal governments and its 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 Nebraska Tribes are currently enrolled as having THPO programs.

Iowa Pawnee Omaha
Winnebago Oto Ponca
Lakota Santee Sioux Sac & Fox
Cheyenne Arapaho Dakota
Kiowa Arikara Missouri

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 constituents involved in identifying and protecting our shared history.

National Park Service

While no National Parks exist in Nebraska, the National Park Service does manage several associated programs within their system as the federal guardians of our national cultural and environmental heritage. In Nebraska, the NPS system consists of several National Historic Trails, National Monuments, and National Historic Landmarks.

National Historic Landmarks

National Historic Landmarks are nationally-significant historic places designated by the US Secretary of the Interior because they possess exceptional value or quality in illustrating the heritage of the United States. Less than 2,500 historic places located across the country bear this distinction. A total of 21 historic and prehistoric places across Nebraska have been designated as National Historic Landmarks. Nebraska State Historical Society staff members are responsible for monitoring these nationally-significant resources on behalf of the National Park Service.

Walker Gilmore Site (Sterns Creek Site), **Cass County**
Father Flanagan's Boys' Home (Boys' Town), **Douglas County**
USS Hazard (AM-240), **Douglas County**
Fort Robinson & Red Cloud Agency, **Dawes County**
Ash Hollow Cave, **Garden County**
Palmer Site (Skidi Pawnee Village), **Howard County**
Coufal Ridge Site, **Howard County**
Nebraska State Capitol, **Lancaster County**
William Jennings Bryan House (Fairview), **Lancaster County**
Chimney Rock, **Morrill County**
Captain Meriwether Lewis Dredge, **Nemaha County**
J. Sterling Morton House (Arbor Lodge), **Otoe County**
Leary-Kelley Site, **Richardson County**
Senator George W. Norris House, **Red Willow County**
Signal Butte, **Scotts Bluff County**
Robidoux Pass, **Scotts Bluff County**
Dr. Susan LaFlesche Picotte Memorial Hospital, **Thurston County**
Schultz Site, **Valley County**
Fort Atkinson State Historical Park, **Washington County**
Hill Farm Site (Pike-Pawnee Village), **Webster County**
Willa Cather House, **Webster County**



Non-Profit Preservation Programs

National Trust for Historic Preservation

Through this organization's Mountain/Plains Regional Office, efforts are made to foster preservation advocacy and leadership. The National Trust uses advocacy and grant programs to raise awareness and support preservation across the nation. Each year, the Nebraska State Historical Society and the National Trust for Historic Preservation compare annual work plans to address consistency and partnerships in planning activities in the state. Additionally the National Trust cooperates and supports the activities of statewide preservation non-profit organization such as Heritage Nebraska.

Heritage Nebraska

Established in 2008, Heritage Nebraska is a statewide nonprofit preservation organization offers several categories of recognition annually. The awards recognize "Destination Places," a category that honors museums and historic sites that excel in interpretation and programming, "Hidden Treasures," which recognizes places of special merit that can often be overlooked for their unique attributes, and "Fading Places," which draws attention to buildings and sites that are endangered, threatened or face issues that hamper their preservation.

Fading Places

Destination Places

Hidden Treasures

Heritage Nebraska Main Street

Nebraska's Main Street program was founded in 1994.The program works with communities across the state to encourage revitalization of their downtown commercial business districts through historic preservation. Heritage Nebraska/Main Street program operates today as a network of communities across the state linked together through a preservation-based strategy for rebuilding the places and strengthening the businesses that make sustainable, vibrant, and unique communities. Through affiliation with the National Trust's Main Street Center, Nebraska Main Street communities tap into the collective wisdom and experience of more than 1,500 communities in 43 state, regional, and urban programs.

Nebraska Main Street communities tap into the collective wisdom and experience of more than 1,500 communities in 43 state, regional, and urban programs.

Local organizations are the most important component in advocacy and protection of historic resources.

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. There are dozens of local organizations across Nebraska that are interested in preserving the history of their unique place.

Restore Omaha

Restore 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. In spring, every year the Restore Omaha conference brings together a variety of speakers and practitioners in the field of preservation. Regularly the conference achieves several hundred people in attendance. In the fall the group sponsors a tour of historic homes in various communities around the region.



Pioneer Farm Program by the Knights of Ak-Sar-Ben Foundation

For more than 50 years, this program has honored farm families in Nebraska whose land has been owned by the same family for 100 years or more. The Pioneer Farm Awards are sponsored by the Nebraska Farm Bureau and supported by the Nebraska Association of Fair Managers. To date, more than 8,000 families in all 93 Nebraska counties have been honored. Recipients are presented both a plaque and gate post marker during the annual county fair in which the land is owned.



National Schoolhouse Registry by the Country School Association of America

Through its National Schoolhouse Registry Program, the Country School Association of America (CSAA) recognizes school buildings that contribute in some positive way to the appreciation and understanding of the country school experience and their unique architectural and historical heritage. Markers are awarded to school buildings that are at least 50 years old, that have been restored, renovated or reconstructed to retain the integrity of their original design, and are well maintained.

In developing this plan a large number of constituents and preservation partners joined to provide input. This process was designed to include general audiences through public forums and a survey hosted on Surveymonkey™. Several specialized areas relating to historic preservation were the subject of further participation through detailed studies. To ensure the participation of agencies and constituents with special areas of expertise, comments were also garnered through participation in other state plans, which in turn reinforced the findings incorporated into this plan. Many of these were identified through objectives addressed in the 2007-2011 statewide preservation plan.

PUBLIC FORUMS

To get direct comments from the public, in 2008 Heritage Nebraska hosted six "Listening Sessions" in Lincoln, Plattsmouth, Wayne, Hastings, Gering, and McCook. These forums used a questionnaire and discussion format that was designed to focus conversation on major issues that came to the floor. In 2010, the Nebraska State Historical Society hosted public forums in Plattsmouth and Alliance, facilitated by Heritage Nebraska. In 2008, the Nebraska State Historical Society hosted its 130th annual meeting in Lincoln with the theme "Preservation at Work: Building Communities through Historic Preservation." From a follow-up survey of attendees, public comments were gathered.

SURVEYMONKEY™ SURVEY

The Nebraska State Historical Society released a Surveymonkey™ survey in March 2011 to solicit opinions regarding preservation from those who perhaps could not attend a more time-consuming and distant public meeting. The online survey was advertised by press releases in 10 newspapers, on the NSHS website, NSHS social media (Facebook and blog), and through targeted emails to groups who were known to have a stake in preservation's future.

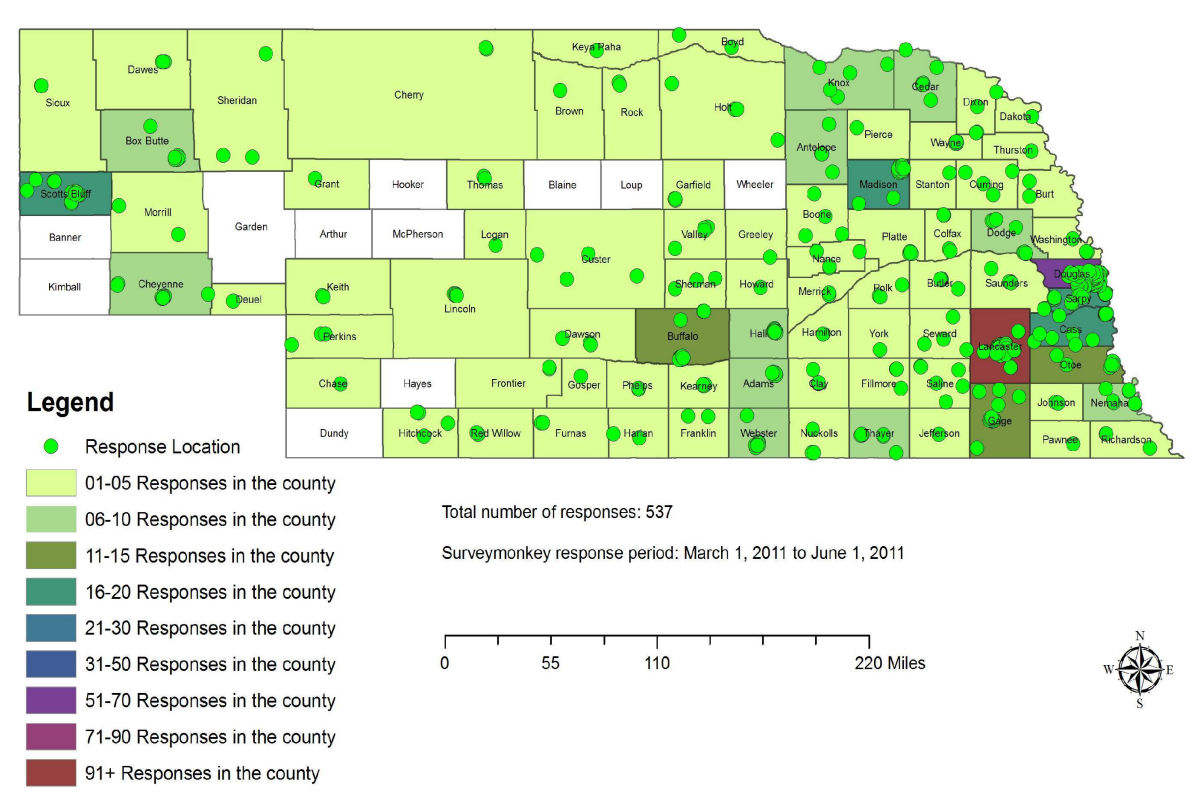
Groups contacted

Nebraska State Historical Society staff, board members, & trustees
Nebraska Certified Local Governments (CLGs)
Heritage Nebraska | Main Street Nebraska
Preservation Association of Lincoln
Landmarks, Inc. (Omaha)
Restore Omaha
Gage County Heritage Preservation
Plattsmouth Conservancy
Preserve Norfolk
Kearney Area Preservation Society
Nebraska Association of Professional Archeologists (NAPA)
National Park Service Midwest Archeological Center (MWAC)
Nebraska Archeological Society
Nebraska Association of County Officials (NACO)
League of Nebraska Municipalities (LMN)
American Institute of Architects, Nebraska Chapter
Nebraska Department of Economic Development
Nebraska Community Improvement Program (NICP)
Nebraska Department of Roads (NDOR)
Nebraska Byways
Nebraska Department of Environmental Quality (NDEQ)
Nebraska Game & Parks
Nebraska Museums Association
Ponca Tribe of Nebraska Historic Preservation Office (THPO)
Santee Sioux Nation Historic Preservation Office (THPO)
Concordia University
Creighton University
Nebraska Wesleyan University
Peru State College
University of Nebraska, Kearney
University of Nebraska, Lincoln
University of Nebraska, Omaha

SURVEYMONKEY™ SURVEY CONTINUED

The various means of communicating the survey netted 537 responses, representing 82 out of 93 counties across Nebraska. The vast majority of respondents stated that they were either concerned citizens or owners of historic properties, followed distantly by state and local officials and other interested parties.

Surveymonkey™ Response Map



SURVEYMONKEY™ SURVEY CONTINUED

Among the various questions, respondents to the survey were asked to identify the top 5 preservation activities out of 21 options that the NSHS should focus on in the coming years. The options were devised from previous suggestions coming from the public, with the additional option for the respondent to provide comments or suggestions. Below is how they ranked according to the vote count.

In another important question, this representative group of Nebraskans recommended the Nebraska State Historical Society communicate with the public in order of preference, via the website, email, online newsletter, and social media, newspaper articles, personal communication, trainings, publications and lectures.

Respondents were asked to make some general statements about the importance of preservation. Many were poignant.

"Without examples of the past, available, our heritage becomes footnotes in history classes. A picture of a building cannot convey all of the history invested in it."
-from a Hastings survey participant

"...once you lose the physical structures that people have memories based upon, those memories lose their context and people become less connected to the places that have helped to make them who they are. One can become a stranger in your own home town."
-from a Red Cloud survey participant

223	Partnering with other groups to preserve and enhance historic downtowns and rural communities
213	Identifying/surveying historic properties
191	Heritage Tourism
174	Notification of possible funding sources/opportunities
152	Federal and state incentives for preservation projects
146	Promoting communication and awareness of historic and archeological resources
137	Promoting preservation legislation
133	Heritage Education
127	Cemetery preservation
127	Making historic and archeological inventory information more accessible
112	Identifying/surveying archeological properties
112	Promoting the preservation of farmsteads and the state's agricultural history
108	Training/workshops for preservation related trades
106	Providing technical assistance to constituents
105	Nominating properties to the National Register of Historic Places
97	Coordinating with state and local planning agencies
90	Promoting Tribal Historic Preservation programs
75	Assisting local preservation commissions
61	Working with minority/under-represented groups to document and preserve their historic resources
60	Reviewing federal projects for their impact on historic and archeological resources
55	Funding Certified Local Governments
13	Other

Specialized Areas of Public Participation

The 2007-2011, plan detailed "Cultural Preservation" as a major area of study. During this time, the Nebraska State Historical Society worked extensively with Tribes to identify issues relative to Tribal historic preservation in Nebraska. This process began with a series of meetings to get input from all Nebraska Tribes, co-sponsored by the Nebraska Commission on Indian Affairs. From this series of meetings, an overwhelming planning need was to enroll Tribal governments as Tribal Historic Preservation Offices (THPOs). As a footnote, the Nebraska State Historical Society contracted with Native American consultants to work with each Tribe, including public information sessions, training on historic preservation programs, and in the development of THPO applications. As a result, all Nebraska Tribes now hold THPO status.

Another area of the 2007-2011 plan was "Economics." In 2006-2007 the nation's foremost consultants on historic preservation economics completed a study in Nebraska. Researchers from Rutgers University of New Jersey, in collaboration with the UNL Bureau of Business Research, applied a state-of-the-art economic model they pioneered to assess the dollars and cents resulting from historic preservation efforts. The study was steered by an advisory group of related professionals, a realtor, and several economic specialists. Rehabilitation of historic buildings, property values, "main street" revitalization, and heritage tourism were represented in the study.

Also an economic factor of the 2007-2011 plan was the need to better document and understand the benefits of heritage tourism. The Nebraska State Historical Society and the Nebraska Department of Economic Development/Division of Travel and Tourism commissioned the University of Nebraska-Lincoln Bureau of Business Research and the National Trust for Historic Preservation to conduct a comprehensive look at heritage tourism in the state. A 13-member steering committee oversaw the development of the plan, which included local historical organizations, stage agency representatives, and economists. In the course of its development, extensive public outreach to local historical organizations was made, including surveys and onsite visitations. One potential is the inclusion of these results in the Nebraska Department of Economic Development's tourism industry planning process.

Efforts have been made to participate in other state and federal planning efforts. As a result, historic preservation has been given a seat in the public participation enabled in the development of these plans. This allowed a further mechanism to integrate statewide historic preservation plan recommendations, aimed at more diverse state partners. For example, "Vision 2032," Nebraska's long-range comprehensive transportation planning process, developed in 2011-12. The plan includes "environmental stewardship" as one of the four major goals. Identification of cultural resources through the participation of the NSHS "Highway Survey Program" and consultation with the Nebraska State Historical Society is identified as an action statement. Another activity was in participation of the Nebraska Game and Parks Commission planning process for its Statewide Comprehensive Outdoor Recreation Plan (SCORP), which was submitted to the National Park Service in 2011. Public information meetings and state surveys identified several areas of interest to the plan, including travel by recreational users to historic sites. The Nebraska Humanities Council has also identified cultural tourism in its 2009-2013 strategic plan. As a result, these planning processes have allowed the Nebraska State Historical Society to tap a number of audiences that can contribute to and share in the goals of this plan.

Constituencies in Preservation

Federal, State and Local Governments

Government officials and other units of government make decisions that affect cultural resources. They also have the potential to plan for these resources. Through dialogue, they can fulfill their role in cultural resource preservation by adopting this plan. Through many types of other efforts they can support historic preservation and planning for the enhancement and protection of cultural resources. The League of Nebraska Municipalities and the Nebraska Association of County Officials provide a voice for these governmental groups, including advocating legislation at the state and federal level. Input from a variety of governmental representatives was targeted during the Surveymonkey™ survey.

Advocacy Groups

Both the Commission on Indian Affairs and the Nebraska Mexican-American Commission are state advocacy agencies that coordinate activities among their people and address state and federal policy. Other organizations include those that promote common issues of their public: African-Americans, women and those with disabilities. By soliciting their opinions during several meetings and public forums issues important to them were indentified for the plan. Statewide planning can enhance their efforts in addressing policy concerning historic preservation or the identification of historic resources that promote cultural pride.

Professional Organizations

Professional organizations include the American Institute of Architects-Nebraska, the American Planning Association-Nebraska, the Nebraska Planning and Zoning Association (NPZA) and the Nebraska Board of Realtors. Through their professional work they are involved in disciplines that concern properties of historical merit, such as redevelopment of historic buildings or local planning. As the professional body of those often overseeing the changes to historic resources, these organization's members provided key input via the Surveymonkey™ regarding preservation of properties and saw regulation issues and economic incentives as being important.

Constituencies in Preservation

Schools, Colleges and Universities

Public schools and departments of history, anthropology, geography and architecture in Nebraska's colleges and universities act as the centers of education and scholarly research. They provide research that can add to Nebraska's body of knowledge concerning historic places. As such, those who responded to the Surveymonkey™and voiced concerns during annual Nebraska Teacher's Institute sessions often cited an increased desire in making information more readily available and providing valuable educational opportunities at heritage sites. Additionally, they frequently recognized how quickly resources disappear and a desire to be active in their preservation and documentation.

Nonprofit Organizations

These include the Nebraska Humanities Council, Nebraska Arts Council, local historical associations, community development organizations, tourism councils, chambers of commerce, downtown redevelopment organizations and others that support historic preservation. Numerous organizations that provided input in the Surveymonkey™ and at "Listening Sessions" identified an interest in preservation but desired to know better how it could be a part of their work and how they could contribute. By recognizing the issues and recommendations addressed in this plan, they can further the important needs of advocacy and public awareness.

The Public

The general public is the largest audience to be effected by threats and issues confronting the state's historic places. They formed the largest body of respondents in the Surveymonkey™. A great desire to be active was expressed, but there was a lack of knowledge in how they could help and what they should do. Increased educational efforts and communication by a regular newsletter should help with spreading information on preservation activities and opportunities across the state. With increased public awareness about preservation, constituents can support and help in developing public policy.

Understanding our lives within a broader context of life in our state makes all of this more effective.

Preservation planning is most effective when we listen to public comments, examine trends, understand our resources, and examine our current programs for strengths and weaknesses. Public comment is crucial for ensuring that the preservation community is working toward goals supported by the people they serve. It is also important to take into account the current trends in population growth or decline, technology and environmental concerns in order to have statewide preservation planning grow along with communities, and the concerns of the collective. Understanding our lives within a broader context of life in our state makes all of this more effective. We must understand the historic and cultural resources that encompass aspects of our state's history to evaluate the programs, preservation partnerships and state and federal legislation that can be used to preserve these resources and their relative successes and failures.

With this in mind, the plan seeks to form a new vision for the future and set the following goals that will help address the needs of Nebraska's cultural resources.

2012-2016 Historic Preservation Goals

Goal 1 — Rural and Community Development

Address the many benefits of historic preservation in the setting of rural and community development. Promote travel within the state highlighting locations and attractions that provide the traveler with an authentic Nebraska experience.

Goal 2 — Identification and assessment

Intensify efforts to locate and assess Nebraska's significant historic and cultural places through identification, survey, research, evaluation, and registration.

Goal 3 — Funding, Incentives & legislation

Work cooperatively with state and federal agencies to publicize the availability of diverse sources of funding for preservation; promote the use of the Federal Investment Tax Credit Program and the Valuation Incentive Program; and work with the public to encourage the Unicameral to legislate a state sponsored tax credit as an incentive for preservation.

Goal 4 — Outreach and education

Work with educators and the public to foster a shared community value in the preservation of our historic places.

2012-2016 Goals, Strategies & Action Items

Goal 1— Rural and Community Development

Strategy 1

Develop relationships with governmental agencies and organizations to evaluate funding sources, programs and policies that support historic preservation.

Action 1 Increase collaboration between the Nebraska State Historical Society, Department of Economic Development - Community and Rural Development, U.S. Department of Agriculture - Rural Development, Nebraska Rural Development Commission, Nebraska development districts, and Nebraska Department of Roads.

Strategy 2

Encourage preservation as a component of the mission of commercial development organizations.

Action 1 Increase participation of communities in the Heritage Nebraska/Main Street program. Encourage Certified Local Government (CLG) status for participating communities. Reach out to additional communities to encourage participation in CLG.

Action 2 Fund historic building surveys to evaluate historic downtown districts and buildings and disseminate the information effectively.

Action 3 Promote the Federal Investment Tax Credit Program and the Nebraska Valuation Incentive Program as revitalization tools.

Strategy 3

Encourage more rehabilitation of historic buildings.

Action 1 Promote the use of the Federal Investment Tax Credit Program for rehabilitation of historic buildings through commercial district revitalization organizations, “Main Street” communities, business improvement districts and chambers of commerce. Employ the Nebraska State Historical Society and the Heritage Nebraska/Main Street program to extend information.

Action 2 Encourage the combination of the Valuation Incentive Program and the Federal Investment Tax Credit Program to promote commercial rehabilitation.

2012-2016 Goals, Strategies & Action Items

Goal 1— Rural and Community Development continued

Strategy 4

Encourage urban development strategies including the revitalization of downtown or neighborhood commercial districts and inner city neighborhoods.

Action 1 Establish an urban main street program in Lincoln and Omaha. Model after the National Main Street Center with assistance or administration under the Heritage Nebraska/Main Street program.

Action 2 Encourage local districts.

Action 3 Promote historic preservation as a tool to create housing.

Strategy 5

Encourage historic preservation as a community development tool, especially where rural economies and population decline are pronounced.

Action 1 Target historic preservation to small communities, especially those under 5,000 in population by enrolling interested communities in the Heritage Nebraska/Main Street Program with corresponding increases in staffing and funding levels.

Strategy 6

Development and promotion of historic places should be recognized as a leading element of travel and tourism strategies.

Action 1 Implement a statewide heritage tourism marketing plan to promote significant historic sites and activities in Nebraska by the Nebraska Department of Economic Development – Travel and Tourism Department.

Action 2 Coordinate with tourism councils and Nebraska Byways organizations to promote regional heritage tourism activities.

2012-2016 Goals, Strategies & Action Items

Goal 1— Rural and Community Development continued

Strategy 7 **Encourage cooperation in the assessment of heritage tourism needs and marketing.**

Action 1 Promote discussion and collaboration in development of heritage tourism in a broad context based upon travel corridors.

Action 2 Promote discussion and collaboration in development of heritage tourism corridors through the Nebraska Byways program.

Action 3 Expand the historical marker program.

Action 4 Work with local and regional tourism groups, convention and visitors' bureau and chambers of commerce to support local museums and historic sites, including promotion, marketing and funding from the lodging tax.

"Among cities with no particular appeal, those that have substantially preserved their past continue to enjoy tourism. Those that haven't, receive no tourism at all."

-Arthur Frommer, travel authority.

2012-2016 Goals, Strategies & Action Items

Goal 2 — Identification and Assessment

Strategy 1

Engage in research to expand knowledge of the state's cultural resources for the purpose of better planning and decision-making.

Action 1 Conduct project specific surveys that vary from reconnaissance to intensive level recordation and address local historical themes that may be present such as agricultural resources, state owned buildings and so on.

Action 2 Empower the public to complete survey forms and research on properties that are of interest to them. Encourage the vast number of the general public interested in local history to take part in survey work and contribute information to state and local archives, perhaps through a proposed Cultural Resources wiki.

Strategy 2

Maintain the highest standards for archeological research within Nebraska.

Action 1 Increase coverage of archeological survey statewide, especially in areas of high development pressures.

Action 2 Digitize survey data for cultural resource management purposes.

Strategy 3

Disseminate non-restricted information resulting from archeological research and survey.

Action 1 Fund a state archeologist position to focus on development and delivery of outreach programs, and the creation of collaborative relationships between the Nebraska State Historical Society and the public throughout Nebraska (including local governments, private property owners, students, volunteers, and civic organizations.)

Action 2 Implement the "Nebraska Archeological Protection Act."

2012-2016 Goals, Strategies & Action Items

Goal 3 — Funding, Incentives & Legislation

Strategy 1

Promote existing programs for the preservation, acquisition or development of historic buildings that are currently underutilized.

Action 1 Promote the Federal Historic Preservation Tax Incentives Program and the Nebraska Valuation Incentive Program by reaching broader audiences, such as Nebraska development districts, local governments, developers, realtors, planners and architects. Employ the Nebraska State Historical Society to participate in developing information sources.

Action 2 Recognize historic preservation as an eligible activity under the Nebraska Community Development Block Grant (CDBG) program.

Action 3 Increase the capacity of agencies and organizations to collaborate in community development opportunities using historic preservation as a shared mission. Develop partnerships and technical resource committees to deliver programs and services.

Strategy 2

Secure increased government and private funding for historic preservation at all levels.

Action 1 Identify supporters and legislative sponsors.

Action 2 Seek private endowments, foundations and donors to fund statewide activities related to preservation.

Action 3 Create an endowed fund for small planning grants and feasibility studies to public and non-profit organizations.

Action 4 Establish a fund to be directed to critical issues where immediate situations require action.

Action 5 Address funding to properties that are substandard, threatened or endangered and identify classes of properties that face decline.

2012-2016 Goals, Strategies & Action Items

Goal 3 — Funding, Incentives & Legislation continued

Strategy 2

(continued)

Action 6 Provide for a state income tax credit to certified rehabilitations..

Action 7 Seek diversified funding sources for the state preservation program.

Strategy 3

Identify funding sources for assistance to public buildings and those owned by nonprofit organizations.

Action 1 Preserve properties that have high visibility and are accessible to the general public.

Action 2 Create a matching grant program for historic properties in public and nonprofit ownership.

2012-2016 Goals, Strategies & Action Items

Goal 4 — Outreach and Education

Strategy 1

Incorporate heritage education techniques within continuing education programs for elementary teachers.

Action 1 Continue the "Nebraska Institute: Teaching Nebraska History and Culture through Social Studies and the Humanities" for teachers statewide.

Action 2 Adopt teaching with historic places techniques.

Strategy 2

Enhance the outreach and educational opportunities within the Nebraska State Historical Society.

Action 1 Expand the existing education program of the Nebraska State Historical Society with corresponding increase in resources.

Action 2 Develop a High School Photography Contest that will get youth to interact with the historic resources of their communities.

Action 3 Establish a scholarship program for those in high school who want to know more about careers in history. Seek grant money to send the student(s) to the National Trust Conference.

"Without examples of the past…our heritage becomes footnotes in history classes."
-a Hastings survey participant

2012-2016 Goals, Strategies & Action Items

Goal 4 Outreach and Education continued

Strategy 3

Engage constituents, establish partnerships and expand outreach.

Action 1 Establish continuing education programs for architects, planners, real estate agents, and others.

Action 2 Promote Nebraska's preservation activities and funding opportunities by establishing an e-newsletter.

Action 3 Include a staff position for field services, education and outreach within the Nebraska State Historical Society's State Historic Preservation Office.

Action 4 Use electronic media to create preservation networks.

Strategy 4

Develop educational materials that can incorporate historic preservation & historic places.

Action 1 Collaborate with the Nebraska Department of Education to ensure that teacher training methods meet Nebraska curriculum standards.

Action 2 Utilize the research on historic places compiled by the Nebraska State Historical Society.

Action 3 Encourage teachers to use models of the National Park Service "Teaching with Historic Places" for classroom instruction.

Action 4 Expand online resources for teachers and students.

Action 5 Develop modules in collaboration with the Nebraska State Historical Society and entities that interpret historic places.

Action 6 Through teachers who have been enrolled in the "Nebraska Institute" develop models and share locally based on modules for classroom use.

Action 7 Develop a statewide history education network to share the innovative ideas and programs developed by teachers statewide, utilizing newsletters, annual conferences and electronic networking.

2012-2016 Goals, Strategies & Action Items

Goal 4 Outreach and Education continued

Strategy 5

Integrate classroom instruction at all levels of local school systems

Action 1 Enlist local historical organizations to participate in pilot programs.

Action 2 Enlist Certified Local Governments to develop materials and expand their efforts in both classroom and broader public education.

Strategy 6

Educate students entering the field of archeology with a sound knowledge of cultural resource management practices.

Action 1 Consult with University of Nebraska-Lincoln Department of Anthropology.

Action 2 Encourage graduate student archeology internships at the Nebraska State Historical Society and National Park Service/ Midwest Archeological Center.

Action 3 Seek funds to establish a grant program to support graduate research focused on Nebraska archeology.

Strategy 7

Increase knowledge about the diverse groups and support diversity in historic preservation.

Action 1 Develop lesson plans and education materials. Consult with social and cultural organizations in developing educational materials for use in the school system.

Action 2 Develop a coalition of Nebraska Tribal Historic Preservation Officers (THPOs) and seek ongoing training and assistance to THPOs.

Action 3 Increase knowledge among diverse groups, their culture and assimilation using historic places and historic contexts.

Learn
Patronize
Educate
Encourage
Familiarize
Advocate
Teach
Promote
Support
Rehabilitate

Everyone

Learn about history. Educate yourself about historic preservation. Be a community advocate for historic preservation. Volunteer for a preservation cause or project. Join the neighborhood association. Patronize locally owned stores and restaurants. Support preservation/historical society fundraisers. Attend and participate in Preservation Month and Archeology Month activities. Recycle buildings through historic preservation, which is the reuse and recycle part of "reduce, reuse, and recycle." Worship in or visit a historic religious building. Buy a historic house, research its history, and restore it.

Individuals

- Patronize and do everything you can to support and expand locally-owned businesses in historic downtowns and neighborhood commercial districts.
- Educate yourself and your neighbors about the economic, social and environmental benefits of historic preservation as well as key elements of a local preservation program (and advocate for preservation planning and local preservation programs in your community).
- Encourage and get involved in historic and cultural resource surveys and nominations of individual properties and neighborhoods to the National Register of Historic Places.
- Educate candidates for elected office about historic preservation and vote for candidates at all levels of government who support historic preservation and smart growth.
- Educate municipal officials and staff about historic preservation strategies and the numerous associated social, economic and environmental benefits.
- Familiarize yourself with local planning documents, land use regulations and revitalization programs and advocate for better protection and enhancement of historic and cultural resources through historic preservation planning and adoption of local historic preservation laws.
- Advocate for additional funding and incentives for historic preservation at the local and state levels.
- Teach children and other young people about the value of history, culture, heritage and historic preservation.
- Visit, support and spread the word about research, education and learning opportunities at historic sites and museums.
- Notify the State Historic Preservation Office or a tribal authority if you discover and archeological site or artifact, or if you observe destruction, disturbance or theft of archeological sites or artifacts.
- Rehabilitate and/or live in an older or historic home.

Patronize
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Businesses

- Buy, lease and/or otherwise locate your business or office in a historic building or historic downtown or neighborhood commercial district.
- Take advantage of grants, low-interest loans, tax credit opportunities, and other preservation incentives for building restoration and improvement.
- Rehabilitate historic properties for business or investment purposes.
- Complete a façade improvement project or encourage façade improvement and commercial district revitalization.
- Start, participate in or contribute resources to a "Main Street" program or similar downtown revitalization or improvement organization, business improvement district, or other community revitalization effort.
- Support, promote and advocate for historic preservation and downtown revitalization projects.
- Collaborate with local government, other local businesses, community organizations and residents to create and actively support "buy local" programs and other programs to attract new investment and residents. Examples of existing "buy local" organizations in Nebraska include Buy Fresh Buy Local, GROW Nebraska (with stores in Kearney and Grand Island), and the From Nebraska Gift Shop.
- Market only authentic reproductions; don't sell artifacts recovered illegally from archeological sites.

Owners of Historic Properties

- Consistently monitor features of your historic properties for disrepair, and promptly address problems.
- Become part of a community of historic property owners to share information and best practices.
- Educate yourself on resources and incentives available to you, and take advantage of them.
- Advocate for neighboring historic properties.
- Make contact with the local government if neighborhood changes need to be addressed.

Educate
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Neighborhood, Community and Not-For-Profit Organizations

- Purchase and restore historic buildings for office and program uses.
- Locate offices, programs and services in historic buildings.
- Research and educate others about the neighborhood's and community's history.
- Hold regular potluck dinners and similar events to help neighbors get to know one another, welcome newcomers, address common problems and promote the neighborhood to others.
- Support local preservation organizations and activities through membership, philanthropy, and volunteerism.
- Actively promote and market your neighborhood to prospective buyers and encourage responsible property management.

Tribes

- Advocate for your cultural resources by participating in the Section 106 review process and affecting the paths federal projects take within geographic areas of your interest.
- Explore cross-cultural educational opportunities.
- Continue passing on cultural traditions to future generations.

Regional Planning Organizations and Local & County Governments

- Work more closely with the Nebraska State Historical Society by becoming a Certified Local Government.
- Pursue designation of Heritage Areas and Preserve America communities.
- Maintain offices and public facilities in historic buildings and historic downtowns.
- Rehabilitate and/or adaptively use older and historic buildings and ensure that newly constructed buildings enhance and blend in with existing buildings.
- Become familiar with, educate others about, and promote the economic, social, environmental and energy conservation benefits of historic preservation.
- Become familiar with, educate others about, promote, and obtain historic preservation grant funding and tax incentives for your municipality.

Encourage
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Regional Planning Organizations and Local & County Governments continued

- Develop web pages or sites designed to educate the public about historic preservation, downtown revitalization and the community's historic and cultural resources.
- Ensure that local government actions preserve cultural and historic resources, or at least to not adversely affect such resources by:

  - Encouraging and supporting policies that reduce sprawl and encourage adaptive reuse strategies.
  - Developing, implementing and providing stable funding and leadership for façade improvement and downtown revitalization programs and similar historic preservation activities.
  - Conducting historic or archeological resource surveys and updating them regularly.
  - Conducting vacant space surveys and developing vacant property management, stabilization and reuse strategies.
  - Incorporating historic preservation elements into county and municipal open space, farmland protection, downtown revitalization, and tourism plans.
  - Supporting mixed uses, reductions in minimum parking requirements and other zoning changes that encourage or support historic preservation goals.
  - Preparing and adopting local historic preservation plans, or encouraging the preparation and adoption of countywide or regional historic preservation plans, ordinances, zoning, and subdivision policies and incentives that benefit preservation and revitalization activities and incorporate them into local comprehensive or other planning documents.
  - Adopting, or encouraging the adoption of, zoning, land use, and building code regulations that protect and enhance historic and cultural resources, including historic preservation ordinances and archeology protection districts.
  - Designating a point of contact for local preservation, such as a local official, , representative of the historic district commission or historical society, or a resident or local group with knowledge of and interest in historic preservation.
  - Developing programmatic agreements and information sharing arrangements with the Nebraska State Historical Society (programmatic agreements allow large scale projects to move smoothly and quickly, enabling project sponsors to involve the Nebraska State Historical Society only when necessary. This streamlines local projects, moves funding, and reduces workload on all parties).
  - Developing and promoting heritage tourism attractions.
  - Establishing salvage programs to recycle, redistribute, or re-sell historic building parts.

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PLANNERS

- Educate yourself, other municipal staff, elected officials and residents about historic preservation tools and strategies as well as the economic, social and environmental benefits of preservation.
- Secure grant funding to further historic preservation activities.
- Collaborate with local preservation organizations, historical societies, municipal historians, land trusts, and similar groups to identify, protect, enhance, interpret and promote your community's historic and cultural resources.
- Develop or cause to be developed within your municipality:
    - A comprehensive survey of historic and cultural resources.
    - A historic preservation plan or historic preservation component of comprehensive plans and other municipal planning documents.
    - Ordinances sensitive to historic and cultural resources.
    - Historic preservation-related layers in your municipality's GIS.
    - A local preservation program incorporating a local historic preservation ordinance; preservation-friendly zoning and land use regulations; design review process; and incentives to encourage historic preservation.
    - A local "Main Street" type program.
    - Protections for archeological sites and artifacts.

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Local Preservation Organizations/Historic District Commissions

- Encourage completion of historic preservation plans and historic and cultural resource surveys as well as the listing of properties in the National Register of Historic Places.
- Encourage adoption of local historic preservation ordinances, design review, and use of other land use and zoning tools to protect historic and cultural resources.
- Expand local and regional public information and education programs that address historic preservation issues.
- Encourage local libraries and historical societies to obtain videos, books and other materials about historic preservation.
- Make historic preservation information available to professionals, educators, legislators and other elected officials.
- Make technical information accessible to property owners and others.
- Ask local groups, such as historic preservation organizations, historical societies, city planning departments, and local Main Street programs to help distribute historic preservation information.
- Utilize media of all forms to increase awareness of historic preservation, advocate for the protection of historic and cultural resources, and generate publicity about threatened historic resources.
- Sponsor and participate in historic preservation workshops, conferences, seminars and meetings that address historic preservation issues and provide technical preservation information.

Local Historians, Historical Societies & Local Libraries

- Become a resource and advocate for the identification, protection, enhancement, interpretation and promotion of historic and cultural resources.
- Encourage appointment of a “municipal preservation officer.”
- Encourage local governments to prepare and adopt a historic preservation plan or include a historic preservation component in municipal planning documents (comprehensive plans, downtown revitalization plans, HUD Consolidated Plans, etc.) – and participating in the development of these plans and related implementation programs.
- Conduct or encourage completion of surveys of local historic and cultural resources and nominations of historic and cultural resources to the National Register of Historic Places.
- Encourage local governments to adopt a historic preservation ordinance, become a Certified Local Government and establish incentive programs to encourage historic preservation.
- Ensure that local zoning and other land use regulations are consistent with historic preservation goals and that they help protect rather than detract from community character.

Promote
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Local Historians, Historical Societies & Local Libraries continued

- Promote your community's history, culture and historic preservation programs or opportunities to the wider public through development of brochures, resource materials, exhibits, web content, conferences, lectures, etc.
- Facilitate or participate in the preparation and maintenance of history, historic and cultural resources, and historic preservation content for your municipality's web site.
- Establish repositories of books, periodicals, and videos about historic preservation at municipal offices, the local library, the historical society or local schools.
- Digitize primary resource materials and make them accessible on the internet, including historic maps, municipal records, city directories, historic photographs and similar information.
- Exhibit only archeological objects that have been recovered legally.

Teachers

- Use "Teaching with Historic Places" and similar resources and lesson plans in your classrooms and develop additional history, preservation, design, architecture, planning and archeology related lesson plans and activities to be used in your classroom and shared with other teachers.
- Teach students how to research local history using primary resource materials such as historic maps, diaries, census data, letters, and others.
- Teach students about the historic and cultural resources and historic preservation within your community.
- Develop learning and enrichment activities in collaboration with your community's municipal historian, local historical society, local or regional historic preservation organization, or a similar group.
- Help students learn about local properties that are listed in the National Register of Historic Places.
- Teach students about land use, zoning and the protection of historic resources.

Support
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REALTORS AND OTHERS INTERESTED IN HISTORIC BUILDINGS & DOWNTOWN/NEIGHBORHOOD HISTORIC DISTRICT LIVING

- Educate yourself about historic architectural styles, period details, and historic preservation funding, incentives and regulations.
- Act as community ambassadors, promoting historic and cultural resources and other things you love about your community to others.
- Develop creative ways to market vacant historic buildings and organize special events such as open houses, exhibits, pot lucks, and picnics to attract new owners and investors.
- Establish and "information hub" in a centralized, easily accessible location such as local government offices, the public library, or the historical society where people can learn more about the history of the community, its neighborhoods, available properties, programs and services.
- Organize educational and social events to engage prospective property owners, businesses, and investors.

CHURCHES

- Stay on top of building maintenance and seek out expert advice for building maintenance and repairs.
- Work with architects and engineers to conduct a building conservation assessment or historic structure report.
- Be creative with fundraising for building maintenance and restoration – seek out grants, incentives, and favorable loan rates.

YOUTH AND PARENTS

- Volunteer at local historic preservation organizations, historical societies, historic sites and museums.
- Learn more about historic preservation and become a community advocate.
- Participate in local historic preservation projects such as historic resource surveys.

Rehabilitate
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Colleges, Universities, School Districts & Administrators

- Develop historic preservation plans and cultural resource surveys to protect older and historic campus buildings and landscape features.
- Develop comprehensive historic structure reports and preservation maintenance plans for older and historic campus buildings.
- Become a strong partner to local historic preservation and community revitalization efforts.
- Incorporate historic preservation curricula into appropriate degree programs such as architecture, planning, engineering, landscape architecture, museum studies, public administration, etc.
- Complete historic resource surveys and nominate campus buildings to the National Register of Historic Places.
- Develop partnerships with local historic sites and museums for programming and use of buildings and facilities.
- Encourage faculty and staff to live in nearby older and historic neighborhoods and to take leadership roles in the community.
- Invest in older and historic buildings and neighborhoods by establishing incentive programs to attract new residents, businesses, and other investment.
- As far as possible, purchase goods and services from businesses within the community.
- Redevelop older and historic buildings that are located near campus for institutional use.
- Encourage academic and service learning projects that focus on older and historic neighborhoods surrounding campus.

State and Federal Agencies

- Rehabilitate a historic building for your agency's use.
- Work closely with Nebraska State Historical Society to carry out Section 106 and other regulations, including formally designating an agency historic preservation officer or agency preservation officer.
- Incorporate historic preservation principles and actions into agency policies and strategic plans.
- Include funding priorities in agency grant and incentive programs for projects that will advance the rehabilitation and adaptive use of older and historic buildings.
- Develop, implement, and maintain historic preservation and maintenance plans for your agency's cultural and historic resources.
- Complete historic resource surveys for buildings and sites within your jurisdiction and have them listed in the National Register of Historic Places.

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