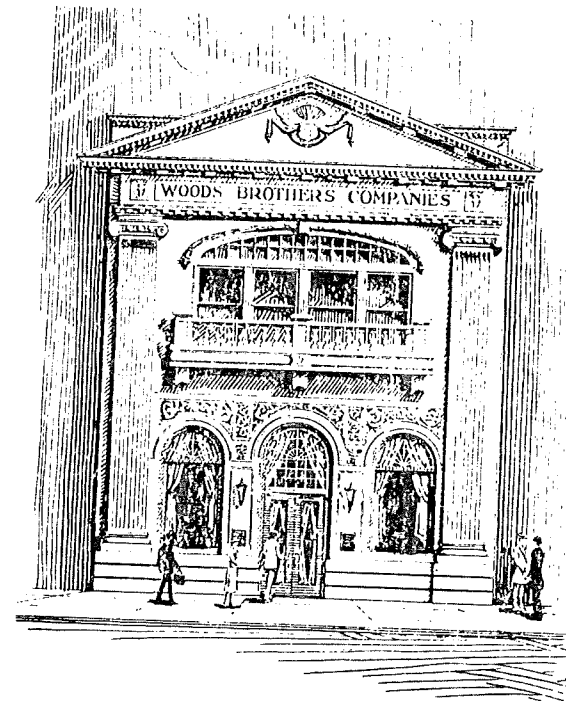


# HOW TO COMPLETE LANDMARK / LANDMARK DISTRICT APPLICATIONS

PURSUANT TO CHAPTER 27.57  
OF THE  
LINCOLN MUNICIPAL CODE

CITY OF  
LINCOLN, NEBRASKA

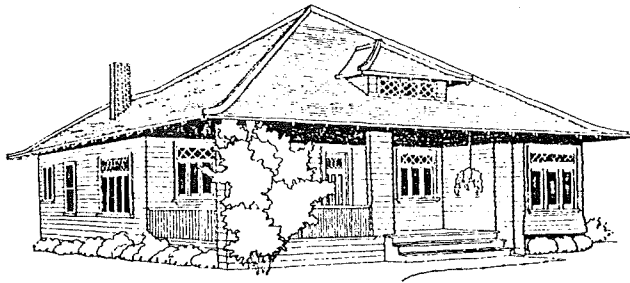


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Nebraska

### BUNGALOW STYLE

- \* Residential
- \* Single story
- \* Use of two gables: over the porch and on the main body of the house
- \* Gentle roof pitch, cross gables
- \* Shed and gable dormers
- \* Hipped and gabled roofs



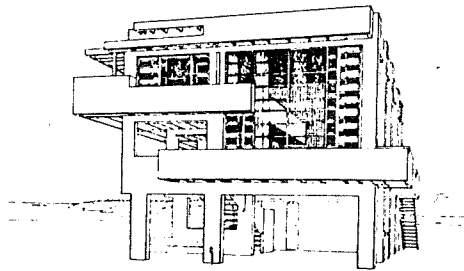
### Contents:

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Page 1 . . . . .	Landmark/Landmark District Designation: The Process
Page 3 . . . . .	Certificate Procedures for Landmarks and Landmark Districts
Page 5 . . . . .	Instructions for Completing Applications
Page 14 . . . . .	Model Landmark Application
Page 21 . . . . .	Model Landmark District Application
Page 33 . . . . .	Architectural Glossary
Page 41 . . . . .	Glossary Illustrations
Page 45 . . . . .	Index of Architectural Styles

### INTERNATIONAL STYLE

- \* Lack of ornamentation
- \* Flat roof
- \* Asymmetrical
- \* Glass walls
- \* Cantilevered floors



LANDMARK/LANDMARK DISTRICT DESIGNATION:

THE PROCESS

As outlined by Chapter 27.57 of the Lincoln Municipal Code, applications for landmark/landmark district designation are available through the Planning Department, 4th Floor, County-City Building (tel. no. 471-7491). The Planning staff is able to assist application completion in a very limited way. This booklet is meant as a "how-to" publication that should enable an applicant to submit a form that will substantially meet the needs of the evaluation process.

A \$50.00 fee for a landmark application (\$150.00 for a landmark district) must be submitted with the application, which is to be filed on or before noon of the fourth Friday preceding the Historic Preservation Commission's meeting. The regular monthly meeting of the Commission is the fourth Tuesday of the month. If the City Council, Planning Commission, or Historic Preservation Commission by its own vote decides to be the designation applicant, there is no filing fee.

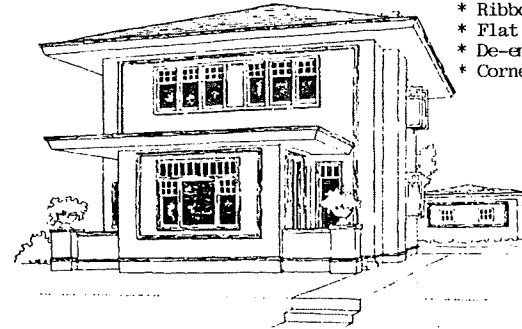
In considering an application, the Historic Preservation Commission evaluates a property or area's significance in view of the Standards for Designation:

- A) Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States,
- B) Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States, or;
- C) Represents archeological value in that it yields or may be likely to yield information pertaining to history or prehistory.

For landmark districts, integrity of location, design, setting, materials, workmanship, feeling, and association are also used for evaluation.

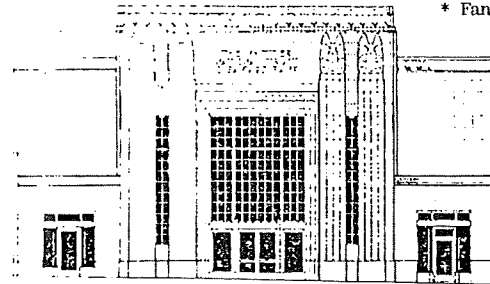
The Historic Preservation Commission first holds a public hearing on an application, followed by action one month later. However, by vote to do so, the Preservation Commission may decide to do both at the same meeting. Preservation guidelines that would assist the Commission in reviewing proposed alterations, additions, new construction, and demolition may be considered simultaneously or separately. If treated as a separate matter, the guidelines necessitate another public hearing, followed by action one month later, unless the Commission decides to perform both at one meeting.

PRAIRIE SCHOOL



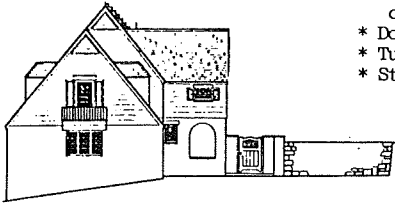
- \* Broad eaves
- \* Horizontal emphasis
- \* Prominent verandahs
- \* Ribbon windows; wooden casements
- \* Flat planes of stucco or brick
- \* De-emphasized doorways
- \* Corner windows

ART DECO



- \* Highly stylized and modern ornamentation; geometric shapes
- \* Brushed steel and aluminum elements
- \* Employment also of polished marble, granite, and tile
- \* Fanciful effect

#### ENGLISH VERNACULAR REVIVAL



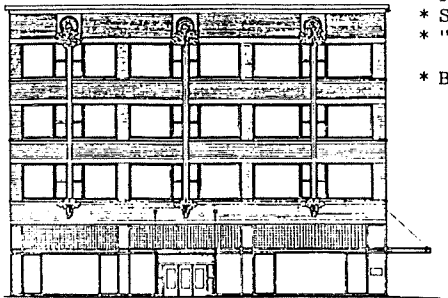
- \* Tudor and Jacobethan motifs
- \* Institutional: large, square, stone and brick construction, stone trim
- \* Domestic: stucco, half-timber decoration
- \* Tudor arches
- \* Steep roof

#### MISSION STYLE



- \* Stucco wall finish
- \* Semi-circular arches
- \* Rough-hewn timber
- \* Tile roof

#### CHICAGO STYLE (SULLIVANESQUE)



- \* Commercial
- \* Building is tripartite composition: base, shaft, and capital
- \* Flat facade
- \* Strong vertical lines
- \* "Chicago window" — large plate flanked by two smaller windows
- \* Bold and oversized cornice

Deferral on an application may take place, but a decision -- including approval, disapproval, or modification -- must be reached by the Preservation Commission within 90 days following receipt of the form. It appears that there is no time requirement for the development of preservation guidelines, however.

If an application is disapproved by the Preservation Commission, it advances no further. Such a decision can, of course, be appealed to the City Council. If approved or modified, the application, along with approved preservation guidelines, is forwarded to the Planning Commission, which follows the same procedure as the Preservation Commission: public hearing with action taken at the next meeting. Unlike the Preservation Commission, which meets once a month, the Planning Commission meets regularly the third and fourth Wednesdays of each month. Also, the Planning Commission considers applications for landmark/landmark district designation in light of the Standards for Designation and the degree of conformance with the Comprehensive Plan. Approval, disapproval, modification, or continuance of the application are options available to the Planning Commission, which must take action within 60 days after receiving an application. If disapproval is the recommendation, the application still continues to the City Council.

The City Council holds three meetings on landmark/landmark district applications, since each designation is treated as a separate ordinance that involves an "overlay" change of zone (this is opposed to an "underlying" change of zone, which is the type that controls land use and density): introductory reading, public hearing, and action. Standards for Designation, recommendations of the Planning Director and the Historic Preservation and Planning Commissions, along with further notice to the economic consequences to the city and affected owners, are factors which the Council employ. Designation must be by majority vote, unless the owner of a property to be designated as a landmark does not consent to such designation, whereby the vote must be by two-thirds of the Council. A landmark district cannot be designated if written protests are made by owners of at least 51% of the included property, at or prior to public hearing on the designating ordinance.

## CERTIFICATE PROCEDURES FOR LANDMARKS AND LANDMARK DISTRICTS

The application for obtaining a certificate to do work on a landmark or within a landmark district for which a building permit is required or for work which is otherwise restricted by the respective preservation guidelines is filed with the City's Codes Administration (Room B144, County-City Building; 471-7521) and is accompanied by plans for the proposed work along with other information the Codes Administration Superintendent may require. Following review for existing building code ordinances and regulations, the Codes Administration Division refers the application and plans to the Planning Department.

The Planning Director may issue a certificate of "No Material Effect" if the application is for work that will have no effect on any architectural details, as outlined in the respective preservation guidelines. An application not qualifying for a certificate of "No Material Effect" is transmitted from the Planning Director to the Historic Preservation Commission, which reviews the application in light of the preservation guidelines at a public hearing.

Within 30 days following the public hearing, the Historic Preservation Commission approves or denies a certificate for the application for a certificate to carry out work on a landmark or within a landmark district. The Commission may perform the following:

- (1) Issue a certificate of "Appropriateness"
- (2) Issue a certificate of "Appropriateness on the Ground of Insufficient Return or Hardship"
- (3) Deny a certificate

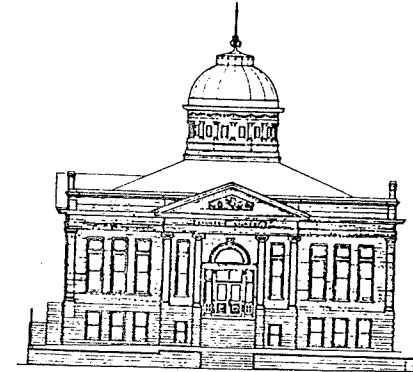
If no certificate is issued, the applicant and the Commission enter into negotiations to modify the application so that it might be compatible with the appropriate preservation guidelines. If no acceptable plan is negotiated and approved by the applicant within three months following a refusal, the applicant may proceed with work as originally proposed. However, if the proposed work involves demolition of all or a significant portion of a property, or if the application involves construction upon an open area and no plan is negotiated and accepted by the applicant within three months, the City may begin eminent domain proceedings to acquire the affected property. However, if the City does not initiate such proceedings within ninety (90) days following the three-month period of negotiations, the applicant may proceed with work as originally proposed.

If the City determines that a landmark or property within a landmark district poses an immediate threat to human health and safety, the Historic Preservation Commission is to issue a certificate to enable razing. However, no owner may by deliberate acts or deliberate neglect allow a structure that is a landmark or is within a landmark district to become hazardous to human health and safety with the intent of obtaining such permit.

The Superintendent of Codes Administration is designated to enforce landmark and landmark district ordinances. The penalty provided for proceeding with changes in the exterior appearance of a landmark or building within a landmark

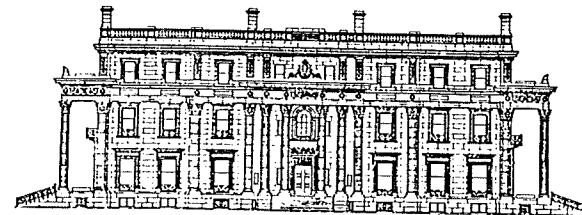
## NEO-CLASSICAL REVIVAL

- \* Based on Greek and Roman orders
- \* Symmetrical and monumental
- \* Large pedimented porticos
- \* Colossal pilasters and columns
- \* Large single-light sash windows



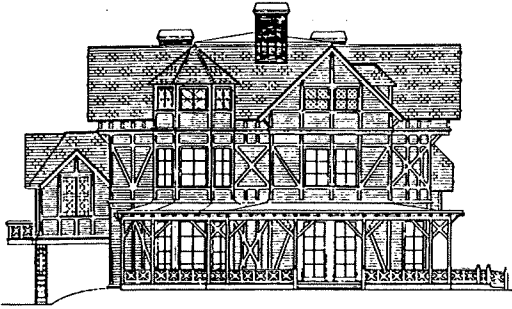
## BEAUX-ARTS CLASSICISM

- \* Used for major public buildings
- \* Monumental and symmetrical
- \* Columns grouped in groups of two and three
- \* Highly classical feeling



#### STICK STYLE

- \* Functional-appearing decorative "stickwork"; horizontal, vertical and diagonal boards applied over horizontal siding
- \* Steep gables; cross gables; dormers
- \* Towers
- \* Large verandahs and porches

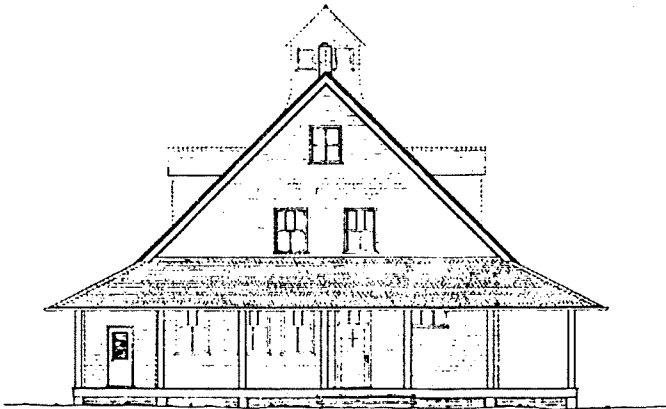


district without a certificate issued by the Preservation Commission or Planning Director where such certificate is required is a fine not to exceed one hundred dollars (\$100.00). Each and every day that a violation continues after notification may constitute a separate offense. In addition to this remedy, the City of Lincoln is empowered to institute injunction, mandamus, or other appropriate action or proceeding to prevent violations of landmark or landmark district designation.

Any person aggrieved by any order, approval, disapproval, or any other decision issued by the Historic Preservation Commission may appeal to the City Council by filing a written appeal to the City Clerk within thirty (30) days of the order.

#### SHINGLE STYLE

- \* Gable or hipped roof
- \* Short or no eaves
- \* Uniform covering of wood shingles from foundation to roof
- \* Casement and sash windows in groups of two or three



## 1. NAME

This section identifies the specific property or area for which landmark or landmark district designation is being sought. It also identifies and records the different names by which a place has been known.

### Historic Names

The historic name ordinarily reflects one or more of the following:

- a) Original owner or builder
- b) Significant person(s) or event(s) associated with the place
- c) Original or later uses of the place
- d) Innovative or unusual characteristics of the place; and/or
- e) Accepted professional, scientific, technical, or traditional names.

### Common Name

The common name represents the title by which the place is locally known. It may be representative of the history of the place or may reflect present ownership. The common name can provide an appropriate means of differentiating the place from similarly named places already designated as landmarks and landmark districts.

### \* NOTE

\* If there is no applicable historic or common name, the address of the property -- that is, street number and name -- will suffice as a name. For instance: 1427 Winchester Boulevard.

### Examples of Name:

- A. Original owner or builder
  1. Thomas P. Kennard House
  2. William H. Ferguson House
  3. The Harpham Brothers Building
- B. Significant persons or events associated with the place:
  1. Charles G. Dawes House
  2. Ryons-Alexander House
  3. Royer-Williams House
- C. Original or later significant uses of the place:
  1. Old City Hall
  2. Scottish Rite Temple
  3. St. Mary's Roman Catholic Church
- D. Innovative or unusual characteristics of the place:
  1. Sunken Gardens
  2. Phillips' Castle
- E. Accepted professional, scientific, technical, or traditional names:
  1. "Fairview"
  2. Old Main (Nebraska Wesleyan University)
  3. Havelock Railroad Shops

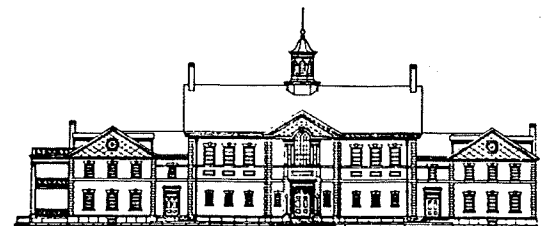
- 5 -

### QUEEN ANNE



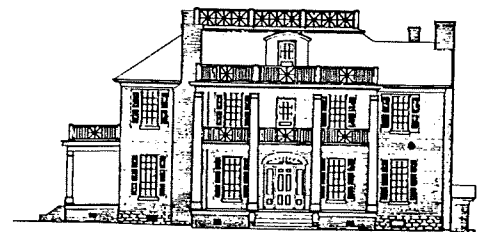
- \* Asymmetrical composition
- \* Variety of forms, textures, materials and colors
- \* Towers, turrets, tall chimneys, projecting pavilions, porches, bays, encircling verandahs
- \* Fish scale shingling
- \* Elaborate and ornate character

### GEORGIAN REVIVAL



- \* Cable or hipped roof
- \* Symmetrical with square or double-pile plan
- \* Flat surfaces with occasional projecting pedimented entrance
- \* Classical details around doors, windows, cornices, columns, pilasters, quoins
- \* Palladian windows

### COLONIAL REVIVAL

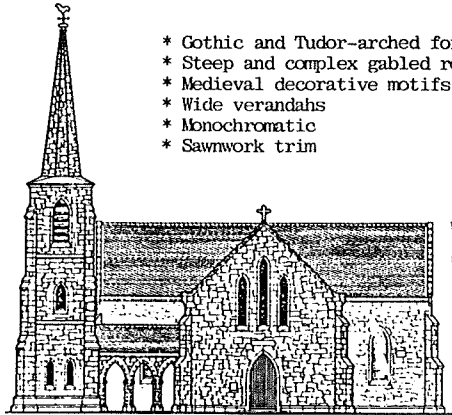


- \* Closely related to Georgian Revival
- \* Exaggerated elements that are out of proportion with other parts
- \* Multiple upper-light sash with single-light lower sash windows
- \* Large balconied verandah or entrance porch

- 50 -

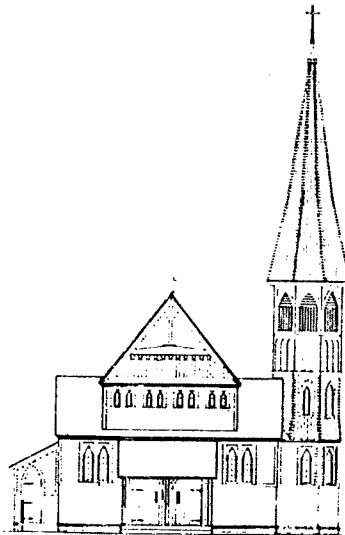


## GOTHIC REVIVAL



- \* Gothic and Tudor-arched forms
- \* Steep and complex gabled roofs
- \* Medieval decorative motifs and tracery
- \* Wide verandahs
- \* Monochromatic
- \* Sawwork trim

## VICTORIAN GOTHIC



- \* Polychromatic exterior finish
- \* Ornamental brickwork
- \* Color and texture variety
- \* Window treatment variety
- \* Massive trim

## 2. LOCATION

For individual buildings, structures, sites, and objects, give the name of the street and the place's assigned street number. For example: 813 Winter Street.

Inclusive street numbers should be given for all places within a district. For example: 1350-1580 Broadway; 301-645 Elm Street.

## 3. CLASSIFICATION

A landmark is defined as an individual structure, building, or object, or an integrated group of buildings, structures, or objects on a single lot or site, or a site having special historical, cultural, architectural, or archeological interest or value.

A landmark district is defined as an area containing a number of structures or buildings having special historical, cultural, architectural, or archeological interest or value, constituting a distinct section of the City. A landmark district must encompass at least 45,000 square feet -- the equivalency of one-half of a block.

A building is any structure designed or intended for the enclosure, shelter, or protection of persons, animals, chattels, or property. (Ord. 12571, Sec. 14; May 8, 1979.) For example: house, barn, church, hotel.

A structure is a work made up of interdependent and inter-related parts in a definite pattern of organization. Constructed by man, it is often an engineering project large in scale. For example: bridge, lighthouse, radio tower.

An object is a material thing of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment. For example: altar, statue, railroad car.

A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains historical or archeological value, regardless of the value of any existing structures. For example: early settlement location, prehistoric cemetery, significant battleground.

Check appropriate blank spaces for Proposed Designation, Category, and Present Use. A district may have more than one use.

## 4. OWNER OF PROPERTY

Provide name(s) and address(es) of last known owner(s) according to records of the County Assessor. The County Assessor's Office is located in Room A-117 of the County City Building. For a proposed landmark district, attach a separate page listing all properties in the proposed district, including the names of all property owners of record as of two weeks prior to the date of filing. Also provide an indication of which properties are significant. Within a district context, all properties contributing to the district's sense of time and place are considered significant; not only those of outstanding historical or architectural importance.

## 5. GEOGRAPHIC DATA

A current and accurate legal description is of absolute necessity for landmark and landmark district applications. The most reliable information can be located in the Office of the Register of Deeds, Room A-047 in the County-City Building. For a proposed landmark district, a legal description of the entire area is required. However, this requirement does not prescribe a legal description for each parcel in a district; rather, a description for the parcels as they appear together.

### Correct:

All of Block 4, Tradwell's Addition . . .

### Unnecessary:

Lot 1, Block 4, Tradwell's Addition; Lot 2, Block 4, Tradwell's Addition, Lot . . .

## 6. REPRESENTATION IN EXISTING SURVEYS

Many properties in Lincoln have been recorded in cultural resources surveys; a far fewer number is listed in the National Register of Historic Places. Consult the Planning Department, Room B-417 in the County-City Building (tel. no. 471-7491) to determine if a property has been included in a survey or listed in the National Register.

## 7. DESCRIPTION

A description of the physical appearance and condition of a proposed landmark or landmark district is important in making an accurate assessment of its significance. To be useful the description should be concise, factual, detailed, and well organized. An architectural glossary and a guide to architectural styles are located at the end of this booklet for assistance in developing descriptions.

It is appropriate to include the following types of information in describing buildings, structures, and objects:

1. Type of building (house, church, store, etc.)
2. Building placement (detached, part of a row, etc.)
3. General characteristics:
  - a. Overall shape or plan (rectangular, L-shaped, T-shaped, irregular, etc.)
  - b. Number of stories
  - c. Number of vertical divisions or bays, if applicable (see glossary for definition of "bay")
  - d. Construction materials (brick, frame, stone, etc.) and wall finish (type of brick bond, stone coursing, shingle, clapboard, etc.)
  - e. Roof shape (gabled, hipped, shed, etc.)

Specific features, including location, number, and appearance of:

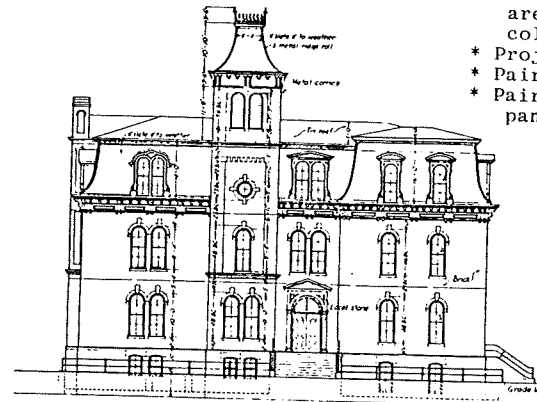
- a. Porches (verandahs, stoops, attached sheds, etc.)
- b. Windows
- c. Doors
- d. Chimneys
- e. Dormers

### C. RICHARDSONIAN ROMANESQUE



- \* Semi-circular windows
- \* Heavy rustication; mass and volume rather than decorated detailing
- \* Select distribution of windows; also a ribbon-like treatment of windows
- \* Large entry arches without columns

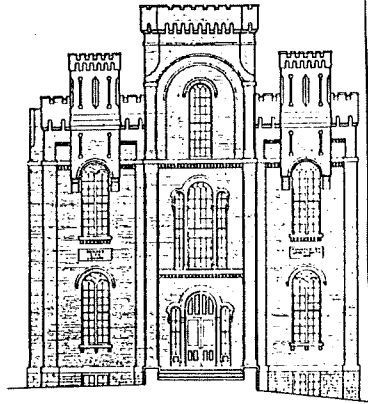
### SECOND EMPIRE



- \* Mansard roof
- \* Classical details (quoins, cornices, belt courses) that have great depth and that are dramatized by different textures and colored materials
- \* Projecting central pavilion
- \* Paired arched windows with molded surrounds
- \* Paired entrance doors with glass upper panels

## ROMANESQUE

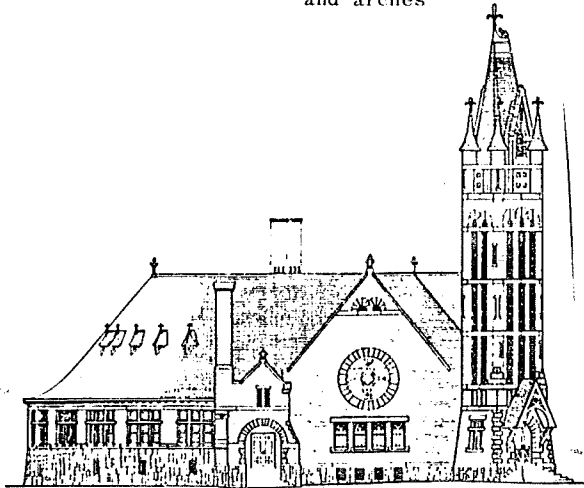
### A. ROMANESQUE REVIVAL



- \* Monochromatic brick or stone
- \* Semi-circular arches for doors and windows, used decoratively to enrich corbel table along eaves and belt or string courses, making horizontal divisions
- \* Facades flanked by square or polygonal towers of differing heights and covered with various roofs

### B. VICTORIAN ROMANESQUE

- \* Polychromatic exterior
- \* Semi-circular
- \* Different colored and textured stone or brick for window trim, quoins, belt courses, and arches
- \* Arches usually supported by short columns
- \* Foliated form for capitals, belt courses, and arches



5. Decorative elements (shingling, brackets, spindlework, etc.)
6. Major interior features contributing to the significance of the building:
  - a. Stairs
  - b. Interior trim, including mantels, wall coverings, etc.)
  - c. Hardware
  - d. Floors
  - e. Lighting fixtures
7. Number, type, and location of outbuildings, as well as dates, if known.
8. Other man-made elements (roadways, contemporary structures, landscaping) included within the area proposed for designation.

### Site (historic)

The present condition of a historic site and its environment should be described. The overall integrity of the site -- the degree to which the setting is a visual reminder of the events and activities that took place there -- should also be thoroughly discussed in the application.

### District

#### Architectural and historic:

When landmark district designation is sought for an area with architectural integrity and/or historical associations, it is appropriate to include the following types of information:

1. General description of the natural and man-made elements of the district: structures, buildings, sites, objects, prominent geographical features, density of development.
2. General description of types, styles, or periods of architecture represented in the district: scale, proportions, materials, color, decoration, workmanship, design quality.
3. General physical relationships of buildings to each other and to the environment: facade lines, street plans, parks, squares, open spaces, structural density, plantings, natural features, changes in these relationships over time.
4. General description of the district during the period when it achieved significance.
5. Building types found in the district: commercial, residential, etc.; present and original uses of the buildings.
6. General condition of buildings: restoration and rehabilitation activities, degree of alterations.
7. Qualities that make the district distinct from its surroundings.
8. General discussion of the archeological potential within the district, if known.
9. List of all buildings, regardless of age, contributing to the character of the district, with short descriptions where appropriate (keyed in with sketch map).
10. List of nonconforming intrusions (those out of character with the area's sense of time and place) which detract from the integrity of the district (keyed in with sketch map).
11. Number of buildings in the district.

#### Condition

Check the blank or blanks that best describe the condition of the proposed landmark or the components of the proposed landmark district. For a district application, numbers may be placed in appropriate places.

Condition refers to the degree and appearance of original fabric making up a building or site.

Excellent. The building or site possesses complete integrity of condition. Original fabric totally intact. (Few places will fall under this category.)

Good. Minor impact on integrity; could be returned to original condition with little effort.

Fair. Integrity impaired. Examples: aluminum siding applied, corner tower dismantled, removal of original porch and replacement with unsympathetic element.

Deteriorated. The actual structural stability is weakened and will worsen further unless immediate action is taken.

Ruins. Only the foundation and perhaps other portions remain.

Unexposed. Nothing is visible at ground surface.

#### Unaltered/Altered

The conditions altered and unaltered refer to the present state of the property as compared to its condition at the time it achieved significance. Alterations can include: an addition; a change of exterior materials (or interior materials if the property's significance rests on its interior); and/or the replacement of original windows, doors, ornamentation, or structural elements. A restoration is considered an alteration if original fabric has to be removed and replaced. Normal weathering ordinarily does not constitute an alteration.

Known alterations should be described in the written statement of appearance with dates documented or estimated. Where numerous additions have occurred, it would be helpful to include a floor plan or sketch with additions clearly marked and dated.

#### Moved or Original Site

Check the appropriate blank.

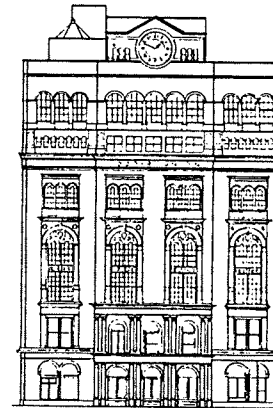
If a property has been moved, the following information should be given in the physical description, if possible:

1. Date of move
2. Original location and description
3. Distance the property has been moved
4. Explanation of the effect of the move on the historical integrity of the property and upon its new location
5. Reasons for the move

#### B. RENAISSANCE REVIVAL

##### a. Romano-Tuscan

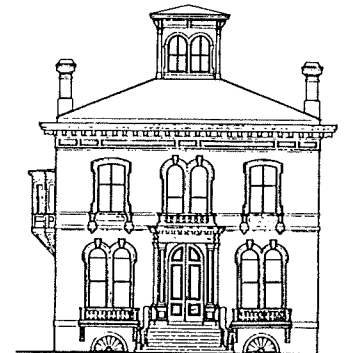
##### b. North Italian



- \* Symmetrical and straight fronted
- \* Massive cornices
- \* Smooth walls with rusticated quoins, second-story windows emphasized, balustraded balconies
- \* Rich sculptural ornament in classical orders, highly three-dimensional façade, regular arched windows

#### C. ITALIANATE

- \* Used for residential and commercial buildings
- \* Highly sculptural
- \* Exaggerated brackets and cornices
- \* Symmetrical, straight-sided, and flat-roofed
- \* Stylized cast-iron ornament used on residences and commercial buildings



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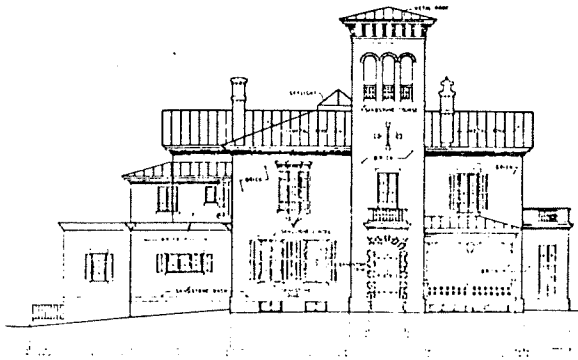
INDEX OF ARCHITECTURAL STYLES

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ITALIAN

A. ITALIAN VILLA

- \* Used for residential and public buildings
- \* Asymmetrical massing
- \* Low gable or hipped roofs
- \* Wide eaves with decorative brackets
- \* Also square or octagonal towers, cupolas, round-arched windows in groupings of two or three, bay windows, verandahs, balustraded balconies, ornamental brickwork



8. SIGNIFICANCE

The statement of significance, limited to one paragraph, should convey, in concise terms, why the proposed landmark or landmark district deserves to be designated. The single paragraph summarizing the importance of the resource may be followed by a continuation sheet or sheets with a more detailed account of the events, personalities, prehistoric or historic occupations, or activities that contribute to the resource's significance.

Discussion of family genealogy, a list of past owners, or a history of Lincoln are less important than a clear statement of why the particular resource is worthy of preservation. The statement of significance should address itself to the significance of the particular resource being proposed as it now exists; it should relate to the history, architecture, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States.

Period

Check the period or periods during which the property achieved significance. Because this may mean date of construction, major alteration, or association with an individual, event, or culture, it may be necessary to check more than one period.

Areas of Significance

Definitions of several areas of significance follow:

Art: concerning creative works and their principles; fine arts and crafts. Do not include architecture, sculpture, music, or literature here: specific categories are established for these areas.

Commerce: production and exchange of goods and the social contacts they encourage.

Communications: art or science of transmitting information.

Community Planning: the design of communities from predetermined principles.

Economics: the science that deals with the production, distribution, and consumption of wealth.

Engineering: the applied science concerned with utilizing products and sources of power for supplying human needs in the form of structures, machines, etc.

Exploration/Settlement: the investigation of regions previously unknown or little known; the establishment of a new colony or community.

Social/Humanitarian: concerning human beings living together in a group or the promotion of welfare of humanity.

\* For definitions of other Areas of Significance, contact the Lincoln City-Lancaster County Planning Department.

Specific dates; Architect/Builder

This blank may be used to give the date of construction, later additions, dates of occupancy of the most significant residents, or date of significant event connected with the property.

Give the name of the builder or architect, if known.

Checking Statements of Significance

Statements of significance should be able to answer the following questions. These questions may be used as a checklist to help ensure that the Landmark or Landmark District being proposed meets the Standards for Evaluation and that the statement of significance contains sufficient information for review:

A. Building, Structure, Object

1. If a building or structure is proposed for its significance in architecture, does it retain enough of its significant design, aspect, or feeling to be recognizable?
2. How have alterations or additions contributed to, or detracted from, the significance of the property?
3. If the building, structure, or object is nominated for historical significance, does it have identifiable relationship to the history described? Does it retain sufficient integrity to convey the feeling of the historical period when it achieved significance?
4. Are there other properties in the community which also have associations with the individual?
5. If significant individuals are associated with the building, structure, or object, how long did they live there, how long were they associated with the place, and during what period of their lives?
6. What was the building or structure used for during the period it achieved significance?

B. District

Architectural and Historic

When landmark district designation is sought for an area with architectural integrity or historical associations, it is appropriate to include the following types of information:

1. Are the origins and historical developments of the district clearly stated?
2. Are preservation and/or restoration activities within the district discussed?
3. How does the district convey a sense of historic and architectural cohesiveness? (through design, setting, materials, workmanship, association, etc.). Is this sense expressed in the statement of significance?
4. How do architectural styles or elements within the district contribute to the feeling of time and place?
5. How have significant individuals or events contributed to the development of this district?
6. How has the district affected the historical development of the overall community, region, or state?
7. What effect do intrusions have on the integrity of the district?
8. How were district boundaries chosen? (Consideration may include boundaries

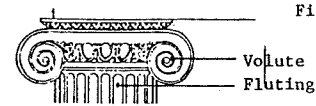


Fig. 16 Volute

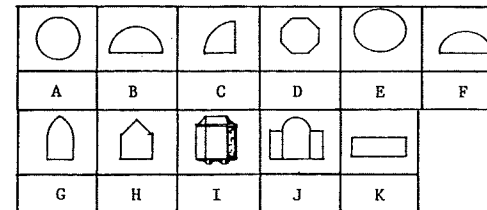


Fig. 17 Window Types

- A. Round, Oculus
- B. Half-round
- C. Quarter-round
- D. Polygonal
- E. Elliptical
- F. Half-elliptical
- G. Gothic, Lancet
- H. Triangular
- I. Bay, Oriel
- J. Palladian
- K. Eyebrow

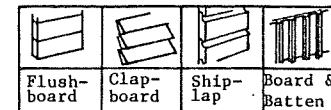


Fig. 18 Wood Siding Types

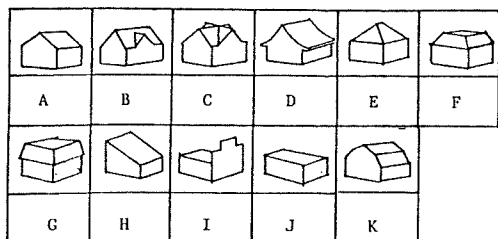


Fig. 13 Roof Types

- A. Gable
- B. Center Gable
- C. Cross Gable
- D. Bellcast
- E. Hip
- F. Truncated Hip
- G. Mansard
- H. Shed
- I. False Front
- J. Flat
- K. Gambrel

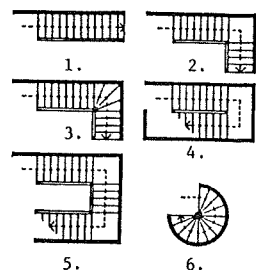


Fig. 14 Stairs

- 1. Straight stair
- 2. Quarter-turn with landing
- 3. Quarter-turn with winders
- 4. Dog-leg Stair
- 5. Half-turn with landings
- 6. Spiral stair

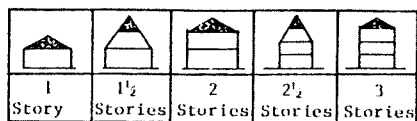
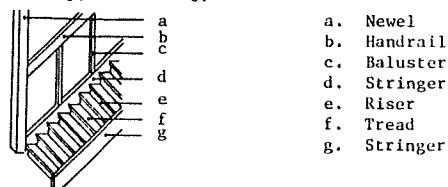


Fig. 15 Story

at a specific time in history; the presence of a visual barrier or edge, such as a major street, stream of water, or new development; change in character of the area or decline in concentration of significant properties to the point where the integrity of the district has been lost.)

- 9. Are the qualities that distinguish the district from its surroundings identified and described?
- 10. How does the district compare to other similar areas in the locality, region, or state?

To further assist evaluation of Landmark District applications, the Historic Preservation Commission utilizes the following criteria in assessing district integrity:

- 1. Location. Areas with linkages of buildings, structures, sites, objects, and spaces, a majority of which continue to exist where they were first created in traditionally accepted relationships.
- 2. Design. Areas that convey a sense of cohesiveness through the similarity and/or dissimilarity of their detail relatedness (architectural or otherwise). Based on abstracts of aesthetic quality, these include scale, height, proportion, materials, colors, textures, rhythm, silhouette, siting, etc.
- 3. Setting. Areas that are readily definable by man-made or natural boundaries and/or contain at least one major focal point.
- 4. Materials. Areas that convey a sense of cohesiveness through the similarity and/or dissimilarity, based on traditional material use that contributes to a sense of locality.
- 5. Workmanship. Areas that convey a sense of homogeneity through the high quality of aesthetic effort of the periods represented by the majority of the units composing the district.
- 6. Feeling. Areas that impact human consciousness with a sense of time and place.
- 7. Association. Areas that are related -- on national, state, or local levels -- to the lives of individuals or events and/or have visual and aesthetic qualities that convey a feeling of time and place.

#### 9. STANDARDS FOR DESIGNATION

Based on the area(s) of significance checked and the statement(s) of significance given in Section No. 8, check the appropriate Standards for Designation that apply.

#### 10. MAJOR BIBLIOGRAPHICAL REFERENCES

Provide a list of sources from which information on the form was compiled. Use a standard bibliographical style listing author, full title, date and place of publication, and publisher. For an article, list the magazine or journal from which it was taken, volume number and date. For unpublished manuscripts, indicate where copies are available. Interviews should also be listed with the date of the interview.

11. FORM PREPARED BY

Write in this section the name(s), address(es), and telephone number(s) of the person(s) directly involved in compiling information contained in the form. This information will enable the Planning Department staff to contact, if necessary, the person(s) responsible, should questions arise.



Fig. 8 Finial

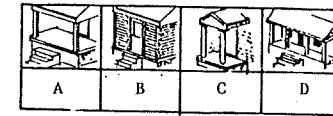


Fig. 11 Porch

A Open Porch      C Portico  
B Closed Porch    D Verandah

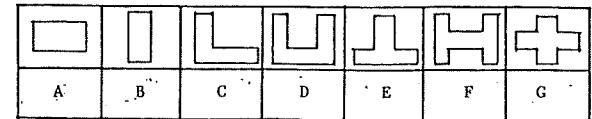


Fig. 12 Plan Types

A Rectangular    D U-shaped  
B Rectangular    E T-shaped      G Cruciform  
C L-shaped       F H-shaped

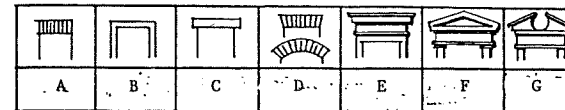
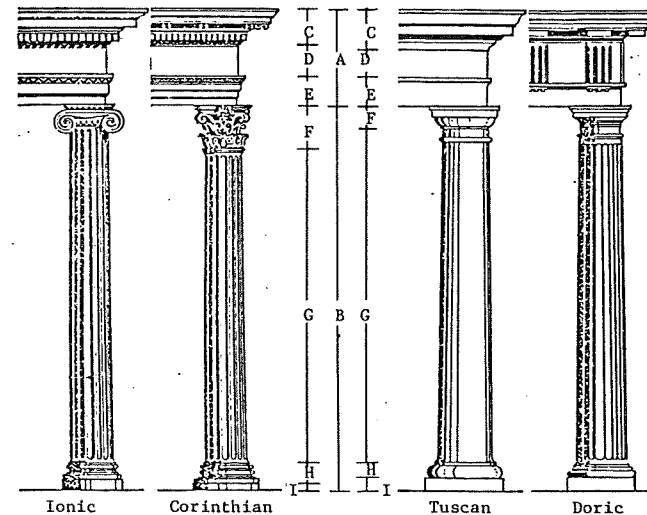


Fig. 9 Opening Treatment

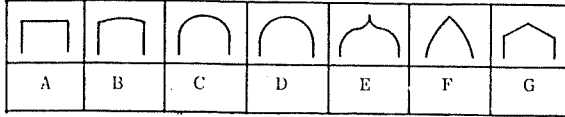
A Flat                      D Radiating  
B Plain Molding        E Shelf Entablature    G Broken Pediment  
C Lintel                  F Pediment



A. Entablature  
B. Column  
C. Cornice  
D. Frieze  
E. Architrave  
F. Capital  
G. Shaft  
H. Base  
I. Plinth

Fig. 10 Order





- A Flat  
B Segmental  
C Semi-elliptical  
D Semi-circular  
E Ogee  
F Gothic  
G Triangular

Figure 1. Arch

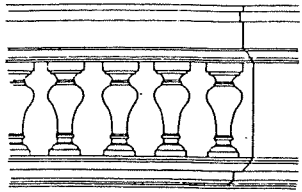


Figure 2. Baluster and Balustrade

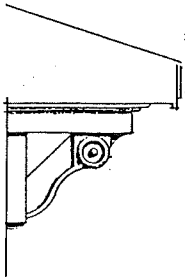


Figure 3. Bracket

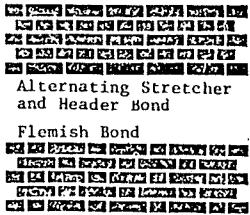


Figure 4. Brickwork

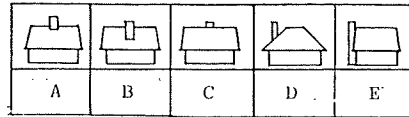


Figure 5.  
Chimney  
Location

- A Straddle  
B Front Slope  
C Rear Slope  
D Side Slope  
E Exterior

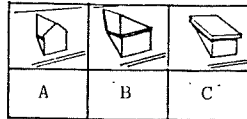


Figure 6. Dormer

- A Gable  
B Hip  
C Shed

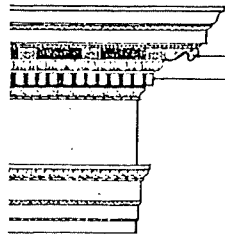


Figure 7. Entablature

Modillion  
Dentils

APPLICATION FOR LANDMARK OR LANDMARK DISTRICT DESIGNATION  
ADDENDUM TO PETITION TO AMEND THE ZONING ORDINANCE  
LINCOLN, NEBRASKA

1. NAME

Historic The Matthew Goodman House  
and/or Common "Ridgewood"

2. LOCATION

If proposed Landmark Designation:

Address (street number and name) 611 Ridgescreek Lane, Lincoln, Nebraska

If proposed Landmark District Designation:

Describe boundaries by use of street names

3. CLASSIFICATION

Proposed Designation

Landmark District  
☒ Landmark

Category

☐ district  
☒ building(s)  
☐ structure  
☐ site  
☐ object

Present Use

☐ agriculture  
☐ commercial  
☐ educational  
☐ entertainment  
☐ government  
☐ industrial  
☐ military  
☐ museum  
☐ park  
☒ private residence  
☐ religious  
☐ scientific  
☐ transportation  
☐ other:

4. OWNER OF PROPERTY

If proposed Landmark Designation:

Name Bryan and Julia Higgins

Address (street number and name) 611 Ridgescreek Lane, Lincoln, Nebraska

If proposed Landmark District Designation, attach a separate page listing all properties in proposed district by address and include the names of property owners of record as of two weeks prior to the date of filing and an indication of which properties are significant.

5. GEOGRAPHICAL DATA

Legal Description Lots 3 and 4, Block 2, Ridgescreek Addition  
  
  
 Number of Acres or Square Feet: 14,200 square feet

Weatherboard ----- See Clapboard, Figure 18.

Window Types ----- See Figure 17.

Wood-Siding Types ----- See Figure 18.

6. REPRESENTATION IN EXISTING SURVEYS

Title Cultural Resources Survey of the West Park Neighborhood  
 Date Summer, 1981  federal  state  county X local  
 Depository for survey records Lincoln City-Lancaster County Planning Department.  
 City, Town Lincoln State Nebraska  
 Is proposed Landmark or Landmark District listed in the National Register?  
 yes, date listed   
X no

7. DESCRIPTION

Condition

<u></u> excellent	<u></u> deteriorated	<u>Check One</u> <u>X</u> unaltered	<u>Check One</u> <u>X</u> original site
<u>X</u> good	<u></u> ruins	<u></u> altered	<u></u> moved date <u></u>
<u></u> fair	<u></u> unexposed		

Describe the present and original (if known) physical appearance of all significant supportive features of the Landmark or the significant structures within the Landmark District. Also provide information about the structures that are intrusions within the Landmark District.

The Matthew Goodman House is a detached private residence constructed in 1910. The overall shape is a modified rectangle; there are two and one-half stories; and the main facade is two bays wide. Exterior walls are covered with clapboard siding, and the structural system is of frame construction. The roof is hipped and has a hipped dormer with paired windows centered on each side.

A one-story, L-shaped verandah wraps around the east and south sides. The verandah is covered by a flat roof supported by Tuscan colonettes resting on stone piers. Wooden balustrades are between the piers and atop the modillion entablature.

The main entrance has sidelights and is framed by a classical frontispiece. Centered over the entrance on the second floor is a Palladian window, and on the main facade's west is a two-story polygonal bay window. The roof's flared eaves are treated with undecorated brackets. A plain exterior brick chimney is located near the southwest corner.

-continued-

Stairs ----- See Figure 14 for types and parts.

Steeple ----- The tower and spire combined, usually limited to religious architecture.

Story ----- The space between any two floors or between the floor and roof of a building. See Figure 15.

Stringcourse ----- A continuous projecting horizontal band, set in the surface of an exterior wall.

Stucco ----- An exterior wall finish of plasterwork.

Swag ----- A festoon in the form of a cloth-piece draped over two supports.

Terra Cotta ----- Fired clay, brownish-red in color, used for flooring and for architectural siding and decoration. It may be glazed or unglazed.

Tracery ----- The ornamental intersecting mullions in windows and screens.

Transom Window ----- A window over a door.

Trim ----- The framing or edging of openings and other features on a facade or in an interior.

Truncated Hip ----- A hip roof cut by a flat deck at the top. See Figure 13.

Turret ----- A small and slender tower, usually placed at the corner of a building.

Vault ----- An arched ceiling or roof.

Venetian Window ----- See Palladian Window, Figure 17.

Verandah ----- An open gallery or porch that spans a building's entire side. See Figure 11.

Volute ----- A spiral scroll on an Ionic capital. See Figure 16.

Water-Table ----- A projecting molding or course near a building's base, designed to throw off water.

The Matthew Goodman House  
 611 Ridgecreek Lane  
 Section #7, Description  
 page 2

The interior of the Goodman House retains all original features. Wooden fittings include wide baseboards, doors with classical frames, Colonial Revival fire mantels, and a quarter-turn-with-landing staircase that has a walnut newel post and balustrade. Other significant interior features are plaster ceiling medallions in formal rooms, brass hardware and lighting fixtures throughout, and marble wainscoting in two bathrooms.

Northwest of the residence is a one-story, hip-roofed garage also built in 1910. This rectangular building is of frame construction with clapboard siding, and its only decorative feature is an elliptical window with diamond panes. This opening, located on the north wall, is enlivened by a wooden frame that has keystones at the four salient points.

Notable landscape elements are limited to two large and mature elm trees in the front lawn. Planted in 1911, they are located an equal distance south of the verandah's southeast and southwest corners.

# 8. SIGNIFICANCE

Period	Areas of Significance-Check and justify below		
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> landscape architecture	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> law	
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> literature	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> military	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> music	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> philosophy	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> politics/government	
	<input type="checkbox"/> community planning	<input type="checkbox"/> religion	
	<input type="checkbox"/> conservation	<input type="checkbox"/> science	
	<input type="checkbox"/> economics	<input type="checkbox"/> sculpture	
	<input checked="" type="checkbox"/> education	<input type="checkbox"/> social/humanitarian	
	<input type="checkbox"/> engineering	<input type="checkbox"/> theater	
	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> transportation	
	<input type="checkbox"/> industry	<input type="checkbox"/> other (specify)	
	<input type="checkbox"/> invention		

Specific dates: 1910-1942

Builder/Architect: E.S. Snell, Contractor

Statement of Significance (in one paragraph):

The Matthew Goodman House, or "Ridgewood," attains significance in the fields of agriculture and education for its association with an individual whose academic leadership greatly benefitted the University of Nebraska's College of Agriculture and whose Federal government service improved the lives of American farmers. In addition, the house is architecturally significant as a notable local fusion of the Queen Anne and Colonial Revival styles.

-continuation sheets follow-

# 9. STANDARDS FOR DESIGNATION

(Check one(s) that apply)

- ☒ Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;
- ☒ Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States; or
- ☐ Represents archeological values in that it yields or may be likely to yield information pertaining to pre-history or history.

Pier -----	A solid masonry support, varying from a square to a composite section.
Plan Types -----	See Figure 12.
Plinth -----	The projecting base of a wall or columns pedestal. See Figure 10.
Porch -----	The covered entrance to a building; called a portico if columned and pedimented. See Figure 11.
Portico -----	A roofed space, open or partly enclosed, forming the entrance and treated with columns and a pediment. See Figure 11.
Quoins -----	Stone or brick units used to accentuate the corners of a building.
Reveal -----	That part of a jamb exposed between the frame and outer or wall surface.
Roof Types -----	See Figure 13.
Rustication -----	Masonry cut in massive blocks, usually limited to the base of a wall.
Sash -----	The frame of a window in which the glass is enclosed, usually operable.
Setback -----	Commonly, the distance a building is removed from the property line.
Shaft -----	The main part of a column, located between the base and the capital. See Figure 10.
Shake -----	A thick, hand-hewn wooden shingle.
Sill -----	The lower part of a window frame.
Soffit -----	The horizontal underside of any architectural element.
Spire -----	A tall pyramidal, polygonal, or conical structure rising from a tower, turret, or roof.

Lintel -----	A horizontal beam or structural element bridging the head of an opening. See Figure 9.
Lozenge -----	A diamond-shaped motif.
Lunette -----	A semicircular opening.
Mansard Roof -----	A roof that has two slopes on all sides. See Figure 13.
Modillion -----	A small bracket, sometimes placed in pairs. See Figure 7.
Molding -----	A continuous decorative band that is carved into or applied to a surface.
Mullion -----	A vertical member dividing a window or another upright member into two or more sections.
Oculus -----	A round opening. See Figure 17.
Ogee -----	A double-curved line composed of convex and concave parts; an S-shaped arch. See Figure 1.
Opening Shapes -----	See Figure 1.
Opening Treatment -----	See Figure 9.
Order -----	In Classical architecture, a column with base, shaft, capital, and entablature. See Figure 10.
Palladian Window -----	A tripartite window with a large, arched central light that is flanked by smaller rectangular lights. See Figure 17.
Parapet -----	A low, solid wall or railing along the edge of a roof or balcony.
Pedestal -----	In Classical architecture, the element usually below the base supporting a column or colonnade.
Pediment -----	A low-pitched gable above a portico or facade; also, a similar element above doors and windows. See Figure 9.
Pendant -----	A decorative drop which is suspended.

The Matthew Goodman House  
611 Ridgecreek Lane  
Section #8, Significance  
page 2

Matthew Goodman (1870-1942) was born in Des Moines, Iowa, where he attended the local public elementary and secondary schools. He earned BS and MS degrees at the University of Wisconsin, and in 1894 he joined the faculty of the Iowa State University, where he remained for fifteen years in a teaching capacity.

In 1909 Goodman accepted the position of Dean of the University of Nebraska's College of Agriculture. After one year in Lincoln, he engaged contractor E.S. Shell to build a comfortable frame residence for his burgeoning family of wife and four children. The product, which combines a Queen Anne-style form with details of the then-emerging Colonial Revival, remains unaltered. The residence's sense of place and time is augmented by its setting -- a two-lot space which continues to exist as a vestige of early-20th-century suburbanism.

Under Goodman's leadership, the prestige of the University of Nebraska's College of Agriculture increased greatly, and a number of recognized agriculture experts were lured to Lincoln from other academic institutions. Resultingly, the University became an established agricultural research center which has continuously produced noted graduates.

Goodman's reputation as an agricultural academic leader reached the national level, and in 1933 he accepted President Franklin D. Roosevelt's invitation to head a special committee on agriculture and economics. Entitled "The White House Committee on Depression Recovery and Agriculture Management," this body devised programs providing American farmers with direct professional advice. One program remaining today is the Agricultural Stabilization and Conservation Service.

Matthew Goodman's eight-year involvement with the national committee is recognized as an important contribution to Depression recovery, and widespread success is credited to implemented recommendations made by the White House Committee. In 1941, declining health forced Goodman to retire from his work. He moved back to Lincoln, where he expired at "Ridgewood" in 1942.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

- Aiken, Edward. "Matthew Goodman and His Contributions to Agriculture Education in Nebraska." Nebraska History. Vol. 62, No. 3, Fall, 1971. pp. 380-395.
- Baldwin, Sara Mullin, editor. Who's Who in Lincoln. Lincoln: Robert M. Baldwin, 1928.
- Cohen, Alicia. "President Appoints Nebraska Agriculture Dean." Time, March 24, 1933, p. 42.
- "Matthew Goodman Dies at Residence." The Lincoln Star. November 3, 1942, p.3.
- Whiffin, Marcus. American Architecture Since 1780: A Guide to the Styles. Cambridge, Massachusetts: The M.I.T. Press, 1969.

11. FORM PREPARED BY:

Name/Title: W. Scott Grover, Research Chairman

Organization Lancaster County Preservation Society Date Submitted May 14, 1981

Street & Number 311 Findley Building Telephone 432-4321

City or Town Lincoln State Nebraska

Signature W. Scott Grover

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED August 15, 1981

LANDMARK/LANDMARK DISTRICT NUMBER HP03

- French Window ----- A long window reaching to floor level and opening in two leaves, like a pair of doors.
- Frieze ----- The middle section of an entablature; also, the decorated band along the upper part of a wall, immediately below the cornice. See Figure 10.
- Frontispiece ----- The main facade of a building or its principle entrance bay.
- Gable ----- The triangular wall segment at the end of a double-pitched or a gable roof. See Figure 13.
- Gambrel ----- A ridged roof with two slopes on each side, the lower slope having a steeper pitch. See Figure 13.
- Hip Roof ----- A roof with four uniformly-pitched sides. See Figure 13.
- Hood-mold ----- A projecting molding to throw off rain, placed above an opening, door, or arch. See Figure 9.
- Ionic ----- A Classical Greek order, characterized by a column capital with two opposed volutes. See Figure 10.
- Jamb ----- The vertical side of an arch, door, or window.
- Keystone ----- The central stone of an arch, usually shaped like a wedge.
- Lancet Window ----- A slender window with an arched head, used in Gothic architecture.
- Lattice Window ----- A window with diamond-shaped and leaded lights or glazing bars.

Dentils -----	Small, block-like projections in a series; used in classical architecture under the cornice or eave. See Figures 7 and 10.
Dormer -----	A window placed vertically on a sloping roof with a roof of its own; also, the structure housing such a window. See Figure 6.
Double-Pitched Roof -----	A roof on which a side has two different slopes, as in a Mansard or gambrel roof. See figure 13.
Eave -----	The underside of a roof overhanging a wall.
Engaged Column -----	A column attached to or partly sunk into a wall or pier; an applied column.
Entablature -----	In Classical architecture, the part of the structure between the column capital and the roof. See Figures 7 and 10.
Eyelid Dormer -----	A low, arched sweeping dormer with a reversed curve at each end.
Facade -----	In general usage, this word refers to the main side of a building.
Fanlight -----	A semicircular or fan-shaped window with radiating members or tracery, set over a door or window.
Fascia -----	A plain horizontal band; an element of a Classical entablature; commonly, the board which covers the ends of rafters.
Fenestration -----	The arrangement of wall openings on a building.
Festoon -----	Ornamentation in the form of a garland of fruit and flowers, tied with ribbons and suspended at both ends in a loop.
Finial -----	A formal ornament at the top of a canopy, gable, pinnacle, or spire. See Figure 8.
Fluting -----	The shallow, concave grooves running vertically on the shaft of a column, pilaster or other surface. See Figure 16.
Framed Building -----	A structure whose weight is carried by the framework instead of by load-bearing walls.



APPLICATION FOR LANDMARK OR LANDMARK DISTRICT DESIGNATION  
ADDENDUM TO PETITION TO AMEND THE ZONING ORDINANCE  
LINCOLN, NEBRASKA

1. NAME

Historic Howard's Block Landmark District  
and/or Common \_\_\_\_\_

2. LOCATION

If proposed Landmark Designation:

Address (street number and name) \_\_\_\_\_

If proposed Landmark District Designation:

Describe boundaries by use of street names Spring Street: 2101-2145 on west;  
2102-2140 on east

3. CLASSIFICATION

<u>Proposed Designation</u>	<u>Category</u>
<input checked="" type="checkbox"/> Landmark District	<input checked="" type="checkbox"/> district <input type="checkbox"/> site
<input type="checkbox"/> Landmark	<input type="checkbox"/> building(s) <input type="checkbox"/> object
	<input type="checkbox"/> structure
 <u>Present Use</u>	
<input type="checkbox"/> agriculture	<input type="checkbox"/> industrial
<input type="checkbox"/> commercial	<input type="checkbox"/> military
<input type="checkbox"/> educational	<input type="checkbox"/> museum
<input type="checkbox"/> entertainment	<input type="checkbox"/> park
<input type="checkbox"/> government	<input checked="" type="checkbox"/> private residence
	<input type="checkbox"/> religious
	<input type="checkbox"/> scientific
	<input type="checkbox"/> transportation
	<input type="checkbox"/> other:

4. OWNER OF PROPERTY

If proposed Landmark Designation:

Name See attached page  
Address (street number and name) \_\_\_\_\_

If proposed Landmark District Designation, attach a separate page listing all properties in proposed district by address and include the names of property owners of record as of two weeks prior to the date of filing and an indication of which properties are significant.

Bungalow ----- A single-story house marked by gently pitched gables, shed dormers, and open porches. See section on architectural styles.

Buttress ----- A mass of masonry or wood projecting from or built against a wall to give additional vertical stability.

Canopy ----- A projection or hood over a door or window.

Capital ----- The head or crowning feature of a column or pilaster. See Figure 10.

Casement ----- A window with the sash hung vertically so that the the window opens inward or outward.

Chimney Location ----- See Figure 5.

Clapboard ----- A horizontal exterior wood siding; a narrow board with one edge thicker than the other; overlapping See Figure 18.

Classicism ----- A revival of or return to the principles of Greek and Roman art and architecture. Typically identified by the orders. See Figure 10.

Clerestory ----- The upper part of main walls pierced by clerestory windows.

Column ----- An upright member, usually circular in plan and usually tapered (with entasis). See Figure 10.

Coping ----- A capping or covering to a wall or parapet, either flat or sloping.

Corbel ----- A projecting block or bracket supporting a cornice, beam, or arch.

Cornice ----- In Classical architecture, the top projecting section of an entablature; also, any projecting ornamental molding along the top of a building, wall, or arch, finishing or crowning it. See Figure 10.

Cresting ----- An ornamental finish along the top of a screen, wall, or roof, usucally decorated and sometimes perforated.

Cupola ----- A small circular, square, or polygonal structure atop a roof or tower, often with windows.



# ARCHITECTURAL GLOSSARY

Apron -----	A raised panel below a window sill, sometimes shaped and decorated.
Arcade -----	A series of arches, carried on piers or columns, arranged on a repetitive pattern.
Arch -----	A continuous curve spanning an opening. See figure 1.
Architrave -----	The lowest part of a classical entablature resting directly on the capital of a column; also, the molded frame surrounding a door or window. See figure 10.
Ashlar -----	Hewn or squared stone; also, masonry of such stone.
Balloon Framing -----	A method of construction framing in which the studs run from sill to eaves.
Baluster -----	A short post or pillar supporting a rail or coping. See figure 2.
Balustrade -----	A series of balusters supporting a rail or coping. See figure 2.
Bargeboard -----	The raking boards of gables, usually decorated.
Bay -----	One unit of a building consisting of a series of similar units: commonly defined by the number of window and door openings per floor, or by the spaces between columns or piers.
Belt Course -----	A narrow horizontal band (projecting) on the exterior walls of a building, usually defining the interior floor levels.
Blind Arch -----	An arch that does not contain any opening for a window or a door, usually set against or indented within a wall.
Bracket -----	A structural or decorative brace supporting an eave, cornice, or overhang. See figure 3.
Brickwork -----	See figure 4 for patterns.
Board and Batten -----	Exterior wood siding composed of vertical planks, the joints of which are covered by raised wooden strips. See Figure 18.

## 5. GEOGRAPHICAL DATA

Legal Description Lots 1-6, Block 3; and Lots 7-12, Block 4, Fairfield Addition

Number of Acres or Square Feet: 90,000

## 6. REPRESENTATION IN EXISTING SURVEYS

Title Historic Lincoln Community Survey

Date 1981 federal state county X local

Depository for survey records Lincoln City-Lancaster County Planning Department

City, Town Lincoln State Nebraska

Is proposed Landmark or Landmark District listed in the National Register?

X yes, date listed no

## 7. DESCRIPTION

### Condition

<u>  </u> excellent	<u>  </u> deteriorated	<u>  </u> Check One	<u>  </u> Check One
<u>X</u> good	<u>  </u> ruins	<u>X</u> unaltered	<u>X</u> original site
<u>  </u> fair	<u>  </u> unexposed	<u>X</u> altered	<u>  </u> moved date <u>  </u>

Describe the present and original (if known) physical appearance of all significant supportive features of the Landmark or the significant structures within the Landmark District. Also provide information about the structures that are intrusions within the Landmark District.

West side of Spring Street, proceeding north:

Building 1, 2101 Spring Street: detached residence; rectangular; 2½ stories, 3-bay front; frame construction with clapboard siding; hipped roof with dormer on east containing tripartite window; hip-roofed verandah with wide eaves across front; paired windows on first and second levels, centered door on front with beveled-glass panel framed by wooden panes; interior brick chimney; built in 1901; good condition.

Building 2, 2109 Spring Street: detached residence; rectangular; 2½ stories, 2-bay front; frame construction with clapboard siding; hipped roof with dormers on front and sides; flat-roofed verandah with Tuscan columns and balustrade across front; bay window on south; entrance flanked by sidelights; paired windows on second-floor front; interior brick chimney in center; built in 1902; good condition.

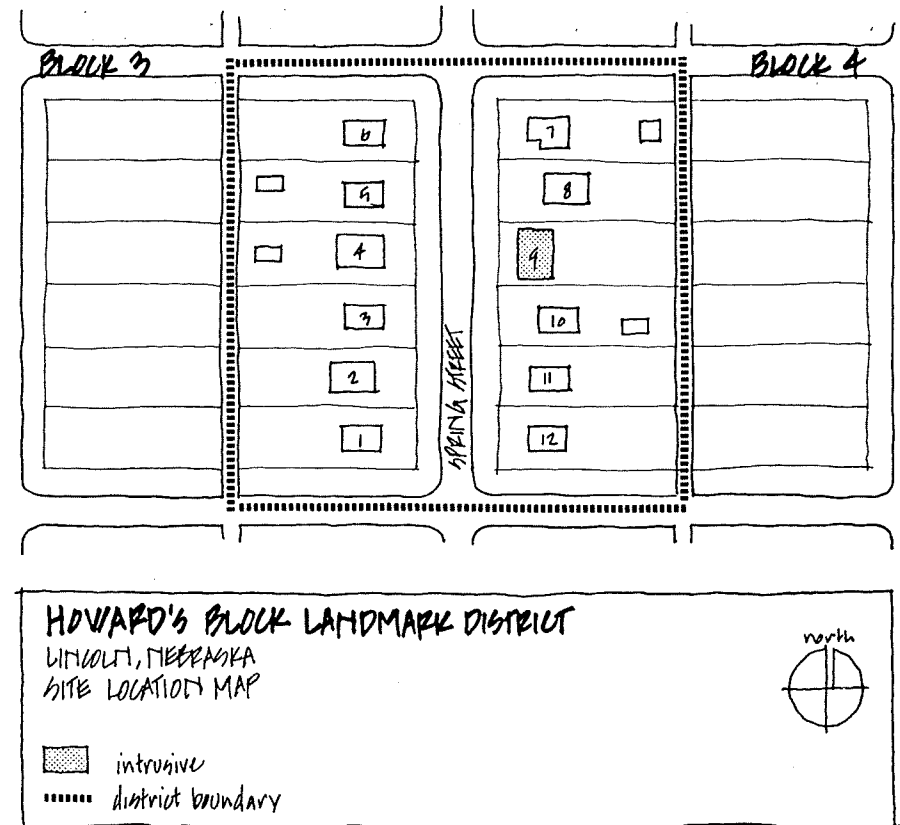
Howard's Block Landmark District  
Section 4, "Owner of Property"  
continuation page 1

Owners of properties significant to the district and their addresses:

- Building 1, 2101 Spring Street: George and Martha Hanson, 2101 Spring Street,  
Lincoln, Nebraska 68911
- Building 2, 2109 Spring Street: George and Martha Hanson, 2101 Spring Street,  
Lincoln, Nebraska 68911
- Building 3, 2119 Spring Street: Edwin and Mary Jones, 2119 Spring Street,  
Lincoln, Nebraska 68911
- Building 4, 2131 Spring Street: Lillian Goodwin, 2131 Spring Street,  
Lincoln, Nebraska 68911
- Building 5, 2139 Spring Street: Eugene and Catherine Voight, 2139 Spring Street,  
Lincoln, Nebraska 68911
- Building 6, 2145 Spring Street: Mildred Swoboda, in care of John Swoboda,  
5236 Arundal Road, Omaha, Nebraska 67273
- Building 7, 2140 Spring Street: Leonard and Dorothy Martin, 2140 Spring Street,  
Lincoln, Nebraska 68911
- Building 8, 2136 Spring Street: Linda Thomas, 2136 Spring Street,  
Lincoln, Nebraska 68911
- Building 10, 2130 Spring Street: Harold and Helen Kennedy, 5103 Wright Street,  
Lincoln, Nebraska 68912
- Building 11, 2112 Spring Street: Kenneth Harris, 2112 Spring Street,  
Lincoln, Nebraska 68911
- Building 12, 2102 Spring Street: J.B. and Olivia Gomez, 2406 47th Street, S.W.,  
Lincoln, Nebraska 69501

Owner of intrusive property in the district:

- Building 9, 2134 Spring Street: John Tower, 4062 Elmtree Street,  
Lincoln, Nebraska 69506



Howard's Block Landmark District  
Section 7, "Physical Description"  
continuation page 1



Building 3, 2119 Spring Street



Building 12, 2104 Spring Street

Building 3, 2119 Spring Street: detached residence; rectangular; 2½ stories; 2-bay front; frame construction with clapboard siding; hipped roof; flat-roofed verandah with Tuscan columns across front; bay window on north wall; interior brick chimney on north; hipped dormer with tripartite window centered on front; built in 1902; good condition.

Building 4, 2131 Spring Street: detached residence; rectangular; 2½ stories; 2-bay front; frame construction with clapboard siding; hipped roof with dormer on front; hip-roofed verandah spanning front enclosed with clapboard siding; paired windows on second floor; main entrance flanked by sidelights; recent 1-story garage west of residence; frame construction with clapboard siding; gabled roof; house built in 1902; good condition.

Building 5, 2139 Spring Street: detached residence; rectangular; 2½ stories; 2-bay front; frame construction with clapboard siding; hipped roof with front dormer containing tripartite window; hip-roofed verandah with Tuscan columns and simple balustrade across front; bay window on north; second-story oriel on south; contemporary 1-story garage west of residence; clapboard siding and hipped roof; house and garage built in 1903; both in good condition.

Building 6, 2123 Spring Street: detached residence; rectangular; 2½ stories; 3-bay front; hipped roof with hipped dormers; front dormer treated with Palladian window; L-shaped verandah on west and south with Tuscan colonettes and balustrade; polygonal bay window on north; transomed entrance and elliptical window containing leaded glass centered on front; built in 1901; good condition.

East side of Spring Street, proceeding south:

Building 7, 2124 Spring Street: detached residence; L-shaped; 2½ stories; 2-bay front; concrete block construction with front facade faced with rough-hewn stone; sides and rear finished with stucco; hip-roofed sections with dormers on west and north; hip-roofed verandah with stone posts spanning the front; 1-story garage east of residence; frame construction with stucco finish on all sides; hipped roof; house and garage built in 1904; good condition.

Building 8, 2120 Spring Street: detached residence; rectangular; 2½ stories, 3-bay front; frame construction with clapboard siding; hipped roof with dormer containing tripartite window on front and south; paired windows on front; hip-roofed verandah with boxed posts and simple balustrade wraps around front and south; interior brick chimney on north; built in 1903; good condition.

Building 10, 2112 Spring Street: detached residence; rectangular; 2½ stories; 3-bay front; concrete block construction with stucco finish; hipped roof with dormers; hip-roofed verandah across front with large, square columns finished with stucco; brick interior chimney on north and brick exterior chimney on south; 1-story garage southeast of house; concrete block construction with stucco finish; hipped roof; house and garage built in 1904; both in good condition.

Howard's Block Landmark District  
Section 7, "Physical Description"  
continuation page 2

Building 11, 2108 Spring Street: detached residence; rectangular; 2½ stories; 3-bay front; frame construction with clapboard siding; hipped roof with dormers on front and sides; hip-roofed verandah with Tuscan colonettes and balustrade across front; bay window on south; interior brick chimney; built in 1902; good condition.

Building 12, 2104 Spring Street: detached residence; rectangular; 2½ stories; 2-bay front; frame construction with stained-wood shingles sheathing 2nd floor and rough fieldstone veneer covering 1st floor; hipped roof with hipped dormers containing paired windows on front and sides; enclosed hip-roofed verandah across front with fieldstone posts and large, plate-glass-filled windows; exterior fieldstone chimney on north.

Intrusion:

Building 9, 2116 Spring Street: duplex dwelling; rectangular; 1 story; 6-bay front; frame construction with brick veneer exterior; flat roof; concrete stoops serving two entrances on front; built in 1975; good condition.

The Fairfield Flyer, Fairfield, Nebraska. Issues between 1900-1922.

Kahn, Renee. "Post Victorian Domestic Architecture: The American Foursquare," The Old House Journal, Vol. X, No. 2, February, 1982.

Nebraska Press Association. Who's Who in Nebraska. Lincoln: State Journal Printing Co., 1940.

Portrait and Biographical Album of Lancaster County, Nebraska. Chicago: Chapman Brothers, 1888.

Records of the Fairfield Home. Archives of the Nebraska State Historical Society, Lincoln, Nebraska.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Attach the following:

- a. Description of the particular features of the Landmark or the properties within the Landmark District that should be protected, preserved or enhanced.
- b. Brief summary of what guidelines should be looked at for the protection, preservation and enhancement of the proposed Landmark or Landmark District including particular restrictions as to construction, alteration, repair or demolition of the proposed Landmark or properties within the proposed Landmark District.
- c. Any other supporting evidence or documents relating to the Landmark or significant structures within the Landmark District.

NOTE: All information pertaining to the landmark district shall be attached with the application and no references shall be made to any material unless requested by the Historic Preservation Commission.

11. FORM PREPARED BY:

Name/Title: Lillian Goodwin, President  
 Organization Howard's Block Preservation League Date Submitted Jan. 14, 1981  
 Street & Number 2131 Spring Street Telephone 402-5432  
 City or Town Lincoln State Nebraska  
 Signature Lillian Goodwin

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED April 28, 1982

LANDMARK/LANDMARK DISTRICT NUMBER HP 29

8. SIGNIFICANCE

Period	Areas of Significance-Check and justify below	
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> music
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> politics/government
	<input type="checkbox"/> community planning	<input type="checkbox"/> religion
	<input type="checkbox"/> conservation	<input type="checkbox"/> science
	<input type="checkbox"/> economics	<input type="checkbox"/> sculpture
	<input type="checkbox"/> education	<input checked="" type="checkbox"/> social/humanitarian
	<input type="checkbox"/> engineering	<input type="checkbox"/> theater
	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> transportation
	<input type="checkbox"/> industry	<input type="checkbox"/> other (specify)
	<input type="checkbox"/> invention	

Specific dates: Nonapplicable

Builder/Architect: Nonapplicable

Statement of Significance (in one paragraph):

The Howard's Block Landmark District is an outstanding collection of a common yet important house-type. Historically, residents of the encompassed area rendered generous support to a former institution which significantly benefitted the region. Architectural and historical integrity are maintained through the following qualities: location, design, setting, materials, workmanship, feeling, and association.

9. STANDARDS FOR DESIGNATION

(Check one(s) that apply)

- ☒ Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;
- ☒ Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States; or
- ☐ Represents archeological values in that it yields or may be likely to yield information pertaining to pre-history or history.

The Howard's Block Landmark District derives its name from Lincoln developer O.J. Howard (1860-1940), who was responsible for developing a residential area that includes the proposed portion of Spring Street. Building construction there took place between 1901-04. This particular portion came to be known as "Howard's Block" (actually one half of Block 3 and one half of Block 4, Fairfield Addition), since Howard resided there (Building 6) and owned several neighboring properties.

The area around "Howard's Block" was originally part of a small village known as Fairfield and was annexed by the City of Lincoln in 1926. Most activity centered around Fairfield's small business district and an orphanage called the Fairfield Home. Operation of the orphanage lasted from 1900-1936.

The citizens of Fairfield were instrumental in establishing the Fairfield Home, recognizing the over-crowded conditions in state-operated orphanages. To this end, a group of Fairfield residents made plans for the institution, and O.J. Howard gave five acres of land (located two blocks north of the district) to the cause. Howard also established the "Friends of Fairfield Home," an organization which continuously raised financial support for the orphanage during its period of operation. The main building of the institution burned in 1936, and because the State of Nebraska had constructed more than sufficient housing for homeless children by that time, reconstruction was deemed unnecessary and the Fairfield Home was closed.

Instrumental along with Howard in establishing the Fairfield Home was Edward P. Shaefer (Building 8), President of the Shaefer Brothers Milling Company. Shaefer gave money for the construction of a gymnasium, served on the Board of Trustees for ten years, and belonged to the Friends organization.

Dr. Arthur McCreedy (Building 2) was employed as the director of the Fairfield Home for 25 years. He came to Fairfield at the request of Howard and Shaefer and remained there as a resident following retirement in 1926.

Other prominent residents on the block who were major supporters of the orphanage include the following: Thomas R. Stone (Building 5), senior law partner in Stone, Howe, and Steiner; William Clarkman (Building 7), president of the Town Bank of Commerce and a four-term state legislator; John H. Lorde, a successful local merchant, member of Fairfield's town council, and later a three-term member of Lincoln's city council following Fairfield's annexation; Dr. Morgan Davis (Building 4), a physician in private practice who donated medical service to the orphanage one morning a week; Maximillian Holland (Building 12), owner of Holland's Wholesale Fruits; and Charles R. Royce (Building 1), editor of The Fairfield Flyer.

Architecturally, the Howard's Block Landmark District consists of an unusually high concentration of houses that are of a somewhat vernacular cubical type, often termed the American Foursquare, but also called the Neo-Classical Cube since classical detailing is usually employed. Despite some prevalence in Lincoln and the surrounding area following the turn of the century, there is no local concentration like that in Howard's Block. The following are the type's general traits: frame construction with clapboard siding (brick, stone, and concrete blocks are not unusual), two and one-half stories, a rectangular shape, two- or three-bay front, hipped roof, one or more dormers, broad eaves, and

a one-story verandah across the front.

Many persons refer to the American Foursquare/Neo-Classical Cube houses as "plain," yet the plain quality belies the history of this type. It exemplified the growing public taste for simplicity, honest, and practicality -- reacting to the decorative excessiveness of the Victorian era. It has been seen by some as a forerunner to the Prairie School Style attributed to Frank Lloyd Wright. The Foursquare/Cube strived to be "the most house for the least amount of money," with its primary objective being to provide large amounts of living space. The exterior was generally free from adornment, which made the house less expensive and easier to maintain. Variety was encouraged in window treatment, often reflecting elements from earlier stylistic periods, but windows were placed to be functional and not arranged symmetrically for symmetry's sake.

Howard's Block has substantially retained its early-twentieth-century character. The construction of an incompatible building (#9) has compromised the block's integrity to a limited degree; otherwise, the sense of time and place is almost fully retained. Boundaries were selected on architectural and historical grounds. A large amount of newer construction is north and south of Howard's Block, which includes the only area selected. Older buildings are to the east and west, but they are of a largely different character. Also, the proposed area has traditionally been associated with individuals responsible for the founding and operation of the Fairfield Home, an institution which provided an invaluable service to Fairfield, Lincoln, and Lancaster County.