

Outlot D of Hazelhurst. (Vacation ordinance #13207); the former alley running west from 37th Street between Lot 37 of University Park to the north and Outlot D, Block 5 of Hazelhurst. (Vacation ordinance #2134); and the former alley running east from 37th to 38th Streets between Lots 36 and 13 of University Park to the north and Outlots C and B, Block 4 of Hazelhurst to the south. (Vacation ordinance #4140);

all in the northeast quarter of Sec. 19-T10N-R7E, Lincoln, Lancaster County, Nebraska.

LOCATION: Generally bounded by Holdrege on the north, Idylwild Drive on the west, Apple Street on the south, and N. 40th Street on the east.

APPLICANT: Cindy and David Loope, Steve and Pat Schock, Richard and Lisa Sutton, Beth and Ron Goble, and Margaret Bloom
c/o Loope
1300 N. 37th Street
Lincoln, NE 68503
(402)466-5396

CONTACT: Cindy Loope
1300 N. 37th Street
Lincoln, NE 68503
(402)466-5396

EXISTING ZONING: R-2 and R-6 residential.

SIZE: 48 acres, more or less.

EXISTING LAND USE: residences and fraternity house.

SURROUNDING LAND USE AND ZONING: P (Public Use—University of Nebraska) to north (East Campus) and east (Varner Hall); R-2 (Residential) to east, west, and south; MoPac Trail and Farmhouse fraternity to south; MoPac Trail runs along south boundary of district on abandoned Missouri Pacific RR right-of-way.

HISTORY: Urban residential development of this area began in the 1910s, following the expansion of academic programs at the former University Experimental Farm (East Campus); most houses were built in 1910s and '20s but construction continued in 1930s, '40s, and '50s. The "Interurban" Line of the OL&B Railroad served the area from 1905 through the 1920s; its former ROW serves as a pedestrian path from Idylwild to N. 38th St. through the center of this district.

UTILITIES: This area is served by all City utilities.

PUBLIC SERVICE: This area is served by all City public services.

ESTHETIC CONSIDERATIONS:

Designation as a landmark district provides recognition and implements Preservation Guidelines and design review of exterior changes. Both the recognition and the design review would assist current and future owners in maintaining the historic and architectural character of the district.

ALTERATIVE USES:

Approval of this application would not change the permitted uses in the landmark district.

ANALYSIS:

1. Lincoln Municipal Code, section 27.57.120 provides for designation of landmark districts that are *“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”* or that *“Represent a distinctive architectural style or innovation...”*
2. The Historic Preservation Commission held public hearings on this matter and voted unanimously to recommend that the proposed area be recognized as a Lincoln Landmark District for its close association with many leading figures from the University of Nebraska (especially its agricultural programs at East Campus) and for its architectural character, which displays a wide range of scales and styles of the first half of the 20th Century.
3. The district includes 177 houses, of which 171—over 96%—are regarded as contributing to the historic character of the district. This is a very high percentage for a landmark district in Lincoln or anywhere. The six properties classified as “non-contributing” were so identified on the basis of their dates of construction—between 1957 and 1975. Most are of very compatible scale with the rest of the district.
4. Preservation guidelines for the proposed landmark district are attached. They are adapted from the district guidelines developed in 1983 for use in the residential landmark districts of Lincoln. In the process of preparing this district’s application, the standard guidelines were carefully reviewed with property owners and several improvements were made for clarity, practicality, and to reflect experience from the ten other residential landmark districts.

5. The application is enclosed.
6. The 2025 Comprehensive Plan includes as a strategy (p. F136) to “Continue efforts to inventory, research, evaluate and celebrate the full range of historic resources throughout Lancaster County, collaborating with individuals, associations, and institutions, and designating landmarks and districts through the local preservation ordinance and the National Register of Historic Places.”

Prepared by:

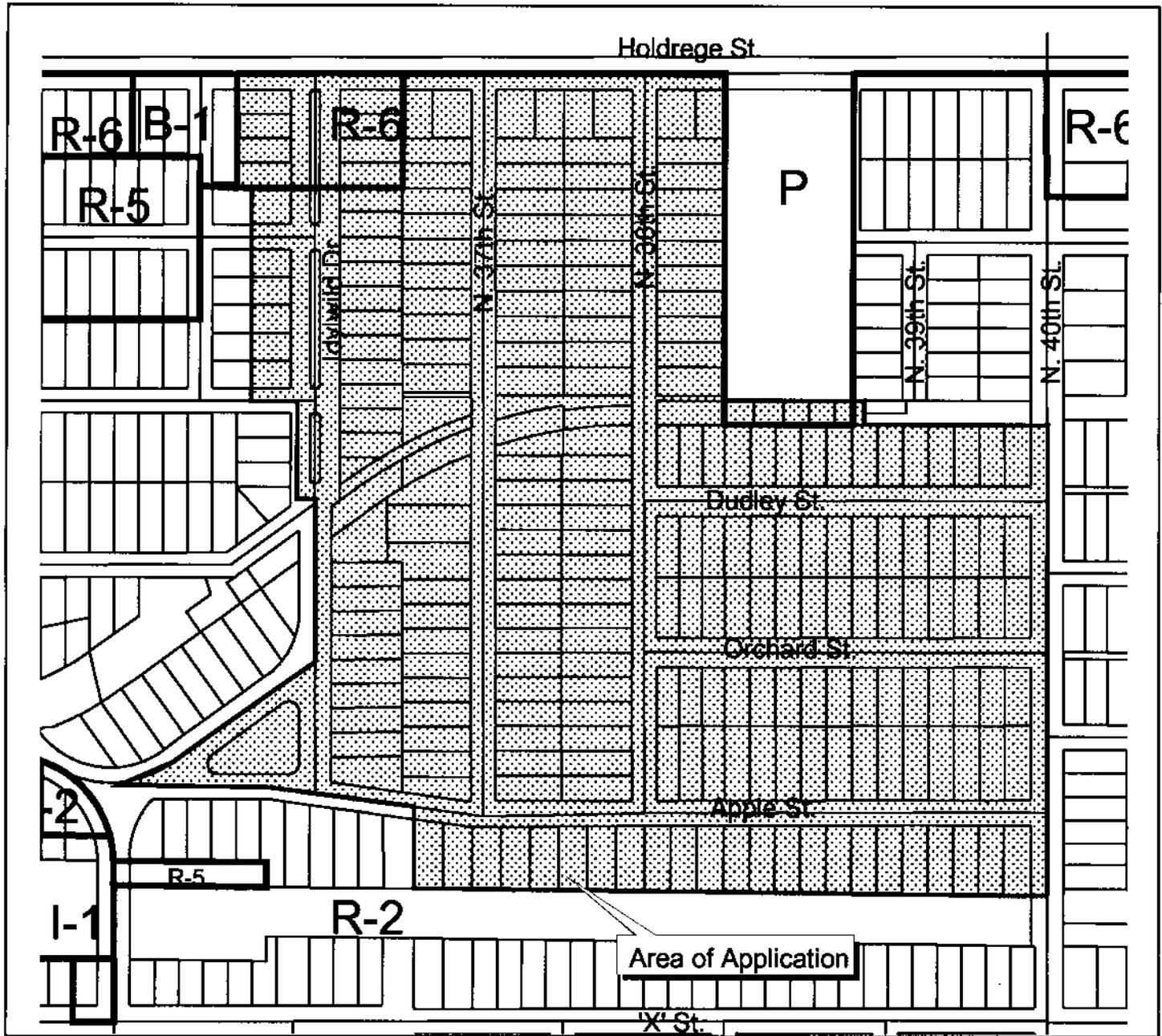
Edward F. Zimmer, Ph. D.
Historic Preservation Planner

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**Change of Zone #74HP
N. 37th & Holdrege St.
Local Landmark District**



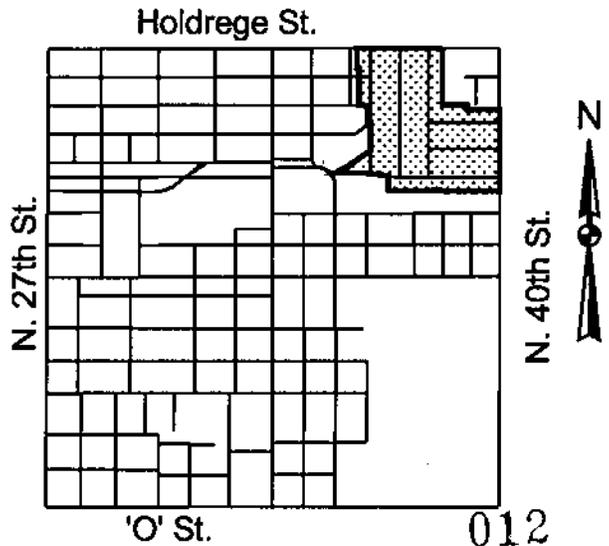
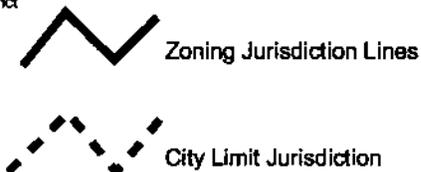


**Change of Zone #74HP
N. 37th & Holdrege St.
Local Landmark District**

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 19 T10N R7E



PRESERVATION GUIDELINES FOR
EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT

1. Architectural Review of Landmark District:

- a. Photographs: On file in Planning Department.
- b. Important architectural features:
 - 1. Diverse mixture of historic residences, almost entirely single-family in design, ranging in scale from cottages to sizable masonry residences, and in date and style from one late 19th century Italianate house to several post-WWII ranch houses.
 - 2. Strong repetition of setbacks, mostly dictated by early deed covenants, creates a very strong relation of houses, front yards, and public right-of-way (sidewalks & streets), punctuated by historic cast-iron street lights.
 - 3. On Idylwild, the right-of-way is enhanced with a landscaped median, widening into a little triangle bounded by three streets to form Idylwild Park.
 - 4. Remnant railroad right-of-way converted to open-space/path system is a unique neighborhood feature.
 - 5. Many (but not all) of the houses were designed with strong porches.
 - 6. Shutters are significant features of many of the Period Revival style houses, with decorative cut-outs including crescent moons, candlesticks, squirrels, tulips, musical notes, pine trees, and sailboats.
- c. Architectural styles, dates, and period of significance:
Italianate (ca. 1890), Prairie Boxes (1900-1925) with Craftsman and Colonial Revival detailing; Bungalows (1910-25); Period Revival (1910-45); and Ranch (1945-55).
The district's period of significance extends from 1890 to 1955.
- d. Additions and modifications: some altered siding (asbestos, vinyl, aluminum, steel, etc.), altered porch details, a few late single-family houses built after the period of significance, a larger and later fraternity house at Idylwild & Holdrege.

2. Notice of Work Needing Certificate:

- A. A Preservation Certificate can be granted by the Preservation Commission or, in certain instances, by the Director of Planning. Application for the Certificate should be made to the Department of Building and Safety. The following work to be conducted ~~on~~ in the Landmark District requires the procurement of a Certificate for Certain Work:
 - 1. Exterior work requiring a Building Permit as defined in the Lincoln Building Code. Before conducting exterior work, check with the Department of Building and Safety to determine whether a Building Permit is necessary;
 - 2. Demolition of a structure or portion of a structure as defined in the Lincoln Building Code;
 - 3. Work which may not require a Building Permit, but involves:
 - a. Removal of live trees over 24 inches in caliper, measured at 12 inches above the ground;
 - b. Addition of paving materials to create new parking areas in front of buildings;
 - c. Addition or replacement of fencing or landscape walls in front of or beside buildings

**PRESERVATION GUIDELINES FOR
East Campus Neighborhood Landmark District--p. 2**

(excluding fences or wall less than 24" tall and fences in the area between the rear of buildings and rear lot lines);

- d. Replacement of exterior material and trim or permanent roofing materials such as tile or slate, excluding replacement of composition roofing materials;
 - e. Cleaning and maintenance of stone, brick, and other masonry, and painting of previously unpainted masonry;
 - f. Replacement of doors and windows, on facades visible from the street;
 - g. Placement of permanent mechanical systems, such as but not limited to, air conditioning compressors, solar collectors, and satellite receivers, on the main facade or between the front of the building and the primary street frontage, but excluding window air conditioners;
 - h. The addition or replacement of signs;
 - i. Moving structures on or off the site;
 - j. Installation of electrical, utility, and communications services on principal facades;
 - k. Placement of high intensity overhead lighting, antennae, and utility poles within the area of the principal facades.
4. Modifications in the public right-of-way affecting historic features including street lights, pavement width, or landscape elements such as Idylwild Park or the Idylwild Drive medians.
- B. The following work to be conducted on the Landmark does not require the procurement of a Preservation Certificate:
1. Changes involving routine maintenance and repair for the general cleaning and upkeep of the building but which include no direct physical change in design or material;
 2. Changes involving color and landscaping, except as previously noted;
 3. Changes involving roofing, except as previously noted;
 4. Interior changes involving no exterior alteration.
- C. Preservation Certificates are obtained by approval of the Preservation Commission (affirmative vote of 4 or more members), from the Planning Director in certain cases of immediate hazard or minor work consistent with the guidelines, and from the Planning Director for work denied approval by the Commission after certain waiting periods. Proceeding with work restricted by the preservation ordinance without obtaining a Preservation Certificate is a violation of the zoning code, and can result in notification from Building and Safety Dept. to cease the work until consultation with the Preservation Commission has taken place. The possible penalty upon conviction for conducting work which requires a Preservation Certificate without procuring the Certificate or for doing work contrary to an issued Certificate is a fine not to exceed \$100.00. Each and every day that such violation continues after notification may constitute a separate offense. The City of Lincoln may also pursue the remedies of injunction, mandamus, or other lawful action to correct a violation.

3. Standards for Owner and Preservation Commission:

The following standards serve as a guide to Landmark District property owners in the preservation of their buildings. It is also intended that these Standards will aid the Commission in making

decisions when required to issue or deny a Certificate.

The goals of the Lincoln historic preservation process are to maintain the historic character of significant buildings and areas, while encouraging private ownership. The guidelines focus on the fronts and sides of buildings--the portions the public can enjoy from public streets and sidewalks--with less emphasis on backyards and the rear of buildings. For corner properties, owners are encouraged to consider compatibility with the historic character of the district in making changes to rear facades and rear yards visible from public streets, while the Commission will exercise discretion in reviewing such changes.

Changes to existing non-historic buildings within the district (post-1955) will be reviewed for their broad effect on the streetscape, in other words, whether the proposed change contributes to the overall appearance and livability of the district.

When a decision to issue or deny a Certificate is to be made, the more definitive the presentation by the applicant, the easier it will be to convey and comprehend the effect of the proposed change. The owner or representative is invited to attend the public hearing to discuss the proposed work. When an application is being reviewed, it will be the responsibility of the applicant to demonstrate that the new work is compatible with these Standards. A strict interpretation of these guidelines may be waived by the Preservation Commission if the applicant develops a design solution which meets the spirit and intent of the Historic Preservation Ordinance.

A. New Construction:

1. Main Buildings:

New construction should be based on careful study of the surrounding historic structures, and sensitive design reflecting the principal qualities of the district in terms of size, setback, roofs, orientation, and materials. Contemporary designs should be compatible with the district's historic structures in height, proportion, character, and mood.

- a. Height and Proportion: The height of a new structure and its height-to-width proportions shall be consistent with the historic architectural characteristics of the district. The building height shall be no greater than the tallest existing structure and no less than that of the lowest existing structure on the same blockface.
- b. Building Materials: Exterior materials of new buildings, including roofing, shall be compatible in appearance, scale, texture, and color with the historic architectural materials of the district.
- c. Roof: Roof type and pitch should be based on prevalent types within the district.
- d. Orientation: The principal entrance facade of a new building shall be oriented in the same direction as the entrance facade of the nearest adjacent historic building in the district.
- e. Windows, doors, and trim: Window and door placement and appearance on new buildings shall be consistent with those on historic buildings in the district. Owners and their designers are encouraged to provide designs that harmonize with historic materials and decoration in the district.
- f. Mechanical systems and utility services: Permanent mechanical systems including solar panels and air conditioners (excluding window air conditioners) and utility services including electrical, cable TV, telephone, and large meters shall not be located on the street facade and shall be as unobtrusive as possible if located on side facades. Satellite "dish" antennae shall not be located in front yards, and shall be located and screened so as to be as unobtrusive as possible if located in side or rear

yards.

2. Accessory Buildings:

Accessory buildings shall be compatible with the design of the existing building and shall be as unobtrusive as possible. Exterior wall material shall replicate the appearance of the exterior materials of the existing building, unless those materials are unavailable or unfeasible due to expense, such as cut stone or unusual brick. In those instances, materials that replicate the appearance of other, nearby historic structures in the district may be substituted.

B. Alterations:

1. Additions: Additions shall complement the style of the structure. Additions shall not imitate architectural styles which pre-date that of the historic structure. The appearance of all street facades of a building shall not be altered unless the design is sensitive to the historic and architectural character of the building. The design shall be compatible with the existing building in scale, color, texture, and the proportion of solids to voids. Materials and architectural details used in such alterations and additions shall complement those on the existing building.

Additions that are not visible from the street shall not be restricted.

2. Roofs: The roof shape of front of a building shall remain the same unless an owner wishes to restore an earlier, documented appearance. Unobtrusive alterations to the side and rear portions of a roof shall be compatible with the design of the building.
3. Porches and Trim: There shall be no changes in the original porches, trim and ornamentation of buildings other than painting or repair unless the owner wishes to restore an earlier, documented appearance. Any replaced or repaired portions of the porches or trim that are visible and above grade, including, but not limited to, columns, railings, balustrades, decks, steps, foundations, and fascia shall match the original members in scale, design, and material.
4. Openings: The preference of these guidelines is that original windows, doors, or hardware shall not be removed when they can be restored, repaired, and reused. If the original windows, hardware, and doors cannot be repaired and retained, then they should be replaced with new units that duplicate the original in size, material, and appearance. If necessary, replacement of these items with non-original materials may be allowed, based on evidence provided by the owner that replacement-in-kind is practically or financially unfeasible.

While no review is required for combination storms and screens or storm door, units finished in colors that harmonize with the building are encouraged.

Additional openings, or changes in the size of the existing openings, shall not be made unless the change is compatible with the style and period of the building.

C. Repair:

1. Repairs in General: Repairs in materials that duplicate the original in composition, texture, and appearance are encouraged. Repairs with new materials that duplicate the original in texture and appearance also may be permitted. Repairs in materials that do not

PRESERVATION GUIDELINES FOR
East Campus Landmark District--p. 5

duplicate the original appearance may be permitted on an individual basis if the repairs are compatible with the character and materials of the existing building and if repairs that duplicate the original in appearance are not available.

2. **Masonry:** Unpainted brick or stone shall not be painted or covered. The cleaning of masonry shall not be done in a manner to harm or alter the original surface of the materials. Sandblasting is prohibited.
3. **Siding:** Repairs with materials that duplicate the original siding in texture, scale, and appearance are required. Re-siding with aluminum, steel, or vinyl shall be permitted, on a case-by-case basis, if the material matches the width of the original siding, leaves ornamental trim, including window cases, uncovered or replicates the original detail, and matches the surface texture of the original siding. Wood-grained synthetic siding will not be permitted.
4. **Roofing:** Reroofing shall retain permanent materials such as tile and slate whenever possible. Replacement with other materials shall be evaluated in terms of compatibility with the architectural style of the building and of cost, and may be permitted on an individual basis. Replacement of composition shingles with composition shingles is not restricted.

D. **Demolition:**

Buildings, accessory buildings, or significant portions thereof shall not be demolished except pursuant to Lincoln Municipal Code Section 27.57.150(b), Section 27.57.160, or Section 27.57.170. The moving of buildings is discouraged; however, moving is preferred to demolition.

E. **Other:**

1. **Mechanical Systems:**

Necessary mechanical services shall be installed in areas and spaces that require the least possible alteration to the exterior structural condition and physical appearance of the building.

Holes to accommodate air conditioners or other mechanical equipment shall not be cut through walls in areas that can be seen from the street.

Exterior electrical, television and telephone cables should be installed in places where they will be visually unobtrusive. Television antennae (especially satellite dishes) and mechanical equipment such as air conditioners and solar panels should be placed in as inconspicuous a location as possible. The installation of such equipment shall not adversely affect the principal elevations. Owners are encouraged to work with LES to bury electrical service lines whenever feasible.

2. **Signs:**

Any exterior signs shall be compatible with the historic and architectural character of the building and the district. Any street address designation shall also be compatible with the historic and architectural character of the building. Installation of a compatibly designed

sign providing historical information about the building is encouraged.

3. Fencing and Walls:

Fencing and walls less than 24 inches in height are not restricted. Chain link or similar security-type wire fences are prohibited in front yards. Historic types of residential wire fencing may be permitted on a case-by-case basis. All fencing and walls (above 24' in height) in front of or beside the building shall be compatible with the historic and architectural character of the building and the district. Fencing behind buildings is not subject to review.

4. Paving:

No new paving to create space for parking may be added to areas in front of or beside the building. New sidewalks and drives shall be sensitive to the historic and architectural character of the building. Original walks shall be maintained.

5. Fire Escapes

Conspicuous fire escapes shall not be permitted on front facades. Fire escapes on the rear and side shall be designed and located so as to minimize their visual impact.

6. Landscaping:

Most aspects of landscaping are not subject to Commission review, except as specified in part 2.3.a, b, and c above, addressing trees, paving, and fences. As with other features, regarding landscaping the Commission is more interested in the front and visible side yards of properties, and less concerned about back yards. However, maintenance of all original environmental features is strongly encouraged. New plantings and outdoor appurtenances are encouraged to be compatible with the historic and architectural character of the property and the district.

Regarding trees over 24 inches in diameter, they shall not be removed unless:

- a. the Commission determines, in consultation with the City Forester, that they are diseased or threaten the public safety, or
- b. the tree or trees are shown to be threatening damage or causing deterioration to a building, or
- c. trees are located in such a manner as to be unable to maintain healthy growth.

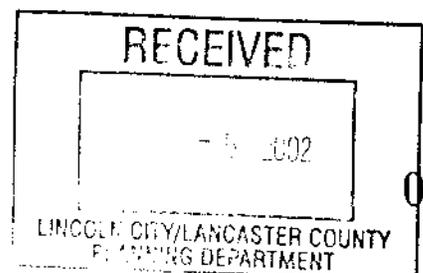
Memo



To: Ed Zimmer, Planning Department
From: Mark Canney, Parks & Recreation
Date: July 3, 2002
Re: East Campus Historic District HP74

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have no comments.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

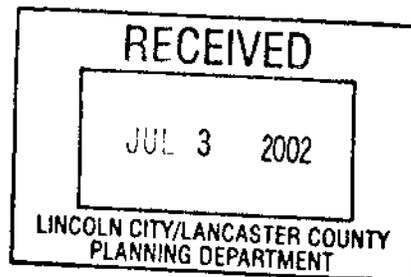


019

M e m o r a n d u m

To: Ed Zimmer, Planning
From: *Dennis Bartels*, Engineering Services
Subject: Designation of Landmark Historic District
Date: July 2, 2002
cc: Randy Hoskins
Roger Figard
Nicole Fleck-Tooze

The area proposed for a landmark historic district located between Holdrege and Apple, 40th to Idylwild Drive, is satisfactory to Public Works.



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

1. NAME
Historic East Campus Neighborhood Landmark District
and/or Common multiple sites in LC13:E10
NeHBS Site #
2. LOCATION
Generally bounded by Holdrege St. on the north,
Idylwild Dr. on the west, Apple St. on the south, and
N. 40th St. on the east, excluding from the northeast
corner 39th St., Starr St., and the vicinity of Varner
Hall.

3. CLASSIFICATION

Proposed Designation

Landmark District
 Landmark

Present Use

agriculture
 commercial
 educational
 entertainment
 government

Category

district
 building(s)
 structure

site
 object

industrial
 military
 museum
 park (Idylwild Park)
 private residences

religious
 scientific
 transportat'n
 other (fraternity)

4. OWNER OF PROPERTY

Name multiple, see Attachment 4.
Address

5. GEOGRAPHICAL DATA

Legal Description see Attachment 5

Number of Acres or Square Feet: **48 acres (more or less)**

6. REPRESENTATION IN EXISTING SURVEYS

Title: Architectural and Historical Survey of Lincoln, Nebraska/Nebr. Historic Building Survey

Date on-going _____ State County Local

Depository for survey records Lincoln/Lancaster County Planning Dept.

City Lincoln State Nebraska

Is proposed Landmark or Landmark District listed in the National Register? No

7. DESCRIPTION AND HISTORY

Condition

excellent deteriorated unaltered original site
 good ruins altered moved date _____
 fair unexposed

DESCRIPTION: Summary (see Attachment 7 for detailed description)

This portion of the residential area south of the University of Nebraska East Campus is distinguished by the very long blocks of N. 37th and N. 38th Streets between Holdrege and Apple Streets, which are lined with cast-iron street lights, mature landscaping, and stately houses. Idylwild Drive on the west edge of the area is further highlighted by three landscaped center medians in the right-of-way, and the little triangular Idylwild Park at the southwest corner of the proposed district. A special feature of the area is the former Interurban Railroad right-of-way that formerly linked the neighborhood to University Place and Bethany to the east, and Lincoln to the west. Today the diagonal course of the ROW provides a pedestrian path linking Idylwild to 38th Street.

The historic housing stock of the area ranges in date from the Pettibone House of ca. 1890 at 37th and Apple, to numerous Prairie Boxes and bungalows, to a wide variety of period revival houses, to simpler cottages of the WWII era, and "ranch" houses of the late 1940s and 1950s on Apple and the west end of Orchard and Dudley. There are 177 houses within the proposed boundaries, of which 171 are regarded as contributing to the historic character of the area, and 6 are classified as non-contributing because of their more recent dates of construction.

These non-contributing properties are:

1430 Idylwild Drive (Alpha Gamma Rho Fraternity), built 1957

1140 Idylwild Drive, built 1966

1148 Idylwild Drive, built 1975

3858 Orchard St., built 1968

3917 Orchard St., built 1960

3716 Apple St., built 1964

HISTORY: Summary (see Attachment 7 for detailed description)

In the late 19th century this general area was sometimes referred to as "Pecks Grove," for the Missouri Pacific RR stop near 33rd and X Streets. The Woods Bros. and others operated a horse farm east of 33rd and south of Holdrege in the late 19th and early 20th centuries. Major residential development of the area started with Henry C. Luckey's "University Park" subdivision in 1915, followed soon after by the Woods Bros' Woods Bros University Addition on the site of their horse farm in 1919, and Howard R. Smith's Hazelhurst in 1920.

The Interurban Railroad served the neighborhood from ca. 1905 to 1928, providing both passenger service and some freighting, including moving of household furniture.

8. SIGNIFICANCE

<u>Period</u>	<u>Areas of Significance-Check and justify</u>	
<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"/> 1900-1955	<input type="checkbox"/> communications	<input type="checkbox"/> politics/government
	<input checked="" 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 checked="" type="checkbox"/> transportation
	<input type="checkbox"/> industry	<input type="checkbox"/> other (specify)
	<input type="checkbox"/> invention	

Specific dates:

Platting dates: University Park, 1915; Woods Bros University Addition, 1919; Paine's Sub, 1919; Hazelhurst, 1920; Second Hazelhurst, 1923; Meadow Lark Addition, 1923; Third Hazelhurst, 1924.

Interurban Railroad dates: Interurban Company acquires ROW, 1903; Omaha, Lincoln, Beatrice RR builds Lincoln to Bethany line, 1904-05; O.L.B. builds car barn at 30th and Y Streets, 1920; O.L.B. establishes spur to East Campus along Idylwild Drive, 1926; O.L.B. ceases Interurban line, 1928.

Builder/Architect: Multiple, see Attachment 7.

Statement of Significance:

The East Campus Neighborhood Landmark District, sometimes called "Professors Row," is a premier residential area, developed by the Woods Bros., Henry C. Luckey, Howard R. Smith, and others in the early 20th century. Many of the early and longtime residents of the area were professors, deans, and other staff associated with agricultural research and education at the University of Nebraska's nearby Experimental Farm/Agriculture Campus/East Campus.

The houses of the area display a wide range of sizes and diverse residential styles from the first half of the 20th century including American Foursquares ("Prairie Boxes"), bungalows, Period Revival homes (e.g. Colonial, Tudor, and Dutch Colonial), and post-World War II ranch houses.

The landscape of the area is enhanced by the long blocks from Holdrege to Apple and their distinctive cast-iron streetlights, along with mature trees and hedges. The old Interurban Railroad right-of-way remains a strong feature, providing a pedestrian link at the heart of the area.

9. STANDARDS FOR DESIGNATION

- 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.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

City of Lincoln Building Permits

Lancaster County Register of Deeds

Lincoln City Directories

1887, 1893, 1903 Scoville Maps of Lincoln

1903 and 1928 Sanborn Atlas of Lincoln

University of Nebraska Special Collections

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Neale Cottle, Tower on the Plains. Lincoln: Sunday Journal & Star, 1959.

James L. McKee, Lincoln, The Prairie Capital. Windsor Publications, Inc., Northridge,
California, 1984.

H. Clyde Filley, *Howard R. Smith, The Story of a Farm Boy*, Nebraska Hall of Agricultural Achievement,
Lincoln, Nebraska 1953.

Advertisement, *The Breeder's Gazette*, December 18, 1912.

Obituaries (mostly *Lincoln Star* and *Nebraska State Journal*).

11. FORM PREPARED BY:

Name/Title: Chris Beltzer (intern) and Ed Zimmer (planner)

Organization Lincoln/Lancaster County Planning Dept.

Date Submitted May 6, 2002

Street & Number 555 S. 10th St.

Telephone (402)441-6360

City or Town Lincoln

State NE 68508

Signature _____

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

ATTACHMENT 5: LEGAL DESCRIPTION AND MAP

Paines Sub:

--Lots 1-5, 7, 8

Woods Bros. University Add:

-Block 1, Lots 1-16

-Block 2, Lots 1-3

-Block 8, Lots 2-10

-and the public property consisting of the median islands on Idylwild Drive between Holdrege and Orchard Streets, and the triangular park--commonly referred to as Idylwild Park--generally located at the intersection of Idylwild Drive and Apple Street.

University Park:

-Lots 1-48

Hazelhurst:

-Block 1, Lots 1-3, Outlot A

-Block 2, Lots 1-6

-Block 3, Lots 1-3

-Block 4, Lots 1-24, Outlot B, Outlot C

-Block 5, Lots 6-11, Outlot D

Hergenrader Sub:

-Lots 1-4

Second Hazelhurst:

-Block 1, Lots 1-12

-Block 2, Lots 1-24

-Block 3, Lots 1-12

Third Hazelhurst:

-Block 1, Lots 1-15

-Block 2, Lots 1-15

Meadow Lark Add:

-Lots 1-17

Irregular Tracts:

- 19-10-7 Irregular Tract Lot 89, 91-94*
- 19-10-7 Irregular Tract Lot 98

Vacated Rights of Way including:

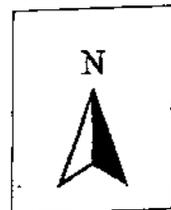
- former "Y" Street property running NE from Idylwild Drive to N. 37th Street, north of 19-10-7 I.T. Lot 98 and dividing Outlot D of Hazelhurst. Vacation ordinance #13207.
- former alley running west from 37th Street between Lot 37 of University Park to the north and Outlot D, Block 5 of Hazelhurst. Vacation ordinance # 2134.
- former alley running east from 37th to 38th Streets between Lots 36 and 13 of University Park to the north and Outlots C and B, Block 4 of Hazelhurst to the south. Vacation ordinance #4140.

*-19-10-7 Irregular Tract Lot 88 is not included because it has been divided irregularly between properties within the district and those outside the district, which would have complicated the border to the district. Irregular Tracts 89, 91-94 have been incorporated neatly into the properties within the district, so are included in the district.

Proposed East Campus Historic Landmark District



18 acres (more or less)



ATTACHMENT 7: HISTORY AND DESCRIPTION

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A. Summary	Page 2
B. Platting Sequence	Page 3
C. Major Builders	Page 5
D. Notable Residents	Page 7
E. Figures	Page 9
F. Site Descriptions	Page f1-f44

ATTACHMENT 7: HISTORY AND DESCRIPTION

A. Summary:

Prior to 1900, the area of the proposed District consisted of the largely undeveloped land between Lincoln and the suburban towns of Bethany and University Place. The Missouri-Pacific Railroad ran across the southern border, where trains ran daily to Kansas City and connected to all points across the country. The MoPac train stopped nearby at 33rd Street on the outskirts of Lincoln known as Peck's Grove, before reaching the downtown station. The undeveloped land of the District was still characterized by large landowners. One such landowner was the Watson-Woods Bros. Company, who owned a large piece of land east of 33rd Street and south of Holdrege Street where they operated their Lincoln Importing Horse Company.

The horse company, whose active dates extended from the late 1880's to the early 1910's, imported large draft horses (Percheron, English Shire, and Belgian Stallions) for use on farms across the country. An advertisement from the *Breeder's Gazette* entitled "Pick Your Stallion From This Lot," boasted over "75 head of the finest, largest, big boned, imported horses in America," and guaranteed every horse to be a "60 per cent breeder." The ad highlighted the area's excellent railroad facilities capable of shipping horses to any part of the United States." (See figure 4.)

The farmers Pettibone were another large landowner, whose farmstead is probably the source of the oldest home in the neighborhood, 1100 N. 37th. Around 1890 the Pettibone farm, which had consisted of almost ½ of the 1/4 section, began to be broken into pieces and sold to speculators. (See figures 1-3.)

The other large landholder adjacent to the District was the University of Nebraska. The University acquired the land for its "Experimental Farm," 33rd to 48th, Holdrege to Leighton, in 1874. For its first 20 years, the school struggled to survive, as there was little faith at the time in "book farming." Open for only three months a year, the school subsisted on few buildings, meager equipment, and almost no students. However around 1900, as higher education was becoming accessible, and as advancements in agriculture and livestock were being made across the country, the Agriculture College was about to experience an era of growth.

Under the administration of Dean (later Chancellor) Edgar Burnett and then Dean William Burr, the College was transformed from experimental farm to academic institution. With limited funds, these administrators brought eager young professors to Nebraska to teach and research, and also established a functional extension program across the state. Over the years, the work of University professors would result in many significant advancements in agronomy, earning the University and its professors international recognition. As a large concentration of faculty chose to live in the developing neighborhood south of the college, the transformation of the University to an academic institution essentially spurred the establishment of the District, similar to relationships of University Place/Wesleyan and College View/Union College. (See section D. Key Owners)

The major developers of the District, Howard R. Smith and Henry C. Luckey, were also associated with University of Nebraska in the early 1900s. Howard R. Smith was a young professor and researcher, brought to Nebraska by Dean Burnett, a former teacher of Smith at Michigan State. Henry C. Luckey was in the process of acquiring his three degrees at the University of Nebraska. These two developers, along with several others, purchased their land around 1910, as it was being sold into subdivision-sized parcels. The combination of the growth of the campus and the general growth of Lincoln lead to a flurry of building activity in the 1910s and 20s, with building extending through the 30s and 40s.

Another event that corresponds to the growth of the campus and the District was the establishment of the Interurban trolley. Around 1905, the Omaha, Lincoln, and Beatrice Railroad built a suburban rail line that wound through the District from Lincoln to Bethany and University Place, with aspirations of eventually extending the line all the way to Omaha. This second railroad in the neighborhood further improved access to the new residential area and even provided for some movement

of freight.

The following attachments describe in more detail each of these events. Attachment 7B describes the platting sequence and the history of the Interurban rail line. Attachment 7C describes the major builders and a summary of their work. 7D highlights some of the many residents of the East Campus neighborhood—their achievements and their contribution to the neighborhood's originality. The maps and pictures in 7E provide a visual perspective, and lastly, 7F gives a brief description of each site in the proposed District.

B. Platting sequence:

1. University Park, 1915; bk 4, pg 262

University Park was the first subdivision platted in the East Campus District. Henry and Hattie Luckey purchased the land from E. Lewis Baker, Jr. in 1915 and promptly platted the land on December 9th, 1915. The land was divided into 48 lots, generally located on both sides of 37th and 38th Streets from the Interurban right-of-way on the south, north to Holdrege Street. Mr. Luckey built most of the homes in his University Park subdivision.

2. Woods Bros University Addition, 1919; bk 5, pg 45

The next subdivision in the East Campus District was Woods Bros. University Addition, platted on July 19, 1919 by the Woods Brothers Silo and Manufacturing Company. This subdivision was just a small part of 1/4 section, NW of NE of 19-10-7, that a Woods Brothers interest had owned since the 1880's. In the 1890's and the early 1910's, the 1/4 section was the site of the Lincoln Importing Horse Co., owned by Watson, Woods Bros. & Kelly Co. After the Lincoln Importing Horse Co. stopped doing business around 1910, the company divided up the land and sold it for development. In 1909, the Woods Bros Silo and Manufacturing Co. purchased what would be the Woods Bros University Addition, generally located along Idylwild Drive as it travels east from N. 33rd Street, and following Idylwild Drive after it turns north at what would be 36th Street until it meets Holdrege Street. The portion of this subdivision included in the District is the east side of Idylwild as it runs south from Holdrege to Apple along with the center medians and the triangular park.

3. Paine's Sub, 1919; bk 5, pg 39

This small subdivision was the site where the general manager of the Lincoln Importing Horse Co., A. L. Sullivan, resided. Mr. Sullivan purchased the land from the Horse Co. around 1910 and sold it Bartlett L. Paine, a Lincoln physician (and co-founder of Miller & Paine Department Store), in 1911. Dr. Paine platted Paine's Subdivision, consisting of the ten lots generally located on the west side of Idylwild Drive south of Holdrege, on July 31, 1919. The portion of this subdivision included in the District is the west side of Idylwild as it runs south from Holdrege to Dudley.

4. Hazelhurst, 1920; bk 5, pg 53

Developer Howard R. Smith purchased the south ½ of the NE quarter of the NE quarter of 19-10-7 from Ray Hubbell in 1907. Over the years, Mr. Smith would divide this land into three subdivisions, Hazelhurst (named after wife Hazel), Second Hazelhurst, and Third Hazelhurst. The Hazelhurst Subdivision, generally consisting of the land directly south of the University Park subdivision—both sides of N. 37th and N. 38th Streets from the Interurban right-of-way south to the Meadow Lark Subdivision (just north of Apple Street), was platted by Smith and the Omaha, Lincoln, Beatrice Railway on March 19th, 1920.

5. Second Hazelhurst, 1923; bk 5, pg 93

Second Hazelhurst was platted by the Mr. Smith in April 1923, just over three years after the first Hazelhurst. The subdivision generally consists of the lots on both sides of Dudley and Orchard

Streets as they run east from 38th to 40th Street.

6. Third Hazelhurst, 1924; bk 5, pg 101

Third Hazelhurst subdivision is the narrow strip of land running directly east along Apple Street from the Meadow Lark Addition on the west to 40th Street. It consists of the 30 lots on both sides of Apple Street, with the MoPac trail as the southern boundary. Mr. Smith platted this land in January 1924.

7. Meadow Lark Addition, 1923; bk 5, pg 97

Meadow Lark Addition, generally located where 37th and 38th Streets abut Apple Street, is a portion of what was once the Pettibone farm, 1885-1905. Edna and Flora Bullock purchased the land in 1910, and platted Meadow Lark Addition in 1923.

8. The Omaha, Lincoln, Beatrice Interurban Trolley line:

As Lincoln expanded in the 1890's and early 1900's, an increased demand for rail service followed, along with increased activity and competition in the suburban rail business. The Omaha, Lincoln, Beatrice Railroad aspired to establish an Interurban line connecting Lincoln and Omaha, and needed a presence in Lincoln. In 1903, the "Interurban Company" secured the necessary rights in the northeast suburbs of Lincoln for a suburban line--generally running along Fourteenth, X, Missouri Pacific, Y, and Starr. In 1904-05, the OLB built a five mile line from Lincoln to Bethany, connecting with the Mopac at 30th and X. It competed with the Traction Co., the major suburban rail provider, in bringing workers--especially the railroad workers of Bethany, University Place, and Havelock--to and from Lincoln. By 1910, the Interurban became "a suburban line of some pretensions." The ability to move freight also facilitated the development of the East Campus neighborhood. As East Campus grew, an extension on Idylwild Drive to the farm campus was proposed. In 1920, OLB finished construction of a new fire proof car barn at 30th and Y and prepared to operate addition cars the Agriculture College. Unfortunately for the OLB, busses began to replace the train in the 1920's. In 1926, the Interurban line stopped serving the Ag College, and in 1928, the Interurban line stopped operating completely.

C. Builders/Architects:

1. Henry Carl Luckey; farmer, lawyer, real estate developer, congressman. Mr. Luckey built 42, maybe 44, houses in the East Campus District (mainly in his University Park Subdivision, centered around N. 37th and N. 38th towards Holdrege).

Bio: Henry C. Luckey was born in East St. Louis, Illinois in 1868. Shortly thereafter in 1873, he moved with his family to Columbus, Nebraska, where he spent his childhood. Around 1900, Mr. Luckey appears in Lincoln as a student at State University (University of Nebraska). By 1911, Mr. Luckey was married to his wife Hattie, and by 1913, Mr. Luckey had earned three degrees from the University of Nebraska—a Bachelor of Arts, Master of Arts, and Bachelor of Law. He had also studied economics and government at Columbia University, New York. Throughout his life in Lincoln, Mr. Luckey is listed as residing at the corner of 40th and Holdrege Streets, perhaps the present site of 4001 Holdrege.

By 1915, the Agricultural College was growing and there was a demand for housing. The area around "East Campus" was becoming developed, as Lincoln continued to expand outwards towards Bethany and University Place. Mr. Luckey recognized this demand, and in 1915, he purchased the land south of the Ag College across Holdrege, divided the land into 48 lots, and named it University Place—the first subdivision in the East Campus District. Mr. Luckey named the two streets that led south from Holdrege, Luckey Ave (37th) and Farm Ave (38th).

Mr. Luckey actively built houses in East Campus from 1915 to the late 1920's. His building style ranged from large 2 story "Prairie Boxes," such as 3707 Holdrege to classic bungalows, such as 1331 and 1400 N 37th, to Period Revivals such as 1137 N. 37th, to eclectic hybrids, such as 1433 N. 37th, 1320 N. 38th.

Mr. Luckey was also involved with many civic organizations, including the Chamber of Commerce and the Lions Club. He was very active with his church, Grace Lutheran, and was a strong supporter of Christian education programs, onetime giving a farm to the Tabitha Home. In 1934, Mr. Luckey was elected to the United States Congress for Nebraska's 1st District. Through the heart of the Depression, Mr. Luckey's focus in office was on farm relief programs, authoring several bills. Although Mr. Luckey was a member of the Democratic Party, he was said to be critical of many of President Roosevelt's New Deal policies, and perhaps as a consequence, was voted out of office by a slight margin in 1937, having served two terms. After returning to Nebraska for the next ten years, Mr. Luckey retired to El Cerrito, CA in 1946 at the age of 78. In 1955, Mr. Luckey published his memoirs, Eighty-Five American Years, describing a life in which he "traveled widely and thought much about the affairs of his time." Mr. Luckey passed away shortly thereafter in 1956, at 88.

2. Howard R. Smith; professor of animal husbandry, tuberculosis eradicator (in cattle), real estate developer. Mr. Smith platted three subdivisions and built at least 23 homes in the East Campus District in the 1920's.

Bio: Mr. Smith was born on the family farm in Somerset Township, Michigan in 1872. His family was successful in the livestock business and was also involved in state government. Howard Smith learned the livestock business at an early age. As a boy he won the Grand Championship at the Michigan State Fair for his Shorthorn steer. In addition, he served as a livestock buyer for his father while in his early teens. In 1895, Mr. Smith graduated from Michigan State College and began teaching, specializing in the new field of Animal Husbandry. In 1901, Professor Smith joined the small staff at the University of Nebraska Agriculture College, where he taught classes and conducted research in Animal Husbandry. One of his many focuses was eradicating tuberculosis in cattle. After becoming the Chairman of Animal Husbandry at the Agriculture College, Mr. Smith moved to a similar position with the University of

Minnesota in 1913. However, he returned to Nebraska with his wife Hazel in 1922, where he continued his association with the Agriculture College and supervised his real estate development in the East Campus District. Throughout his life, Mr. Smith traveled around the country seeking ways to improve the cattle industry. He was a livestock specialist for the Great Northern Railroad, was in charge of tuberculosis eradication for the National Livestock Commission, served as President of the National Agricultural Society, and he was active in writing national cattle legislation. In 1944, Mr. Smith received the honorary degree, Doctor of Agriculture from the University of Nebraska, and in 1952 he received an Alumni Award of Distinguished Service from Michigan State College. In Lincoln, Mr. Smith was involved with the Kiwanis Club and the Congregational Church.

Mr. Smith purchased his land in East Campus, the land south of University Park and extending east to 40th Street along Dudley and Orchard Streets, in 1907. Just prior to returning to Lincoln and the Agriculture College in 1922, Mr. Smith platted the Hazelhurst subdivision. He began building homes in 1922 under the name HR Smith Building Services. He then platted Second Hazelhurst in 1923 and Third Hazelhurst in 1924. Mr. Smith's building style focused on grand Colonial Revivals with neo-classical elements. He favored large homes on large lots with large setbacks, and used restrictive covenants in his deeds, like many developers, to accomplish this. In 1923, Mr. Smith built his large Colonial Revival at the head of Dudley Street at 1231 N. 38th Street. In all, Mr. Smith built 23 houses in East Campus, a high concentration located on Dudley between 38th and 40th Streets. Mr. Smith moved to Chicago in 1934, where he continued work in the livestock business. He died in Somerset, Michigan in 1962 at the age of 90.

Mr. Smith will best be known for his achievements in animal science and his association with the Agriculture College. Ultimately his real estate investments were not successful, as he lost his house to foreclosure in the early 1930's. However, his Hazelhurst developments, named in honor of his wife Hazel, were successful in adding to the character of what became a lovely residential neighborhood.

4. Other builders/architects:

- A. E. Pierson: 1300 Idylwild, 1120 N. 37th, 1250 N. 37th, 1301 N. 38th, 3864 Orchard, 3901 Orchard (with Davis), Pierson Bros. 3910 Orchard.
- Ed Bstandig: 3832 Orchard, 1116 N. 38th
- O. A. Anderson and Sons: 3850 Orchard, 3801 Dudley(with Unthank), 1326 Idylwild (Davis and Wilson), 1100 Idylwild.
- W. G. Fullager: 1107 N. 37th, 1301 N. 37th(with Hazen), 1225 N. 38th(with Hazen), 3836 Dudley(with Burnett)
- O. Y. Chambers: 1220 N. 37th, 3825 Dudley, 3925 Dudley, 3800 Orchard
- Solheim: 1136 N. 38th, 3900 Orchard, 3918 Orchard
- Sweeney w/ or w/o Solheim: 1129 N. 38th, 1137 N. 38th, Idylwild houses near Holdrege
- Herman Scheidt: Apple houses near 40th
- George Unthank, architect: 3801 Dudley
- Davis: 3901 Orchard(with Pierson), 1326 Idylwild(with Wilson)
- Miller and Craig: 1201 N. 38th
- N. B. Hazen: 1301 N. 37th, 1217 N. 38th, 1225 N. 38th, 3840 Dudley
- Woods Bros. Co: 1325 Idylwild Dr.

D. **Key owners:**

1. Related to Agriculture College:

Former UNL Deans:

- William Burr, Dean of the Agriculture College (1928-1948), namesake of Burr Hall; 1300 N. 37th
 - leader in dryland agriculture
- William Lambert, Dean of Agriculture College (1948-1960); 3845 Apple
- Elvin Frolik, Dean of Ag Coll (1960-1973), professor emeritus; 1225 N. 38th
- R. W. Goss, Dean of the Graduate College (1941-1956), professor emeritus; 1230 N. 37th
- Richard Moritz, Dean of University of Nebraska Teachers College; 3816 Orchard

Department Chairs:

- Franklin David Keim, Chair of Agronomy Dept, namesake of Keim Hall; 1400 N. 37th
 - tenant, George W. Beadle, Nobel Prize winner (Physiology and Medicine), namesake of Beadle Laboratory
- Frank Mussehl, Chair of Poultry Science Dept, namesake of Mussehl Hall; 1347 N. 38th
 - first to observe ultraviolet activation of vitamin D
- Margaret Fedde, Chair of Home Economics Dept, namesake of Fedde Hall; 3848 Dudley
- Ruth Staples, Chair of Home Ec Dept, namesake of Ruth Staples Laboratories; 3836 Dudley
- Helen Sulek, Director of the Child Development Laboratory; 1210 N. 37th
- Clifton Ackerson, Chair of Dept. of Agr. Chemistry, professor emeritus; 3928 Dudley
- Herbert Perry Davis, Chrm of Dept of Animal Husbandry, professor emeritus; 3715 Holdrege
- Ephriam Hixson, Chrm of the Department of Entomology; 3901 Orchard
- Oscar Warner Sjorgen, Chrm. Dept. of Agric. Eng.; 1303 Idylwild Dr.

Noteworthy Accomplishments:

- Theodore Kiesselbach, internationally recognized corn breeder and researcher at the University of Nebraska, namesake of Keisselbach Lab; moved to 3901 Orchard from his (National Register-listed) house at 3232 Holdrege
- Ruth Leverton, professor of human nutrition and director of research, namesake of Ruth M. Leverton Hall; 1339-41 Idylwild Dr.
- Edward Kinbacher, professor of horticulture, credited with developing "buffalo grass," a drought tolerant lawn based on grasses native to Nebraska; 3816 Orchard
- Leo Christiansen, University of Nebraska chemist, director of the Nebraska Chemurgy Project, received a patent in 1952 for developing a method of treating gluten-bearing starchy materials; 3840 Orchard
- Harry Crockett, professor in the department of sociology and winner of the James Lake Academic Freedom Award; 3918 Orchard

Professors Emeritus:

- Leva Walker, botany; 1325 N. 38th
- Thomas Goodding, agronomy; 1335 and 1430 N. 38th
- Louis Skidmore, veterinary science; 3859 Dudley
- Paul Downs, dairy husbandry; 1301 N. 38th
 - creator of Husker Cheese
- Marvel Baker, animal science; 1340 N. 38th
 - twice Dean of the Nebraska Group in Turkey
- Dale Anderson, Ag Economics; 1209 N. 37th

Namesakes:

- William Burr, Burr Hall; 1300 N. 37th
- F. D. Keim, Keim Hall; 1400 N. 37th
- Frank Mussehl, Mussehl Hall; 1347 N. 38th
- Theodore Kieselbach, Kieselbach Lab; 3901 Orchard
- Ruth Staples, Ruth Staples Lab; 3836 Dudley
- Marvel Baker, Baker Hall; 1340 N. 38th
- Ruth Leverton, Ruth M. Leverton Hall; 1339-41 Idylwild
- Margaret Fedde, Fedde Hall; 3848 Dudley
- Lola Flack, responsible for the Lilac Gardens just south of C. Y. Thompson Library on East Campus, planted in memory of her husband professor Milton Flack; 3864 Orchard

Other "Gown" Connections:

- Elda Walker, botany, 1325 N. 38th
- Dr. Dunman, gardener for the University, also for Queen Alexandra; 1420 N. 37th
- William "Dad" Runnals, blacksmith; 1350 N. 37th
- Don Whelan, "Mr. Bee," an entomologist at the University of Nebraska; 3855 Orchard
- Eldon Engel, professor for Agricultural College and soil expert for the U. S. Dept. of Soil Conservation, 3841 Dudley
- Simon Alford, veterinarian and Serum Superintendent for the University of Nebraska; 1311 N. 37th
- Milton Flack, extension dairyman, leader in artificial insemination of dairy cattle; 3864 Orchard
- Knut Broadly, Director of the University of Nebraska Extension Division and the Director of the Nebraska Center for Continuing Education; 1201 N. 38th
- Harry Martin, longtime University professor and prominent dairy judge; 1331 N. 38th

2. Also noteworthy (professionals, farmers, teachers, railroad workers, grocers):

- George and Permelia Pettibone, farmers, 1100 N. 37th
- Roscoe and Ruth Hill, Roscoe Hill founded Hill Hatchery during the Depression and developed it into a successful business, Ruth Davis Hill served on the Lincoln Board of Education for 17 years (1946-1963); Hill Elementary School was named for her; 1301 N. 37th
- Hult Sisters, teachers; 3832 Orchard
- Charles Elce, founder Elce & Son Bookbinding Company; 3909 Dudley
- Vinta Penton, "Grandmother Gets Degree," 3849 Orchard
- Margaret Lindgren, musician, 3805 Dudley
- Lurton F. Polk, physician; 1330 N. 37th
- John Polk, district court judge; 3918 Orchard
- George Mann, attorney and the 1905 Nebraska state debating champion; 1332 N. 38th
- Erwin Schnieger, owner of Paramount Supply; 1136 N. 38th
- William Stoner, President of Reimers-Kaufman Co; 1344 N. 38th
- John Carnahan, civil engineer for the State of Nebraska and the Nebraska Highway Department; 3860 Dudley
- George Ross, superintendent Post Office, 3815 Apple
- Chester Dobbs, Mutual Benefit Life
- Judson Packard, Security Mutual Life; 1411 N. 38th
- Arthur Kean, foreman for the CB & Q RR; 1130 N. 37th
- Henry and Irene Beal; Beal's Grocery and Meats; 1230 Idylwild Dr.

E. Figures:

Figure 1: 1887 Scoville Map of Lincoln

Figure 2: 1893 Scoville Map of Lincoln

Figure 3: 1903 Scoville Map of Lincoln

Figure 4: Advertisement, Lincoln Importing Horse Co., *The Breeder's Gazette*, Dec. 18, 1912.

Figure 5: Henry C. Luckey, book review, *Lincoln Journal Star*, Aug. 14, 1955.

Figure 6: Howard R. Smith, photograph, Nebraska Hall of Agriculture Achievement, 1953.

Figure 7: Elvin Frolik, photograph, University of Nebraska Special Collections

Figure 8: Theodore Kiesselbach, photograph, U of N Special Collections

Figure 9: Thomas Goodding and John Lonquist, photograph, U of N Special Collections

Figure 10: R. W. Goss, photograph, U of N Special Collections

Figure 11: Leva and Eida Walker, photograph, U of N Special Collections

Figure 12: Marvel Baker Hall, magazine cover, U of N Special Collections

Figure 13: William Burr and Margaret Fedde, program, U of N Special Collections

Figure 14: Ruth Staples and Ruth Leverton, photographs, U of N Special Collections

Figure 15: 2001 Map, East Campus

W. MICHAEL MORROW
TERRANCE A. POPPE
ROBERT R. OTTE
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**MORROW, POPPE, OTTE,
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Lincoln, Nebraska 68508
Mailing Address:
P.O. Box 83439
Lincoln, Nebraska 68501-3439

July 24, 2002

Lincoln City -- Lancaster County
Planning Commission
County-City Building
555 S. 10th Street
Lincoln, NE 68508

HAND DELIVERED

Re: July 24, 2002 Agenda Item No. 3.1/Change of Zone No. 74HP

Dear Mr. Chairman and Planning Commission Members:

Please be formally advised that this firm represents the owners of Lots 1 through 4 inclusive Paines Subdivision, LLCN, and the owners of Lot 3 First Addition to Idyl-Wild Place, LLCN. Our clients' property is generally located South of Holdrege Street, North of Starr Street, East of South 35th Street, and West of Idylwild Drive. It appears that all or a portion of the above described property is included within the above captioned request for change of zone, pursuant to which our clients' property would be included within the landmark district designation of the East Campus Neighborhood Landmark District.

On behalf of our client, we hereby formally request that Lots 1 through 4 inclusive, Paines Subdivision, LLCN, and Lot 3 First Addition to Idyl-Wild Place, LLCN be excluded from the East Campus Neighborhood Landmark District and the Landmark District Designation requested by Change of Zone No. 74HP. Based on this request, we would suggest that the northwest corner of the requested local landmark district proceed east along the center line of Starr Street, from the point at which the requested boundary for the Local Landmark District intersects with Starr Street, to the western right-of-way of Idylwild Drive; and thence north along the western right-of-way of Idylwild Drive to the center line of the right-of-way of Holdrege Street. Attached hereto is a map depicting the revised district boundaries which we are requesting pursuant to this letter.

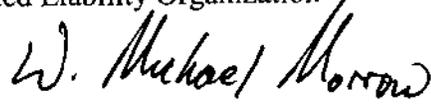
We do not believe that the exclusion of our clients' property from the requested Local Landmark District will have any material impact on the above captioned request for change of zone. If you have any questions regarding this matter, or if you request any additional information or documentation in order to support this request, please do not hesitate to contact me.

July 24, 2002
Page 2

I would appreciate it if the Planning Department would place me on the mailing list for any additional hearings and/or information that may be disseminated by the Planning Department in connection with the above captioned request for change of zone.

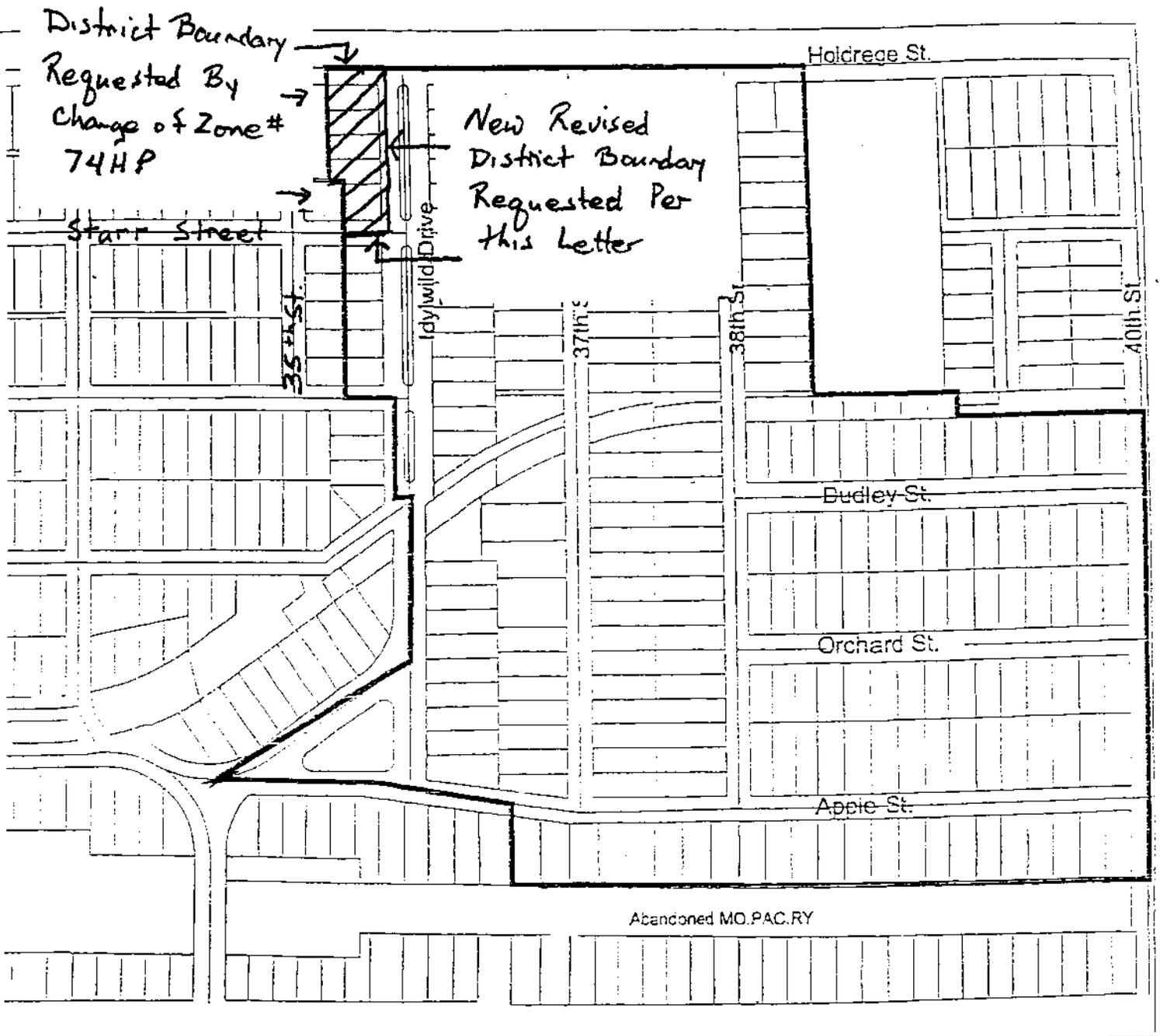
Very truly yours,

MORROW, POPPE, OTTE,
WATERMEIER & PHILLIPS, P.C.
A Limited Liability Organization

By: 
W. Michael Morrow
E-mail: wmm@morrowpoppelaw.com

WMM/pg
Enclosure

Proposed East Campus Historic Landmark District

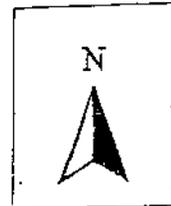


District Boundary
Requested By
Change of Zone #
74HP

New Revised
District Boundary
Requested Per
this Letter

 Property Requested to be Excluded From District

48 acres (more or less)



121

103

W. MICHAEL MORROW
TERRANCE A. POPPE
ROBERT R. OTTE
DAVID W. WATERMEIER
TIMOTHY C. PHILLIPS
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**MORROW, POPPE, OTTE,
WATERMEIER & PHILLIPS, P.C.**

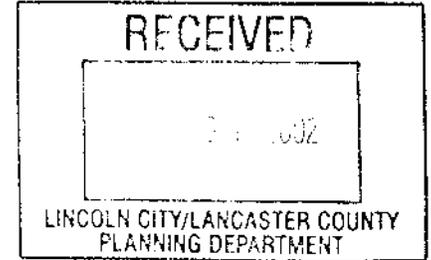
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ITEM NO. 5.1: CHANGE OF ZONE 74HP
(p. 91 - Adm. Action - 8/7/02)

Location:
201 N. 8th Street, Suite 300
Lincoln, Nebraska 68508

Mailing Address:
P.O. Box 83439
Lincoln, Nebraska 68501-3439



July 31, 2002

Lincoln City-Lancaster County
Planning Commission
c/o Lincoln-Lancaster County
Planning Department
Attn: Jean Walker
555 S. 10th St, Suite 213
Lincoln, NE 68508

HAND DELIVERED

Re: Change of Zone No. 74HP (Landmark District)/Administrative Action on August 7, 2002 at 1:00 p.m.

Dear Jean:

As you know from my July 24, 2002 letter addressed to the Planning Commission (a copy of which is enclosed for your reference) this firm represents certain property owners who are opposed to having their property included within the East Campus Neighborhood Landmark District that is proposed by Change of Zone No. 74HP.

Enclosed please find copies of pictures that we have taken of the subject property that we are requesting be excluded from the East Campus Neighborhood Landmark District. The two duplexes (1423/1425 & 1415/1417 Idylwild Drive) are described at the bottom of page 150 of the Planning Department's Staff Report to the Planning Commission, as follows:

These two stone duplexes were built by Sweeney and Solheim in 1943 for an estimated \$6,000.00 each. The land was originally owned by American University of Washington, DC, who then sold it to Nebraska Wesleyan University and Saint Paul's Methodist Church, who sold it to Hastings Housing Co.

These two duplexes do not appear to have any historical significance for the East Campus Neighborhood Landmark District.

Additionally, it appears that a portion of the property which is requested for designation as a historic landmark district under Change of Zone No. 74HP includes a portion of the current Valentino's parking lot that is located at the southeast corner of Holdrege & Starr Streets.

The duplexes depicted on the pictures identified as numbers 1-5 on the enclosed attachment, were purchased by a related entity of Valentino's, for purposes of screening the Valentino's parking lot and related restaurant operation from the surrounding neighborhood; and for the possible future

expansion of the existing Valentino's parking lot in the event that Valentino's expands its restaurant facility. While Valentino's has no current plans to expand its restaurant facility nor its parking lot, the inclusion of the duplexes depicted on the enclosed pictures in the East Campus Neighborhood Landmark District pursuant to Change of Zone No. 74HP could have a materially adverse impact on the expansion of the parking lot, and therefore on the expansion of the Valentino's restaurant facility located at the southwest corner of Holdrege & 35th Streets.

I note from the proposed boundaries of the East Campus Historic Landmark District (as depicted on page 121 of the Planning Department's Report to the Planning Commission) that Varner Hall, which is located at 3835 Holdrege Street, has been specifically excluded from the District. A copy of a picture of Varner Hall is also included herewith for your reference. I assume that the exclusion of Varner Hall from the District was based upon a request by the University of Nebraska and/or the University of Nebraska Foundation. It certainly appears to me that Varner Hall has greater historical significance to the District than the duplexes depicted on the enclosed pictures.

Based on the above and foregoing, I would again reiterate the request set forth in my July 24, 2002 letter that the following described real estate be excluded from the East Campus Neighborhood Landmark District proposed by Change of Zone No. 74HP:

Lots 1 through 4 inclusive, Paines Subdivision, LLCN; and Lot 3 First Addition to Idyl-Wild Place, LLCN.

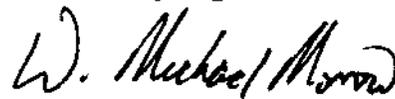
Enclosed is a Proposed Amendment to Change of Zone No. 74HP for purposes of deleting the above described property from the District.

I have included an additional twelve (12) copies of this letter and the related enclosures in this packet for purposes of allowing you to disseminate the same to the members of the Planning Commission, and your appropriate files. I would request that you furnish a copy of this letter, together with copies of the enclosures to each of the Planning Commission members at or prior to the time on which they are scheduled to vote on this matter (August 7, 2002). I would also request that you advise me, in writing, of the outcome of the vote that is to be taken on August 7, 2002.

Very truly yours,

MORROW, POPPE, OTTE,
WATERMEIER & PHILLIPS, P.C.
A Limited Liability Organization

By:



W. Michael Morrow

E-mail: wmm@morrowpoppelaw.com

WMM/pg
Enclosures

W. MICHAEL MORROW
TERRANCE A. POPPE
ROBERT R. OTTE
DAVID W. WATERMEIER
TIMOTHY C. PHILLIPS
JOEL G. LONOWSKI
JOSEPH E. DALTON
KELLY N. TOLLEFSEN
JENNIFER S. LILEDahl

**MORROW, POPPE, OTTE,
WATERMEIER & PHILLIPS, P.C.**

Attorneys at Law

A Limited Liability Organization
TELEPHONE: (402) 474-1731
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Location:
201 N. 8th Street, Suite 300
Lincoln, Nebraska 68508

Mailing Address:
P.O. Box 83439
Lincoln, Nebraska 68501-3439

July 24, 2002

Lincoln City – Lancaster County
Planning Commission
County-City Building
555 S. 10th Street
Lincoln, NE 68508

HAND DELIVERED

Re: July 24, 2002 Agenda Item No. 3.1/Change of Zone No. 74HP

Dear Mr. Chairman and Planning Commission Members:

Please be formally advised that this firm represents the owners of Lots 1 through 4 inclusive Paines Subdivision, LLCN, and the owners of Lot 3 First Addition to Idyl-Wild Place, LLCN. Our clients' property is generally located South of Holdrege Street, North of Starr Street, East of South 35th Street, and West of Idylwild Drive. It appears that all or a portion of the above described property is included within the above captioned request for change of zone, pursuant to which our clients' property would be included within the landmark district designation of the East Campus Neighborhood Landmark District.

On behalf of our client, we hereby formally request that Lots 1 through 4 inclusive, Paines Subdivision, LLCN, and Lot 3 First Addition to Idyl-Wild Place, LLCN be excluded from the East Campus Neighborhood Landmark District and the Landmark District Designation requested by Change of Zone No. 74HP. Based on this request, we would suggest that the northwest corner of the requested local landmark district proceed east along the center line of Starr Street, from the point at which the requested boundary for the Local Landmark District intersects with Starr Street, to the western right-of-way of Idylwild Drive; and thence north along the western right-of-way of Idylwild Drive to the center line of the right-of-way of Holdrege Street. Attached hereto is a map depicting the revised district boundaries which we are requesting pursuant to this letter.

We do not believe that the exclusion of our clients' property from the requested Local Landmark District will have any material impact on the above captioned request for change of zone. If you have any questions regarding this matter, or if you request any additional information or documentation in order to support this request, please do not hesitate to contact me.

July 24, 2002
Page 2

I would appreciate it if the Planning Department would place me on the mailing list for any additional hearings and/or information that may be disseminated by the Planning Department in connection with the above captioned request for change of zone.

Very truly yours,

MORROW, POPPE, OTTE,
WATERMEIER & PHILLIPS, P.C.
A Limited Liability Organization

By:

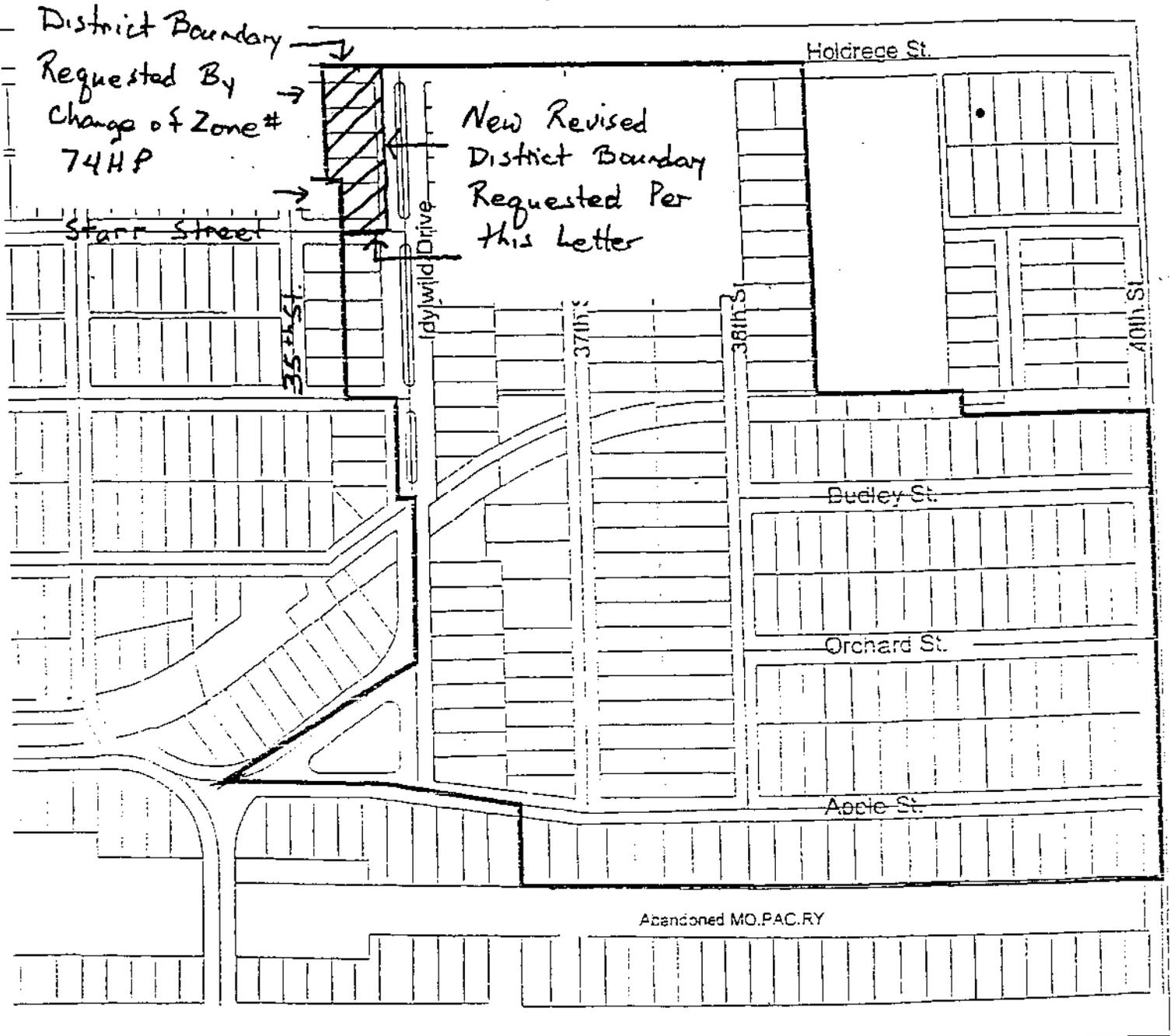


W. Michael Morrow

E-mail: wmm@morrowpoppelaw.com

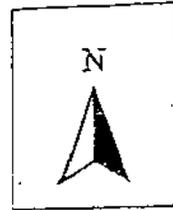
WMM/pg
Enclosure

Proposed East Campus Historic Landmark District



 Property Requested to be Excluded From District

48 acres (more or less)



121

**PROPOSED AMENDMENT TO
CHANGE OF ZONE NO. 74HP
(REQUEST FOR DESIGNATION OF EAST CAMPUS
NEIGHBORHOOD LANDMARK DISTRICT)**

RESOLVED, that the following described real estate be excluded from the East Campus Neighborhood Landmark District proposed by Change of Zone No. 74HP:

Lots 1 through 4 inclusive, Paines Subdivision, LLCN; and Lot 3 First Addition to Idyl-Wild Place, LLCN.

Offered by: _____

Seconded by: _____

Number of votes in favor: _____

Number of votes in opposition: _____

PLANNING DEPARTMENT MEMO

TO: **Planning Commission**

DATE: **August 5, 2002**

FROM: **Ed Zimmer** 

CC: W. Michael Morrow

RE: **Communications received
regarding East Campus
Neighborhood Landmark
District**

Roger Reynolds

Jennifer Brinkman

Paul Smith

Mike DeKalb, Ray Hill, Jean Walker

The Planning Department has received written communications since the public hearing of July 24, 2002 regarding Change of Zone 74HP, the East Campus Neighborhood Landmark District. Further information may be useful in reviewing the letters.

A letter and map from W. Michael Morrow dated July 24, 2002 (distributed at the public hearing), and a second letter from Mr. Morrow of July 31, 2001, request the exclusion of certain property from the proposed district. One of the parcels listed in the letters, "Lot 3 First Addition to Idyl-Wild Place" (the western part of Valentino's east parking area) is outside (west) of the proposed boundary. This parcel is not within the proposed district.

Mr. Morrow's letter of July 24, 2002 and an attached map proposes by verbal description and by map that the landmark district boundary be modified to exclude the whole block face on the west side of Idylwild Dr. between Holdrege and Starr Street. This description includes property at 1405 Idylwild (Idylwild at Starr) owned by Roger Reynolds. A letter from Mr. Reynolds indicates that he supports inclusion of his property in the proposed district.

Mr. Morrow also notes in his letter of July 31 that Varner Hall is adjacent to the proposed district and he offers the assumption "that the exclusion of Varner Hall from the District was based upon a request by the University of Nebraska and/or the University of Nebraska Foundation." He also offers the opinion "It certainly appears to me that Varner Hall has greater historical significance to the District than the duplexes depicted in the enclosed pictures."

I received no such request from the University of Nebraska or the U. of N. Foundation. Varner Hall is a 30-year-old building (per building permit #10353 of 1-13-72) and while it is certainly significant, I cannot regard it as historic under the standards for designation set forth in LMC 27.57.120. Instead, Varner Hall helped establish a logical eastern boundary for the proposed district based on the contrast between the residential historic neighborhood and Varner Hall's scale, use, setback, and late date of construction.

Finally, I can offer additional information pertaining to the historic and architectural significance of the limestone duplexes at 1415-7 and 1423-5 Idylwild and Mr. Reynolds' property at 1405 Idylwild. In any landmark district application, we summarize more extensive research contained in our files.

Regarding the limestone duplexes, they were built in 1943 by William F. Sweeney and Selmar Solheim. Sweeney worked for CB&Q Railroad when he was first listed in the Lincoln city directories of 1908 and through the 1910s. In the 1920s he became a department manager for Woods Bros. Silo and Manufacturing Company. By the late '20s he had founded Sweeney and Company, with offices in the Sharp Building, building homes and selling real estate. His houses were generally small, simple, and affordable. Selmar Solheim was an architect, first listed in the 1936 Lincoln directory in the office of N. Bruce Hazen before opening his own practice in the Sharp Building. Solheim is best known as the architect of the Governor's Mansion in the mid-1950s but most of his work displayed a more modern style.

In 1943 Sweeney and Solheim collaborated in building five brick or limestone single family homes (1342, 1350, 1358, 1400, and 1410 [demolished] on the east side of Idylwild and the two duplexes on the west side. all on the northern end of Idylwild Drive. By 1944 they had formed Sweeney-Solheim Co. and produced at least seven more houses in the East Campus area. These dwellings were built in accordance with ordinance 3917, adopted by the City in 1943, which partially suspended building codes for "Defense Housing" in areas of scarce materials. The building permits for these houses are stamped "This Permit Issued for Defense Housing in accordance with Ordinance No. 3917" and "Permit issued subject to the approval of the War Production Board of the United States Government." In 1947 these builders produced at least another dozen houses in the neighborhood.

As the landmark district application states, the proposed district is distinctive in displaying houses built in every decade from the 1920s through 1950s. The smaller Sweeney-Solheim buildings within the district boundaries are rare examples of World War II-era residences in Lincoln.

The wood-frame house at 1405 Idylwild was built in 1924 by O. W. Vanderver for Clement and Daisy Tilman. As early as 1920, the Tilmans operated a "lunch spot" at 3513 Holdrege (site of Valentino's parking lot). Their business expanded to include "College Book Store" and was operated by the Tilmans through 1942. The house has a handsome recessed entry with sidelights, sheltered by a canopy topped with a bay window. Architecturally and by its association with a family with businesses related to East Campus, 1405 Idylwild was evaluated as contributing to the character of the proposed district.

X:\FILES\PLANNING\HPC\CORRES\CZ74hpltrs.efz.wpd

July 24th, 2002

ITEM #5.1: CHANGE OF ZONE NO. 74HP
(p.91 - Adm. Action - 8/07/02)

Planning Commission Testimony - East Campus Historic Landmark District

As President of the East Campus Community Organization, ECCO, I am pleased to speak before this body in favor of the proposed East Campus Historic Landmark District.

The ECCO Board Members at our March 14th 2002 board meeting voted unanimously to support pursuit of Landmark District status for a portion of our neighborhood. The Board of Directors has been aware & monitored the development of this proposal. The organizers have accepted our offer this past year to include updates in our newsletters that are delivered to 900 households throughout the ECCO neighborhood providing brief updates on the proposed Landmark District. Only one call was received this past year. It expressed concern from a household that is no longer in the effected area. All other comments have been positive.

There are several reasons why the East Campus Community Organization supports this designation. Our By-laws as amended October 9th, 1991 contain purpose statements that are directly related to the efforts underway. Three of the six statements are as follows:

- A. Promoting & maintaining an organization for the advancement of the concepts of low-density residential land use and preservation and enhancement of the esthetic character of an area within the City of Lincoln.
- B. Preserving the character and integrity of the East Campus neighborhood.
- C. Encouraging pride in the East Campus neighborhood.

We believe the Landmark District will reinforce the statements above. While East Campus is most often associated with the unique homes that lie within the proposed district, we are more than just "professors row" or the individual residences contained within the impact area. East Campus as a whole is unique in that we offer a housing mix at a variety of price points, - housing options that include multi-unit apartments, duplexes, and single-family residences. Maintaining the core historic district as proposed can only help strengthen, add stability, and provide balance to the neighborhood by providing identity and a reference point to not only those who live within ECCO's boundaries, but those who visit our area.

As the City of Lincoln continues to grow, the value of these Landmark Districts can enhance our position to attract individuals to commit to established neighborhoods. The unique housing stock, established trees and plantings, recreational/trail opportunities, and a new neighborhood park currently being developed in the East Campus neighborhood are viewed favorably. A certain segment of the population is attracted to established neighborhoods which is vital to our survival and positive future growth.

ECCO applauds the time and effort expended by the individuals who initiated this action, solicited input, & responded with flexibility as they have developed the boundaries of the proposed East Campus Historic Landmark District. Your vote of support is appreciated.

Paul A. Smith – President
East Campus Community Organization
4300 X Street
Lincoln, NE 68503
H 464-9179 / W 419-7651
SMITHX4300@aol.com

East Campus Landmark District

Our neighborhood has talked for some time about applying for designation as a Landmark District. In the spring of 2001, a committee of neighbors got together and started to look at this process more seriously. Towards this goal, we have tried to reach out to neighbors in various ways.

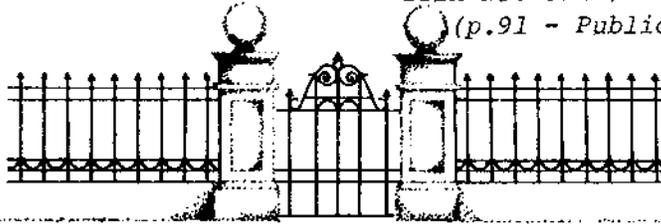
A brief summary of steps the committee and neighbors took, in preparing for this application.

- There were several informational meetings.
- At our request Ed Zimmer conducted two neighborhood tours.
- Last summer, twelve people volunteered to do research on the history of homes in the neighborhood (over 120 hours were logged).
- The committee received sufficient donations to cover the cost of the application fee and printing costs.
- The committee helped draft guidelines, which fit our neighborhood.
- Volunteers delivered flyers and guidelines to neighbors in the proposed area.
- A postcard survey was conducted.

The postcard survey had a response rate of 49%. Based on a block-by-block analysis of the postcard response, the boundaries were redrawn in order to accommodate the wishes of residents in the neighborhood, as well as maintain a coherent historic district. Within these redrawn boundaries, 84% of those who responded were supportive of the district. 11% opposed and 5% did not have a preference.

Submitted by the Committee for the East Campus Landmark District

Cindy and David Loope 466-5396
Pat and Steve Schock 464-6617
Beth and Ron Goble 467-1329
Vera Mae and Dan Lutz 464-3571
Lisa and Richard Sutton 466-1712
Margaret Bloom 466-4341



PRESERVATION ASSOCIATION OF LINCOLN

c/o ROGERS HOUSE 2145 B ST. LINCOLN, NEBRASKA 68502

July 22, 2002

Lincoln Lancaster Planning Commission
555 South 10th Street
Lincoln, NE 68508

RE: East Campus Neighborhood Historic Landmark District

Dear Commissioners:

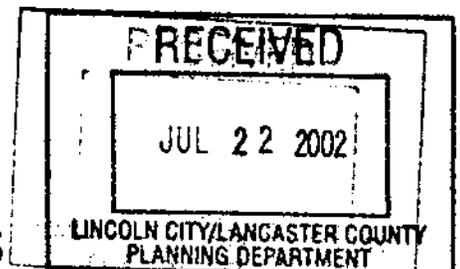
The Preservation Association of Lincoln (PAL) has followed the development of the East Campus Neighborhood Historic Landmark District. The board considers the designation of this area an important addition to our community's official historic resources.

Indeed, PAL featured East Campus' early horse farm and subsequent residential development as the topic of our organization's July Brown Bag lecture. This talk by Ed Zimmer was taped for broadcast next month on Channel 5 Public Access cable. In the future, PAL hopes to cosponsor with the East Campus Neighborhood, community walking tours and other activities to celebrate this historic district and increase community awareness.

PAL encourages the Planning Commission's favorable adoption of this application.

Sincerely,


Lilly Blase
President



August 4th, 2002

Lincoln / Lancaster County Planning Department
555 S. 10th Street
Lincoln, NE 68508

RE: East Campus Historic Landmark District / administrative action only

Dear Planning Commission Members:

The East Campus Community Organization urges your vote in favor of the proposed Historic District without modification. The parcel on the west side of Idylwild Drive between Starr and Holdrege should remain within the proposed district.

The Historic Designation will simply be a zoning change over the existing residential zoning. This will allow a 90-day discussion period between the property owner and Historic Preservation Commission if a change to the property does not meet the guidelines. After that time, the property owner can move forward with their plans subject to the current residential zoning requirements. In our opinion, this does not infringe upon the rights of the property owners, or cause unnecessary delay to any action they intend to make to the property.

Finally, any concerns the property owner may have regarding eminent domain wording contained within the Historic Landmark District are independent of this designation. Eminent domain exists regardless of this or other zoning designations.

An overwhelming majority of the property owners as well as the ECCO Neighborhood are in favor of keeping the area together, as submitted. Your vote in support of this is appreciated.

Sincerely,

Paul Avery Smith – President
East Campus Community Organization
4300 X Street
Lincoln, NE 68503
Smithx4300@aol.com
H – 464-9179

Cc: Cindy Loope, 1300 N. 37th Street, 68503
Kelly N. Tollefsen, P>O> Box 83439, 68501-3439



"Matt & Jennifer
Brinkman"
<brinkman_mj@alltel.
net>

To: <jwalker@ci.lincoln.ne.us>
cc:
Subject: East Campus Historic Designation District

08/04/2002 08:01 PM

August 4, 2002

Dear Members of the Planning Commission:

Thank you for hearing our testimony regarding the establishment of a Historic District within the East Campus neighborhood at the public hearing on Wednesday, July 24th. Our citizen committee is grateful for your willingness to delay the vote on this matter until August 7th.

We have worked hard to draw boundaries for the district that could satisfy most of the homeowners in the East Campus area and preserve vital historic parts of the neighborhood. If we were remiss in talking to the property owners on the west side of Idylwild Drive between Starr and Holdrege Streets, we are regretful. However, we relied on letters, sent by the city May 6 and July 12, to notify non-residing property owners, who we do not have personal contact with, of this application.

We believe that it is vital to the character and preservation of the neighborhood to include this parcel within the historic district designation. Although it may be owned by a commercial venture, the properties are still residential in use and by zoning. The historic designation is essentially symbolic and would only require consultation with the City Planning Department if a property owner wished to change or alter a property not in keeping with the historic nature of the neighborhood. That consultation is all that is asked.

We hope that explaining the nature of the district designation will allay their concerns and opposition to being included in the district. However, even without their consent, we hope that you will note the importance of including this parcel, which Ed Zimmer, Historic Preservation Planner, described as historic, and is the gateway to our neighborhood.

Thank you for your consideration.

Sincerely,

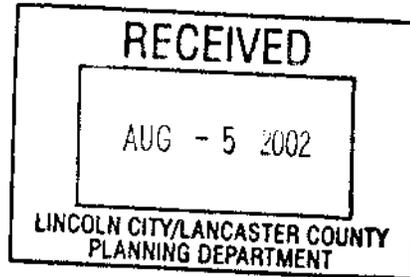
Cindy Loope (by Jennifer Brinkman)
on behalf of the citizen committee for the East Campus Landmark District

** hard copy to follow by U.S. Mail



August 2, 2002

Planning Commissioners
Planning Department
555 S 10th St.
Lincoln, NE 68508



Ladies and Gentlemen:

Subject: 1405 Idylwild Drive Property

It has just come to my attention today that a duplex I own at 1405 Idylwild was included in an amendment excluding it from the newly proposed East Campus Historic District.

It is my understanding that our property was included in the amendment submitted by Valentino's. This was done without my knowledge and is not my intention at all! Our property is zoned R-2 and it is my belief that it should rightfully be included in the Historic designation. I am in full support of the East Campus Historic District and feel that the Idylwild Drive entrance from Holdrege is vital to the character of the neighborhood. I am asking you to please remove our property from the Valentino's Amendment and keep 1405 Idylwild in the Historic District.

Thank you for your consideration.

Sincerely,

Roger Reynolds