

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Woodsshire Residential Historic District

other names/site number Woodsshire Private Residential Park

2. Location

street & number Bounded by High and Calvert Streets, South 17th to South 20th Streets

n/a

 not for publication

city or town Lincoln

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 vicinity

state Nebraska code NE county Lancaster code zip code 68502

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register

determined not eligible for the National Register removed from the National Register

other (explain:) _____

Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
124	7	buildings
5	0	sites
0	0	structures
4	0	objects
133	7	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

n/a

none

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/single dwelling

LANDSCAPE/park

LANDSCAPE/park

LANDSCAPE/traffic circles

LANDSCAPE/traffic circles

LANDSCAPE/boundary markers

LANDSCAPE/boundary markers

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY REVIVALS: Colonial Revival, Tudor Revival, French

foundation: Not visible

MODERN MOVEMENT: Ranch, International Style

walls: Brick, stone, clapboard, stucco

roof: Slate, wood shingle, tile, composition

other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Woodsshire Residential Historic District in south central Lincoln, Lancaster County, Nebraska is a 40-acre subdivision platted in 1926 and developed with 131 single-family residences. Woodsshire was platted with a modified grid of streets, limited entry points, landscaped traffic circles or "Round Points" at four of the intersections, and a private park along a drainage at the west side of the area, oriented towards the Nebraska State Capitol tower, two miles distant. A large majority (65%) of the homes were constructed before World War II, mostly in Period Revival styles (predominantly Colonial and Tudor) and many of brick and/or limestone. Nearly another third of the houses were built between the end of WWII and 1957. Most of those later homes were also Period Revival in style, although a few Modern Movement homes were also constructed, mostly ranch style but a few of International style.

Narrative Description

Woodsshire is 40 acres of elevated land in the south-central part of Lincoln, Nebraska. The subdivision of 1925 is a square parcel of land measuring approximately 1,300 feet on each side. North and south of Woodsshire the terrain falls away quite steeply, and to a lesser extent east and west. Within the subdivision, the land slopes from a high point at the southeast corner towards a low point nearly the northwest corner, losing about 40 feet of elevation from southeast to northwest. Ernst Herminghaus, landscape architect for the Woods Brothers Corporation in the planning of Woodsshire in 1925, described one of the key characteristics of the subdivision as "Adaptation to Topography," noting "In adaptation to topography it is not only essential to follow in the design of the streets, the contour of the ground for drainage and flow of sewer but also to avoid the unnecessary cutting and filing that many subdivisions assume....In Woodsshire practically no grading will be done on the lots: scarcely two per cent of them will have their natural contour changed."ⁱ This "Adaptation" to the natural topography can be seen especially in the park, which enhances rather than eliminates a natural swale, and in the grades of Kings Highway and High Street, which descend 40-45 feet in 600-700 feet from South 20th to South 18th.

The area was platted into houselots in 1925, with only four points of vehicular entry at the north and west side, and none to the east and south. Along the east and south boundaries of Woodsshire, all the houselots are oriented internally, with their backyards against the perimeter streets of S. 20th (east) and Calvert (south). As originally platted, the east lots abutted directly onto the Lincoln County Club to the east, but those lots were sold with a rear portion excluded to create the narrow right-of-way of S. 20th St. To the west and north, smaller lots are platted facing the exterior streets of S. 17th and High Streets. The original plat included a pedestrian access point at the southeast corner of the subdivision and that sidewalk is still maintained from South Pershing Road to Calvert Street, between the house lots at 1951 and 1955 South Pershing Road. Beattie Elementary School is located directly south of Woodsshire on Calvert Street and this sidewalk provides essential access between that facility and Woodsshire.

The internal street system consists of a continuous street called Pershing Road (now addressed as East, South, and West Pershing) which enters at diagonals from both the northeast and northwest corners, circumscribing the east, south, and west edges of the subdivision. Kings Highway is a generally east-west street that connects across the north end of the subdivision, while Woodsshire Parkway parallels the west leg of Pershing Road and with it frames a long, narrow private park that enhances a shallow swale or drainageway. Grimsby Lane extends north-south near the center of the subdivision. The internal curbs have a shallow, curved profile, visually easing the line between streets and landscape.

Herminghaus explained that "These streets are no wider than they should be..." Fifty feet of right-of-way is provided except for Woodsshire Parkway and West Pershing flanking the park, which have just 34 feet. Witham Lane to the west is built on 40 feet of right-of-way.ⁱⁱ Herminghaus continued "...increased width is usually taken up in the parking strip between curb and sidewalk. This element of the street is particularly difficult to treat either with grass or any other planning material; accordingly, we have reduced the street width under the standard not to narrow the width of the pavements but in reality to decrease the width of the parking strips."ⁱⁱⁱ As built, the parking strips were completely dispensed with in most of

ⁱ Ernst Herminghaus, "Woodsshire: A Modern English Garden Subdivision in Lincoln Nebr.", Lincoln: The Woods Brother Corporation, 1926, p. 9.

ⁱⁱ Plat for Woodsshire, signed Nov. 12, 1925, filed with Lancaster County as in Plat Book 5:136, Nov. 20, 1925.

ⁱⁱⁱ Herminghaus, p. 10.

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the subdivision, since sidewalks are provided only on S. 17th Street on the far west edge of Woodsshire. None of the internal streets have sidewalks.

The diagonal entrypoints of Pershing Road are flanked with limestone precinct markers inscribed "Woodsshire Private Residential Park." Among the most distinctive elements of Woodsshire four small (42-foot diameter), landscaped traffic circles which Herminghaus called "Round Points." Herminghaus' drawings indicate varied geometric treatments of hedges, conifers, and central focal points. An early photographic image of the northeast round point shows the manicured hedges and six conifers, with a central street light instead of an urn. That round point today lacks the border hedges but the central street light is enhanced with a boxwood hedge.

All of the drawings for the round points also show conifers and hedges on the outer arcs of the round points. Several of the early conifers (mostly Austrian pines) survive but appear to be in decline. Replacement trees—conifers of varying species—are growing at each round point.

The southeast round point is drawn with four arcing flower beds, four columnar conifers (with their quadrants outlined by hedges), and a central pavement with a reflecting ball. The flower beds are now turf and like all the round points, there is a central street light with a fluted pole, but the design elements of the conifers, hedges, and flagstone pavement all are retained. This round point also retains one of the outer arcs of hedge, though the shrubs are spirea rather than privet as described by Herminghaus.^{iv}

The northwest round point at Grimsby Lane and Kings Highway is drawn with a dozen very narrow columnar conifers. The current planting has just six trees but they are of very tall, narrow form. The outer arcs of this circle retain an ancient Austrian pine, several Scotch pines, and extensive white pine plantings to maintain the design effect.

The four-acre Woodsshire Park is privately owned by the homeowners of Woodsshire and maintained by them through an annual assessment. Herminghaus noted that area "could only be developed for home sites at a very great cost, since it is low and more or less in the form of a gully....Therefore, it has been an economy to use this area as a park and at the same time we acknowledge that it adds to the beauty of the sub-division and to the enjoyment of the people who live therein."^v The south end of the park is landscaped as a 172-foot diameter "play circle" which Herminghaus intended to encircle with trees and shrubs. A full circle of trees remain; Pershing Road traces this curve. The park as a whole generally aligns with a vista to the 400-foot tower of the Nebraska State Capitol, which did not yet stand when the subdivision was platted. Herminghaus developed similar vistas as a feature of Pioneers Park (NRHP) in 1929; that he was mindful of the opportunity in Woodsshire is clear from his "Birds Eye View of Woodsshire" which is drawn from a southern perspective and shows and labels "State Capitol" in the distance. North of the play circle, the park is planted with more naturalistic clusters of trees and shrubs. According to the designer, "As a great majority of the people will see it from the auto it was designed to be viewed from the street."^{vi}

Herminghaus' design creates a strong sense of enclosure within Woodsshire, without any actual barriers other than the fences or landscaping of private back yards. The street segments between the round points or curves developed with somewhat varied character. "The 'round points' divide the street into short lengths giving a more or less court effect to each and to permit a variety of trees to be planted in the various segments."^{vii} The largest lots in the subdivision are on the east side, between East Pershing and S. 20th Street. Many of the largest houses in the subdivision were built along East Pershing Road, generally with a deep front-yard setback. The combined width of the street and the wide front yards, along with the scale of many of the houses, creates a boulevard effect. Towering pin oaks are found throughout Woodsshire, but especially along East Pershing. Herminghaus mentioned "Two large Elms are placed on each lot in such a fashion as they will serve as an enframingent of the house as well as to give shade."^{viii} Few of the elms survived Dutch elms disease, but examples can be found on East Pershing at 3449 and 3315, and in Herminghaus' own yard at 1946 Kings Highway. Similarly, most of the privet hedges with which Herminghaus traced the front lot lines are largely lost, although several fragments remain.

Grimsby Lane has smaller lots and shallower setbacks than East Pershing, resulting in a more intimate scale, even though many of the houses are a full two or two-and-a-half story tall. Kings Highway and South Pershing Road demonstrate most

^{iv} *Ibid.*, p. 14,

^v *Ibid.*, p. 11.

^{vi} *Ibid.*, pp. 11-12.

^{vii} *Ibid.*, p. 10.

^{viii} *Ibid.*, p. 13.

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fully Herminghaus' intention to "divide the street into short lengths" with two round points and a major curve at the west end of each. To the west, Woodsshire Parkway and West Pershing frame the Park and each has houses only on one side, opposite the park. Witham Lane provides ingress and egress on the west side of the subdivision but no houses are addressed on this street, which has a total length of only about 235 feet.

Creating a variety of scale and cost of homes was characteristic of Woods Bros. early developments. In the Boulevards Historic District (NRHP, 2008), Sheridan Place required a minimum \$10,000 construction cost on Sheridan Blvd. and \$4,000 on intersecting streets. The range in Woodsshire was more modest--\$7500 was the minimum on the internal streets, \$5000 on High and S. 17th Streets (Lancaster County Deeds).

Ernst Herminghaus, landscape architect for the Woods Bros. Corporation that developed Woodsshire, provided a detailed planting concept for Woodsshire. The four round points all had geometric plantings, which the park had naturalistic massings for trees and shrubs, except for the "play circle" at the south end. All of those major landscape design features are extant, although some of the plant material has been renewed in the intervening years. Herminghaus emphasized the outer perimeters of the round points with conifers, which are also maintained with a mixture of original and replanted specimens. The elms which Herminghaus prescribed at two per front yard are largely lost, but several remain on East Pershing road. Similarly, privet hedges with which he traced the street fronts are mostly gone. On the west side of East Pershing Road, a rank of very large pin oaks marches across several front yards, apparently an early planting.

Woodsshire is developed entirely with single family residences, in accord with covenants in the original deeds of purchase. Of 131 homes, 86 (65%) were built in the 15 years between the platting and the beginning of World War II. Another 29% (38 homes) were built between 1945 and 1957. Most of those houses are period revival in style, typically displaying Colonial Revival or Tudor elements, along with a smaller number of "French Eclectic" homes with high hipped roofs and varied fenestration. Fifty homes (38% of the total) can be classified as Colonial Revival and 44 houses are Tudor Revival, while just five have French Eclectic characteristics. After World War II, 29 Ranch Style houses were constructed—22% of the total. A single International Style house was built in 1952.

Tabular data on all the houses of Woodsshire are provided as an appendix to this section. Some representative houses include:

1926 Kings Highway, Ernst Herminghaus House, 1927, Davis & Wilson^{ix}, architects

The landscape architect for the Woods Bros. Corporation, developers of Woodsshire, acquired one of the most unique lots in the subdivision and had this house built in 1927. The lot on the northeast round-point is wedge shaped. Herminghaus enclosed the triangular back yard in brick walls, with an urn at the apex.^x

The Tudor Revival style house is clad in white-painted brick and has steep, wood shingled roofs. The main body of the house spans the width of the lot and a lower wing extends forward on the west side, forming an L-shaped plan. The front entrance is nestled in the crook of the "L," under a limestone lintel with label molding. The lower story windows have similar lintels. An upper floor window in the length of the "L" rises through the eaves line and is topped with a shallow shed dormer. The gable ends are sheathed with wide planks with uneven edges, and on the main façade gable the boards are pierced to suggest a dovecote. An attached double garage is set at an angle on the east side of the main block, further enclosing the entrance courtyard, which is concealed by a hedge.

3449 East Pershing Road, Dr. Carl Norden House, 1929, Meginnis & Schaumberg, architects

Carl Norden, founder of Norden Laboratories pharmaceutical company, had his elegant Tudor house constructed on an expansive lot on the east side of the "boulevard" section of East Pershing Road in 1929. His architects, Harry Meginnis and Ed. G. Schaumberg, designed eight houses in the subdivision. The walls are of yellow brick with extruded, unranked joints, forming a richly textured surface. The gable roof is red tile shingles and the ridge flares up slightly at the ends. On the south side, the front pitch of the roof sweeps down to the first story, covering a sitting porch which was originally open-

^{ix} Lincoln Building Permit 16386 identifies Davis & Wilson as the architects and Baker & Holder as the contractors for Herminghaus' home. Elsewhere the design is attributed to N. Bruce Hazen based on his recollections in 1983 (Richard Sutton, "Ernst H. Herminghaus, Landscape Architect," *Nebraska History*, Winter 1985, pp. 378-9 and footnote 13). Hazen was a draftsman in the Davis & Wilson office from 1926-1933 and is listed on five building permits for Woodsshire houses during that time, so he may well have worked on the Herminghaus design for Davis & Wilson.

^x Sutton, pp. 378-9.

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air but has been enclosed with leaded glass, full-height windows, echoing the leaded glass casements of the original fenestration. The center entry and the north window on the front façade are framed in limestone. Over the entrance a façade gable of false half-timbering contains a diamond-paned oriel window. The barge boards of the gable are richly carved with medieval ornament including a continuous vine, oak leaves, acorns, and squirrels. A tall double chimney with clay chimney pots separates the entry bay and the south porch, with a fanciful curved copper downspout across the face of the brick. The asymmetry of the façade is further underscored by an inset, shed-roofed dormer in the long sweep of the south part of the roof, while on the north side the second floor window is topped with a projecting, hip-roof dormer. The window has French doors, accessing a wrought-iron balcony.

3325 Grimsby Land, Hollingsworth House, 1928, N. Bruce Hazen, architect

Hazen was the most prolific architect of the Woodsshire development, with ten houses to his credit. He designed in a variety of Period Revival styles, including the perennially popular Colonial Revival. The Hollingsworth House on the west side of Grimsby Lane is a two-story, three-bay, symmetrical design under a side gable roof. The center entrance is ornamented with a classical surround, a transom light, and a broken triangular pediment with a central urn—all features which are highly characteristic of the Colonial Revival style.

1929 High Street, Olmstead House, 1929, built by W. G. Fullagar for the Woods Bros.

The original deeds for Woodsshire house lots mandated a minimum construction cost of \$75,000 within the subdivision and \$5,000 on the “outer” streets of High and South 17th Streets. Perhaps concerned that High Street development was somewhat slow in starting (only 3 of 10 lots were built before 1930), the Woods Brothers Corporation itself developed 1929 High Street in 1929. The contractor, William G. Fullagar, built more Woodsshire houses than any other, with a dozen to his credit between 1927 and 1946. This single-story, red brick house is compatible in materials and overall form with the larger Period Revival style houses in the district but lacks their scale and ornament. For its asymmetry, steep gable roofs, and bracketed, shed-roofed hood sheltering the entry, it can be grouped in the Tudor Revival family, but is more interesting as an expression of the developers’ clear intent to provide a range of cost-options in Woodsshire.

3320 East Pershing Road, 1931, Ed & Ruth Gardner House, built by Frank A. Robey,

Only a handful of Woodsshire houses display the Period Revival variant the McAlesters label “French Eclectic,”^{xi} but they include some of the most prominent homes in the district. The Gardner House was built by Frank A. Robey, the contractor of five Woodsshire homes, including designs by the leading architects of the subdivision—N. Bruce Hazen, Meginnis & Schaumberg, and Davis & Wilson. The building permit for this house mentions no architect, however. Client Ed Gardner was an attorney.

The Gardner House is a two-and-one-story residence on a large lot on the east side of East Pershing Road with two very mature pin oaks in the front yard. The walls are limestone, laid in random rangework. The main roof is a tall hip, crossed by a façade gable over the right (southernmost) bay, which projects slightly forward. The roofs are covered in wood shingle. The centered entrance has a dressed limestone surround, with quoins and a round arch. The first floor windows have segmental limestone arches, which the second floor windows are mostly square-headed. On the second floor, at the center of both the main (west) and north facades, there is a higher window with a segmental head that pierces the eaves line. On the main façade that window is further ornamented with a curved metal French balcony, while on the north façade the center window tops a polygonal bay window on the first floor, with a concave copper roof. At the southwest corner of the façade there is a gazebo-like octagonal porch with a very steep, hipped roof. The open porch extends along the south side of the house.

1920 South Pershing Road, 1951, J. George & Leona Stroh House

Fully 65% of the houses in Woodsshire were built in the 15 years between the platting of the subdivision in 1926 and the entry of the U. S. into World War II in 1941. Thirty-eight more—29% of the total—were constructed between 1945 and 1957. One-third of the post-war house continued the earlier Period Revival styles—predominantly Colonial Revival—while two-thirds of the residences built in Woodsshire in that period are Ranch Style.

The limestone-veneered Stroh House is one of the best manifestations of that style. It is situated on a long corner lot, presenting the horizontality of Ranch Style to full effect. The asymmetrical design has a projecting front bay with a prominent oriel window. The broad, stone chimney at the ridge of the low gable roof is aligned with the projecting bay. The off-center entry is recessed under a small shed roof, marked with a wrought-iron support. The windows are characteristically large and varied. At the west end is an attached garage, topped with a cupola/ventilator and a

^{xi} Virginia and Lee McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1986, p. 386-395.

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weathervane. Mr. Stroh worked in insurance but is also listed on the building permit as self-contracting for the construction of his home.^{xii}

1955 South Pershing Road, 1952, Miles House, Clark & Enersen, architects

The southeasternmost lot in Woodsshire, accessed off the round point at that corner, did not develop until 1952. Then Richard and Mary Miles, employees of a Lincoln office supply store, commissioned architects Kenneth Clark and Larry Enersen to design an innovative International Style house on the secluded lot. The west façade is expressed as a series of geometric blocks beginning with a flat-roofed double garage, a shed-roofed middle block, and another flat-roofed block to the south. The understated entry is deeply recessed between the second and third blocks. The south and east facades, more prominently visible from outside the Woodsshire subdivision, are similarly blocky and geometric. The east side of the house is nearly all glass, including large windows and sliding doors.

Non-contributing properties:

Seven houses are regarded as “non-contributing” to the historic character of Woodsshire due to their dates of construction between 1961 and 1993. Four of these date from the 1960s and should be re-evaluated in coming years. 3449 West Pershing Road of 1972, designed and occupied by architect Lynn Jones and his family since its construction, is a boldly modern design of sharp angles and expansive windows. It is a fine work of its era, demonstrating well what the McAlesters call the “Shed Style”^{xiii} and should be evaluated for individual designation in the future. The last house constructed in Woodsshire in 1993 is 3333 West Pershing Road, located at the corner of Witham Lane. It can be described as “Tudor Revival Revisited” or what the McAlesters call “Neo-Tudor,”^{xiv} with limestone detailing and even a limestone border wall. It is clearly responsive to the historic homes in the area and does not detract from the overall feeling of the area. Coincidentally, the neighboring house to the south across Witham Lane, 3401 West Pershing, was the first house in Woodsshire issued a building permit, 67 years before. It is a modest Tudor Revival of red brick.

Other contributing features:

The tabulation of contributing features in Woodsshire includes the four original, limestone precinct markers, the four round points, and Woodsshire Park. The landscape features display a combination of original and replanted materials which still strongly convey Herminghaus’ design intentions, as clearly expressed in the 1926 “Woodsshire” booklet.

Question—count the street lights?

Overall, Herminghaus’ stated intention, to create beauty and value through subdivision design and enhanced landscaping, is strongly felt throughout Woodsshire. While some of Herminghaus’ landscape elements are barely evident, such as the elms and privet hedges, his overall plan for the subdivision and major features such as the round points and park are strongly reflective of his design and still create a powerful sense of place. As he predicted, “Woodsshire grows more valuable and more beautiful each year.”^{xv}

^{xii} Lincoln Building Permit 55675.

^{xiii} McAlester, p. 484.

^{xiv} *Ibid.*, p. 491.

^{xv} Herminghaus, p. 16.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Landscape Architecture

Architecture

Period of Significance

1925-1957

Significant Dates

1925, 1938

Significant Person

(Complete only if Criterion B is marked above.)

Herminghaus, Ernst

Cultural Affiliation

n/a

Architect/Builder

Multiple architects including N. B. Hazen, Meginnis & Schaumberg, Miller & Craig, Davis & Wilson;

Multiple builders including W. G. Fullagar, A. E. Pierson, and Frank A. Robey

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

Woodsshire was platted in 1925 and the first lots were sold soon thereafter. 95% of the houses were built by 1957. Landscape architect Ernst Herminghaus, who designed the area, resided in the district from 1927 to 1938.

Criteria Considerations (explanation, if necessary)

None.

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Woodsshire Historic Residential District in Lincoln, Lancaster County, Nebraska is locally significant under Criterion A in the area of Community Planning for its innovative design, highly responsive to its topography, and full integration of landscape design. Woodsshire is also locally significant under Criterion B for its association with Ernst Herminghaus, Nebraska's first academically trained landscape architect, who not only designed Woodsshire's landscape plan, but also promoted the development of the area and resided in it for a decade. Finally Woodsshire is locally significant under Criterion C for both landscape architecture and residential architecture, displaying Herminghaus' landscape and residences by several of Lincoln's leading architects.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The three broad areas of significance of Woodsshire—association with Community Planning, association with an important individual (Ernst Herminghaus), and exemplary design of both the landscape and the residences—are clearly interrelated, but a separate discussion of each will more fully explicate their significance.

Community Planning: “useful and beautiful”

Frank, Mark, and George Woods, the Woods Brothers who platted Woodsshire in 1925, were involved in numerous subdivisions including Sheridan Place (1909), Woodscrest (1916), Woodsdale (1917), and Woods Bros. Country Club Addition (1924), along with development of the Lincoln Country Club (1924), all in south central Lincoln. Those subdivisions are all within the Boulevards Historic District (NRHP, 2008) and they all display designs responsive to their terrain, enhanced by ample plantings.

Woodsshire integrates the overall subdivision design and landscape enhancement to an even higher degree, sharply restricting vehicular access points to create an inward-looking “Private Residential Park,” as the precinct markers declare. (Despite this description, the Woodsshire plat dedicated the roadways as public streets, as was typical.) The roadways are a modified grid, but are broken into small sections by the round points and the retention of the natural terrain. Herminghaus' descriptive booklet promoting Woodsshire makes it explicit that “In the design of Woodsshire studied attention has been paid to the recent and newer ideals of real estate sub-divisional design with special stress on English ideas. The lay-out is of a combination of streets crossing each other at right angles and resulting in the standard, uneconomical and ill-adapted gridiron plan, nor has it accepted the fact that only curved streets can be useful and beautiful. It is a combination of both types in a scheme that is organic and logical therefore, beautiful because it is organic and logical.”^{xvi} Herminghaus scholar Richard Sutton notes the similarities of Woodsshire and the Sheridan Boulevard subdivisions to “Frederick Law Olmstead's Riverside subdivision near Chicago” and labels them “of a Beaux Arts style.”^{xvii}

While Herminghaus clearly designed and promoted Woodsshire, the Woods Brothers did not implement all of the restrictions he suggested as essential to its success. His booklet decried the practice of regulating design by requiring a certain minimum cost for each house, stating “It is easy to conceive and we unfortunately have too many examples of them in Lincoln as elsewhere, of houses that have cost large sums and are yet unattractive, simply because they lack architectural refinement.” He goes on to describe that in Woodsshire “for the purchaser's protection...all plans and specifications for houses must be passed upon by the landscape architect of the Woods Brothers Corporations [Herminghaus] and a Board of Architects. It is likely that the minimum sum will be no less than \$10,000, but the restrictions as to size, color, height, shape, and set-back will be governed almost entirely by the board of consulting architects.”^{xviii} However, the deeds for Woodsshire lots contain no such covenant—instead construction cost minimums of \$5,000 on High and South 17th Street and \$7,500 in the rest of Woodsshire are included. Each lot did receive a pro rata share of Woodsshire Park, and a requirement to contribute proportionally to the maintenance expense. Another Herminghaus concept that entered the deeds was that the natural grade of each lot could not be raised, without the permission of the Woods Bros. Corp. or the other property owners.^{xix} The WPA-produced *Lincoln City Guide* of 1937

^{xvi} Herminghaus, pp. 4, 5.

^{xvii} Sutton, p. 377.

^{xviii} Herminghaus, pp. 15, 16.

^{xix} Lancaster County Deeds.

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recognized Woodsshire as “one of Lincoln’s restricted residential districts,” although the writer erred in pegging the minimum required construction cost at \$10,000.^{xx} The Woods Bros. and their landscape architect together produced a thoughtful and thorough plan that was implemented with great success.

Ernst Herminghaus (1890-1965), landscape architect^{xxi}

Lincoln native Ernst Herminghaus was the son of German immigrants. His father was a cigar maker in Lincoln. He attended Lincoln public schools, graduating from Lincoln High School in 1909, then studying a broad liberal arts curriculum at University of Nebraska, with an emphasis on horticulture. After graduating in 1913, he enrolled in the landscape architecture program of the Harvard Graduate School of Design (GSD) that fall, completing the MLA program in 1915.

He returned to Lincoln in 1915 and opened Lincoln’s first landscape architecture practice in Nebraska, preparing designs for both Omaha and Lincoln projects, including Sheridan Park (subdivision) in 1916 and city park designs. He worked on military site plans in Washington, D.C. during World War I.

Herminghaus had a profound impact on his native city, designing subdivisions, parks including Pioneers Park of 1929 (NRHP, 199_), and the Nebraska Capitol Grounds in 1933 (cited as part of the NHL designation), as well as serving as superintendent of parks in the late 1940s. His association with Woodsshire was especially close, as he not only designed the plan, he also promoted it with the attractive “Woodsshire” booklet. Furthermore, he lived in the subdivision until 1938. It is not apparent from the Woodsshire deeds that Herminghaus’ intended design control of the plans and set-backs of individual houses was implemented by the developers. However, the regularity of deep set-backs on East Pershing, and much shallower ones on Grimsby Lane, for instance, which were not formally controlled by zoning or by covenant, suggest the influence of a designer/resident/neighbor, at least through 1938.

Landscape architecture & Residential architecture

In Herminghaus’ time at Harvard’s GSD, Frederick Law Olmstead, Jr. and Henry Vincent Hubbard were the dominant educators.^{xxii} Herminghaus’ park work is strongly reflective of Olmstead’s style, massing trees and shrubs for an “enhanced” naturalistic effect. In describing Woodsshire Park, he stated “We have made another departure in design in planting large groups of one variety of shrub instead of using the usual hodge-podge of every possible shrub within a group.”^{xxiii} His eclectic training is also displayed in the strong geometry of the design of the round points and formalism of the suggested border hedges, paired elms on each lot, and lilacs at the rear boundaries of every lot.

The residential architecture of Woodsshire showcases the work of Lincoln’s leading architects of the late 1920s and 1930s, working primarily in the Period Revival styles for affluent clients. *Lincoln City Guide* in 1937 characterized Woodsshire as “an English garden subdivision, with practically all houses of English design...”^{xxiv} This is strictly accurate only if one regards pre-Revolutionary America as “English,” since nearly equal numbers of Woodsshire homes are Colonial Revival and Tudor Revival. But it is certainly an understandable observation, and underscores the strongly Period Revival character of the district’s residential architecture.

Among the leading designers of Woodsshire homes, **N. Bruce Hazen** (1897-1985) was most prolific. He was listed as a draftsman for Fiske, Meginnis & Schaumberg in 1925 and as a draftsman for Davis & Wilson from 1926-1933, but he was also listed as “architect” on five Woodsshire building permits within that span. The long-lived Mr. Hazen worked primarily on houses in south Lincoln and his work is well-represented in the Franklin Heights Landmark District (locally designated, 1995) and the Boulevards Historic District (NRHP, 2008).^{xxv}

^{xx} Federal Writers Project, *Lincoln City Guide*, Lincoln: Nebraska State Historical Society, 1937, p. 46. “Restricted” in Woodsshire referred only to cost. The *Guide* accurately noted that race restrictions were part of the deeds of “Sheridan Park,” developed by Harvey Rathbone in 1916 (p. 47). Such clauses were not used in Woodsshire transactions.

^{xxi} The Herminghaus biography is drawn from Sutton’s article in *Nebraska History*, Winter 1985.

^{xxii} Sutton, 374-375.

^{xxiii} Herminghaus, p. 11.

^{xxiv} *Lincoln City Guide*, p. 46.

^{xxv} N. Bruce Hazen file, Lincoln Planning Dept.

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Meginnis & Schaumberg designed nearly as many Woodsshire homes as Hazen. Their partnership from 1926 to 1942 was broader than just residential, including office buildings (Federal Trust Building, 1926-7; NRHP, 2002) and schools such as Irving Junior High School of 1927 (in the Boulevards Historic District, NRHP, 2008).^{xxvi} Ed Schaumberg was also a resident of Woodsshire in two homes of his own design—3240 East Pershing of 1927 and 3450 East Pershing of 1937.

Miller & Craig produced many of Lincoln's finest Period Revival homes, practicing sometimes separately but in partnership from 1924-1934. They designed more fraternity and sorority houses in University of Nebraska-Lincoln's "Greek Row Historic District" (NRHP, 1997) than any other partnership, along with many churches and residences.^{xxvii}

Davis & Wilson remain the dean of Lincoln architecture firms (as Davis Design), tracing their lineage to Ellery Davis' return to Lincoln in 1909 after completing his studies at Columbia University. They had the broadest practice in Lincoln, from public schools (Lincoln High of 1915, Sheridan Elementary of 1927; NRHP, 2008) to University buildings (Old Law, Love Library, Student Union, Morrill Hall, Coliseum, Memorial Stadium and more—all at UN-L), churches (South St. Temple/1923, NRHP/1982; Westminster Presbyterian/1924; NRHP/2008), to office buildings (Stuart Building, 1927; NRHP, 2003) and residences. They designed only three Woodsshire homes but those include Ernst Herminghaus' Tudor Revival gem.^{xxviii}

Clark & Enersen, founded by Kenneth Clark and Larry Enersen in the early 1950s, continue today (The Clark Enersen Partners) as a major engineering, architecture, and landscape architecture firm in Lincoln. Their sole contribution to Woodsshire is the unique International Style Miles House of 1952.

The most active builders and contractors of Woodsshire houses include W. G. Fullagar, A. E. Pierson, Sweeney & Co., and Ed. L. Lowell.

Woodsshire is a three-dimensional sourcebook of Colonial Revival and Tudor Revival residences, but is even more striking and significant as a whole, combining the vision of the land developers and their landscape architect, with the well-designed individual homes, to create a powerful sense of place—a neighborhood.

Developmental history/additional historic context information (if appropriate)

Prior to subdivision, part of the land that became Woodsshire was a grass airfield for a local pilot training school. One successful graduate of that school was Charles Lindbergh, whose first flights (with an instructor) were flown from this field. The Woods Brothers sponsored aeroplane displays from this field to promote their earlier, adjacent subdivision of Axtell Heights.^{xxix}

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Lincoln Building Permits, Building & Safety Dept.

Lincoln City Directories.

Richard Sutton, "Ernst H. Herminghaus, Landscape Architect," *Nebraska History*, Winter 1985.

^{xxvi} Harry Meginnis & Ed Schaumberg files, Lincoln Planning Dept.

^{xxvii} Jesse Boas Miller & Fritz Craig files, Lincoln Planning Dept.

^{xxviii} Ed Zimmer, "Davis & Wilson" entry in *Encyclopedia of the Great Plains*; Davis & Wilson file, Lincoln Planning Dept.

^{xxix} *Lincoln City Guide*, p. 50; Lindbergh monument at South 20th & High Streets, Lincoln, NE; "Beautiful Axtell Heights," advertisement in *Lincoln Sunday Star*, May 20, 1920, p. 11.

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Ernst Hemminghaus, "Woodsshire, A Modern English Garden Subdivision in Lincoln Nebr.," booklet, Lincoln: Woods Brothers Corporation, 1926.

Federal Writers Project, *Lincoln City Guide*, Lincoln: Nebraska State Historical Society, 1937.

Architects Files, Lincoln City Planning Dept..

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Lincoln/Lancaster County Planning Dept.

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 40 acres, more or less
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

All of Woodsshire subdivision, bounded by High Street on the north, South 20th Street on the east, Calvert Street on the south, and South 17th Street on the west.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries include all the property platted in November, 1925 as "Woodsshire."

11. Form Prepared By

name/title Ed Zimmer, Ph.D./historic preservation planner; researchers Holly Hauschild and Alex Bednar
organization Lincoln/Lancaster County Planning Dept. date November 11, 2010
street & number 555 S. 10th Street telephone 402-441-6360
city or town Lincoln state NE zip code 68508
e-mail ezimmer@lincoln.ne.gov

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

Description of Photograph(s) and number:

1 of ____.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name multiple
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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3205	E Pershing	1938	Fullagar, W. G.		William L Dalton	Dalton & Son (grocer)	c	Colonial	D4-238
3223	E Pershing	1940	Kaiser & Steele	Wink, David	Ross L. & Florence M. Idol	mgr. Riggs Optical Co.	c	Tudor	D4-239
3224	E Pershing	1927	Baker & Holder	Meginnis & Schaumberg	Raymond N. Westover	Westover Steel Co.	c	Tudor	D4-185
3227	E Pershing	1940	Robey, Frank A.	Davis & Wilson	Lloyd E. and Ruth E. Chapman	Attorney	c	Colonial	D4-240
3240	E Pershing	1927	Fullagar, W. G.	Meginnis & Schaumberg	Edw. G Schaumberg	Meginnis & Schaumberg	c	Tudor	D4-241
3300	E Pershing	1941	Fullagar, W. G.	Meginnis & Schaumberg	Fredrick W. & Florence P. Misch	v-pres mgr, Smith-Dorsey Co.	c	Colonial	D4-242
3310	E Pershing	1928	Olson Const. Co	Miller & Craig	Phil Sidles	gen sales mgr Sidles Co	c	Tudor	D4-186
3315	E Pershing	1953	Otto, Louis D.		Louis D. & Mary L. Otto	treas, Searle & Chapin Lumber Co.	c	ranch	D4-243
3320	E Pershing	1931	Robey, Frank A.		Ed. T Gardner and Ruth W. Gardner	lawyer, 438 Stuart Bldg	c	French Eclectic	D4-187
3325	E Pershing	1939	Pierson, A. E.		Edmund Steinauer	Pres, Steninauer & Co Inc	c	Colonial	D4-202
3333	E Pershing	1929	Lowell, Ed	Morton, Wm. R.	George and Margaret Flynn	slsmn J Grainger & Co	c	Tudor	D4-198
3343	E Pershing	1929	Lowell, Ed	Morton, Wm. R.	Wilbur H. and Ruth I. Stalons	Real Estate	c	Tudor	D4-197
3344	E Pershing	1939	Fullagar, W. G.	Hazen, N. Bruce	Theodore and Mary Sick	pres, Security Mutual Life Ins Co	c	Colonial	D4-188
3360	E Pershing	1938	Anderson, A. O. & Sons		Millard M. and Cath Liggett	general contractor	c	Colonial	D4-244
3400	E Pershing	1941	Miller, A.W., Co Inc	Unthank, John O.	Arthur W. and Viola N. Thompson	auctioneer	c	Colonial	D4-189
3405	E Pershing	1939	Pierson, A. E.	Pierson, A. E.	James A. and A. Amelia Doyle	assoc prof. UofN	c	Colonial	D4-196
3415	E Pershing	1927	Hanson, Paul G.	Meginnis & Schaumberg	Mr. and Mrs. Roy Wythers	Varsity Cleaners	c	Tudor	D4-195
3422	E Pershing	1939	Peterson, Ervin		Evan and Thelma Knudson	v-pres, Henkle & Joyce Hdw Co.	c	Colonial	D4-190

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3429	E Pershing	1929	Randolph, Theo & Son	Miller & Craig	Chauncey W. D. Kinsey	Kinsey Tire Co	c	Tudor	D4-194
3430	E Pershing	1935	Miller, A.W., Co Inc		Charles B. and Henrietta Simon	v-pres & genl mgr Ben Simon & Sons (clothing)	c	French Eclectic	D4-191
3449	E Pershing	1929	Robey, Frank A.	Meginnis & Schaumberg	Dr. Carl Norden	Founder, Norden Laboratories	c	Tudor	D4-193
3450	E Pershing	1937	Fullagar, W. G.	Schaumberg, Edw. G.	Edw. G. and Claire Schaumberg	Meginnis & Schaumberg	c	Colonial	D4-192
3455	E Pershing	1947	Pierson, A. E.		Floyd J. & Mae S. McLain	dir State Dept of Banking	c	Colonial	D4-245
3460	E Pershing	1929	Anderson, A. O.		Jack B. and Mabel W. Beeler	farmer stockmn	c	Tudor	D4-023
3470	E Pershing	1933	Assenmacher, W.J. & Co	Owners Plauery	Timothy J. & Edith G. Farrell	Federated Finance Co	c	French Eclectic	D4-246
3308	Grimsby Ln	1952	Heidrick, Paul J		Paul J. and Eleanor E. Heidrick	physician 857 Stuart Bldg	c	ranch	D4-201
3315	Grimsby Ln	1957	Chapin, Lee		Lowe R. and Mavis Folsom	pres, Nebraska Central Building & Loan Assn	c	ranch	D4-220
3322	Grimsby Ln	1950	Pierson & Davis		David J. and Dorothy W. Stavland	dist mgr, Mutual Life Insurance Co of NY	c	ranch	D4-203
3325	Grimsby Ln	1928	Schneider, Conrad P.	Hazen, N. Bruce	Moses A Hollingsworth	no occupation listed	c	Colonial	D4-219
3332	Grimsby Ln	1962	Larson, C.M.		C.M. Larson	retired	NC	ranch	D4-221
3333	Grimsby Ln	1950	Dickman, Grant W.		Robert E. and Marjorie A. Dickman	supt, Smith-Dorsey (pharmaceutical company)	c	Colonial	D4-218
3340	Grimsby Ln	1965	Sampson Constr.		Ruth Chapman (widow of Lloyd)	Chapman & Savidge Refrigeration Service	NC	ranch	D4-223
3345	Grimsby Ln	1927	Hallbeck, J.A.		George R & Alberta Whitlock & Chas. A. and Christine Phillips (Christine)	agcy mgr Lincoln Liberty Life Ins Co.,sec J W Reed	c	Tudor	D4-217

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3350	Grimsby Ln	1939	Lorenz, Felix		Heath Griffiths	Splain Schnell & Griffiths (Mortuary & Ambulance)	c	Colonial	D4-204
3355	Grimsby Ln	1929	Lorenz, Felix	Lorenz, Felix	Benjamin C. and Sadye Finkelstein (Sadye)	Ben's New Way Auto Parts	c	Colonial	D4-216
3400	Grimsby Ln	1950	Groh Bros.		Victor C. and June Sloan	owned Pla Mor ballroom	c	ranch	D4-205
3401	Grimsby Ln	1950	Reed, Irl		Harold C. and Freda Gease	div mgr, Gold & Co	c	Colonial	D4-215
3412	Grimsby Ln	1928	Anderson, F.A.	Anderson, F.A.	Ralph S. and Cora E. Campbell	Wholesale Lumberman	c	Colonial	D4-206
3415	Grimsby Ln	1939	Bstandig, Ed J.	Peterson, Ervin	Albert and Louise Taborsky	physician 324 First National Bank Bldg	c	Tudor	D4-214
3422	Grimsby Ln	1930	Lowell, Ed L.	Morton, Wm. R.	Earl O. and Marie P. Eager	vice president and general manager of Raymond Bros. Clarke Co.	c	Tudor	D4-207
3425	Grimsby Ln	1937	Bstandig, Ed J.		Alva L. and Mary C. Prewitt	Gelhaar's Cleaners	c	Tudor	D4-213
3434	Grimsby Ln	1940	Fullagar, W. G.	Hazen, N. Bruce	George A and Rose M. Healey	Lawyer at Baylor TouVelle & Healey	c	Colonial	D4-208
3435	Grimsby Ln	1927	Miller & Craig	Miller & Craig	Julius J. and Carrie Loomis	physician	c	Tudor	D4-212
3440	Grimsby Ln	1935	Sweeney & Co		Robert O. Hodgman	Pres, Hodgeman-Splain Mortuary	c	Colonial	D4-237
3443	Grimsby Ln	1928	Merhuron, John L	Mehuron, John L.	Bert C. Cook	mgr J. I. Case Threshing Mach Co.	c	Colonial	D4-222
3451	Grimsby Ln	1955	Darnell & Sampson		Oliver A.and Goldie R. Pocras	Lincoln News Agency	c	ranch	D4-211

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3454	Grimsby Ln	1929	Baker & Holder	Baker	Joseph J. and Helen Stewart	tres Neb Printing & Sales Book Co.	c	Tudor	D4-209
1745	High St	1951	Ristow, Rudolph A.		Rudolph A. & Vlasta Ristow	bldg contr	c	ranch	D4-269
1835	High St	1939	Love, William		Leslie A. & L. Oneita Crandall	business mgr, The Lincoln Clinic	c	Colonial	D4-259
1841	High St	1929	Mehuron, John L.		J.G. Lindon Jr. & Blanche Lindon	dept mgr, Woods Bros Corp.	c	Tudor	D4-260
1855	High St	1941	Lorenz, Felix A.	Lorenz, Felix A.	Henry & Ruth M. Dreith	sls mgr, BC Co.	c	Tudor	D4-261
1865	High St	1946	Pierson, A. E.		Donald B. & Mary E. Barth	Barth Hardware	c	Colonial	D4-262
1875	High St.	1949	Witt & Juckette	Lorenz, Everett	Leonard L. & Eunice E. Larson	salesman, saleswoman at Miller & Paine	c	ranch	D4-263
1905	High St.	1946	Pierson, A. E.		Marie McArthur (wid Harry E)	no occupation listed	c	Colonial	D4-264
1915	High St	1947	Penrod, Carl A.		W. Sayre Proudfit	bacteriologist State Dept of Heath	c	Colonial	D4-265
1921	High St	1929	Lowell, Ed L.		Charles E. and Agnes P. Mitchell	mgr, Eggerss-O'Flying Co.	c	Colonial	D4-266
1929	High St	1929	Fullagar, W. G.	Woods Bros	Edwin & Marjorie Olmstead	engineer, Division of Road Constr.	c	Tudor	D4-267
1935	High St	1938	Lorenz, Felix	Lorenz, Felix	Bascom H Smith	no occupation listed	c	Tudor	D4-268
1801	Kings Hwy	1954	Peterson Const Co	Peterson Const Co	Lois Hillyer (wid L Reed)	no occupation listed	c	ranch	D4-258
1810	Kings Hwy	1947	Unthank, John & George	Unthank, John & George	Reinhold D. Amen	Amen Coal Co, Amen Service Station, Amen Grocery Store	c	Colonial	D4-256
1820	Kings Hwy	1927	Rudeen, John		Arthur J. & Erna L. Doege	Pastor @ Our Redeemer Lutheran Church	c	Tudor	D4-312

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1828	Kings Hwy	1927	Sweeney & Co	Sweeney & Co	Robert A. & Julia M. Wolcott	drftsmn Forburger Stone Co.	c	Tudor	D4-255
1834	Kings Hwy	1928	Fullagar, W. G.		Irvin Gillen	retired candy manufacturer, Gillen & Boney Co	c	Tudor	D4-254
1835	Kings Hwy	1964	Model Building Group		James D. & Beverly J. Kissel	Fulton & Cramer (consulting)	NC	Colonial	D4-257
1840	Kings Hwy	1945	Pierson, A. E.		Harry J. & Glayds Hirsch	v-pres mgr, Griswold Seed Co.	c	Colonial	D4-253
1844	Kings Hwy	1929	Mehuron, John L	Mehuron, John L.	Donald G. & Ruthe E. Berry	instructor, University School of Music	c	Tudor	D4-252
1900	Kings Hwy	1930	Lowell, Ed	Morton, Wm. R.	George A. & Laura Yates	clerk, H E Sidles Co	c	ranch	D4-251
1912	Kings Hwy	1939	Pierson, A. E.	Pugsley, A.L.	Fred & Adele B. Guthman	sls mgr, HP Lau	c	Colonial	D4-250
1913	Kings Hwy	1952	Bogan, Jack E.		Jack E. and Octie M. Bogan	supvr, Western Electric	c	ranch	D4-200
1920	Kings Hwy	1928	Irvine, Frank B.		William M. and Verda Gruenig	slsmn. H Williams Cadillac Co.	c	Colonial	D4-249
1930	Kings Hwy	1957	Chapin, Lee	Chapin, Lee	Mildred Kemp	Teacher, Lincoln High	c	ranch	D4-248
1939	Kings Hwy	1928	Robey, Frank A.	Taylor, James	William Hawes	Justice of Peace, Lancaster Co Superintendent	c	Tudor	D4-199
1946	Kings Hwy	1927	Baker & Holder	Davis & Wilson	Ernst Herminghaus	Woods Bros Corp, landscape arch't	c	Tudor	D4-247
3232	S 17th	1972	Weimer, Claude T.		no Lincoln directory for time period		NC	ranch	D4-296
3234	S 17th	1928	Johnson, C.L.	Hazen, N. Bruce	Edw. O. & Marjorie Miller	salesman	c	Tudor	D4-297
3264	S 17th	1928	Anderson, F.A.	Anderson, F.A.	Paul E. & Pauline McMillin	landscape architect at Woods Bros. Nurseries	c	Tudor	D4-298

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3302	S 17th	1929	Lowell, Ed L.		Leo J. & Helen H. Kelly	foreman Mckelvie Pub Co.	c	Colonial	D4-299
3316	S 17th	1928	Rische, Albert E.		Rudolph H. & Carrie Rische	salesman at Curtis Towle & Paine Co	c	Colonial	D4-300
3324	S 17th	1949	Pierson & Davis		Everett G. & Mila E. Bourne	conductor at CB & Q Railroad	c	ranch	D4-301
3400	S 17th	1940	Peterson, E.E.	Peterson, E.E.	Charles O. & Emily P. Childress	salesman	c	Colonial	D4-302
3412	S 17th	1929	Rische, Rudolph H.		George N. & Sophia F. Rasmussen	clerk at U.S. Vet Administration	c	Tudor	D4-303
3424	S 17th	1949	Scheidt, Herman		Ervin H. & Esther L. Bauer	switchman at CB&Q Railroad	c	Colonial	D4-304
3430	S 17th	1950	Scheidt, Herman		Herman & Henrietta Scheidt	building contractor	c	Colonial	D4-305
3440	S 17th	1937	Sweeney & Co	Sweeney & Co	Theophil H. Berg	Lincoln City Clerk & Finance Director	c	Colonial	D4-306
3450	S 17th	1947	Bowen, H. Leslie		H. Leslie & Esther L. Bowen	Westcott-Bowen Construction Co.	c	Colonial	D4-307
3460	S 17th	1940	Peterson, E.E.	Peterson, E.E.	Mildred L. Korbel & Anna F. Zeman	Mildred-teacher, Anna-principal of College View Elem.	c	Colonial	D4-308
3500	S 17th	1952	Westcott-Bowen Const.		Albert F. & Maxine S. Taborsky	physician, office at 324 First National Bank Bldg	c	ranch	D4-309
3516	S 17th	1940	Jensen, Deane		Rudy A. & Mae R. Aksamit	owner, Rudy & Johnnie Auto Repair	c	Colonial	D4-310
3530	S 17th	1945	Pierson, A. E.		Glen E. & Gladys G. Luff	salesman	c	Colonial	D4-311
1800	S Pershing	1952	Hyland, Clarence W.		Clarence W. & Olinda W. Hyland	Landy Clark Co.	c	Colonial	D4-236

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1811	S Pershing	1940	Bstandig, Ed J.	Bstandig, Ed	Joseph E. Alexis	Chairman Modern Lang Dept. Univ. of NE	c	Colonial	D4-280
1815	S Pershing	1935	Cullen, J.A.	Davis & Wilson	John A. and Genevive M. Cullen	Yankee Hill Brick Mfg Co.	c	French Eclectic	D4-030
1821	S Pershing	1928	Astenmiller, Geo	Hazen, N. Bruce	Henry H. & Emma A. Foster	dean at College of Law Univ. of NE	c	Colonial	D4-279
1835	S Pershing	1950	Werschky, F. J.	Solheim, S. A.	Edward A Dosek (Philomena)	Dosek Bonding & Insurance Agency	c	ranch	D4-278
1845	S Pershing	1954	Chapin, Lee, Const Co		Merlin L. & Lucile C. Springer	lawyer bsmt Natl	c	ranch	D4-277
1859	S Pershing	1927	Mehuron, John L.		Jack (V.A.) & Mabel Matthews	Castle, Roper & Matthews	c	Colonial	D4-276
1901	S Pershing	1946	Fullagar, W. G.	Hazen, N. Bruce	Norman Walt	Co-owner, Walt's Music Store	c	ranch	D4-275
1919	S Pershing	1951	Reed, Irl		Lynn E. & Mary E. Sharrar	physician, 719 Sharp Bldg	c	ranch	D4-274
1920	S Pershing	1951	Stroh, J.George		J. George and Leona E. Stroh	insurance	c	ranch	D4-210
1931	S Pershing	1937	Fullagar, W. G.	Hazen, N. Bruce	Bess Steele and Grace Morton	assoc. professors at U of NE College of Agriculture	c	Colonial	D4-273
1941	S Pershing	1927	Cloer, John B	Miller & Craig	Dr. Frederick Teal	Teal & Woodward Ear Eyes Nose & Throat Specialist	c	Tudor	D4-272
1951	S Pershing	1951	Jensen, A.		James Keith Walker	Salesman Berron Co.	c	ranch	D4-271
1955	S Pershing	1952	Seng, Ed	Clark & Enerson	Richard S. & Mary Jo Miles	slsmn Latsch Bros; Mary Jo: ofc sec Latsch Bros	c	Internt'l	D4-270

Woodsshire Residential Historic District

Lancaster County, NE

Name of Property

County and State

House #	Street	BP Date	Builder	Architect	Resident	Occupation	Contr/ Non-Contr	Style	NeHBS LC13:
3200	W Pershing	1953	Misner, F.H.		Monica M.Taylor (wid. Russell F)	comptometer operator at Lincoln Drug	c	ranch	D4-295
3205	W Pershing	1955	Steele, W.F., Co.	Hull & Campbell	Morris & Dorothy F. Schrier	Shrier Bros Food Market	c	ranch	D4-294
3225	W Pershing	1931	Irvine, F.B.		A. Merle & Frances Wratlslaw	district agent, Fidelity & Casualty Co of NY	c	Tudor	D4-293
3235	W Pershing	1961	Lindburg, Les	Unthank, John O.	Harry Wentz	treas, Wentz Heating & Air Conditioning Co	NC	ranch	D4-292
3255	W Pershing	1938	Anderson, A. O. & Sons	Pugsley, Albert L.	Albert L. & Geraldine H. Pugsley	assistant professor at Univ. of NE	c	Colonial	D4-291
3265	W Pershing	1927	Kasl, C.K.	Hazen, N. Bruce	Mylo P. & Esther A. Dale	secretary-treas. of Peoples Coal Co.	c	Colonial	D4-290
3315	W Pershing	1927	Penrod, D.B.		Arnott Ricketts Folsom	Pres. Pioneer Insurance Co, Pres, Folsom Bros. Co-Insurance	c	Tudor	D4-289
3333	W Pershing	1993			Arthur C Griswold (Lila B)	Linoleum & Tile Co	NC	Tudor	D4-288
3401	W Pershing	1926	Grubb, W.G.		Howard & Myrtle Sharrick	agent at Home Guardina Life Ins. Co.	c	Tudor	D4-287
3415	W Pershing	1927	Sweeney & Co	Sweeney & Co	George Kimball	Cengas credit manager	c	Tudor	D4-286
3421	W Pershing	1928	Sweeney & Co	Sweeney & Co	Roger E. & Lura Sturdevant	associate professor at Univ. of NE	c	Tudor	D4-285
3435	W Pershing	1931	Bstandig, Ed		Alvin & Ruth J. Glandt	teller, First National Bank; Ruth: stenographer, First National Bank	c	Colonial	D4-284
3443	W Pershing	1930	Robey, Frank A.	Hazen, N. Bruce	Dr. Glenn T. & Helen Warren	dentist at Ladd Taylor & Warren	c	Colonial	D4-283

Woodsshire Residential Historic District

Lancaster County, NE

Name of Property

County and State

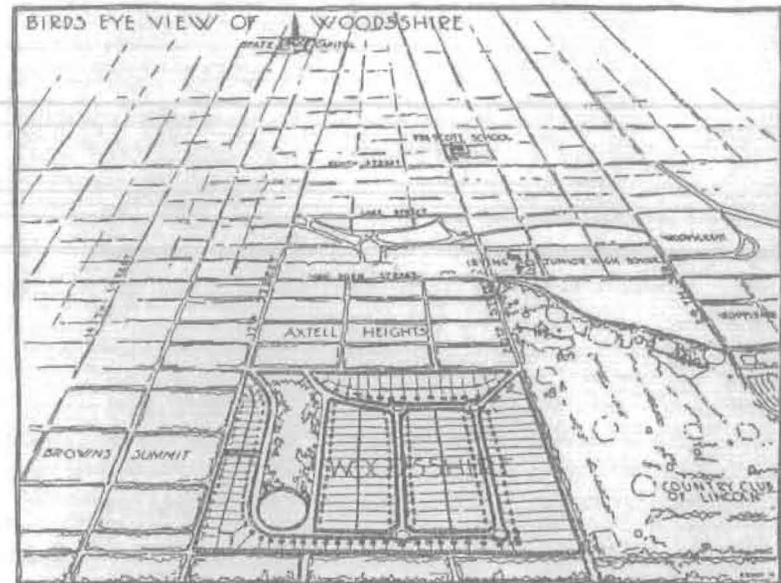
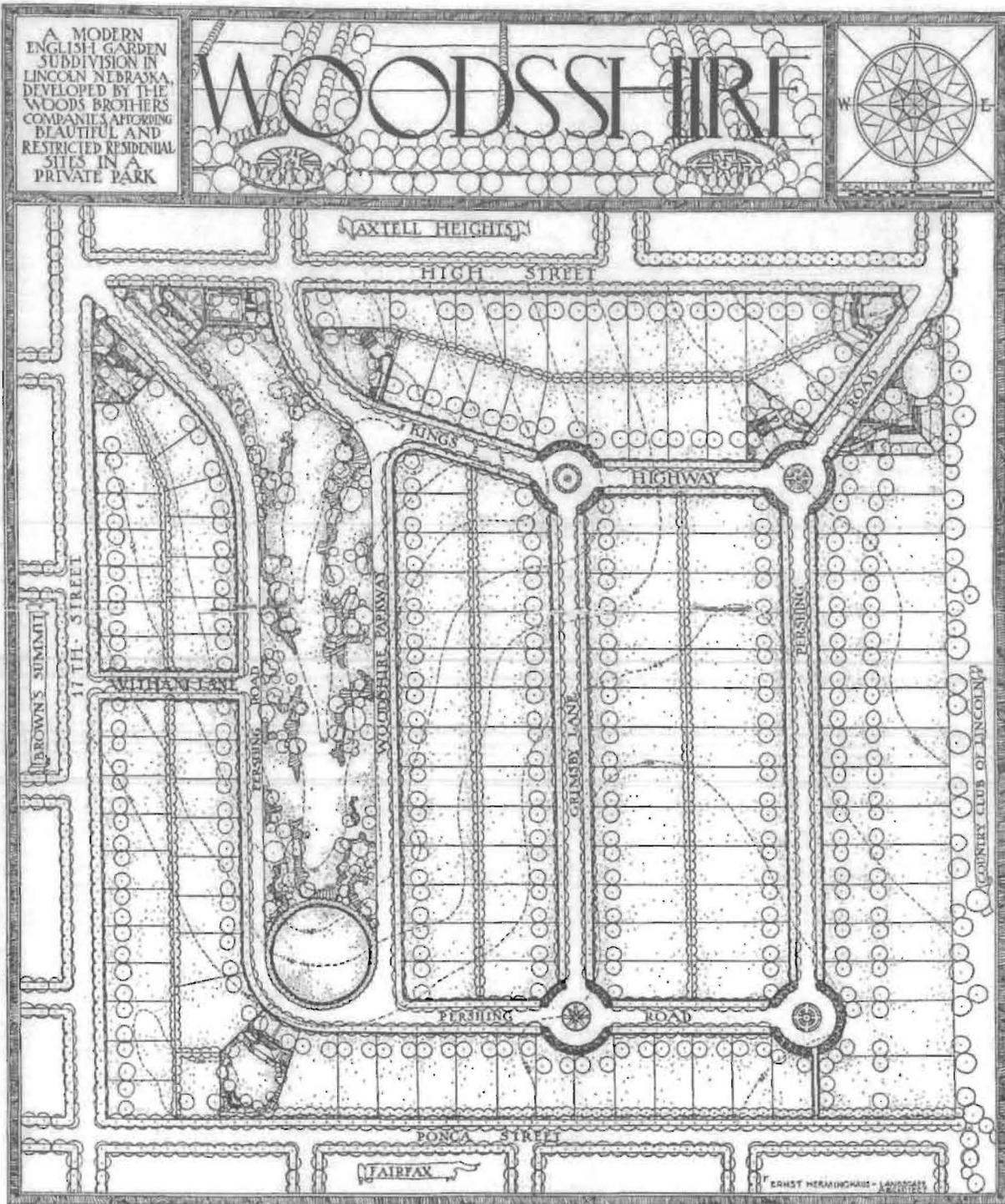
House #	Street	BP Date	Builder	Architect	Resident	Occupation	Contr/ Non-Contr	Style	NeHBS LC13:
3449	W Pershing	1972	Jones, Lynn	Jones, Lynn	no Lincoln directory for time period		NC	modern	D4-282
3455	W Pershing	1939	Fullagar, W. G.	Craig, Fritz	Richard N. & Rachel Miller	Physician	c	Tudor	D4-281
3501	W Pershing	1940	Fullagar, W. G.	Meginnis & Schaumberg	Earl T. and Florence Luff	general manager, Lincoln Steel Works	c	period	D4-022
3310	Woodsshire Pkwy	1949	Jensen, A.		Edward B. and Mabel H. Schmidt (Mabel H)	prof UofN	c	ranch	D4-224
3320	Woodsshire Pkwy	1949	Pierson, A. E.		Kenneth E. and Harriet Morrison	Am Buslines	c	ranch	D4-225
3334	Woodsshire Pkwy	1929	Chombers, A.	Woods Bros	Kenneth D. & Evelyn Carr	Service Life Ins. Co	c	Tudor	D4-226
3344	Woodsshire Pkwy	1931	Beechner, Milton P.		Milton P. & Mary E. Beechner	assistant manager at Archie Furr & Co.	c	Tudor	D4-227
3352	Woodsshire Pkwy	1928	Mehuron, John L.		Henry and Gertrude Hunt	traveling salesman	c	Tudor	D4-228
3360	Woodsshire Pkwy	1929	Anderson, A. O. & Sons		Ross & Josephine Maher	slsmgr Lincoln Fixture & Supply Co.	c	Tudor	D4-229
3400	Woodsshire Pkwy	1937	Kaiser, John	Hazen, N. Bruce	Alfred Adams	CEO State Security Savings Co	c	Colonial	D4-230
3414	Woodsshire Pkwy	1928	Star Real Est		Victor L and Frances Toft	general mgr.	c	Tudor	D4-231
3422	Woodsshire Pkwy	1939	Miller, A.W., Co Inc	Unthank, John O.	Letta May Clark	Uof N Professor	c	French Eclectic	D4-232
3430	Woodsshire Pkwy	1952	Fickes, Mark B.		Mark B & Marion W Fickes	real estate	c	ranch	D4-233
3440	Woodsshire Pkwy	1936	Sweeney & Co	Sweeney & Co	Ornan Judson King	O.J. King & Son (grocer)	c	Tudor	D4-234
3450	Woodsshire Pkwy	1929	Scharff, William	Morton, Wm. R.	Lawrence C. & Ingeborn Hansen	slsmn	c	Tudor	D4-235

WOODSSHIRE

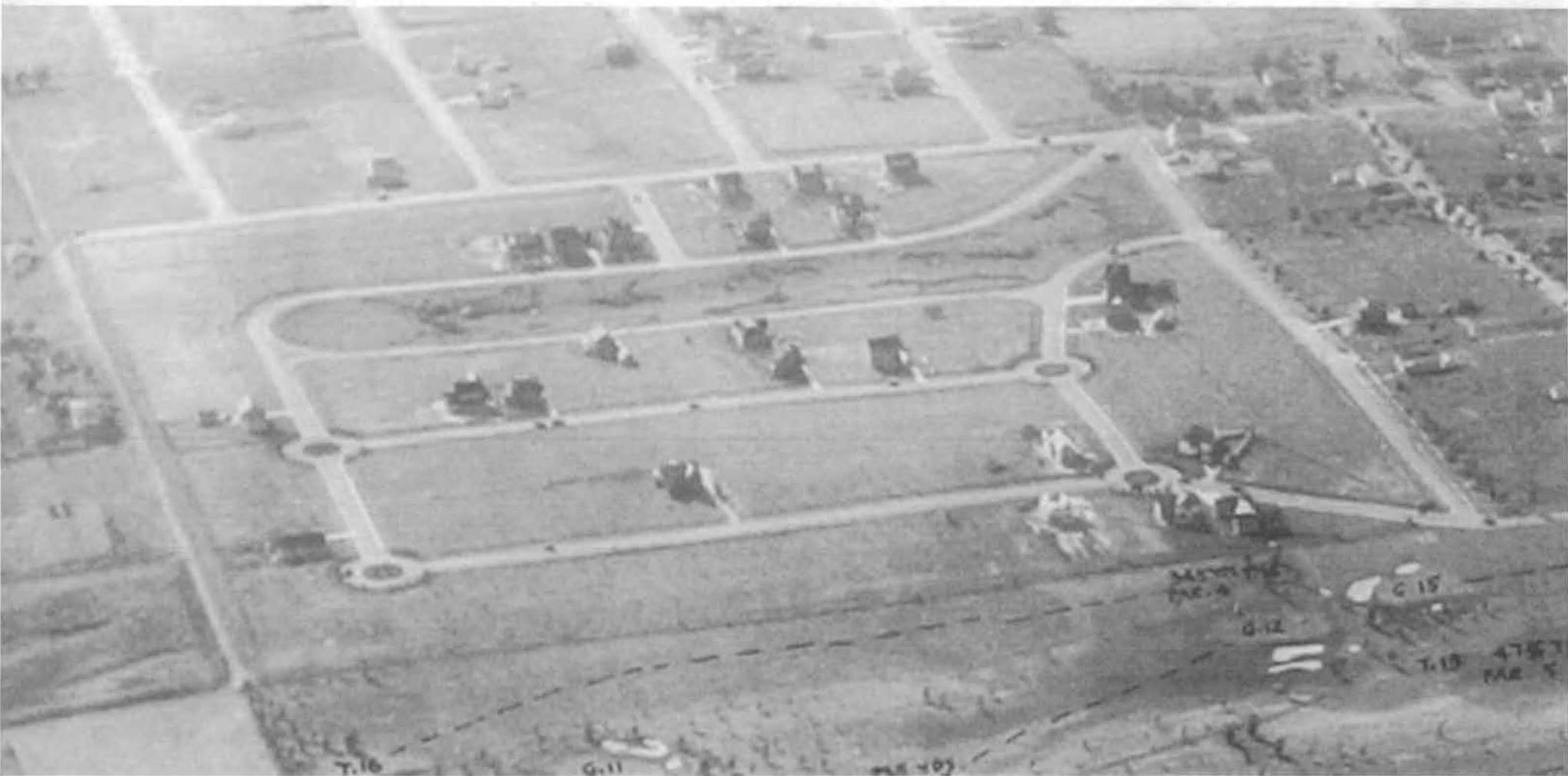
Residential
Historic
District

A MODERN
ENGLISH GARDEN
SUBDIVISION IN
LINCOLN NEBRASKA,
DEVELOPED BY THE
WOODS BROTHERS
COMPANIES, AFFORDING
BEAUTIFUL AND
RESTRICTED RESIDENTIAL
SITES IN A
PRIVATE PARK





From 1926 "Woodsshire"
Booklet by Ernst Herminghaus



Woodshire from east-southeast, ca. 1928



Woodshire from northeast, ca. 1928



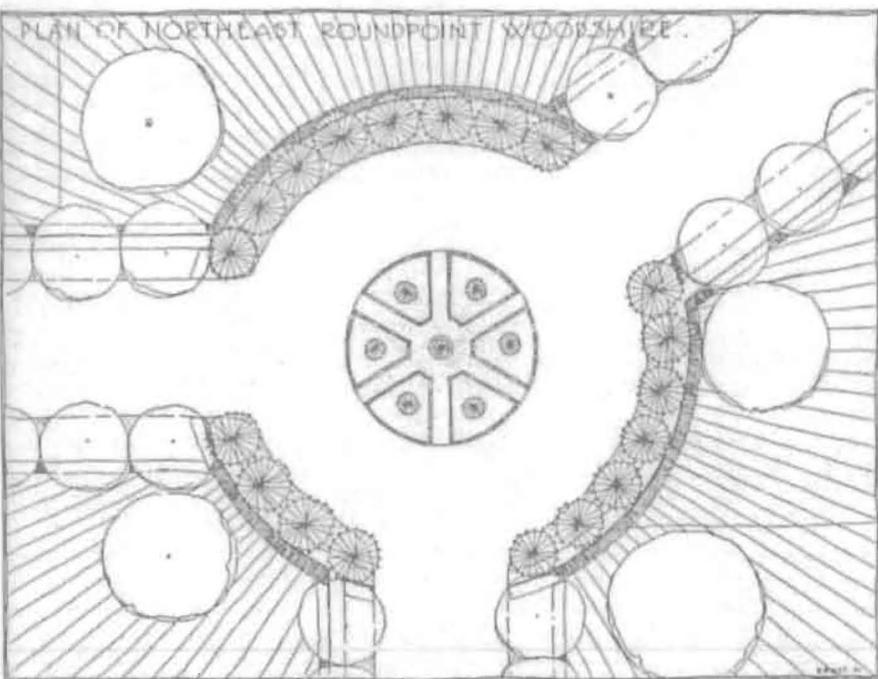
Woodshire,
1941



View south on
South 17th Street,
showing
sidewalks, narrow
“parking” strip, and
pin oaks. Nov.
2010.



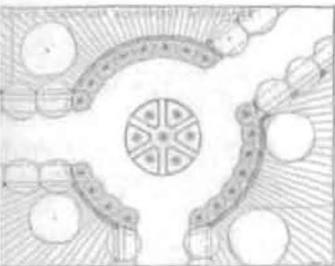
View southwest into Woodshire from South 20th at High Street, looking down East Pershing Road to northeast round point, Nov. 2010



Herminghaus drawing for "northeast roundpoint," 1926 (East Pershing at Kings Highway)



Round Point at East Pershing Road and Kings Highway, ca. 1940



Herminghaus drawing for
"northeast roundpoint,"
1926 (East Pershing at Kings
Highway)



Round Point at East Pershing Road and Kings Highway, ca. 1940



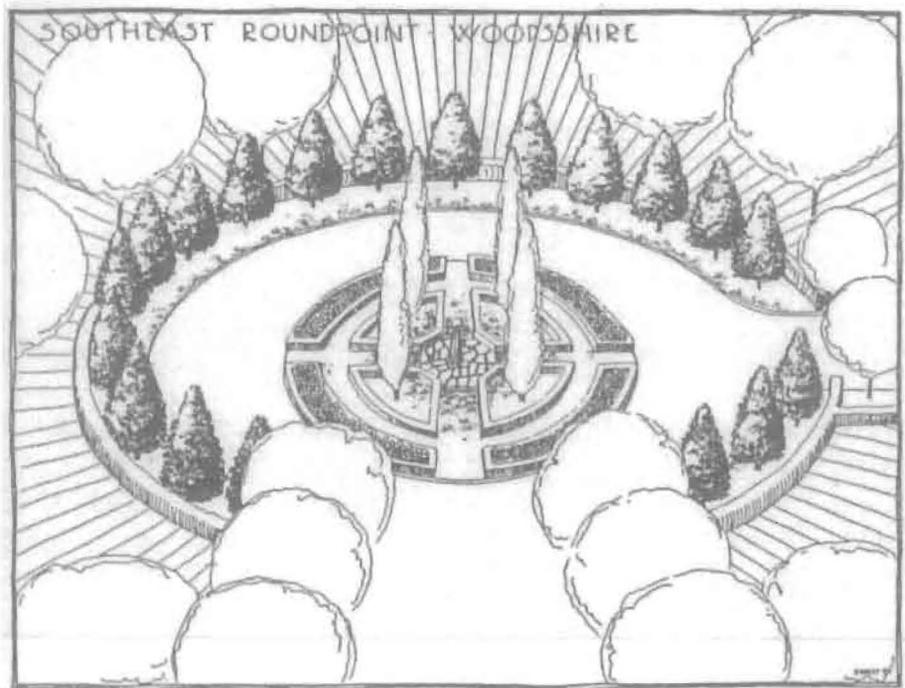
Northeast round point,
viewed from south, Nov.
2010



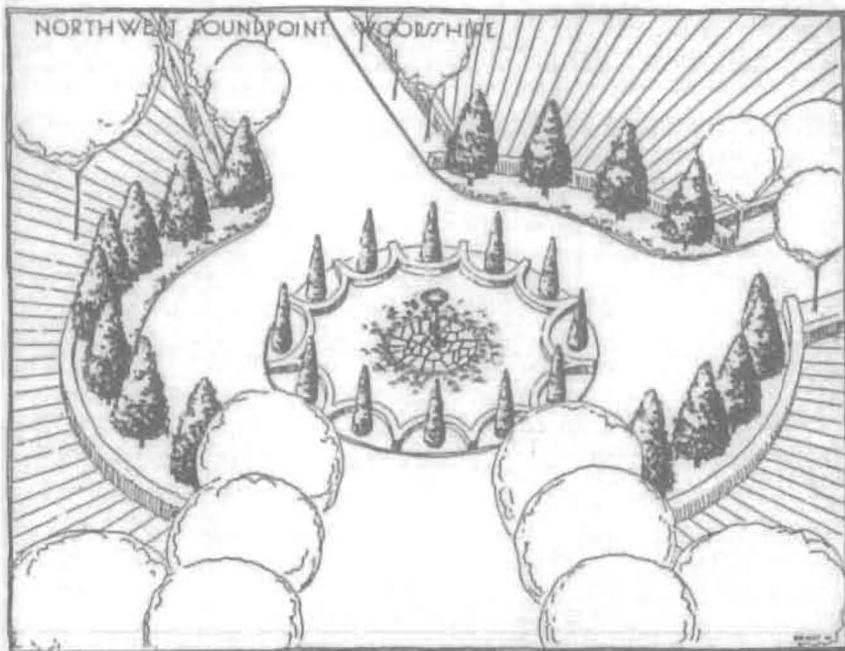
Ernst Herminghaus House,
1946 Kings Highway, ca. 1928



1946 Kings Highway, Ernst Herminghaus House, 1927, Davis & Wilson

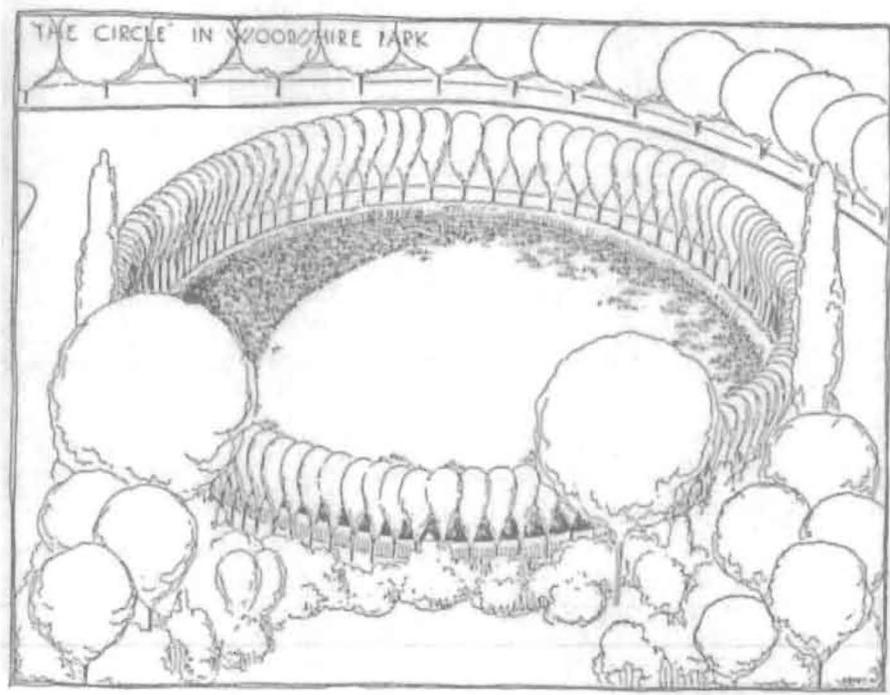


Southeast round point, looking north-northwest,
Nov. 2010



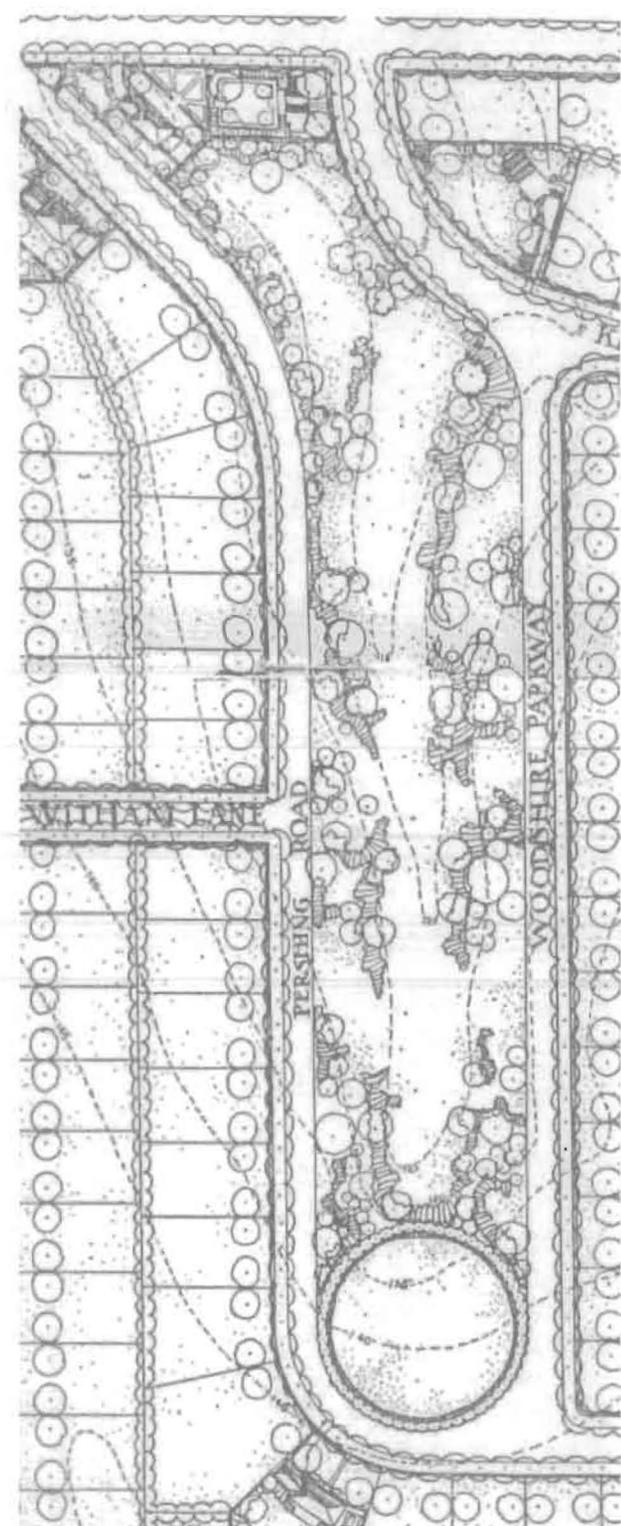
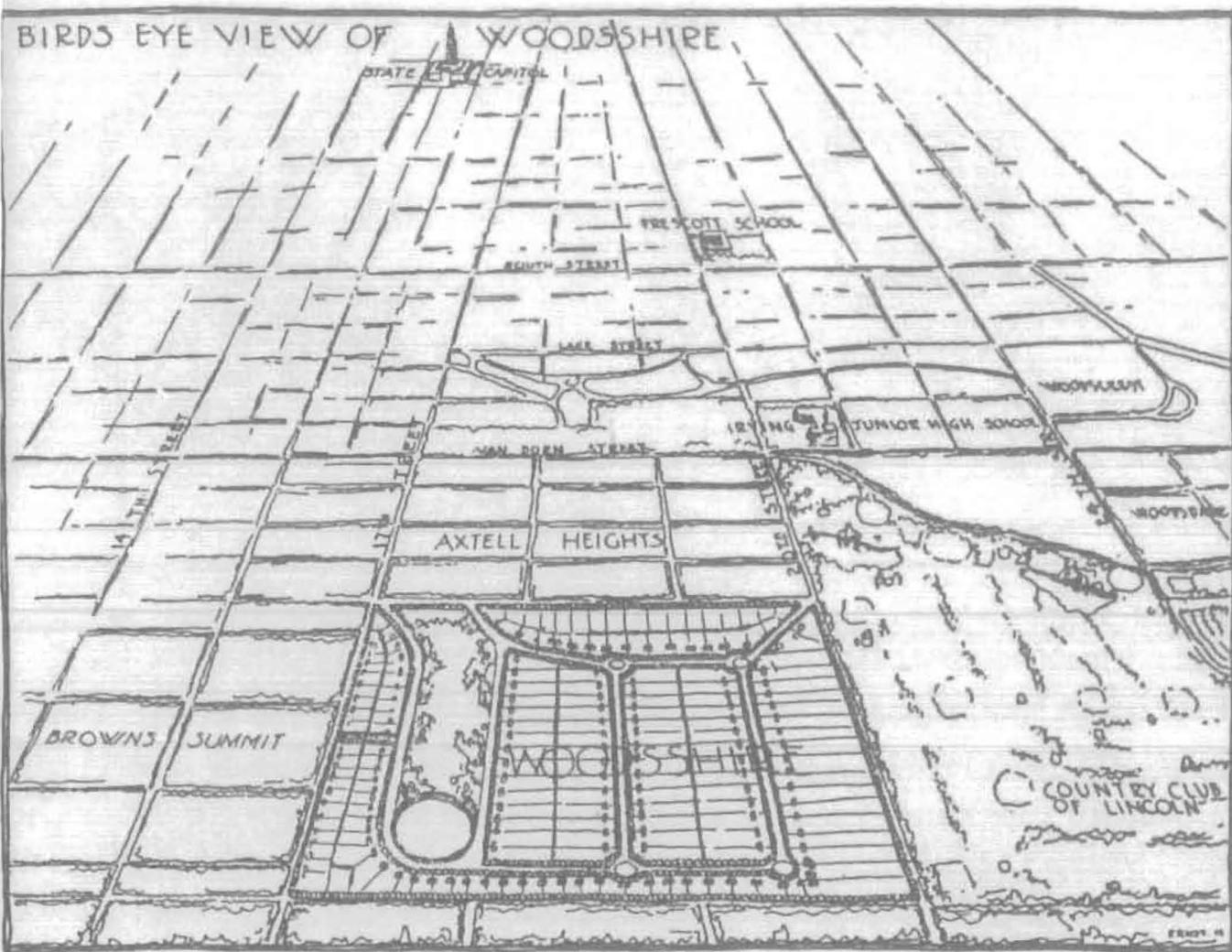
Northwest round point





“Play Circle” at
Woodsshire Park





Bird's Eye view showing alignment of Park with Capitol tower and detail of Park, both from "Woodsshire" by E. Herminghaus, 1926



View east
across
Woodsshire
Park, Nov. 2010.



3449 East Pershing Road, 1929, Norden House







3320 E. Pershing Road, 1931, Gardner House, Frank A. Robey, contractor



3325 Grimsby Lane, 1928, Moses A. Hollingsworth House, N. Bruce Hazen, architect



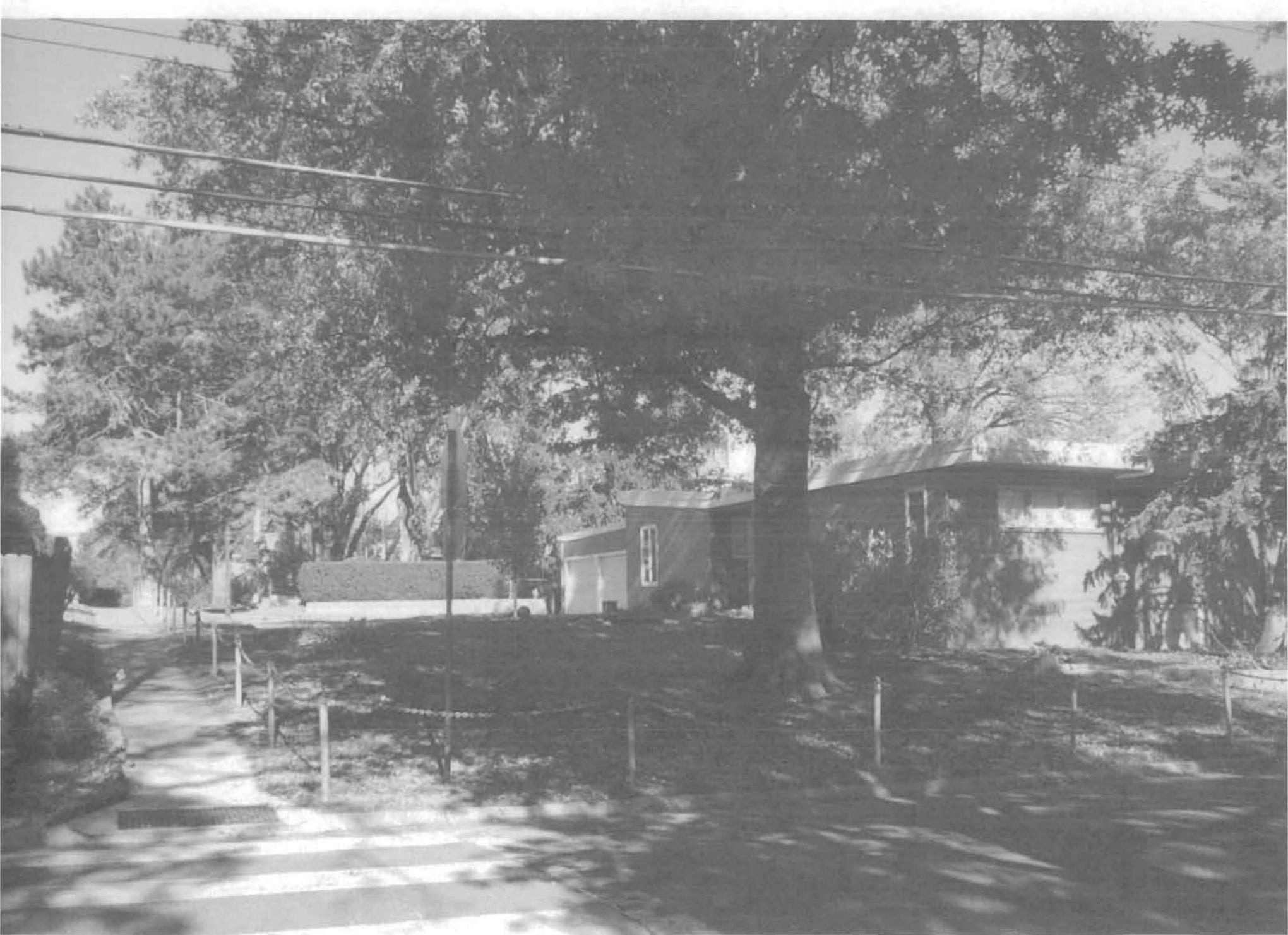
1929 High Street, Olmstead House, 1929, by W. G. Fullagar for Woods Bros.



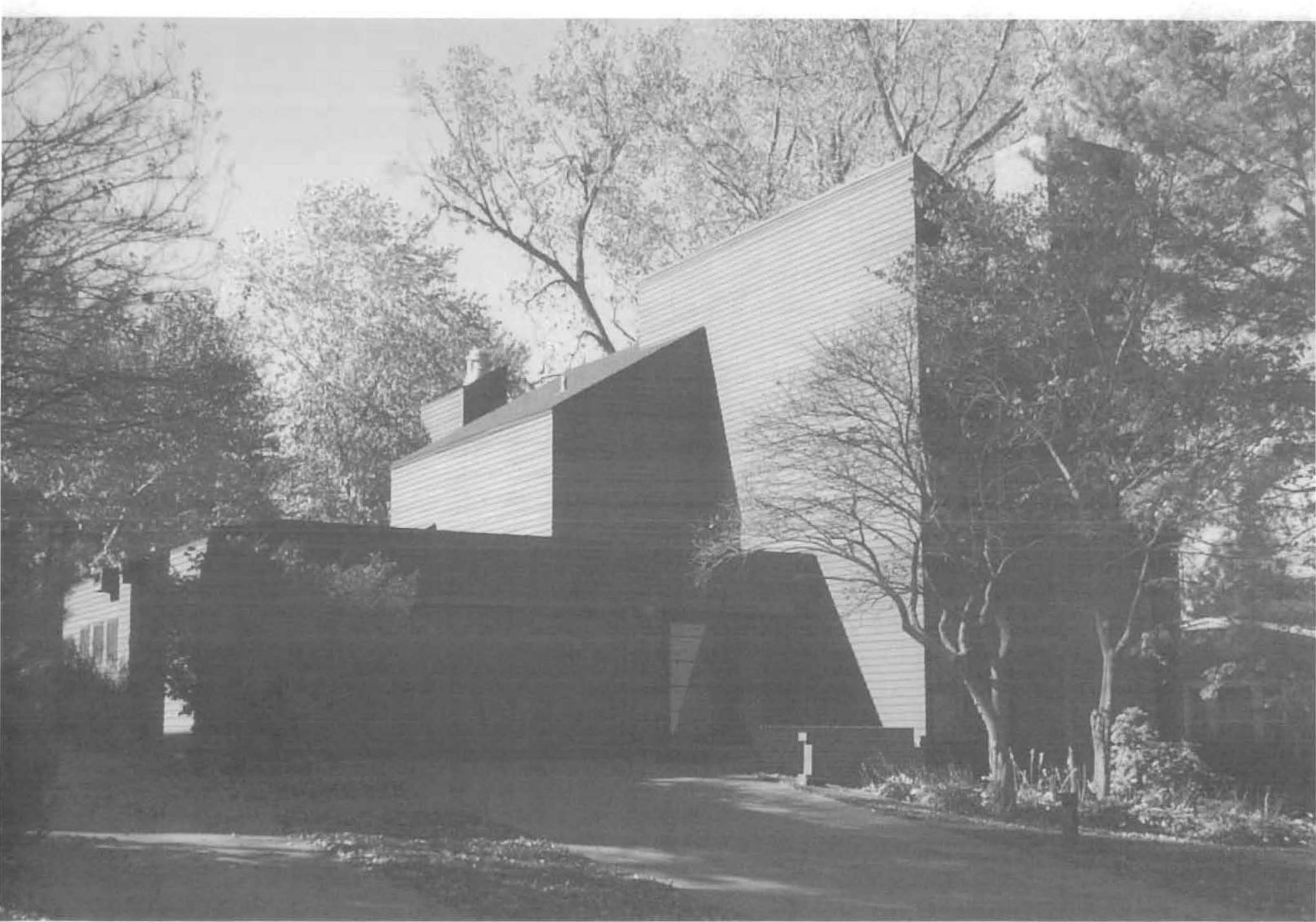
1920 South Pershing Road, 1951, Stroth House



West view of 1955 South Pershing, 1952, Miles House, Clark & Enersen, architects



Pedestrian access west of 1955 South Pershing, Calvert Street in foreground



3449 West Pershing Road, 1972, Lynn Jones, architect, Lynn & Linda Jones, residents