LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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P.A.S.: Change of Zone #74HP
Landmark District Designation

DATE: July 11, 2002

PROPOSAL: A committee of neighbors has requested landmark district designation of the East Campus Neighborhood Landmark District, in the general vicinity of N. 37th and Holdrege Streets.

CONCLUSION: Designation of the East Campus Neighborhood Landmark District appears to be consistent with the Comprehensive Plan and with Chapter 27.57 of the Zoning Code (Historic Preservation District).

RECOMMENDATION: Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION:

Lots 1-5, 7, 8 Paines Subdivision;

Lots 1-16, Block 1; Lots 1-3, Block 2; Lots 2-10, Block 8; Woods Bros. University Addition, including 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;

Lots 1-48, University Park;

Lots 1-3 and Outlot A, Block 1; Lots 1-6, Block 2; Lots 1-3, Block 3; Lots 1-24 and Outlots B and C, Block 4; Lots 6-11 and Outlot D, Block 5; Hazelhurst;

Lots 1-12, Block 1; Lots 1-24, Block 2; Lots 1-12, Block 3; Second Hazelhurst;

Lots 1-15, Block 1; Lots 1-15, Block 2; Third Hazelhurst;

Lots 1-4, Hergenrader Subdivision;

Lots 1-17, Meadow Lark Addition;

and the following Irregular Tracts in Section 19, Township 10 North, Range 7 East: Lots 89, 91-94, and 98 IT;
along with the vacated Rights of Way of former "Y" Street property running NE from Idylwild Drive to N. 37th Street, north of Lot 98 IT in Sec. 19-T10N-R7E and dividing

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

N

Photograph Date: 1997

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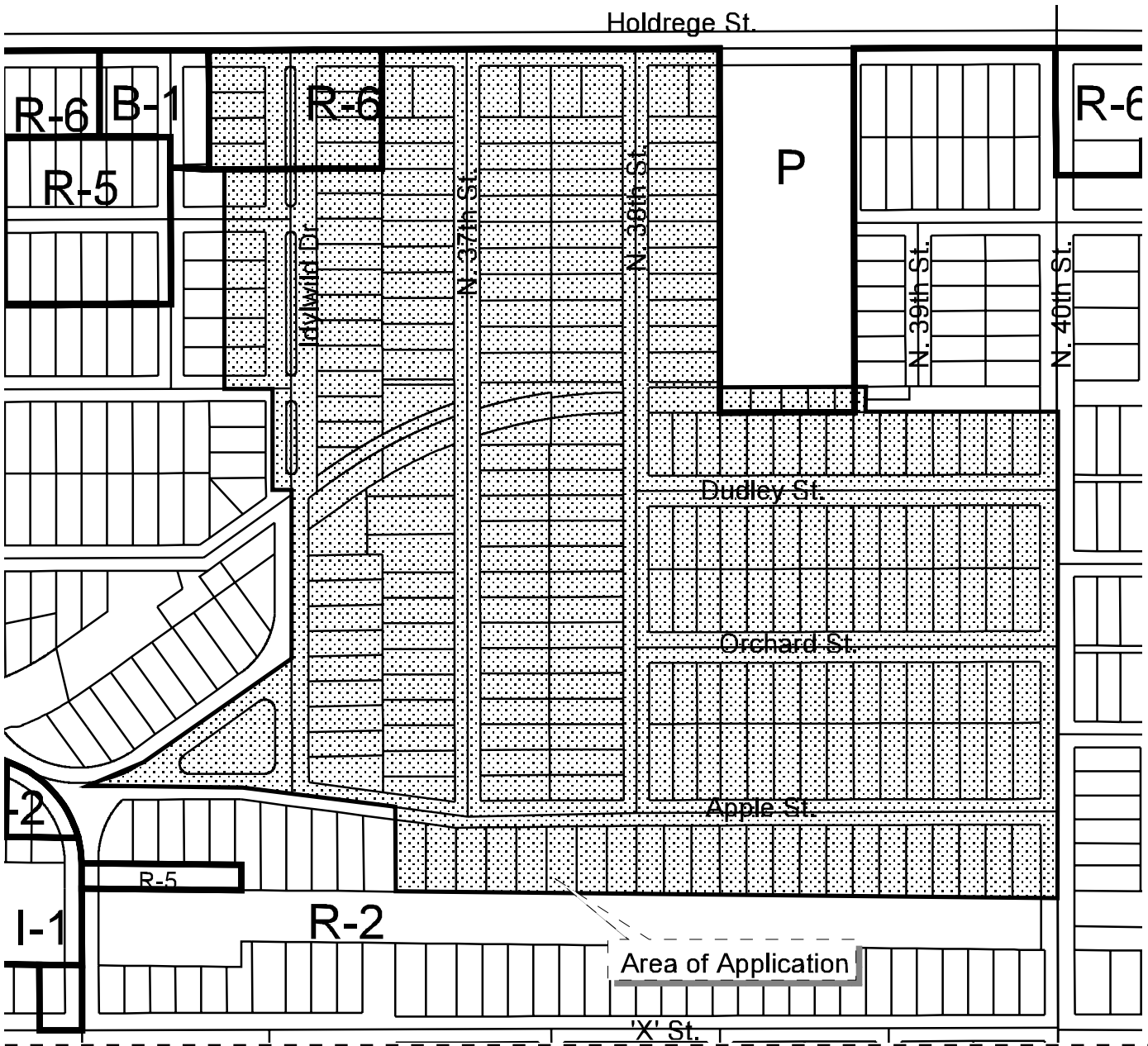
Lincoln City - Lancaster County Planning Dept.

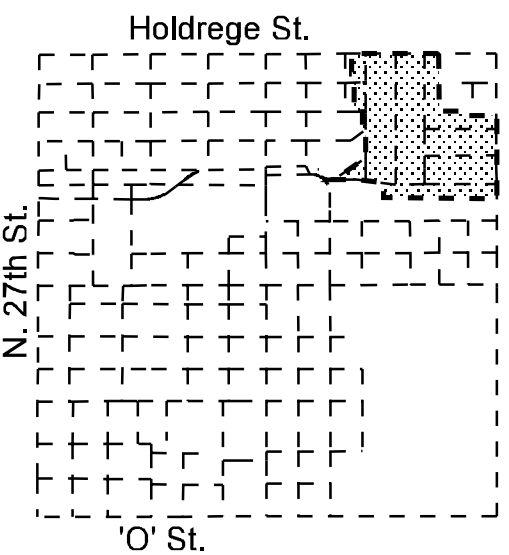


Change of Zone #74HP
N. 37th & Holdrege St.
Local Landmark District

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Convervation 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



Zoning Jurisdiction Lines

City Limit Jurisdiction

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Lincoln City - Lancaster County Planning Dept.

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

(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

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

Lincoln
Parks & Recreation

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.

RECEIVED
- 5 2002
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

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.

RECEIVED
JUL 3 2002
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

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

1. NAME

Historic and/or Common	East Campus Neighborhood Landmark District
NeHBS Site #	**multiple sites in LC13:E10**

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
X Landmark

Category

X district
__building(s)
__structure
__site
__object

Present Use

__agriculture
__commercial
__educational
__entertainment
__government
__industrial
__military
__museum
X park (Idylwild Park)
X private residences
__religious
__scientific
__transportat'n
X 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 X 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

X excellent	__deteriorated	__unaltered	__original site
X 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

Period	Areas of Significance-Check and justify	
_prehistoric	_archeology-prehistoric	_landscape architecture
_1400-1499	_archeology-historic	_law
_1500-1599	_agriculture	_literature
_1600-1699	x architecture	_military
_1700-1799	_art	_music
_1800-1899	_commerce	_philosophy
X 1900-1955	_communications	_politics/government
	X community planning	_religion
	_conservation	_science
	_economics	_sculpture
	x education	_social/humanitarian
	_engineering	_theater
	_exploration/settlement	x transportation
	_industry	_other (specify)
	_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

_X_ 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;

_X_ 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 Altas of Lincoln

University of Nebraska Special Collections

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Elmo Bryant Phillips, "A history of street railways in Nebraska." Lincoln, NE: Ph.D. thesis, University of Nebraska, 1944.

Neale Copple, 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

APPENDIX

Attachment 4: Property Owners

Attachment 5: Legal Description and Map

Attachment 7: History and Description

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ATTACHMENT 4: PROPERTY OWNERS

AERNI, LARRY R
1350 IDYLWILD DR
LINCOLN, NE 68503

AHLMAN, DELMONT L & CONSTANCE
4527 E SWILLING RD
PHOENIX, AZ 85024-6846

ALBERTS, DANIEL J & ELIZABETH
3850 ORCHARD ST
LINCOLN, NE 68503

ALBRECHT, DANIEL A & GENEVIEVE
3927 APPLE ST
LINCOLN, NE 68503

ALLISON, BETTY M
1129 N 38 ST
LINCOLN, NE 68503

ANDERSON, MARJORIE A
1209 N 37 ST
LINCOLN, NE 68503

ANTON, NORMAN L & KATRENA A
1920 PINEDALE AVE
LINCOLN, NE 68506

ARMSTRONG, JEAN ET AL
1250 N 37 ST
LINCOLN, NE 68503

AYARS, R MICHAEL & KATHY ANN
3912 DUDLEY ST
LINCOLN, NE 68503

AZZAM, AZZEDDINE M & SARA M
1120 IDYLWILD DR
LINCOLN, NE 68503

BAADE, DONALD L & MYRNA D
1135 CRESTLINE ST
CRETE, NE 68333

BAILEY, RICHARD L
4616 S 43 AVE
MINNEAPOLIS, MN 55406

BARENT, RICHARD L & BETSY L
1301 N 40 ST
LINCOLN, NE 68503

BEAMAN, DARRELL L & KAREN M
1347 N 38 ST
LINCOLN, NE 68503

BECKNER, MARIAN L
1400 N 38 ST
LINCOLN, NE 68503

BENTRUP, GARY D
3936 DUDLEY ST
LINCOLN, NE 68503

BERGGREN, MICHAEL J ET AL
1201 N 37 ST
LINCOLN, NE 68503

BILLINGS, ELEANOR TRUSTEE
PO BOX 19044
STANFORD, CA 94309

BL CK, LORA ANN TRUST ETAL
1221 N 37 ST
LINCOLN, NE 68503

BLEED, PETER & ANN
1315 N 37 ST
LINCOLN, NE 68503

BRINKMAN, MATTHEW J &
1166 IDYLWILD DR
LINCOLN, NE 68503

BURCHFIELD, GARY F & PHYLLIS A
3849 DUDLEY ST
LINCOLN, NE 68503

CARDER, ROBERT E & NORMA J
3649 APPLE ST
LINCOLN, NE 68503

CARNEY, JAMES J & ELIZABETH
3928 DUDLEY ST
LINCOLN, NE 68503

CARR, ROSALIND K TRUSTEE
1200 N 37 ST
LINCOLN, NE 68503

CARVER, JENNIFER L ET AL
3833 DUDLEY ST
LINCOLN, NE 68503

CASSELL, LEONARD D & SONDRA L
1116 N 37 ST
LINCOLN, NE 68503

CHAMPOUX, GREGG M & PAULA J
3824 APPLE ST
LINCOLN, NE 68503

CHAMPOUX, LARRY R & DONNA
3832 APPLE ST
LINCOLN, NE 68503

CHEN, DAVID K T & ANNE G
634 W JOEL ST
LINCOLN, NE 68521

CLARE, JOSEPHINE E TRUSTEE
3825 APPLE ST
LINCOLN, NE 68503

CLIFTON, DENNIS M ET AL
1230 IDYLWILD DR
LINCOLN, NE 68503

CROCKETT, ALMA J
3918 ORCHARD ST
LINCOLN, NE 68503

CROWN INVESTMENTS PARTNERSHIP
PO BOX 5367
LINCOLN, NE 68505

DAMIAN, RAULO & WILMA M
3741 APPLE ST
LINCOLN, NE 68503

DANIELSON, JIMMIE E ET AL
1310 IDYLWILD DR
LINCOLN, NE 68503

DEBORD, RONALD M & BELVA J
3925 DUDLEY ST
LINCOLN, NE 68503

DEFNALL, RALPH & EVELYN B
3909 DUDLEY ST
LINCOLN, NE 68503

DENNIS, MICHAEL P & MARTHA V
1845 S 48 ST
LINCOLN, NE 68506

DEVERE, V P & VERA
3716 APPLE ST
LINCOLN, NE 68503

DIESTLER, DENNIS J ET AL
3932 APPLE ST
LINCOLN, NE 68503

DONIS, RUBEN
1320 N 38 ST
LINCOLN, NE 68503

DONSIG, ALLAN P
1110 IDYLWILD DR
LINCOLN, NE 68503

DOWNS, SANFORD C
1301 N 38 ST
LINCOLN, NE 68503

DREIER, MARCEIL E TRUSTEE
1330 N 37 ST
LINCOLN, NE 68503

DRIJBER, RHAE A & CARY L T
3849 ORCHARD ST
LINCOLN, NE 68503

DUEY, DOUGLAS D & DOROTHY
3901 ORCHARD ST
LINCOLN, NE 68503

ESQUIVEL, ROBERT & RONDA I
3747 HOLDREGE ST
LINCOLN, NE 68503

ETHERTON, SCOTT E & KIM G
3845 APPLE ST
LINCOLN, NE 68503-2131

FIRST NEBRASKA TRUST CO
PO BOX 81667
LINCOLN, NE 68501-1667

FISCHER, JOHN H ET AL
3841 ORCHARD ST
LINCOLN, NE 68503

FOOTE, KATHLEEN TRUSTEE ETAL
3256 HOLDREGE ST
LINCOLN, NE 68503

FOSTER, SHERRI L
3945 APPLE ST
LINCOLN, NE 68503

FRANCIS, JAY &
1400 IDYLWILD DR
LINCOLN, NE 68503

FREDE, LEONARD E
1148 N 37 ST
LINCOLN, NE 68503

FUENNING, THOMAS S &
1231 N 38 ST
LINCOLN, NE 68503

GIBBS, DOUGLAS ET AL
1411 N 38 ST
LINCOLN, NE 68503

GOBLE, RONALD J & S BETH
1303 IDYLWILD DR
LINCOLN, NE 68503

G[illegible]MAN, GORDON I & MARY J
PO BOX 30270
LINCOLN, NE 68503

GRAYBOSCH, ROBERT A & MAY EVA
1332 N 38 ST
LINCOLN, NE 68503

GROSE, JINNOHN M
3818 DUDLEY ST
LINCOLN, NE 68503

HALL, LANCE B & PEGGY J
3825 DUDLEY ST
LINCOLN, NE 68503

HANGER, ERIK L & TRACY A
3840 APPLE ST
LINCOLN, NE 68504

HATTAN, DAVID A & KRISTY J
1225 N 38 ST
LINCOLN, NE 68503

HAYES, MICHAEL J & CYNTHIA A
3805 ORCHARD ST
LINCOLN, NE 68503

HERGENRADER, MARK A &
3200 PRESCOTT AVE
LINCOLN, NE 68506

HERGENRADER, PAMELA J
3910 APPLE ST
LINCOLN, NE 68503

HILLESTAD, ROBERT C ET AL
3935 APPLE ST
LINCOLN, NE 68503

HIMMEL, DELORES O
1326 IDYLWILD DR
LINCOLN, NE 68503

HITT, JOHN W & ANNE
3841 DUDLEY ST
LINCOLN, NE 68503

HOLMQUIST, BARTON
442 W LAKESHORE DR
LINCOLN, NE 68528

HUBKA, RICHARD F & THERESA L
1111 N 38 ST
LINCOLN, NE 68503

HUTCHISON, KATHLEEN ERIN
1242 IDYLWILD DR
LINCOLN, NE 68503

JANSING, LEONARD W &
1138 N 37 ST
LINCOLN, NE 68503

JOHNSON, A DWIGHT & PRISCILLA
1117 N 37 ST
LINCOLN, NE 68503

JOHNSON, TERESA EVELYN
1107 N 37 ST
LINCOLN, NE 68503

JONES, GEORGIA M
1148 IDYLWILD DR
LINCOLN, NE 68503

KAPPA FOUNDATION
200 WELLS FARGO CENTER
LINCOLN, NE 68508

KESSLER, BENJAMIN A
1335 N 38 ST
LINCOLN, NE 68503

KESSLER, THEODORE J & JEANNE M
3810 DUDLEY ST
LINCOLN, NE 68503

KETTLER, RICHARD M & JANET R
1430 N 38 ST
LINCOLN, NE 68503

KINBACHER, BARBARA
3816 ORCHARD ST
LINCOLN, NE 68503

KING, JAMES W & MARY B
3900 ORCHARD ST
LINCOLN, NE 68503

KING, KAY F & CECILE B
1145 N 38 ST
LINCOLN, NE 68503

KINSEY, ROGER E & JOAN M
1339 IDYLWILD DR
LINCOLN, NE 68503

KNIGHT, JEFFREY R & MARJORIE J
1116 N 38 ST
LINCOLN, NE 68503

KRAJKIEWICZ, LEONARD F
500 # THAMES PKWY
PARK RIDGE, IL 60068

KRAMER, JACK J & JEANNIE K
1344 N 38 ST
LINCOLN, NE 68503

KRUEGER, MICHELLE A
1156 IDYLWILD DR
LINCOLN, NE 68503

LAMB, DAVID F & JANELLE J
1319 N 38 ST
LINCOLN, NE 68503

LAMB, DORIS E
3836 DUDLEY ST
LINCOLN, NE 68503

LEITER, RICHARD A & WENDY E
1301 N 37 ST
LINCOLN, NE 68503

LODL, KATHLEEN ANN
1121 N 38 ST
LINCOLN, NE 68503

LOOPE, DAVID B & CYNTHIA N
1300 N 37 ST
LINCOLN, NE 68503

LOOS, GLADYS O
3952 APPLE ST
LINCOLN, NE 68503

LUDDEN, JOHN P & MARCELLA F
3727 APPLE ST
LINCOLN, NE 68503

LUTZ, DANIEL B & VERA TRUSTEES
3915 APPLE ST
LINCOLN, NE 68503

LYNOTT, MARK J &
1231 N 37 ST
LINCOLN, NE 68503

M S, KENNETH E
709 E 13 ST
CRETE, NE 68333

MATTERN, PAUL J
1420 N 37 ST
LINCOLN, NE 68503

MCCOY, CHARLENE A
3927 ORCHARD ST
LINCOLN, NE 68503

MCCULLOCH, KEVIN A
1101 N 38 ST
LINCOLN, NE 68503

MCQUINN, JOHN C & CATHERINE L
1100 N 37 ST
LINCOLN, NE 68503

MEYER, KEVIN C
3920 APPLE ST
LINCOLN, NE 68503

MILLER, SHERRILL A
5710 KNOX ST
LINCOLN, NE 68507

MINARICK, JAMES R & ANN M
1361 CR-4
NORTH BEND, NE 68649-3022

MUETING, JAMES M &
1433 N 37 ST
LINCOLN, NE 68503

NETH, BEVERLY M
1300 IDYLWILD DR
LINCOLN, NE 68503

NEVIN, ELINOR
3715 APPLE ST
LINCOLN, NE 68503

NICHOLS, SUSAN M
1245 N 37 ST
LINCOLN, NE 68503

NUTTELMAN, RANDALL M & KATHY A
1129 N 37 ST
LINCOLN, NE 68503

OLSON, CURTIS E ET AL
1350 N 37 ST
LINCOLN, NE 68503

OROSCO, FRANK
1120 N 37 ST
LINCOLN, NE 68503

PARSON, LYNDA J
1137 N 38 ST
LINCOLN, NE 68503

PETERSON, E WESLEY F & ANDREA
1320 N 37 ST
LINCOLN, NE 68503

PETERSON, GLENN W &ELIZABETH A
3817 DUDLEY ST
LINCOLN, NE 68503

PHELPS, DEAN S & CHRISTINA R
3837 APPLE ST
LINCOLN, NE 68503

POBANZ, DON F & LAURI R
1433 N 38 ST
LINCOLN, NE 68503

POMP, DANIEL H
3900 DUDLEY ST
LINCOLN, NE 68503

POWELL, ROBERT V ET AL
3701 APPLE ST
LINCOLN, NE 68503

POWELL, ROY F &
1217 N 38 ST
LINCOLN, NE 68503

PROVINCE, CHARLES C
3905 DUDLEY ST
LINCOLN, NE 68503

PROVINCE, SHAUN S & REBECCA L
3914 DUDLEY ST
LINCOLN, NE 68503

QUINCY, EDWARD E & BETTY J
314 N 4 ST
NEWMAN GROVE, NE 68750

RENTERIA, JOE JR
3611 HOLDREGE ST
LINCOLN, NE 68503

REYNOLDS, ROGER A & SHARLA M
3201 EDWARD CT
LINCOLN, NE 68502

REZABEK, ROY G
3637 HOLDREGE ST
LINCOLN, NE 68503

RICE, SUSAN KAY
1121 N 37 ST
LINCOLN, NE 68503

ROKEBY, ROBERT D & VICTORIA L
6203 HAVELOCK AVE
LINCOLN, NE 68507

RUDEEN, BRUCE W & SHARON S
3921 DUDLEY ST
LINCOLN, NE 68503

SAHS, ANNA M
1230 N 37 ST
LINCOLN, NE 68503

SAM PROPERTIES INC
PO BOX 83089
LINCOLN, NE 68501

SARROUB, LOUKIA K &
1137 N 37 ST
LINCOLN, NE 68503

SCHAFER, DANIEL K
3940 ORCHARD ST
LINCOLN, NE 68503

SCHMIDT, JOHN W & OLENE L
1130 N 37 ST
LINCOLN, NE 68503

SCHNEIDER, KENNETH L & LOIS M
22909 W Q RD
ELKHORN, NE 68022

SCHNEPF, MARILYNN I
3858 ORCHARD ST
LINCOLN, NE 68503

SCHOCK, STEVEN K & PATRICIA C
1220 N 37 ST
LINCOLN, NE 68503

SCHOLZ, JOYCE E
PO BOX 82408
LINCOLN, NE 68501

SCHROEDER, MARY LYNNE
1201 N 38 ST
LINCOLN, NE 68503

SCHULTER, MARILYN
1111 N 40 ST
LINCOLN, NE 68503

SHEEHAN, WILL L & LOIS A
3848 DUDLEY ST
LINCOLN, NE 68503

SKRDLA, MERRI P
3860 DUDLEY ST
LINCOLN, NE 68503

SLOCUM, TOMMIE J & CINDY L
1410 N 37 ST
LINCOLN, NE 68503

SMITH, DANIEL
3944 APPLE ST
LINCOLN, NE 68503

SMITH, KYLE
3929 DUDLEY ST
LINCOLN, NE 68503

SNECKENBERG, MARY C
1325 IDYLWILD DR
LINCOLN, NE 68503

STOWELL, RICHARD ROBERT &
3855 ORCHARD ST
LINCOLN, NE 68503

STRIMAN, BRIAN D & LINDA LUX
1347 N 37 ST
LINCOLN, NE 68503

SULEK, ANN M
3840 ORCHARD ST
LINCOLN, NE 68503

SULEK, JOHN J JR & HELEN C
1210 N 37 ST
LINCOLN, NE 68503

SUTTON, RICHARD K & LISA A
1326 N 38 ST
LINCOLN, NE 68503

SWANSON, DAVID R & RONDA L
1331 N 38 ST
LINCOLN, NE 68503

SWARTZENDRUBER, DALE & KATHLEE
1400 N 37 ST
LINCOLN, NE 68503

TEJRAL, DAVID A & CAROL A
1138 N 38 ST
LINCOLN, NE 68503

TESKE, RICHARD R & KATHY K
1420 N 38 ST
LINCOLN, NE 68503

THOMSSEN, MARGIE A
1260 N 37 ST
LINCOLN, NE 68503

TINIUS, FRANK B & IRENE K
1325 N 38 ST
LINCOLN, NE 68503

TITTERINGTON, DAVID K & JULIE
1340 N 38 ST
LINCOLN, NE 68503

TOMES, BRIAN D
3801 APPLE ST
LINCOLN, NE 68503

TUNE, MELODIE
3864 ORCHARD ST
LINCOLN, NE 68503

TURNER, JOHN D &
3832 ORCHARD ST
LINCOLN, NE 68503

TUVESON, CHARLES E & LORI
3800 ORCHARD ST
LINCOLN, NE 68503

VALENTINO'S INC
PO BOX 83089
LINCOLN, NE 68501

VANMEVEREN, VALERIE R
5505 W BENNET RD
MARTELL, NE 68404

VAZQUEZ, RUDY JR ET AL
1309 N 38 ST
LINCOLN, NE 68503

WAITE, ANDREW E & SOMMER A O
1342 IDYLWILD DR
LINCOLN, NE 68503

WARREN, RICHARD B & DORIS K
1339 N 37 ST
LINCOLN, NE 68503

WELTY, ARTHUR F & VIRGINIA B
3945 ORCHARD ST
LINCOLN, NE 68503

WEMHOFF, MICHAEL A & CHERYL A
3825 ORCHARD ST
LINCOLN, NE 68503

WENDORFF, URBAN E
6335 # O ST
LINCOLN, NE 68510

WILHELM, DE ETTA
3910 ORCHARD ST
LINCOLN, NE 68503

WINTER, EVA A
1411 N 37 ST
LINCOLN, NE 68503

ZOUCHA, STEVEN L
3809 APPLE ST
LINCOLN, NE 68503

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

48 acres (more or less)

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 administers 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 Subdivsion (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 Hazelhust 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 Interuban 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 3707Holdgreg 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