



north at Stratford Ave. The surrounding area is predominantly single family housing, with some condominium/apartments at 27<sup>th</sup> & Lake.

**HISTORY:** Development of Sheridan Blvd. began in 1909 from South to Lake Streets. The immediate area of Hitchcock House was platted in 1916. The house was built in 1922 by contractor Peter Hansen from designs by architect Jesse B. Miller. It has had a succession of prominent occupants including auto dealer W. F. Hitchcock, businessman Fred Sidles, and attorney Philip Aitken.

**UTILITIES:** This area is served by all City utilities.

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

**ESTHETIC CONSIDERATIONS:**

This handsome house stands on one of the longer frontages along Sheridan Blvd., in the heart of that potential historic district. Designation as a landmark would implement Preservation Guidelines and design review of exterior changes, assisting the owners in maintaining the historic and architectural character of the house.

**ALTERATIVE USES:**

Approval of this application would not change the permitted uses in the zoning district, although the accompanying special permit application (SP1981) requests permission to use the upper level of the garage as an apartment.

**ASSOCIATED APPLICATIONS:**

Special Permit 1981, to use the upper level of garage as an apartment for an individual or individuals employed in the maintenance of the property.

**ANALYSIS:**

1. Lincoln Municipal Code, section 27.57.120 provides for designation of landmarks 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 a public hearing on this matter and voted unanimously to recommend that the Hitchcock House be recognized as a Lincoln Landmark as *“one of Lincoln’s finest Colonial Revival residences and furthermore is a fine example of the work of a prominent and prolific local architect, J. B. Miller. The*

house has had a succession of prominent historic owner occupants including auto dealer W. F. Hitchcock, businessman Fred Sidles, and attorney Philip Aitken.”

3. Preservation guidelines for the proposed landmark are attached. They are based on the guidelines used and refined for Lincoln Landmarks and Landmark Districts since 1983.
4. The application is enclosed.
5. The owners are requesting landmark designation for the protection of the house, and to benefit by the review of Historic Preservation Commission of any future changes to the building. Furthermore, the owners are applying for a Special Permit (see SP1981) to re-institute use of an apartment in the garage, for an individual or individuals employed in the upkeep of the property.
6. The 2025 Comprehensive Plan includes a strategy 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:

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

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**Change of Zone #75HP  
Special Permit #1981  
S. 27th & Sheridan Blvd  
W. F. Hitchcock House**



Photograph Date: 1997

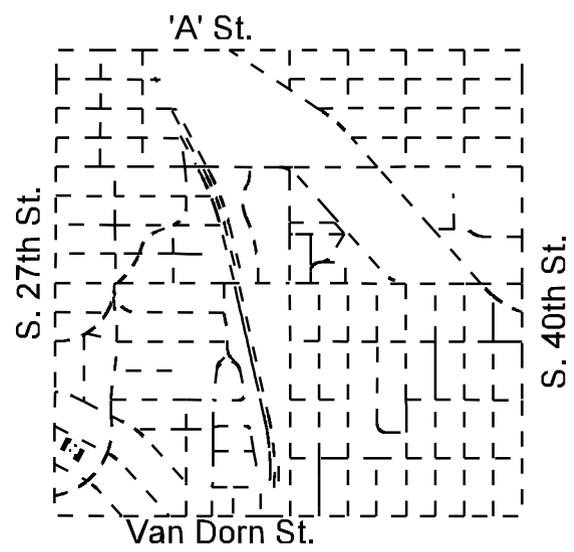


**Change of Zone #75HP  
 Special Permit #1981  
 S. 27th & Sheridan Blvd  
 W. F. Hitchcock House**

**Zoning:**

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

One Square Mile  
 Sec. 31 T10N R7E



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

1. NAME

Historic  
and/or Common  
NeHBS Site #

W. F. Hitchcock House  
Hitchcock-Sidles-Aitken House  
LC13:E5-002

2. LOCATION

Address

2733 Sheridan Blvd., Lincoln NE 68502

3. CLASSIFICATION

Proposed Designation

Category

Landmark District  
 Landmark

district  
 building(s)  
 structure

site  
 object

Present Use

agriculture  
 commercial  
 educational  
 entertainment  
 government

industrial  
 military  
 museum  
 park  
 private residence

religious  
 scientific  
 transportat'n  
 other

4. OWNER OF PROPERTY

Name  
Address

Joel & Kathy Sartore  
2733 Sheridan Blvd., Lincoln, NE 68502

5. GEOGRAPHICAL DATA

Legal Description

West half of Lot 5, all of Lots 6, 7 & 8, and the east half of Lot 9,  
Block 11, Sheridan Park Addition, Lincoln, Lancaster County, NE

Number of Acres or Square Feet:

.4 acres (more or less)

6. REPRESENTATION IN EXISTING SURVEYS

Title

*Historic and Architectural Survey of Lincoln, NE*

Date on-going

State

County

Local

Depository for survey records

Lincoln/Lancaster County Planning Dept., Lincoln, NE

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

yes, date listed \_\_\_\_\_

no (pending)

## 7. DESCRIPTION AND HISTORY

### Condition

excellent

good

fair

deteriorated

ruins

unexposed

unaltered  original site

altered  moved date

### **DESCRIPTION:**

The Hitchcock House is a 2 ½ story Colonial revival style residence located on Sheridan Boulevard in Lincoln, Nebraska. It was designed by Lincoln architect Jesse Boaz Miller and built by contractor Peter Hansen in 1922.

Among the characteristic Colonial revival elements are the 2 ½ story center mass flanked by 2 story wings. Instead of the more common red brick or clapboard, the walls are of grey stucco highlighted with contrasting shutters. The endwall gable roof is clad in green-glazed tiles. On the principle, north-facing facade, the five-bay center portion has two 6-over-6 double hung windows on each story, flanking the central door. The rounded portico is supported by two Doric columns and is topped with a black wrought iron railing. The portico meets the wall with pilasters on each side. The pilasters on each side hold a copper lantern. The paneled oak door has a window in its upper half and stands under a semi-circular leaded transom fanlight. Rectangular leaded sidelights flank the door. End-wall chimneys face each other from the ends of the center block. Three gable-roofed, arched dormer windows are evenly spaced across the gable roof. The center block of the house measures 37' x 26'.

The west wing (19' x 23') is visibly longer than the east wing (14' x 23'), but not enough to disrupt the image of overall symmetry. The east wing sports a stucco chimney of its own. The wings have a tripartite window on each of their two floors and flat roofs with wrought iron railings. On the west side of the house is a one-story addition with a wooden-railed roof sundeck. This addition probably was originally an open porch that has been enclosed.

Slightly south and to the west of the house, a matching three-car garage shows off its shiny green roof and grey-stuccoed walls. It has two dormer windows as well.

The Hitchcock House retains a high degree of historical integrity. The modest changes to the exterior, such as the west porch enclosure, do not detract from the overall design. The majority of the home's exterior materials remain intact and unaltered from the time of construction.

Even the landscaping is retains major historic elements. The manicured hedges bordering the curb and front walk were design elements of local landscape architect Ernst Herminghaus' plan of 1916 for Sheridan Park Addition. Additional hedges remain in the vicinity of Sheridan Boulevard and Bradfield Drive, but no individual house lot along Sheridan Boulevard retains better border hedges than Hitchcock House. The rear yard features a terrace and stepped walk down to a fountain built into a rear wall. Substantial historic plant materials also remain.

### **History:**

The Hitchcock House is an important work of master architect Jesse Boaz Miller, a prolific and talented Lincoln architect, and is a premier example of his work in the Colonial Revival style.

### Jesse B. Miller, A Master Architect of Lincoln

Jesse Boaz Miller (1880-1968) worked in Lincoln from 1905 thru 1968. A native of Wahoo, he attended Nebraska Wesleyan University, the University of Nebraska, and the University of Illinois. He learned his trade as a draftsman under fellow Lincoln master Ferdinand Fiske, moving up to become a junior member of the firm Fiske and Miller in 1913. In 1915, he set up his own architectural firm. In 1924, he joined forces with Fritz Craig to form the Miller and Craig partnership. Miller designed the East Lincoln Masonic Temple, Epworth Methodist Church, Lei Lau Farl Apartments, Lennox Apartments, and many beautiful homes.

Miller designed the 2733 Sheridan Boulevard for William F. Hitchcock, a distributor for Paige and Jewett Motor Cars, and his wife Birdie. The Hitchcocks sold the home in 1928 to Fred S. Sidles, vice president of Sidles Airways Corp. The Sheridan Park Addition required that every home built on the Boulevard cost at least \$10,000. Miller and builder Peter Hansen easily surpassed that guideline with the Hitchcock House's \$25,000 price tag. Peter Hansen worked in Lincoln from 1886 thru 1939. He is best known for his work on churches, namely Westminster Presbyterian and South Street Temple. Hitchcock House is one of his premier residential efforts. The *Sunday Journal*

*Star* of January 7, 1923 mentioned the Hitchcock House as one of the notable houses built in Lincoln in 1922, and the house won first prize in the 1924 "House Beautiful Contest" held in Lincoln.

The Colonial Revival style has been popular throughout post-Colonial America, especially 1870-1920. Many of The style was popular in early 20<sup>th</sup> century Lincoln and the Hitchcock House stands out as one of the finest examples, both in Lincoln and in J. B. Miller's body of work.

Miller designed many large and expensive homes throughout the city including several others in Sheridan neighborhood such as 2720 S. 24<sup>th</sup>, 2829 Van Dorn, 2825 Manse, and 2900 Stratford. His residential work displayed varied expressions of the Period Revival style, but no others as impressive in the Colonial style. 2800 and 2825 Manse are large Tudor Revival houses, 3009 Sheridan is Mission Revival. The Period Revival Joy House at 2900 Stratford Avenue is probably Miller's closest match to the Hitchcock House, but this is Miller's most expansive Colonial Revival residence, very prominently sited and well-preserved.

Miller and Craig designed ten sorority and fraternity houses on the Greek Row, but only two of them are in the colonial style. Kappa Delta and Alpha Delta Theta on University Terrace, both constructed in 1926, are essentially colonial. The structures on Greek Row, however, were designed for dozens of residents, and are not directly comparable to the Hitchcock House. Also, the Hitchcock House was the work of Miller while the Greek Row houses were a collaborative effort of the Miller and Craig partnership.

8. SIGNIFICANCE

<u>Period</u>	<u>Areas of Significance-Check and justify</u>	
<input type="checkbox"/> _prehistoric	<input type="checkbox"/> _archeology-prehistoric	<input checked="" type="checkbox"/> _landscape architecture
<input type="checkbox"/> _1400-1499	<input type="checkbox"/> _archeology-historic	<input type="checkbox"/> _law
<input type="checkbox"/> _1500-1599	<input type="checkbox"/> _agriculture	<input type="checkbox"/> _literature
<input type="checkbox"/> _1600-1699	<input checked="" type="checkbox"/> _architecture	<input type="checkbox"/> _military
<input type="checkbox"/> _1700-1799	<input type="checkbox"/> _art	<input type="checkbox"/> _music
<input type="checkbox"/> _1800-1899	<input type="checkbox"/> _commerce	<input type="checkbox"/> _philosophy
<input checked="" type="checkbox"/> _1900-	<input type="checkbox"/> _communications	<input type="checkbox"/> _politics/government
	<input type="checkbox"/> _community planning	<input type="checkbox"/> _religion

Specific dates: 1922

Builder/Architect: Peter Hansen/Jesse B. Miller

Statement of Significance: Hitchcock House is one of Lincoln's finest Colonial Revival residences and furthermore is a fine example of the work of a prominent and prolific local architect, J. B. Miller. The house has had a succession of prominent historic owner occupants including auto dealer W. F. Hitchcock, businessman Fred Sidles, and attorney Philip Aitken.

9. STANDARDS FOR DESIGNATION

(Check one(s) that apply)

- Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;
- XX 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
-

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Lincoln City Directories

*Who's Who in Lincoln, Nebraska, 1928.*

Obituarie & other newspaper stories:

September 3, 1954: *Lincoln Star*, 1:7 "Fred Sidles Rites to be Saturday"

September 3, 1954: *Lincoln Star*, 7:3 Fred Sidles

December 14, 1956: *Lincoln Star*, 18:1, "Phil Aitkens Recalls Knickers, Chauffer"

March 15, 1958: *Lincoln Star*, 1:1 "Howard Wilson, Head of Bankers Life, Dies"

11. FORM PREPARED BY:

Name/Title: Ed Zimmer

Organization Planning Dept.

Date Submitted June 14, 2002

Street & Number 555 S. 10<sup>th</sup> St.

Telephone (402)441-6360

City or Town Lincoln

State NE 68508

Signature 

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FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

I:\hpc\landmks\ldapp.efz

PRESERVATION GUIDELINES FOR  
W. F. Hitchcock House  
2733 Sheridan Blvd.

**1. Architectural Review of Landmark:**

- a. Photographs: On file in Planning Department.
- b. Important architectural features: Two-and-half-story center mass flanked by 2 story wings, 3 gable-roofed dormers with arched windows, wrought iron railings atop the flat roofs, 2 endwall chimneys, walls of grey stucco highlighted with contrasting shutters, endwall gable roof clad in green-glazed tiles, 6-over-6 double hung windows, rounded portico supported by two Doric columns topped with a black wrought iron railing, numerous entry features. SW of the house is a matching three-car garage with green roof, grey-stuccoed walls, and two dormer windows.
- c. Important landscape features: Manicured hedges bordering the curb and front walk that are surviving design elements of local landscape architect Ernst Herminghaus' plan of 1916 for Sheridan Park Addition, terrace and stepped walk down to a fountain built into a rear wall in the rear yard, and substantial historic plant materials.
- d. Architectural style and date: Colonial Revival, 1922.
- e. Additions and modifications: West porch enclosure. The majority of the home's exterior materials remain intact from the time of construction.

**2. Notice of Work Needing Certificate:**

- A. A Certificate for Certain Work can be granted by the Preservation Commission or, in certain instances, by the Director of Planning. The application for the Certificate can be obtained from and should be filed with the Building and Safety Department. The following work to be conducted on the Landmark 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 City Building and Safety Department 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 involving:
    - a. Removal of healthy trees over 12" caliper;
    - b. Addition of paving materials north of building;
    - c. Addition of fencing and walls visible from Sheridan Blvd.;
    - d. Replacement of exterior material and trim or visible roofing materials;
    - e. Cleaning and maintenance of exterior masonry;
    - f. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on facades visible from the street;

- g. Addition of awnings;
- h. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc. on facades visible from Sheridan Blvd.
- i. The addition or replacement of signs;
- j. Moving structures on or off the site;
- k. Installation of electrical, utility, and communications services on principal (west, north, and east) facades;
- l. Placement of high intensity overhead lighting, antennae, and utility poles within the areas of the west, north or east facades.

B. The following work to be conducted on the Landmark does not require the procurement of a Certificate for Certain Work:

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. Interior changes involving no exterior alteration.

C. The penalty upon conviction for conducting work which requires a Certificate for Certain Work 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 appropriate action to correct a violation.

3. **Standards for Owner and Preservation Commission:**

The following standards serve as a guide to the Landmark property owner in the preservation of their building. It is also intended that these Standards will aid the Commission in making decisions regarding issuance or denial of a Certificate.

When a decision on issuing or denying a Certificate is requested, 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 should plan 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. In addition, although the owner of the landmark must receive Certificates for work identified above, a broader interpretation of the Guidelines for this property may be allowed by the Preservation Commission.

A. New Construction:

1. 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 be the same as the exterior materials of the existing buildings.

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 the north facade of the building shall not be altered unless the design is sensitive to the historic and architectural character of the building. Alterations on the north, east and west sides should 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.

2. Roofs: The form of the roof shall not be changed.

3. Trim: Changes in the existing exterior trim of the building, other than painting or repair, shall be based on physical evidence of missing features, documentation, or careful consideration of closely relevant examples, preferably drawn from Lincoln. Any replaced or repaired portions of the trim that are visible and above grade, including, but not limited to moldings, cornices, doors, and windows, shall match the original members in scale, design, and appearance. Replication of original materials is preferred; alternate materials of similar appearance will be considered on a case-by-case basis.

4. Openings: Original windows, doors, or hardware shall not be removed when they can be restored, repaired, and reused. If the original glass, sash, hardware, and doors cannot be repaired and retained, then they shall 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 on a case-by-case basis, if their appearance is very similar to the original, and the owner presents compelling evidence comparing various alternatives.

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.

Metal, vinyl, or fiberglass awnings, hoods, or shutters that would detract from the existing character or appearance of the building shall not be used.

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:** The cleaning of exterior masonry shall not be done in a manner to harm or alter the original surface of the materials. Sandblasting and painting of unpainted masonry are prohibited.

**D. Demolition:**

The Landmark 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 the Landmark 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 west, north, or east walls.

Exterior electrical, television and telephone cables should be installed in places where they will be visually unobtrusive. Television antennae 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.

2. **Signs:**

Any exterior signs shall be compatible with the historic and architectural character of the building. Freestanding signs, detached from the building but not blocking vistas of principal facades, are preferred. Any street address designation shall also be compatible with the historic and architectural character of the building.

3. **Fencing and Walls:**

Chain link or similar security-type wire fences are prohibited in the front (north) yard. All fencing and walls shall be compatible with the historic and architectural character of

the building.

4. **Paving:**

New paving to create space for parking may be added, but shall be reviewed for its impact on the architectural character of the landmark. New sidewalks and drives shall be sensitive to the historic and architectural character of the building. Original walks shall be maintained.

5. **Landscaping:**

Original environmental features shall be maintained. Original and new plantings shall be trimmed so as to frame the architecture, rather than concealing it. New plantings and outdoor appurtenances shall be compatible with the historic and architectural character of the property.

# M e m o r a n d u m

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**To:** Ed Zimmer, Planning

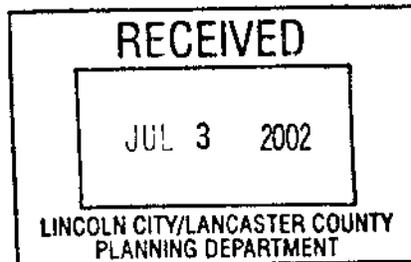
**From:**  Dennis Bartels, Engineering Services

**Subject:** Landmark Designation and Special Permit for Hitchcock House

**Date:** July 2, 2002

**cc:** Randy Hoskins  
Roger Figard  
Nicole Fleck-Tooze

The proposed landmark designation and special permit for the property at 2733 Sheridan Boulevard is satisfactory to Public Works.



# Memo



**To: Ed Zimmer, Planning Department**  
**From: Mark Canney, Parks & Recreation**  
**Date: July 3, 2002**  
**Re: W.F. Hitchcock House SP 1981 and HP75**

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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.

