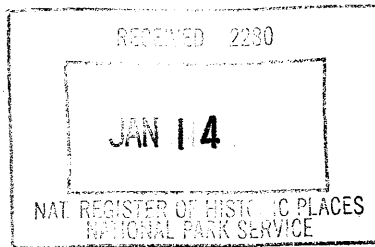


United States Department of the Interior  
National Park Service



69

# 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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

University Place Historic Residential District

historic name

Charles F. Creighton Landmark District

other names/site number

### 2. Location

roughly Walker Avenue (51st-54th Streets), Leighton Avenue (49<sup>th</sup> -53<sup>rd</sup> Streets)

street & number

not for publication [N/A]

Lincoln

city or town

vicinity [N/A]

Nebraska

NE

Lancaster

109

68504

state

code

county

code

zip code

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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  nationally  statewide  locally. ([ ] See continuation sheet for additional comments.)

*Lawrence Sammel*

Signature of certifying official

1/10/03

Date

Director, Nebraska State Historical Society

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ([ ] See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

### 4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain):

*Linda McClelland 2/07/03*

Signature of Keeper

Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing		Non Contributing		
81		5		buildings
0		0		sites
0		0		structures
0		0		objects
81		5		Total

**Name of related multiple property listing**

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

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY VERNACULAR

**Materials**

(Enter categories from instructions)

foundation concrete  
walls wood, stucco, brick

roof asphalt, tile  
other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets.

**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.

**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 a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)  
See Continuation Sheets.

**9. Major Bibliographical References**

**Bibliography**

(See continuation sheets.)

**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  
Record # \_\_\_\_\_
- recorded by Historic American Engineering  
Record # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

- Community Development
- Education
- Religion
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Period of Significance**

1886-1949  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

various, see Part 7  
\_\_\_\_\_

**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.  
\_\_\_\_\_

10. Geographical Data

Acreage of Property 20 more or less

UTM References  
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1.	14	698150	4523100	4.	14	697050	4522850
2.	14	698550	4523150				
3.	14	698400	4522900				

[ ] See continuation sheet.

Verbal Boundary Description

See Continuation Sheet.

Boundary Justification

See Continuation Sheet.

11. Form Prepared By

name/title Chris Beltzer/Preservation Intern; edited Edward F. Zimmer/Planner

organization Lincoln/Lancaster County Planning Dept. date December 4, 2002

street & number 555 South 10th Street telephone (402) 441-7491

city or town Lincoln state NE zip code 68508

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Multiple, See continuation sheets.

street & number telephone N/A

city or town state zip code

**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. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**University Place Historic Residential District**

Section number 7 Page 1

Name of Property  
**Lancaster County, Nebraska**  
County and State

**DESCRIPTION**

The University Place Historic Residential District in Lincoln, Lancaster County, Nebraska, consists of the properties on the south side of Walker Ave. between 50<sup>th</sup> and 51<sup>st</sup> Street and both sides from 51<sup>st</sup> to 54<sup>th</sup> Street, and the properties on Leighton Ave. between 49<sup>th</sup> and 53<sup>rd</sup> Street. Of the 86 properties within the district, 81 are considered contributing and retain substantial integrity. Architecturally, the homes include late 19<sup>th</sup> century vernacular examples, Prairie Boxes, bungalows, and a few modest Period Revival style properties.

The University Place Historic Residential District consists of the properties on the south side of Walker Ave. between 50<sup>th</sup> and 51<sup>st</sup> Street and both sides from 51<sup>st</sup> to 54<sup>th</sup> Street and on Leighton Ave. between 49<sup>th</sup> and 53<sup>rd</sup> Street. The terrain of the district rises gently from the west to east, with a crest of the hill between 52<sup>nd</sup> and 53<sup>rd</sup> Street on Leighton and between 53<sup>rd</sup> and 54<sup>th</sup> on Walker. Setbacks are consistent and there are few hedges or fences in the front yards, creating an effect of houses set on a long, continuous lawn. There are many mature deciduous trees in yards and landings and numerous mature evergreens in front yards.

The area contains 86 properties and is uniformly residential, with a preponderance of single family houses and some larger singles converted to multiple units. Only five new multiplexes (6% of the total) have replaced original homes. The contributing houses range in date from ca. 1889 to 1949. This corresponds to the time span from the founding of the town of University Place in 1889 to its annexation by Lincoln in 1926, and the years immediately following when a handful of single-family houses, very similar in scale to the earlier buildings, completed the historic development of the area. Of the 86 properties, five date from 1900 or before, nearly half (38) were built in the first decade of the 20<sup>th</sup> century, 22 date from 1911-1920, 13 more from 1921-1930, and only eight after that date, including single family homes of 1931, 1946, and 1949, and five new multiplexes. Seventy-six of the 86 houses in the district are wood frame, one is stucco covered, one is limestone, and eight are brick-veneered, including four of the new multiplexes. The houses are generally modest in size. Half are 1.5 stories, a few are a single story, and one third are 2 or 2.5 stories tall. Front facing gable roofs predominate, although side and cross gables, hip, and gambrel roofs are also found.

A few of the earliest houses show decorative shingle work, projecting bay windows, ornamented cornices, and other hallmarks of the picturesque 19<sup>th</sup> century styles. Many more of the pre-1910 homes display cubic massing, gable roofs with flared eaves, and simple Neoclassical trim, constituting the familiar Prairie Box-type sometimes called "foursquare," "American cube," or "Urban Homestead" houses. The other major type, found in a few of the first-decade houses and many of the 1911-1931 examples, is the bungalow with its low, horizontal massing, wide eaves, and prominent porches. A few Dutch Colonial and English Cottage style houses are also found in the district among the '20s and early '30s examples.

None of these house styles are unique to the proposed district, being found elsewhere in University Place and throughout the older residential neighborhoods of Lincoln. However, the district is unique in Lincoln in its capacity to convey the style and scale of a small town residential area of the early part of the 20<sup>th</sup> century, with very little intrusion of later construction. Even the new multiplexes within the boundaries are less intrusive than those in many areas, as two of the five are only a single story. Most of the houses retain their original siding, but several examples of early re-siding with asbestos shingles and asphalt products are also present. As these occurred within the period of significance, they do not diminish the historic character of the area but rather reflect its evolution. In more recent decades, several houses in the district have been re-sided with aluminum, steel, or vinyl. Since 1985 the Historic Preservation Commission of Lincoln has exercised non-binding design review over modifications, discouraging re-sidings when possible and improving the design quality of these modifications when owners were adamant. Re-sided houses are still regarded as contributing to the overall character of the district because their scale, overall forms, setback, and sites retain major aspects of integrity.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

University Place Historic Residential District

Section number 7 Page 2

Name of Property  
Lancaster County, Nebraska  
County and State

**INDIVIDUAL DESCRIPTIONS:**

(NB: The five non-contributing properties are described in *italics* and noted as *non-contributing*.)

South side of Leighton Avenue, proceeding east:

**4903 Leighton** (F11-022), William H. Gardner House, 1910, 2 story frame Prairie Box-type, flared gable end with return box cornice facing street, one story hipped roofed porch across front. This was the home of William H. Gardner, a widely known Nebraska school administrator. Also known for H. B. Muffly who was the University Place City Attorney at the time of annexation by the City of Lincoln in 1926.

**4911 Leighton** (F11-021), ca. 1905, 1.5 story Prairie Box-type, rectangular clapboard frame, intersecting gable roof.

**4919 Leighton** (F11-020), 1903, 1.5 story clapboard frame cottage, gable roof with return box cornices, hipped roof wrap-around porch with tuscan columns.

**4927 Leighton** (F11-019), ca. 1915, 1.5 story irregular shaped clapboard frame cottage, gable roof sections with return box cornices, hipped roof portico with latticework supports.

**4935 Leighton** (F11-018), ca. 1910, 1.5 story Neoclassical frame residence with cross gable roof and return box cornices, verandah with fluted square-section columns on brick pedestals.

**4943 Leighton** (F11-017), ca. 1900, 2.5 story Prairie Box, rectangular clapboard frame with flared hipped roof, hipped dormers east and north, hipped roof wrap-around porch with sun porch east.

**5003 Leighton** (F11-016), ca. 1905, 1.5 story cottage with molded concrete block foundation, gable roof with gable addition south side, gabled dormer on west, and gabled entry portico, later front terrace with decorative block enclosure.

**5011 Leighton** (F11-015), 1917, 1.5 story cottage, flared gable roof with east dormer.

**5019 Leighton** (F11-014), ca. 1890, 2 story Prairie Box with bracketed eaves and truncated hip roof topped with modified gable, shed roofed verandah with beveled square columns across front.

**5027 Leighton** (F11-013), 1917, 1.5 story Prairie Box-type, rectangular clapboard frame with gable roof.

*5035 Leighton (non-contributing), 1983, 2 story brick apartment house, east side entry, no windows or doors on street façade.*

**5043 Leighton** (F11-012), Graham A. Barringer House, ca. 1920, 1.5 story clapboard frame bungalow, hipped roof with front and rear hipped dormers, one story verandah with square piers. Dr. Barringer was Professor of History and head of that department at Nebraska Wesleyan for over 30 years.

**5107 Leighton** (F11-011), G. A. and Mary Alene Smith House, 1889, asbestos-clad, 2 story, T-shaped Period Revival, truncated pyramidal roof on hip, classical window openings, decorative shingles under eaves, original limestone foundation on inner basement walls. G. A. Smith purchased the lot from Nebraska Wesleyan. His daughter, Mary Alene Smith, who was an organist and taught music at NWU, later owned the home.

United States Department of the Interior  
National Park Service

# National Register of Historic Places

## Continuation Sheet

### University Place Historic Residential District

Section number 7 Page 3

Name of Property  
Lancaster County, Nebraska  
County and State

**5117 Leighton** (F11-010), George Isham House, ca. 1900, 1.5 story Prairie Box-type, irregular clapboard frame with hip roof and gable sections, L-shaped porch with pediment over entry, return boxed eaves, polygonal bay window under full second story of east gabled projection. George Isham was Secretary-Treasurer of the Nebraska Wesleyan Board of Trustees. *See photo 13 of 16, right side.*

**5127 Leighton** (F11-009), Faye Lowry House, 1925, 1.5 story Period Revival, wide clapboards, rectangular plan, gambrel roof and shed dormers to the front. Faye Lowry was long associated with University Place and worked for that City's Water and Light Department. She built this house and lived here until she married John Wright in 1936. *See photo 13 of 16, middle house.*

**5135 Leighton** (F11-008), Anna Pierson House, ca. 1913, 1.5 story rectangular clapboard frame with cross gable roof and hip roof rear addition. Anna Pierson was the mother of Wilbur Chenoweth, a musician and organist at the old Lincoln Playhouse on N Street. *See photo 13 of 16, left side.*

**5143 Leighton** (F11-007), Anna Huntington House, ca. 1900, 1 story vernacular L-shaped cottage, vinyl over clapboards, frame construction, truncated hip roof, delicate Eastlake verandah across front. Home of Anna Huntington, a well-known dressmaker in University Place.

**5201 Leighton** (F11-006), T. J. and Mabel D. Thompson House, ca. 1909, 1.5 story vernacular frame bungalow, T-shaped clapboard frame, major addition on east side, intersecting gable roof, dormer on south side, five sash front windows. This was the home of T. J. Thompson, professor of chemistry at the University of Nebraska and later Dean of Men there, and Mabel D. Thompson, longtime schoolteacher in the University Place High School and later Dean of Women at Lincoln Northeast High School. *See photo 12 of 16, right side.*

**5219 Leighton** (F11-005), Parvin Witte House, ca. 1921, 1 story bungalow with narrow clapboarding, asphalt-shingled gables, eaves treated with brackets, partial umbrage with square columns, gable roof. Home of Parvin Witte, professor of music and Dean of the College of Fine Arts at NWU in the 1920's. Well-designed rear addition. *See photo 12 of 16, left side.*

**5235 Leighton** (F11-004) ca. 1910, 2 story Prairie Box-type, rectangular plan, vinyl over clapboards, frame construction, hipped roof porch with square-section posts, flared gable roof.

**5243 Leighton** (F11-003), Peter Van Fleet House, 1928, one story bungalow, rectangular clapboard frame, rectangular bay window on east, gable on hipped roof. Peter Van Fleet was a Methodist minister in the Nebraska Conference. He was a benefactor of Nebraska Wesleyan and served on its Board of Trustees. The Van Fleet Teachers College (no longer standing) was named in his honor.

North side of Leighton Avenue proceeding west:

**2303 North 53<sup>rd</sup> Street** (corner of 53<sup>rd</sup> and Leighton, faces east to 53<sup>rd</sup>) (F12-379), 1923, 1.5 story vernacular frame bungalow, rectangular plan, clapboards over frame construction, symmetrical principal façade with center gable porch, front door with side lights, tripartite window groups with wide center and narrow sides, hipped projection on northwest corner, gable roof. *See photo 10 of 16.*

**5234 Leighton** (F12-378), ca. 1905, 2.5 story Prairie Box, L-shaped clapboard frame, polygonal bay window under a full second story, classic windows, hipped roofed verandah, hipped roofed addition on north, flared gable roof with east gable extension. *See photo 11 of 16, right side.*

**5226 Leighton** (non-contributing), 1992, 2 story frame 4-unit apartment house, tall facade gable roof, off-center front porch hipped roof, west side entry to most units. *See photo 11 of 16, second from the right.*

**5220 Leighton** (non-contributing), 1976, 2 story frame apartment house, side (east) entry, frame balcony on face.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**University Place Historic Residential District**

Section number 7 Page 4

Name of Property

**Lancaster County, Nebraska**

County and State

**5210 Leighton** (F12-376), 1915, 1.5 story Prairie Box-type, L-shaped clapboard frame, hipped roof, wrap-around porch with tuscan columns, shed roof porch to rear, hipped dormer to east, gable roof.

**5202 Leighton** (F12-375), 1909, 2.5 story Prairie Box, rectangular clapboard frame, shed roof porch enclosed on east, polygonal bay window under front porch, gable dormer to west, flared gable roof.

**5142 Leighton** (F12-373), 1927, 1.5 story cottage with shed and triangular dormers, boxed eaves, gabled hood over entry, classical windows and sculptured concrete block foundation.

**5128 Leighton** (F12-372), Rutledge House, 1931, 1.5 story vernacular English Revival brick residence, steep cross gable roof with shed-roofed, stuccoed dormers with imitation half-timbering, key hole attic vent. Entry has herringbone brickwork. House was built by Mrs. Rutledge, a resident of the district in the 1930's.

*5120 Leighton (non-contributing), 1980, 1 story brick apartment house, hipped gable roof, east side entry, no windows or doors on street façade.*

**5110 Leighton** (F12-371), George H. Main House, 1927, 1.5 story vernacular L-shaped clapboard frame bungalow, gable roof sections, shed roofed porch with square columns, gabled dormer and exterior chimney. Home of Rev. George H. Main, a Methodist minister, who served the Hawthorne Community Church in his retirement. Home was later owned by Paul LeBar, a professor of organ at NWU.

**5100 Leighton** (F12-370), G. E. and Bertha L. Green House, 1926, 2.5 story Period Revival, rectangular plan, vinyl over clapboards, frame construction, flared gambrel roof, large shed dormers, semi-circular arched entrance with enclosed porch, exterior chimney. G. E. Green was founder and owner of Green Furnace and Plumbing Co in 1921, which remains an important Lincoln business. He was on the University Place City Council when University Place was annexed by the City of Lincoln in 1926. Mr. Green was prominent in business affairs in the community. *See photo 14 of 16.*

**5042 Leighton** (F12-369), 1908, 2.5 story, Prairie Box, rectangular clapboard frame, one story enclosed with hip and gable-roofed porch, 2-story polygonal bay windows east side.

**5036 Leighton** (F12-440), 1919, 1 story rectangular cottage with enclosed front porch, synthetic siding, 2 bay facade, 3 bay sides, hipped roof with facade gable (eave returns) on front porch.

**5022 Leighton** (F12-368), ca. 1926, 1.5 story rectangular brick bungalow with eave brackets, gabled roof on hipped roof, gable over umbrage porch, exterior fireplace. *See photo 15 of 16, right side.*

**5010 Leighton** (F12-367), ca. 1920, 1.5 story rectangular clapboard frame bungalow with gable roof, central gabled dormer, eave brackets, gable over umbrage porch. *See photo 15 of 16, second from right.*

**2300 North 50th/5004 Leighton** (F12-366), 1916, 2 story rectangular frame, gable roof sections, 1 story hip roof section southeast corner.. Reversible asbestos siding and aluminum awnings detract from integrity, but size, scale, fenestration patterns, and roof form all contribute to the overall character of the district.

**4942 Leighton** (F12-365), 1916, 2 story Prairie Box-type, clapboard siding, flared gable roof, 1 story hipped roof verandah with tuscan columns, rear extension added.



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**University Place Historic Residential District**

Section number 7 Page 5

Name of Property  
**Lancaster County, Nebraska**  
County and State

**4936 Leighton** (F12-364), ca. 1911, 1.5 story clapboard frame cottage with multiple roof sections, recessed entrance porch surmounted by ogee-arched gable, rear addition with 2 story hip roof. *See photo 16 of 16, right side.*

**4926 Leighton** (F12-363, John C. Jensen House, 1906, 2 story Prairie Box with 2 story addition, 1 story hipped roof porch across front. Home of Professor John C. Jensen, for 42 years a NWU professor in physics and astronomy. He was nationally prominent in the field of radio communications, a fellow in the Institute of Radio Engineers, and was believed to be the first person to deliver an educational radio broadcast. *See photo 16 of 16, left side.*

**4920 Leighton** (F12-362), ca. 1920, 1.5 story clapboard frame bungalow, gable roof with gable porch extension, eave brackets, exterior fireplace and window projection east side, brick foundation.

**4910 Leighton** (F12-361), 1916, 1.5 Prairie Box-type, gable roof with return boxed eaves, hip roofed verandah.

**4902 Leighton** (F12-360), 1904, 1.5 story clapboard frame construction, gable roof, shed dormer added full length of both east and west sides, hip and shed additions north side, bracket gabled hood south entry.

South side of Walker Avenue proceeding east:

**5003 Walker** (F12-348), ca. 1905, 2.5 story Prairie Box, cruciform clapboard frame, intersecting gable roof with return boxed eaves. L-shaped verandah with hip roof, polygonal bay under full second floor projection at west, dentils on entablature, diagonal patterned shingles in gable peaks. *See photo 2 of 16.*

**5011 Walker** (F12-347), ca. 1912, 1.5 story Prairie Box-type, intersecting gable roof, return boxed eaves, diagonal pattern shingles in gable peaks, hip-roofed Eastlake verandah.

**5019 Walker** (F12-346), ca. 1921, 2 story, T-shaped frame house with asbestos siding and truncated hip roof, shelf entablature entrance.

**5027 Walker** (F12-345), 1921, 1.5 story, rectangular plan, narrow steel siding over clapboard, frame bungalow, hip roof, hip center dormer, full-length porch with square-section piers.

**5035 Walker** (F12-344), 1922, 1 story, rectangular plan, synthetic siding over clapboard, frame bungalow, gable roof, slightly offset porch, porch roof echoes main roof, eave brackets.

**5043 Walker** (F12-343), 1916, 1.5 story cottage, rectangular clapboard frame, intersecting gable roof, unsupported gable shelters entry.

**5103 Walker** (F12-341), Jason L. Clafin House, ca. 1906, 2 story Period Revival, truncated hip roof with 2 sided hip projection on west, verandah has been removed and foundation has been replaced. Jason L. Clafin was a University Place printer and proprietor of Nebraska News.

**5111 Walker** (F12-340), ca. 1905, 2 story Prairie Box-type, hip roof, hip roof verandah with tuscan columns, polygonal bay window on east and hip projection on west, sculptured concrete block foundation.

**5115 Walker** (F12-339), Ivor A. Thomas House, ca. 1905, 1.5 story Prairie Box-type, cross gable roof, hip roofed verandah with tuscan columns, return boxed eaves and sculptured concrete block foundation. Home of Ivor A. Thomas who was a teacher at NMU in the early 1900's.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

University Place Historic Residential District

Section number 7 Page 6

Name of Property  
Lancaster County, Nebraska  
County and State

**5127 Walker** (F12-338), ca. 1905, 1 story bungalow, rectangular stuccoed frame with gable roof and a gable roofed porch extension with eave brackets.

*5137 Walker (non-contributing), 1979, one story brick apartment house, low hipped roof, side (east) entries, blank street façade.*

**5143 Walker** (F12-337, Sam Day House, ca. 1905, 1.5 story Prairie Box-type, rectangular clapboard frame, gable roof on return boxed corners, hip roofed front porch with tuscan columns. Sam Day was a realtor and businessman in University Place shortly after the turn of the century.

**5203 Walker** (F12-331), ca. 1906, 2 story Prairie Box-type, T-shaped clapboard frame, hipped roofed verandah with tuscan columns, gable roof with east gable section.

**5211 Walker** (F12-330), ca 1906, 2.5 story Prairie Box, vernacular frame dwelling, rectangular clapboard frame, polygonal bay window on west, hipped roofed verandah with tuscan columns, flared gable roof. *See photo 4 of 16, first house from the right. Rear of the house pictured in photo 6 of 16.*

**5219 Walker** (F12-329), Walter Smith House, ca. 1906, 2.5 story Prairie Box, rectangular clapboard frame, polygonal bay window on west, hipped roofed verandah with tuscan columns, flared gable roof. Walter Smith was a University Place merchant and owned Smith Brothers Lumber in the early part of the century. *See photo 4 of 16, second house from the right.*

**5227 Walker** (F12-328), 1904, 2 story Prairie Box-type, rectangular clapboard frame, hipped roofed verandah with tuscan columns, leaded glass windows, flared gable roof. *See photo 4 of 16, third house from the right. Also 5 of 16, second house from the left.*

**5235 Walker** (F12-327), 1906, 1.5 story vernacular frame dwelling, rectangular plan, vinyl over clapboards on frame construction, umbrage porch, diamond window beneath gable dormer on east, two quarter round windows, gable roof with west gable section, partial second story overhang on west. *See photo 5 of 16, first house from the left.*

**5243 Walker** (F12-326), ca. 1906, 1.5 story Prairie Box-type, rectangular clapboard frame, hipped roof porch with beveled square columns, hipped dormer to west, gable roof.

**5303 Walker** (F12-440), 1916, small, one story, synthetic siding, irregular-framed cottage with gable roof, Neoclassical gable portico, tuscan columns, and semi-circular arched entry.

**5311 Walker** (F12-319), 1907, 2-story, clapboard Prairie Box-type, clapboards, flared gable roof, return box eaves, hip roof verandah, porch columns replaced with wrought iron.

**5319 Walker** (F12-318), 1904, 1.5 story Prairie Box-type, L-shaped plan, synthetic siding over clapboard, frame construction, front and side gable roof, return box eaves, hipped roof porch with columns replaced by posts.

**5327 Walker** (F12-317), ca 1916, 1.5 story Prairie Box-type, clapboards, cross gable roof with flared eaves, hip roof porch with tuscan columns.

**5335 Walker** (F12-316), 1911, 1.5 story cottage, synthetic siding, gable roof, return box cornice, gable portico with replacement wrought iron columns. *See photo 9 of 16, second from the left.*

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**University Place Historic Residential District**

Section number 7 Page 7

Name of Property  
Lancaster County, Nebraska  
County and State

**5343 Walker** (F12-315), ca 1906, 1.5 story Prairie Box-type, clapboards, gable roof with shed dormers, eave brackets, altered by enclosing bungalow-influenced front porch. *See photo 9 of 16, left side.*

North side of Walker Avenue proceeding west:

**5340 Walker** (F12-459), 1949, 1 story vernacular cottage with limestone veneer, hip roof, and projected front entry. Built by Loren A. Smith, a laborer for Smith Bros Lbr & Coal Co, for he and his wife Eleanor. *See photo 8 of 16, right side.*

**5336 Walker** (F12-310), ca 1910, 1.5 story, Prairie Box-type, clapboards, cross-gable roof, spring eaves, hip roof porch with square columns. *See photo 8 of 16, left side.*

**5328 Walker** (F12-311), 1919, 1.5 story bungalow, synthetic siding, gable roof with facade gable dormer, eave brackets.

**5318 Walker** (F12-312), ca 1910, 1.5 story, side gable, asbestos-sided bungalow, gable dormer, full-length porch with square columns.

**5310 Walker** (F12-313), 1926, 1 story facade gable, clapboarded bungalow with porch roof echoing main roof, eave brackets.

**5302 Walker** (F12-314), ca. 1929, 2 story Colonial Revival, vinyl siding, gable roof with facade gable portico.

**5244 Walker** (F12-320), ca. 1919, 1.5 story Prairie Box-type, L-shaped clapboard frame, encircling porch with tuscan columns, bay window to east, dormer to west, hipped shed roof to rear, gable roof. *See photo 7 of 16, corner house.*

**5234 Walker** (F12-321), ca. 1905, 2 story Prairie Box, clapboard frame, hipped roof porch with tuscan columns, flared gable roof. *See photo 7 of 16, left side.*

**5226 Walker** (F12-322), 1904, 1.5 story Prairie Box-type, rectangular clapboard frame, hipped roof porch with square columns, gable roof.

**5218 Walker** (F12-232), John W., Howie House, 1927, brick veneer bungalow, one story, L-shaped, wrap-around porch with square columns, bay window to west, hipped and gabled roof. Professor Howie was head of the math department at NWU from 1924-1943.

**5210 Walker** (F12-324), 1903, one story rectangular clapboard frame dwelling, shed roof porch, bay front window, truncated hipped roof with gable projection in front, scallops in front gable.

**5202 Walker** (F12-325), ca. 1905, 1.5 story Prairie Box-type, wrap-around porch with tuscan columns, fish scale and diamond siding in gable, intersecting gable roof.

**5144 Walker** (F12-332), 1903, 2 story Prairie Box-type, cruciform plan, synthetic siding over clapboards, frame construction with gable roof and shed roof sections at each corner. While the re-siding and front exterior stair diminish integrity, the interesting overall form, scale, setbacks, and roof forms all contribute to the district's historic character.

**5128 Walker** (F12-333), 1916, 2.5 story Prairie Box-type, cruciform plan, vinyl siding over clapboards, frame construction with gable roof, return box cornices and a wrap-around porch with tuscan columns, rear addition.

**5118 Walker** (F12-334), 1917, 1.5 story bungalow, L-shaped clapboard frame with gable roof that has eave brackets. The corner porch has wooden square columns and wooden stringcourse. *See photo 3 of 16, third house from the corner.*

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

University Place Historic Residential District

Section number 7

Page 8

Name of Property

Lancaster County, Nebraska

County and State

---

**5110 Walker** (F12-335), 1903, 1.5 story bungalow with gable roof and shed roofed center dormer, eave brackets, screened umbrage porch, wooden string course with shingle siding above. *See photo 3 of 16, second house from the corner.*

**5102 Walker** (F12-336), 1903, 1.5 story L-shaped Prairie Box-type, clapboard frame with gable and hip roof sections, diamond siding in gables, polygonal bay window, front porch with tuscan columns, also two Eastlake porches on the east side. Numerous additions. *See photo 3 of 16.*

North 52<sup>nd</sup> Street:

**2421 North 52<sup>nd</sup> Street** (F12-439), ca. 1910, 1 story clapboard house, side gable roof same on lower ell to south side, 3 bay facade, central entrance with precast concrete porch, rear railings, less altered north side and west rear have staggered butt shingles above frieze level, simple bracket on north gable end.

**2320 North 52<sup>nd</sup> Street** (F12-374), 1946, 1.5 story Period Revival, T-shaped frame dwelling, brick veneer on first floor, clapboard on second floor, 2 gable dormers, gable roof with shingles curved over eaves, attached garage which projects from facade. *See photo 6 of 16.*

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**University Place Historic Residential District**

Section number 8

Page 1

Name of Property

**Lancaster County, Nebraska**

County and State

**STATEMENT OF SIGNIFICANCE:**

The University Place Historic Residential District is locally significant under Criterion "A" in the area of settlement as an excellent (and best surviving) example of the residential component of the "college-town" phenomenon, which occurred at six distinct locations on the outskirts of Lincoln, Lancaster County, Nebraska and played an crucial role in the growth and identity of Lincoln. The area displays a range of residential styles of architecture spanning the period of significance of ca. 1890 to 1949.

The University Place Historic Residential District is locally significant under Criterion "A" in the area of settlement as an excellent (and best surviving) example of the residential component of the "college-town" phenomenon, which occurred at six distinct locations on the outskirts of Lincoln, Lancaster County, Nebraska and played an crucial role in the growth and identity of Lincoln. The area displays a range of residential styles of architecture spanning the period of significance of ca. 1890 to 1949.

At the end of the 19<sup>th</sup> Century, the City of Lincoln attracted a half-dozen colleges to its environs, each accompanied by town-building efforts. Four of these colleges were built along the eastern outskirts of the capital city, one located to the north, and one to the west. Nebraska Wesleyan University (NWU) was the institution that led this trend, and the town of University Place grew up around the University, about five miles northeast of the State Capitol. As the City of Lincoln annexed University Place and the other college towns in the 1920's, expanding through them in the mid 20<sup>th</sup> century, much of the character of the original towns' residential neighborhoods was altered. However, the character of the homes within the University Place Historic Residential District remained. Although the District is but a remnant of the original University Place residential areas, it is close in both location and association with NWU, and it is the best preserved historical residential component of all of Lincoln's college towns.

**Lincoln's boom spawns college town building**

Soon after becoming a State in 1867, the Nebraska state legislature voted to build its capital city at the location of the tiny town of Lancaster, which was renamed Lincoln. Shortly thereafter, the State Capitol and the University of Nebraska assumed prominent places in the heart of the new city, keying growth and prosperity for Lincoln during its early decades. The 1880s and early 1890s saw the city's most rapid expansion, as the population rose from 19,000 in 1880 to 55,000 in 1890.

The booming capital city and its growing university attracted six colleges to be founded or relocated to the Lincoln vicinity between 1886 and the early 1890s. "So intense was the concentration of schools that the Burlington & Missouri River Railroad, in a promotional brochure, dubbed Lincoln 'the Athens of the West.'" All of the colleges selected campuses outside Lincoln's city limits and all were associated with larger plats-subdivisions with all the components of future towns. Each of these efforts incorporated parallel efforts at establishing an institution of higher learning and transforming farmland into more lucrative houselots, with varying degrees of success.

Nebraska Wesleyan University was the first to chose Lincoln in 1886, followed by Nebraska Christian University (later renamed Cotner College) in 1888, and Union College in 1890. These colleges spawned the corresponding, successful towns of University Place, Bethany, and College View. The other colleges included Western Normal College, Lincoln Normal College and the Worthington Military Academy. They were intended to be accompanied by the settlements of Hawthorn, Normal, and Grandview, respectively, but neither the colleges nor their towns were successful.

**College town building phenomenon**

The essence of college-town phenomenon was to bring an institution and a population to an undeveloped area, in hopes that each would create economic opportunity for the other. The land owners involved in each of these ventures offered free campus sites, additional houselots, and sometimes, outright cash subsidies, to attract or launch a college and build its essential "Old Main" structure. If the college flourished, so would the town; if the town flourished, the support for the college--and value in its gifted houselots--would be forthcoming.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**University Place Historic Residential District**

Section number 8 Page 2

Name of Property  
Lancaster County, Nebraska  
County and State

Following this model, distinct college towns formed on the outskirts of Lincoln in the late 1890's, such as University Place (NWU), College View (Union College), and Bethany (Cotner College). All of these college towns acquired the same essential elements: around a campus, a residential neighborhood formed; then a small business district, with a bank and a few stores; followed by public buildings--churches, a post-office, library, and schools. Each town assumed its own identity, but all benefitted from easy access to Lincoln and the support and amenities of a larger city, while Lincoln benefitted as well, with a new populace to serve.

**University Place: "the finest city"**

University Place, the college town that corresponded to Nebraska Wesleyan University, grew to be the biggest and strongest of Lincoln's college towns, thanks largely to Lincoln's strong Methodist population and the broad-based support for the Methodist institution of NWU. In December 1886, NWU's Board of Trustees chose Lincoln as the site to consolidate its three Nebraska branches, and accepted a generous real estate offer by Lincoln developers Pitcher and Baldwin, who donated land for 800 residential lots and 40 acres for a campus on the eastern outskirts of Lincoln. At this time, only a few farm houses existed in the area, a landscape that was soon to change.

Construction on the campus began, and the platting of University Place occurred, in the spring of 1888. The ambitious plan included approximately 1500 houselots--half the size of the Original Plat of Lincoln of 1867. As the residential lots were sold to finance continuing construction of the campus, NWU and the town of University Place grew quickly. This sale of residential lots was critical to the development of NWU. After the initial \$50,000 of donations was spent on development of the campus, it was the sale of lots that enabled the campus to continue to be built and to ultimately be prepared for opening in the fall of 1888. The lots in the University Place Historic Residential District were a part of the original 800 lots donated to NWU, making settlement in University Place Historic Residential District directly linked to the development of the University and the development of the town of University Place.

In the fall of 1888, NWU heralded its grand opening, and shortly after in January 1889, the town of University Place was incorporated (first as Athens, then renamed University Place in the fall of the same year). As families associated with NWU moved to University Place, residential development of the Historic District and other University Place neighborhoods followed.

Continued success of NWU and growth of University Place was due largely to the strength of the Methodist religion, which had a strong following nationally and in Lincoln. *Lincoln City Guide* states, "Methodists and Presbyterians predominate in the population. The first religious services held in Lincoln were Methodist, and in 1916 the claim was made that the city of Lincoln had a greater proportion of Methodists than any other city in the United States." The day the school doors opened, the church doors opened at NWU. For several years, congregation met for worship in the building known as Old Main on the Wesleyan campus (NRHP 1975). University Place the University Place Historic Residential District became home to many Wesleyan faculty members, people associated with the Methodist Church, and Methodists from Lincoln.

In addition to educators and ministers, merchants, business leaders, and other citizens moved to University Place and contributed to its growth. In 1890, 571 people lived in University Place. The population roughly doubled to 1130 by 1900--a decade in which Lincoln's population dropped from 55,000 to 39,000 due to local and nationwide economic hard times. University Place's population nearly quadrupled to 4112 by 1920 and the 1930 census found 5450 in the University Place section of the City of Lincoln. University Place's population far exceeded all of the other college towns. A 1906 map of University Place boasted of this growth and prosperity:

"Lincoln, the capital of the state, soon to be a city of 100,000, is our next door neighbor. A twenty minute ride on either of the street car lines lands you in the heart of the city. Every advantage of the Capital City is ours. University Place is on of the leading educational centers of the middle west. A growing University of 1,000 students, supported by thousands of loyal Methodists and faithful Christian citizens. All out of debt, with an increasing endowment, many of the ablest instructors in America, the Wesleyan takes rank with the leading institutions of our Republic. University Place has become the Mecca of the retired farmer and business man. In fact, the professional and business men of Lincoln are locating among us, building fine homes, and they say 'it is the finest city in the west in which to reside.'"

It was these factors that made University Place the largest and strongest of the Lincoln area's college towns. Even in hard times when growth in other areas of Lincoln stalled, University Place continued to experience steady growth--thanks to the national supply of donations and students for NWU. In addition to its size and numbers, University Place was characterized as a close community, held together by its religion and love of education, exemplified by its refusal to be annexed by Lincoln three times in the 1910's before finally

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**University Place Historic Residential District**

Section number 8

Page 3

Name of Property  
Lancaster County, Nebraska  
County and State

agreeing in 1926.

**The University Place Historic Residential District**

In the early 1980s, the historic preservation program of the Lincoln Planning Department surveyed the former towns of College View, Bethany, and University Place, and later reviewed historic properties within the "Normal" neighborhood that surrounded Madonna Hospital on the former Lincoln Normal University campus. In all of those neighborhoods, and within University Place, the proposed District was identified as the largest representation of "college town" era housing without considerable intrusion of later, usually much larger, buildings. In 1985 the Lincoln City Council approved a landmark district as requested by the University Place Community Organization. The area was designated the Charles F. Creighton Landmark District, named for the first chancellor of Nebraska Wesleyan University, who resided just outside the designated area and who signed many of the original deeds of sale for the University.

Lincoln's zoning code and map have traditionally treated the "Main Street" and "inner city" areas of the former independent towns as mini-downtowns, with commercial center zoning, surrounded by residential zones that allow high density housing. As Lincoln developed out to the new towns and eventually through them, with post-war infill and replacement construction, many neighborhoods lost their original identities. Numerous apartments have been built since WWII in many of the former small towns' older residential areas, lessening their integrity. As a result, the distinct boundaries between the towns and Lincoln were blurred. Since then, many properties have additionally been destroyed or altered, causing the neighborhoods to lose much of their original integrity. The University Place/Creighton District is distinctive for its very high proportion of early residences and generally high degree of integrity of individual buildings.

Residents: University Place and the University Place/Creighton District became home to many Wesleyan faculty members and numerous retired Methodist ministers. Important contributions to higher education as well as religious leadership were provided by residents of the area. Of particular note was John C. Jensen, Professor of Physics and Astronomy at NWU, who was nationally prominent in the field of radio communications and was believed to be the first person to deliver an educational broadcast. Another resident of the district was Rev. Peter Van Fleet who was a generous benefactor of NWU and served on the Board of Trustees for the University. The Van Fleet Teachers College (no longer standing) was named in his honor. Other district notables are identified in Section 7 in association with their specific residences.

The homes and setting: The buildings of the district reflect the style and scale of a small town of the early part of the 20<sup>th</sup> century. The homes are mostly of clapboard construction although a few brick home are also present. The few late 19<sup>th</sup> century houses present simple Queen Anne decoration, but the area is dominated by Prairie Boxes of the 1900-20 period and bungalows generally dating from ca. 1910-30. Consistency of materials, scale (generally 1.5 to two stories), and setback create very harmonious streetscapes along Walker and Leighton, as do the narrow street width, street trees, and mostly open front lawns. Even the few newer multi-unit apartments within the district are modest in scale, of one or two story height.

**College towns and the Capital City**

The University Place/Creighton District derives its significance not only from its local community of University Place, but for its broader representation of the residential component of the several college town which strongly influenced the development of Lincoln, Nebraska. Considering that six colleges were founded and three towns were incorporated in the late 19<sup>th</sup> century in Lincoln's environs, only a relative paucity of historic resources survive to reflect the interaction of the smaller communities and larger city. In University Place, Old Main on the NWU campus, Whitehall Mansion, and St. Charles Apartments are the only NRHP-listed resources. A few other individual buildings warrant consideration, such as the City Hall and Carnegie Library, but no other districts have been identified through survey effort. In the less successful town of Bethany Heights, the State Bank of Bethany and Beatty-Miles House are listed but the original campus is lost, the community school is greatly altered, and the residential areas are very mixed in dates of construction. College View has one listed resource, the Christian Record Building, and only a few candidates, including no potential districts. In all of Lincoln's "college towns," only the University Place/Creighton District offers consistent streetscapes of "town-period" houses of enough concentration to reflect their original development.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

University Place Historic Residential District

Section number 8 Page 4

Name of Property  
Lancaster County, Nebraska  
County and State

PROPERTY SUMMARIES (Contributing/Non contributing)

Address	Status	Date	Historic Owner
<u>Leighton Avenue, west to east:</u>			
4902 Leighton	contributing	1904	
4903 Leighton	contributing	1910	William H. Gardner
4910 Leighton	contributing	1916	
4911 Leighton	contributing	ca. 1905	
4919 Leighton	contributing	1903	
4920 Leighton	contributing	ca. 1920	
4926 Leighton	contributing	1906	John C. Jensen
4927 Leighton	contributing	ca. 1915	
4935 Leighton	contributing	ca. 1910	
4936 Leighton	contributing	ca. 1911	
4942 Leighton	contributing	1916	
4943 Leighton	contributing	ca. 1900	
5003 Leighton	contributing	ca. 1905	
5010 Leighton	contributing	ca. 1920	
5011 Leighton	contributing	1917	
5019 Leighton	contributing	ca. 1890	
5022 Leighton	contributing	ca. 1926	
5027 Leighton	contributing	1917	
5035 Leighton	<i>non-contributing</i>	1983	
5036 Leighton	contributing	1919	
5042 Leighton	contributing	1908	
5043 Leighton	contributing	ca. 1920	Graham Barringer
5100 Leighton	contributing	1926	G. E. and Bertha Green
5107 Leighton	contributing	1889	G. A and Mary Alene Smith
5110 Leighton	contributing	1927	George Main
5117 Leighton	contributing	ca. 1900	George Isham
5120 Leighton	<i>non-contributing</i>	1980	
5127 Leighton	contributing	1925	Faye Lowry
5128 Leighton	contributing	1931	Mrs. Rutledge
5135 Leighton	contributing	ca. 1913	Anna Pierson
5142 Leighton	contributing	1927	
5143 Leighton	contributing	ca. 1900	Anna Huntington
5201 Leighton	contributing	ca. 1909	R. J. and Mable Thompson
5202 Leighton	contributing	1909	
5210 Leighton	contributing	1915	
5219 Leighton	contributing	ca. 1921	Parvin Witte
5220 Leighton	<i>non-contributing</i>	1976	
5226 Leighton	<i>non-contributing</i>	1982	
5234 Leighton	contributing	ca. 1905	
5235 Leighton	contributing	ca. 1910	
5243 Leighton	contributing	1928	Peter Van Fleet



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**University Place Historic Residential District**

Section number

8

Page 5

Name of Property

**Lancaster County, Nebraska**

County and State

Walker Avenue, west to east:

5003 Walker	contributing	ca. 1905
5011 Walker	contributing	ca. 1912
5019 Walker	contributing	ca. 1921
5027 Walker	contributing	1921
5035 Walker	contributing	1922
5043 Walker	contributing	1916
5102 Walker	contributing	1903
5103 Walker	contributing	ca. 1906 Jason L. Clafin
5110 Walker	contributing	1903
5111 Walker	contributing	ca. 1905
5115 Walker	contributing	ca. 1905 Ivor A. Thomas
5118 Walker	contributing	1917
5127 Walker	contributing	ca. 1905
5128 Walker	contributing	1916
5137 Walker	<i>non-contributing</i>	1979
5143 Walker	contributing	ca. 1905 Sam Day
5144 Walker	contributing	1903
5202 Walker	contributing	ca. 1905
5203 Walker	contributing	ca. 1906
5210 Walker	contributing	1903
5211 Walker	contributing	ca. 1906
5218 Walker	contributing	ca. 1910
5219 Walker	contributing	ca. 1906 Walter Smith
5226 Walker	contributing	1904
5227 Walker	contributing	1904
5234 Walker	contributing	ca. 1905
5235 Walker	contributing	1906
5243 Walker	contributing	ca. 1906
5244 Walker	contributing	ca. 1919
5302 Walker	contributing	ca. 1929
5303 Walker	contributing	1916
5310 Walker	contributing	1926
5311 Walker	contributing	1907
5318 Walker	contributing	ca. 1910
5319 Walker	contributing	1904
5327 Walker	contributing	ca. 1916
5328 Walker	contributing	1919
5335 Walker	contributing	1911
5336 Walker	contributing	ca. 1910
5340 Walker	contributing	1949
5343 Walker	contributing	ca. 1906

Numbered streets:

2300 N. 50 <sup>th</sup> St.	contributing	1916
------------------------------	--------------	------

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**University Place Historic Residential District**

Section number 8 Page 6

Name of Property  
**Lancaster County, Nebraska**  
County and State

---

2320 N. 52 <sup>nd</sup> St.	contributing	1946
2421 N. 52 <sup>nd</sup> St.	contributing	ca. 1910
2303 N. 53 <sup>rd</sup> St.	contributing	1923

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**University Place Historic Residential District**

Section number 9 Page 1

Name of Property  
**Lancaster County, Nebraska**  
County and State

**Bibliography**

Application for local Landmark District Designation, Lincoln, Nebraska, 1985.

Booth, Ethel. *Where Sunflowers Grew*, Lincoln, Nebraska: Nebraska Wesleyan Press, 1962.

Collins, Molly S., compiler. *Local and Oral History in Lincoln, Nebraska: A Bibliography*, Nebraska Community for the Humanities, 1983.

Copple, Neale, *Tower on the Plains: Lincoln's Centennial History 1859-1959*, Lincoln Centennial Commission Publishers, 1959.

Grant, Fulton, and Letton. *Sewer Record Plat*, Lincoln, Nebraska, July, 1924.

*Lincoln City Directories*, 1886-1955.

*Lincoln City Guide*, American Guide Series, Federal Writers' Project, WPA Lincoln, Nebraska, 1937.

*Lincoln Directory of the Lincoln Telephone and Telegraph Company: University Place and Bethany Section*, 1915.

Lincoln's Neighborhood Oral History Project, 1979-1981.

Map of University Place, Nebraska, approx. 1906.

McKee, James L., *The Prairie Capital: An Illustrated History*, Windsor Publications, Inc., Northridge, California, 1984

McKee, James L., "Athens of the West: Lincoln as an educational center", published in *City Shapers: Five Events that Defined Lincoln*, Lincoln, Nebraska, 1987.

Miller, Brian, *Early Town Growth Around Lincoln, NE: A Look at the Beginning, Growth, and Annexation, of University Place, College View, Havelock, and Bethany*, NWU History Internship Research Paper, July 11, 1988.

Oral Consultation with Dr. David H. Mickey, Senior Professor of History at Nebraska Wesleyan University, February, 1985.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**University Place Historic Residential District**

Section number 10 Page 1

Name of Property

Lancaster County, Nebraska

County and State

---

**Verbal Boundary Description**

The University Place Historic Residential District includes Walker Avenue from 50<sup>th</sup> to 54<sup>th</sup> Streets and the parallel Leighton Avenue from 49<sup>th</sup> to 53<sup>rd</sup> Streets. The legal description of the District is University Place Addition, all of Blocks 108, 109, and 110; and the south halves (Lots 7 through 12, inclusive) of Blocks 98, 99, 100, and 111; and the north halves (Lots 1 through 6, inclusive) of Blocks 107, 118, 119, 120, and 121, in Lincoln, Lancaster County, Nebraska.

**Boundary Justification**

The boundary includes all of the area designated the Charles F. Creighton Landmark District by the City of Lincoln in 1985. Those boundaries coincided then and coincide now (2002) with the largest portions of contiguous blockfaces that retain a high degree of integrity of historic properties from the period of significance (ca. 1890-1949). North and west of the district boundaries large modern apartment buildings have replaced many of the original single family structures; south and east of the district single family houses of post-1950 dates completed the urbanization of the area (outside the period of significance). The area reflects the grid pattern and regular, repetitive arrangement of blocks and house lots of the original plat of the town of University Place.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**University Place Historic Residential District**

Section number 11 Photos

Name of Property  
**Lancaster County, Nebraska**  
County and State

**Photographs:** All photos of University Place Residential Historic District taken by E. Zimmer, November 2002, City of Lincoln-Lancaster County Planning Department, Lincoln, Nebraska.

Photo 1 of 16: view of Walker Ave. at N. 50<sup>th</sup> Street facing E.

Photo 2 of 16: corner of Walker and N. 50<sup>th</sup> facing SE.

Photo 3 of 16: north side of Walker at N. 51<sup>st</sup> facing NE.

Photo 4 of 16: south side of Walker at N. 52<sup>nd</sup> facing SE.

Photo 5 of 16: south side of Walker at N. 53<sup>rd</sup> facing SW.

Photo 6 of 16: east side of N. 52<sup>nd</sup> between Walker and Leighton Ave. facing NE.

Photo 7 of 16: corner of Walker and N. 53<sup>rd</sup> facing NW.

Photo 8 of 16: corner of Walker and N. 54<sup>th</sup> facing NW.

Photo 9 of 16: south side of Walker at N. 54<sup>th</sup> facing SW.

Photo 10 of 16: corner of Leighton and N. 53<sup>rd</sup> facing NW.

Photo 11 of 16: north side of Leighton facing NW, showing multi-family dwelling at 5236 Leighton.

Photo 12 of 16: corner of Leighton and N. 52<sup>nd</sup> facing SE.

Photo 13 of 16: south side of Leighton at N. 52<sup>nd</sup> facing SW.

Photo 14 of 16: N. 51<sup>st</sup> at Leighton facing NW with "Old Main" at NWU campus to the N.

Photo 15 of 16: north side of Leighton between N. 50<sup>th</sup> and N. 51<sup>st</sup> facing NW.

Photo 16 of 16: north side of Leighton between N. 49<sup>th</sup> and N. 50<sup>th</sup> facing NE.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

University Place Historic Residential District

Name of Property

Lancaster County, Nebraska

County and State

Section Property Owners Page 1

ALLEN, RICHARD W & JOY LE  
5135 LEIGHTON AVE  
LINCOLN, NE 68504

ALMERY, DONNA L  
4919 LEIGHTON AVE  
LINCOLN, NE 68504

EHLERS, CHARLES W  
5219 WALKER AVE  
LINCOLN, NE 68504-3076

ARENSDORF, JASON J &  
5335 WALKER AVE  
LINCOLN, NE 68504

BASSETT, NATHAN C & MOLLY L  
5319 WALKER AVE  
LINCOLN, NE 68504

ERICKSON, LAUREL & ZINK, LARRY  
4926 LEIGHTON AVE  
LINCOLN, NE 68504

BEENBLOSSOM, VICTOR A & HOLLY  
5227 WALKER AVE  
LINCOLN, NE 68504

BELL, GARY & MONGAR, LORRI  
1600 N 22 ST  
LINCOLN, NE 68503

FULLER, TERRY W & YVONNE M  
5235 LEIGHTON AVE  
LINCOLN, NE 68504

BEUM, MARYNEL YOUNG  
PO BOX 29303  
LINCOLN, NE 68529

BLANK, RUSSELL E & RHONDA L  
7800 COOPER AVE  
LINCOLN, NE 68506

GALYEN, RICHARD W & PATRICIA A  
PO BOX 790  
ATKINSON, NE 68713

BOGAN, WESLEY W & GAY L  
4927 LEIGHTON AVE  
LINCOLN, NE 68504

BRAYMEN, REBECCA K  
841 MANCHESTER CIR  
LINCOLN, NE 68528

GUSTAFSON, WM A JR  
5219 LEIGHTON AVE  
LINCOLN, NE 68504

BREWER, DELBERT TRUSTEE  
5201 LEIGHTON AVE  
LINCOLN, NE 68504

BRINKMAN, WINSTON F & JULIA A  
5218 WALKER AVE  
LINCOLN, NE 68504

HARMS, STEVEN L & KIM R  
5336 WALKER AVE  
LINCOLN, NE 68504

BROSNAHAN, JAMES W  
4068 HILLSDALE AVE  
OMAHA, NE 68107

BUNTEMAYER, DUANE & VIVIAN  
5003 LEIGHTON AVE  
LINCOLN, NE 68504

IHDE, DARRELL H & BETTY A  
1331 COTTONWOOD DR  
LINCOLN, NE 68510

CAMP, PHYLLIS A  
5710 GREENWOOD ST  
LINCOLN, NE 68507

CONNELY, MICHAEL LEE  
5220 LEIGHTON AVE  
LINCOLN, NE 68504

KOUBEK, RAYMOND LEE &  
711 24 ST  
GOTHENBURG, NE 69138

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

University Place Historic Residential District

Name of Property

Lancaster County, Nebraska

County and State

Section Property Owners Page 2

DEFERRED EXCHANGE  
4935 LEIGHTON AVE  
LINCOLN, NE 68504

DELISI, GARY E & ROXANN  
5011 WALKER AVE  
LINCOLN, NE 68504

LANE, JUDITH BUCKLIN  
2303 N 53 ST  
LINCOLN, NE 68504

DRUBA, ROGER D & CAROLYN S  
918 LOUISE LN  
FALL CITY, NE 68355

DÜERR, ROGER F  
6001 HUNTINGTON AVE  
LINCOLN, NE 68507

LILJA, JERRY C & JOAN L  
10630 N 138 ST  
WAVERLY, NE 68462

ELIKER, AILEEN A  
3920 N 60 ST  
LINCOLN, NE 68507

MATRISCIANO, T J  
5311 WALKER AVE  
LINCOLN, NE 68504

MCLAUGHLIN, BRUCE D & DEBORAH  
5127 WALKER AVE  
LINCOLN, NE 68504

FREEHLING, PAUL & NANCY CO-TR  
6240 AUBREE AVE  
LINCOLN, NE 68516

MICHAL, JON P & JULIE A  
2503 N 67 ST  
LINCOLN, NE 68507

MOMMENS, ROBERT ALLEN &  
4903 LEIGHTON AVE  
LINCOLN, NE 68504

FYE, ARTHUR J JR & KATHLEEN M  
5027 LEIGHTON AVE  
LINCOLN, NE 68504

MOSHIRI, AKBAR  
7511 POPLAR RD  
LINCOLN, NE 68506

MUEKSCH, BILLY R & JACQUELINE  
5103 WALKER AVE  
LINCOLN, NE 68504

GRUENEMEIER, JULIE M  
5110 LEIGHTON AVE  
LINCOLN, NE 68504

OTTO, G THOMAS & DENISE  
2320 N 52 ST  
LINCOLN, NE 68504

PARKER, CHAD B &  
5244 WALKER AVE  
LINCOLN, NE 68504

HALL, MARY E  
4920 LEIGHTON AVE  
LINCOLN, NE 68504

PARKER, CHAD B &  
5226 WALKER AVE  
LINCOLN, NE 68504

PAYNE, TIMOTHY L  
5144 WALKER AVE  
LINCOLN, NE 68504

HUNTER, ADRIAN L  
5210 WALKER AVE  
LINCOLN, NE 68504

PEIRCE, TERRY R & DIANE K  
5302 WALKER AVE  
LINCOLN, NE 68504

PETTINGER, PIERRE E & SANDRA G  
5100 LEIGHTON AVE  
LINCOLN, NE 68504

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

University Place Historic Residential District

Name of Property

Lancaster County, Nebraska

County and State

Section Property Owners Page 3

JARECKE, EUGENE J & MARY A  
11301 W ASHLAND RD  
VALPARAISO, NE 68065

PUMEL, LISA R & GLEN D  
4902 LEIGHTON AVE  
LINCOLN, NE 68504

RADA ASSOCIATES LLC  
7320 WILLOW AVE  
LINCOLN, NE 68507

LAMB, BARBARA J & JERRY L  
5036 LEIGHTON AVE  
LINCOLN, NE 68504

RADA, PHILIP E & JULIE A  
5000 HAPPY HOLLOW LN  
LINCOLN, NE 68516

RECTOR, WENDY L & DAVID L  
5003 # WALKER AVE  
LINCOLN, NE 68504-2960

LATAS, LARRY R & PAULA L  
5027 WALKER AVE  
LINCOLN, NE 68504

ROMJUE, LAWRENCE C  
3400 S 29 ST  
LINCOLN, NE 68502

SALMEN, DELNO W & LEANN H  
5727 HUNTINGTON AVE  
LINCOLN, NE 68507

MARKOWSKI, ALAN ANDREW & LORI  
5043 LEIGHTON AVE  
LINCOLN, NE 68504

SASEK, DENNIS B & JUDY K  
5211 FRAMTON CT  
LINCOLN, NE 68504

SCHMIDT, JEFFREY S & BRENDA K  
5107 LEIGHTON AVE  
LINCOLN, NE 68504

SHOCKEY, FLOYD L & ALETHA JEAN  
1410 N 52 ST  
LINCOLN, NE 68504

STEELE, JOHN  
5117 LEIGHTON AVE  
LINCOLN, NE 68504

TROOK, GREGORY B & DEBRA L  
5111 WALKER AVE  
LINCOLN, NE 68504

STEFFAN, RODNEY A &  
PO BOX 5954  
LINCOLN, NE 68505

STROUD, MARGARETHA C  
5022 LEIGHTON AVE  
LINCOLN, NE 68504

UNION BANK & TRUST CO TRUSTEE  
PO BOX 82535  
LINCOLN, NE 68501-2535

THOMPSON, DIANE L  
6101 # HAVELOCK AVE  
LINCOLN, NE 68507

TODD, LEE B  
2101 E ST  
LINCOLN, NE 68510

WAHLGREN, SHIRLEY A & WILLIAM  
5010 LEIGHTON AVE  
LINCOLN, NE 68504

TOMPKIN, HAROLD L JR & LISA A  
5234 WALKER AVE  
LINCOLN, NE 68504

TRAN, LIEM T & THANH H TRUONG  
2612 N 63 ST  
LINCOLN, NE 68507

WIGHT, STEVE D & LANCIA LEMANS  
5011 LEIGHTON AVE  
LINCOLN, NE 68504



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

University Place Historic Residential District

Name of Property

Lancaster County, Nebraska

County and State

Section Property Owners Page 4

TURNER, BARBARA ANN  
5235 WALKER AVE  
LINCOLN, NE 68504

VICKERS, ELAYNE  
5340 WALKER AVE  
LINCOLN, NE 68504

WAINWRIGHT, DONALD E & MARY J  
5118 WALKER AVE  
LINCOLN, NE 68504

WILLIAMS, JEREMY J & ELIZABETH  
5127 LEIGHTON AVE  
LINCOLN, NE 68504

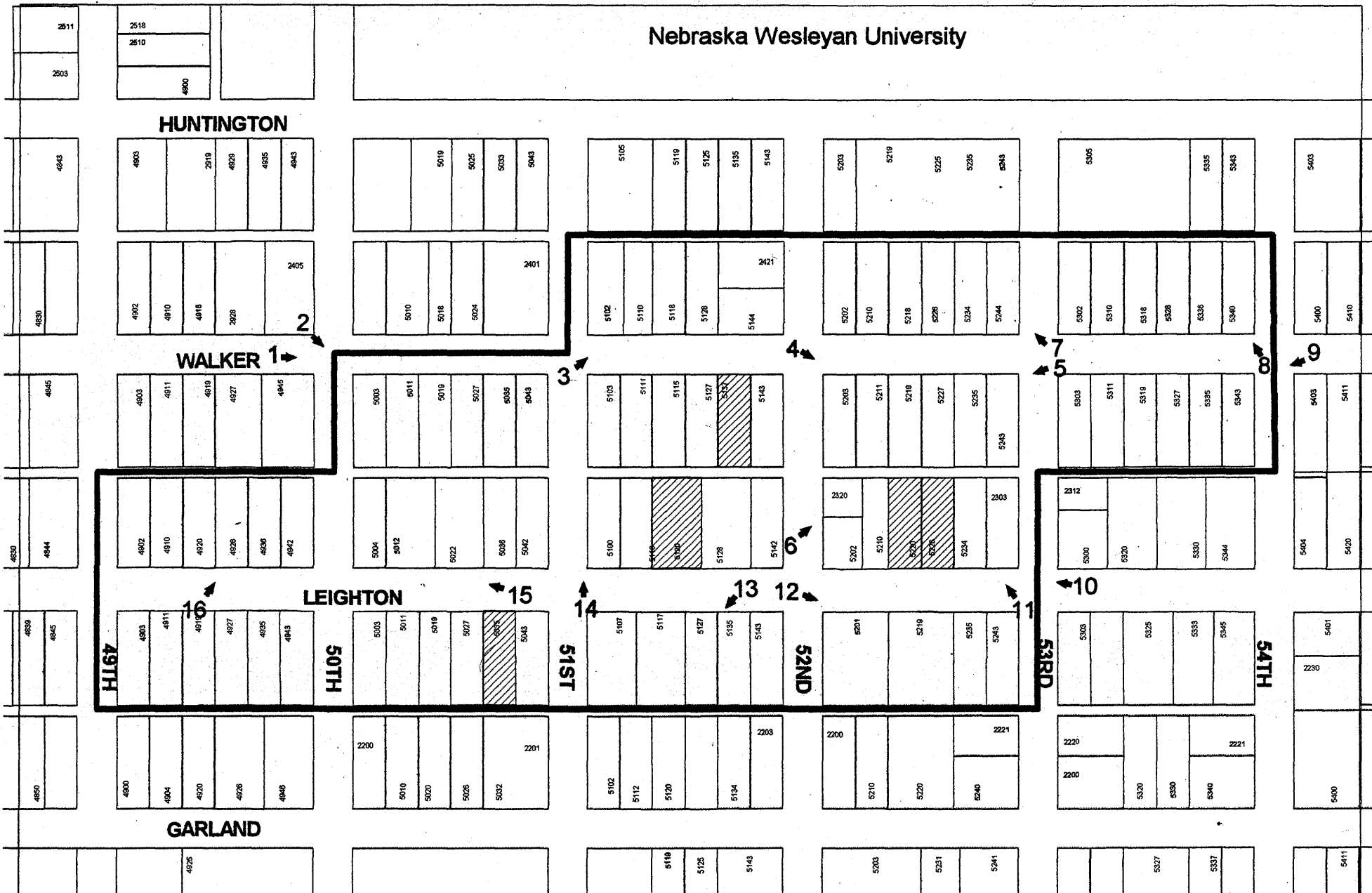
WRIGHT, MICHAEL L & ANNE C  
5035 WALKER AVE  
LINCOLN, NE 68504







YOUNG, JOHN F & PATRICIA  
5343 WALKER AVE  
LINCOLN, NE 68504

WORMAN, ROGER D & DELORES  
4911 LEIGHTON AVE  
LINCOLN, NE 68504

YOHE, JOHN M & BONNIE L  
7430 BRIARHURST CIR  
LINCOLN, NE 68506

# Nebraska Wesleyan University



-  Contributing Properties
-  Non-contributing
-  Street Addresses
-  Streets
-  Parcels
-  Photographs

## UNIVERSITY PLACE HISTORIC RESIDENTIAL DISTRICT



0 90 180 Feet

