

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form



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

## 1. Name of Property

historic name Brownbilt Residential Historic District

other names/site number Multiple sites

## 2. Location

street & number Generally bounded by A and D Sts., South 37<sup>th</sup> to South 40<sup>th</sup> Sts.

n/a

not for publication

city or town Lincoln

vicinity

state Nebraska code NE county Lancaster code 109 zip code 68510

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x 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 x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide X local

Signature of certifying official [Signature]

Date 07-03-12

Director/SHPO, Nebraska State Historical Society

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Signature of the Keeper [Signature]

Date of Action 8/29/2012

Brownbilt Residential Historic District  
Name of Property

Lancaster County, NE  
County and State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply.)

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

### Category of Property

(Check only one box.)

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

### Number of Resources within Property

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

Contributing	Noncontributing	
185	3	buildings
0	0	sites
0	0	structures
0	0	objects
185	3	<b>Total</b>

### 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

none

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

EDUCATION/elementary school

### Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

EDUCATION/elementary school

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS: Colonial

Revival, French Eclectic

MODERN MOVEMENT: Ranch

### Materials

(Enter categories from instructions.)

foundation: various

walls: Brick, stone, clapboard, stucco

roof: wood shingle, composition, flat (school)

other:

Brownbilt Residential Historic District  
Name of Property

Lancaster County, NE  
County and State

## Narrative Description

### Summary Paragraph

Brownbilt Residential Historic District in central Lincoln, Lancaster County, Nebraska is a 47-acre neighborhood platted in several subdivisions between 1925 and 1946, developed with 185 single-family and duplex residences, and including an elementary school built in 1926. Brownbilt was platted as a grid with block lengths of 300 feet north-south by just over 600 feet east-west. Sidewalks are provided on the north (D St.) and south (A St.) edges of the area and along a portion of S. 37<sup>th</sup> Street on the west, but not on any of the interior streets (B, Mohawk, C, and S. 38<sup>th</sup>), where large over-story trees, mostly pin oaks, line the narrow driving lanes. Sixty percent of the homes were constructed between 1937 and the end of World War II, mostly in Period Revival styles (predominantly Colonial) and many are of brick and/or limestone. Just over one third of the houses were built between the end of WWII and 1955. Many of the later homes were also Period Revival in style, although a few Modern Movement (ranch style) homes were also constructed. The district contains 185 contributing buildings. Only three houses do not contribute, because they were built as single story houses and later lost integrity of design when each gained a second story. Although these houses are identified as non-contributing, they do not present a sharp contrast with homes in the area originally built as two stories.

### Narrative Description

The Brownbilt District includes 40 acres of land platted in six small subdivisions between 1925 and 1946 in the central part of Lincoln, Nebraska, plus Randolph Elementary School adjacent to the north, and about a half dozen associated residences on the west side of S. 37<sup>th</sup> Street. The land was platted from the west to east, and rises from the southwest to the east, gaining about 50 feet in elevation from 37<sup>th</sup> and A Street to 40<sup>th</sup> and Mohawk. The interior streets of the area lack sidewalks, although concrete sidewalks are provided on the perimeter streets of A and D, and along portions of S. 37<sup>th</sup> and S. 40<sup>th</sup>. Many large pin oaks are planted just inside the curbs on the interior streets, especially towards the west end of the district on C and Mohawk Streets.

A large majority of the lots were platted to orient the houses facing north or south, but the houses along 37<sup>th</sup> mostly are oriented toward that north-south street, and the same is the case along 40<sup>th</sup> Street on the east. The principle façade of Randolph School faces westward across a wide lawn to S. 37<sup>th</sup> Street, while the narrow south end towards D Street is also well-finished and features a stone-framed entrance. The school has a series of rear additions along the north property line, set back across a wide playground and parking lot from D Street. They are not visible from the principle façade and have little impact on the school's integrity.

Houses in the area range from approximately 900 to 1,100 square feet of livable area, generally in a single-story or 1.5 story layout, though there are a few two-story houses of up to 1,700 square feet and a handful of duplexes of around 2,000 square feet, combined. Eighty percent of the homes in the area are masonry veneered, with brick (often trimmed with limestone) favored over limestone about 2-to-1. Only about 20 percent of the homes have clapboard exterior finish.

Stylistically, most of the houses in the district are Period Revival, whether constructed by H. A. Brown or by the several other builders who constructed 1/3 of the houses in the area. Among the houses that can be categorized more specifically, Colonial Revival homes are dominant, with decorative entrances, corner quoins in a few examples, shutters, oculus windows, and semi-circular ventilators. Brick homes are most common but Colonial Revival examples are also found in limestone and frame. Howard and Gladys Brown's first home in the area, 3756 Mohawk Street (1938), is a simple Colonial Revival, clapboarded cottage of a single story with a side gable, wood-shingle roof. Six years later they built and moved to 3831 Mohawk Street (1944), a home of similar scale but embellished with a limestone exterior, a small vestibule/entrance projection, and a small front wing with a semicircular ventilator in its façade gable.

The few two-story residences in the district are typically Colonial Revival, such as 3800 Mohawk Street (1947). That stately brick house has a broken pediment door frame at the centered front entry, with an oculus above. (The well-designed portico at the entrance is a recent addition.) The west side elevation towards 38<sup>th</sup> Street has a brick bay window with a copper roof, which like the main roof, is embellished with an eaves board cut in a scallop-and-dart pattern. This ornament is seen on many houses in the area. Another two-story residence on a corner lot on 38<sup>th</sup> Street is a limestone duplex at 3794 C Street. The double house has twin central doors sheltered by a curved metal roof supported on wrought iron pillars.



**Brownbilt Residential Historic District**

**Lancaster County, NE**

Name of Property

County and State

A small number of houses in the area are French Eclectic in style, with polygonal vestibules tucked in the corner of an L-shaped plan, and pyramidal hipped roofs. 3718 C Street and 3756 C Street were both built in 1940, the former veneered in limestone and the latter in brick. Both have round arch entrances and tall, end-wall chimneys to the west side. Most of the Brownbilt district homes fall only generally a Period Revival stylistic category, matching their more ornamented neighbors in materials, scale, and even plan, but lacking many references to a specific period. Small brick cottages with hipped or gable roofs and shutters at the windows might be regarded as Colonial Revival, and brick or limestone homes with taller hipped roofs and a projecting vestibule have a few French Eclectic features. More broadly, the homes of the neighborhood are highly compatible in materials, scale, and fenestration, whether or not they display much added ornament.

Between 1950 and 1955, the houses built in the district included some ranch style homes, along S. 40<sup>th</sup> Street and towards the eastern end of Mohawk, along with a scattering of houses that in-filled vacant lots. They are more horizontal in orientation and some are longer in width than their earlier neighbors. They typically feature picture windows, which are not common on the earlier houses, although large, multi-pane living room windows are common on Brown's houses of the mid-1940s. Overall, the ranch houses are very similar in materials and general scale to their neighbors. 3762 Mohawk (1952) is a limestone ranch house, built among earlier homes. 3925 Mohawk Street (1952) is brick and stands in the west end of the district where the houses mostly were not built by H. A. Brown.

Interiors of houses in the district, especially those by Brown, typically feature gumwood woodwork and careful plaster finish. Many of the houses include a rear projection of the kitchen into the back yard—a "nook." Garages are included with most of the houses, typically freestanding. A few are attached, including Brown's first house at 3756 Mohawk, where the single stall is setback from the front façade of the house. Even the ranch houses typically have detached garages.

**Randolph Elementary School**

The north edge of the district is anchored by Randolph Elementary School, a red-brick, two-story, flat-roofed Colonial Revival building facing west to S. 37<sup>th</sup> Street, on the north side of D Street. The long, two-story main facade features a tall single-story, central projecting wing with five large, round-arched windows and a limestone base and entablature. The school gymnasium occupies this wing, with a large stage opposite the windows. Twin vestibules flank the gymnasium on the north and south, with limestone-framed entrances under broken segmental pediments. Originally, the vestibules were identical, projecting approximately 10 feet from the main façade. In a recent renovation, the north vestibule was extended nearly to the face of the gymnasium to contain a ramp. The brickwork of the extension is compatible with the original brick, and the stone entryway was removed and reinstalled at the west face of the new entrance.

The main building has tall, multi-light windows for the classrooms, typically paired. The first story windows have jack arches with stone keystones. The upper windows are topped with a limestone stringcourse. The brick parapet on the west is embellished with panels of stone balustrades. The south façade also has a central entrance in a polygonal projecting bay. The limestone frontispiece has a triangular broken pediment. The entrance bay is topped with limestone balustrades in the parapet.

Additions to the building include an inconspicuous two-story extension on the north end of the main body of the school (1951), and a one-story wing extending in an L-shape along the north property line, added in 1953 and 1955. The L-plan encloses two sides of the main playground, with a fenced parking area to the south along D Street. A concrete sidewalk and steps at the east end of the playground provides access down to the lower playfield at the east end of the school grounds. Wells for the school's geothermal heating and cooling system, installed in 2004, are concealed under that playfield.

**Non-contributing properties:**

Three houses in the district are identified as non-contributing because they have been altered by addition of a second story, substantially changing their original design. Nevertheless, they are similar in scale and even appearance to some of the few original two story houses in the district and are not disruptive of the district's character. A few of the clapboard-clad houses have been re-sided, but they still clearly communicate their original style and contribute to the district in terms of design, location, scale, association, and feeling.

Overall, the integrity of the district and its buildings is very high, virtually without intrusions of later construction of principal buildings or disfiguring alterations.



**Brownbilt Residential Historic District**

**Lancaster County, NE**

Name of Property

County and State

Hse #	St	Date Blt	Builder	Architect	Contr/ Non Contrb	Resident	Occupation	LC13:E07-
3710	A St	1941	W. F. Steel Co. Inc.		C	Waechter, Ned L. (Ruth)	Arctic Refrigeration Service	447
3720	A St	1928	R. Caffes		C	Waybright, John	Brakeman CB&Q	448
3728	A St	1941	W. F. Steel Co. Inc.		C	Gregerson, Francis	Store Manager of Safeway Stores Inc.	449
3736	A St	1941	Rassen & Steel		C	Smith, Patton R. (Lillian)	Loco Eng. CB&Q RR	450
3744	A St	1937	Harvey Rathbone Co.		C	Neumann, Katherine	Nurse	451
3750	A St	1944	Brown, H. A.		C	Grant, Paul A. (Lucille)	Clerk RyMS	452
3760	A St	1944	Brown, H. A.		C	Fahrenbruch, Charles W.	Sanitarian State Dept.	453
3766	A St	1944	Brown, H. A.		C	Mathena, Harry (Vera)	Carrier PO	454
3770	A St	1944	Brown, H. A.		C	Payne, Donald	Emp Western Electric	455
3780	A St	1944	Brown, H. A.		C	Thompson, Roland (Hilma)	Thompson Tailored Clothes	456
3790	A St	1944	Brown, H. A.		C	Rudisil, Everett W. (Bonnie)	Fingerprint Supt. Police	457
3800	A St	1944	Brown, H. A.		C	Hirschfeld, Helen	NA	458
3810	A St	1941	Brown, H. A.		C	Lange, Martin C. (Lillian)	Groceer	459
3820	A St	1941	Brown, H. A.		C	Herberts, Henry F. (Viola)	Market Manager Safeway Stores Inc.	460
3830	A St	1941	Brown, H. A.		C	Schultz, Fred C. (Dorothy)	Salesman Holland Lumber Co.	461
3840	A St	1941	Brown, H. A.		C	Duranske, Joe G. (Ruby)	Mr. Joe's Beaute Salon	462
3850	A St	1941	Brown, H. A.		C	Loesch, Truman L. (Marie)	Sales agent Loose-Wiles Biscuit Co.	463
3910	A St	1946	Brown, H. A.		C	Salzman, Herbert (Janet)	Dept. Collector Int. Rev.	464
3920	A St	1946	Brown, H. A.		C	Legault, Adrian (Catherine)	Teacher	465
3930	A St	1946	Brown, H. A.		C	Stroup, Howard W. (Amelia)	Tel Installer Tel Co.	466
3710	B St	1929	Day, W. J.		NC	Newkirk, Clyde (Vivian)	Foreman Sidles Co.	486
3711	B St	1927	Cooper, R. R.		C	Bintz, Arthur C. (Edith)	Comercial	467
3717	B St	1938	Reston, R. A.		C	Kouba, Charles (Ida)	Clerk Bankers Life Insurance Co. Of NE	468
3718	B St	1939	Bauer, E.		C	Brooks, Chauncey (Goldie)	Salesman Paramount Laundry and Cleaning.	487
3724	B St	1938	Seventon, E. R.		C	Grow, Fred J. (Lois)	Salesman Gold and Co.	488
3725	B St	1938	Seventon, E. R.		C	Schwartz, Abraham (Hilda)	Salesman	469
3730	B St	1939	Sweeney Cons. Co.		C	Miller, Wilbur (Ruth)	Special Agent Equitable Life Assurancw Soc of US	489
3737	B St	1940	Johnson, A. L.		C	Byers, Karl (Avis)	Asst Manager Met Life Ins Co.	395
3744	B St	1941	Penrod, Carl A.		C	Bley, Edward (Genevieve)	Frame man Northside Planning Mills.	490
3745	B St	1941	Johnson, A. L.		C	Holtgrewe, George (Alma)	Clerk Johnsens Jiffy Market	470
3750	B St	1944	Brown, H. A.		C	Hudson, Esther	Widow	491
3751	B St	1944	Brown, H. A.		C	Matz, Jua	Widow	471
3760	B St	1945	Brown, H. A.		C	Jacobs, Peter (Josephine)	restuarant	492
3761	B St	1944	Brown, H. A.		C	Chard, Edgar (Lila)	Salesman	472

**Brownbilt Residential Historic District**

**Lancaster County, NE**

Name of Property

County and State

Hse #	St	Date Blt	Builder	Architect	Contr/ Non Contrb	Resident	Occupation	LC13:E07-
3765	B St	1944	Brown, H. A.		C	Finney, Frederick (Harriet)	Clerk Eggers Market	473
3766	B St	1944	Brown, H. A.		C	Doty, Dwight (Donna)	Mechanic Mowbray-Lyon	493
3770	B St	1944	Brown, H. A.		C	Windle, Robert (Dorothy)	NA	494
3771	B St	1944	Brown, H. A.		C	Barringer, Fred	Barber at Liberty Barber Shop	474
3780	B St	1944	Brown, H. A.		C	Mains, John (Clara)	Vice President Lincoln Equipment Co.	495
3781	B St	1944	Brown, H. A.		C	Allertz, Richard (Lorinda)	PO Carriet	475
3790	B St	1946	Brown, H. A.		C	Lutgen, Marshal (Marjorie)	Salesman Montgomery Ward	496
3791	B St	1946	Brown, H. A.		C	Feldman, Ivring	Genl Radio Service Co.	476
3800	B St	1947	Brown, H. A.		C	Hirschfeld, Helen	NA	497
3805	B St	1944	Brown, H. A.		C	Lange, Martin	Groceer	477
3810	B St	1946	Brown, H. A.		C	Weaver, James (Grace)	NA	498
3811	B St	1942	Brown, H. A.		C	Goering, Paul (Zelma)	Pharmacist	478
3820	B St	1941	Brown, H. A.		C	Tupper, Maude	President Nebr Mach and Supply Vp.	499
3821	B St	1942	Brown, H. A.		C	Kline, Frank (Ruth)	DeLuxe Billiards	479
3830	B St	1941	Brown, H. A.		C	Hall, Evan (Lucille)	Hall Auto Supply	500
3831	B St	1941	Brown, H. A.		C	Quinlan, Louis (Henrietta)	Vice President Handy Sys Store Inc	480
3840	B St	1941	Brown, H. A.		C	Rock, Anthony (Edba)	Vending Machine Opt.	501
3841	B St	1941	Brown, H. A.		C	Scharton, Jacob (Ruth)	Mechanic CB&QRR	481
3850	B St	1941	Brown, H. A.		C	Butler, Dwight (Freda)	Salesman Magee's Inc.	502
3851	B St	1944	Brown, H. A.		C	Hoff, Henry	Manager Carpenter Paper Co.	482
3900	B St	1955	Camee & Sampson		NC	Faytinger, Edward (Shirley)	Soft Water Service Co.	503
3905	B St	1946	Brown, H. A.		C	Taylor, Paul (Hildreth)	Auto Hospital	483
3915	B St	1947	Brown, H. A.		C	Safford, John (Virginia)	Salesman TJ Stafford Co.	484
3920	B St	1947	Brown, H. A.		C	Wiederspan, Henry	Sec Ford Van Lines Inc.	504
3925	B St	1947	Brown, H. A.		C	Cavelidge, Stephen (Della)	State Engineer	485
3930	B St	1947	Brown, H. A.		C	Miller, Adolph (Beverly)	Salesman Holland Labor Co.	505
3635	C St	1947	Sweeney-Solheim & Co	Solheim, S. A.	C	Galliher, James (Mildred)	Student	597
3715	C St	1939	Brown, H. A.		C	Merle, Jules E. (Laura)	Manager Omaha World Herald	541
3718	C St	1940	Brown, H. A.		C	Utt, Diller	Welder CB&QRR	559
3725	C St	1939	Brown, H. A.		C	Dewey, Malcolm F. (Gertrude)	Projectionist Stuart Theater	542
3728	C St	1939	Brown, H. A.		C	Scott, Ray	Division rng CB&QRR	560
3733	C St	1938	Brown, H. A.		C	Kloepper, Lula A.	Stenographer LT&TCo.	543
3737	C St	1939	Brown, H. A.		C	Hart, Veme (Alice)	State Manager	544
3738	C St	1940	Brown, H. A.		C	Emens, Edwin	General Support Chushman's	561
3747	C St	1940	Brown, H. A.		C	Reichart, Ernest	Associate Professor University Of Nebraska	545

**Brownbilt Residential Historic District**

**Lancaster County, NE**

Name of Property

County and State

Hse #	St	Date Blt	Builder	Architect	Contr/ Non Contrb	Resident	Occupation	LC13:E07-
3748	C St	1940	Brown, H. A.		C	Pettit, Cecil E.	Freight Agent MoPRR	562
3756	C St	1940	Brown, H. A.		C	Goldberg, Elton	Clerk Harry Goldberg	563
3757	C St	1940	Brown, H. A.		C	Miller, Chris J.	Salesman	546
3760	C St	1940	Brown, H. A.		C	Martens, Jack	Salesman Miller & Paine	564
3765	C St	1965	Van's Tin Shop		C	Hinsley, Henry (Merle)	Retired	547
3766	C St	1945	Brown, H. A.		C	Swayze, Wilbur (Selma)	NA	565
3775	C St	1947	Brown, H. A.		C	Nollkamper, Ralph (Hellen)	Salesman	548
3776	C St	1945	Brown, H. A.		C	Ewards, Ralph (Mary)	Salesman	566
3785	C St	1947	Brown, H. A.		C	Waller, Raymond (Elise)	Vice president City Market Inc.	549
3786	C St	1947	Brown, H. A.		C	Lebsock, John	Tailor at Clark's Clothing Co. Inc.	567
3794	C St	1947	Brown, H. A.		C	Engstrom, Harold/Hueppelheuser, Albert (Minnie)	Sheet Metal Contractor	568
3795	C St	1947	Brown, H. A.		C	Wiederspan, Harold H. (Katherine)	Treasurer Ford Van Lines Inc.	550
3800	C St	1951	Harvey, W. W.		C	Harvey, W. Wayne (Vera)	City Purchasing Agent and Deputy City Clerk	569
3805	C St	1947	Brown, H. A.		C	Hollingsworth, Moses (Sadie)	NA	551
3818	C St	1952	Pritz, Harold W.		C	Shipps, Wilbur (Ida)	Carmin CB&QRR	570
3821	C St	1942	Brown, H. A.		C	Bannister, May	NA	552
3830	C St	1953	Pritz, Harold W.		C	Thompson, Oscar (Gladys)	Carpenter Strauss Bros	571
3831	C St	1942	Brown, H. A.		C	Davies, Leslie (Hallie)	NA	553
3840	C St	1950	Capital City Cons. Co.		C	Hobbs, Elmer (Isabelle)	Physician	572
3841	C St	1942	Brown, H. A.		C	Swanson, Leslie E.	Manager Sidles Co.	554
3850	C St	1942	Brown, H. A.		C	Mahaffey, Clarence (Grace)	NA	573
3851	C St	1950	Johnson - Schafer Inc.		C	Glenn, Jas (Mary)	Sales Engineer Rockwell Manufacturing Co.	555
3900	C St	1951	Cornell-Sampson		C	Burke, Richard A. (Dorothy)	United States Army	574
3901	C St	1951	Johnson - Schafer Inc.		C	Hahn, Homer (Harriet)	Vice President Central Lumber Sales Co.	556
3911	C St	1952	Johnson - Schafer Inc.		C	O'Mara, Kenneth (Melba)	Salesman Carl A Anderson	557
3912	C St	1952	Schlegel, Jack		C	Schlegel, Jack (Anne)	Foreman W F Hoppe	575
3923	C St	1951	Legault, Adrian R.		C	Legault, Adrian (Catherine)	Associate Professor University of Nebraska	558
3924	C St	1953	Johnson - Schafer Inc.		C	Cox, Harold (Fem)	Supervisor Cushman	576
3705	D St	1945	Brown, H. A.		C	Haase, Ervin (Clara)	Clerk	577
3711	D St	1945	Brown, H. A.		C	Flory, Kenneth E. (Celia)	Retail Supervisor Roberts Dairy	578
3721	D St	1945	Brown, H. A.		C	Norris, Charles (Arlene)	Creditman Continental Oil	579
3731	D St	1945	Brown, H. A.		C	Thompson, Richard	Training Officer Vets Administration	580
3741	D St	1945	Brown, H. A.		C	Placek, Milo (Iva)	Investigator US Soil Conservation Service	581



**Brownbilt Residential Historic District**

**Lancaster County, NE**

Name of Property

County and State

Hse #	St	Date Blt	Builder	Architect	Contr/ Non Contrb	Resident	Occupation	LC13:E07-
3751	D St	1945	Brown, H. A.		NC	Aldrup, Jay E. (Karlene)	Salesman	582
3761	D St	1945	Brown, H. A.		C	Silver, Richard (Delores)	Salesman Roberts Dairy	583
3771	D St	1945	Brown, H. A.		C	Albin, George (Gwen)	NA	584
3781	D St	1945	Brown, H. A.		C	Stovall, Edward (Ardis)	Department Manager Stephenson School Supply	585
3791	D St	1946	Brown, H. A.		C	Reams, Max (Gladys)	NA	586
3805	D St	1945	Brown, H. A.		C	Spahnle, Howard W. (Jeane)	Directory Compilation Supervisor Telephone Co.	587
3811	D St	1945	Brown, H. A.		C	Barkey, Veteran	Physician	588
3821	D St	1945	Brown, H. A.		C	Christoffersen, Harold (Esther)	Barber Liberty Barber Shop	589
3831	D St	1945	Brown, H. A.		C	Crumrine, Warren (Eileen)	Salesman Wendelin Banking	590
3841	D St	1945	Brown, H. A.		C	Wetzel, Virgil (Marie)	NA	591
3851	D St	1945	Brown, H. A.		C	Dumpert, Martin (Marie)	Auto Repair	592
3905	D St	1946	Brown, H. A.		C	Ruhter, Ernest (Norma)	Secretary of ABC Electric Co. (Norma)	593
3915	D St	1946	Brown, H. A.		C	Stamm, Ernest (Thelma)	Salesman International Harv	594
3925	D St	1950	Moh, Norbert D.	Arter, Dean	C	Schainost, Leland (Leah)	Kwik Kafe Co. (Leah)	595
3635	Mohawk	1949	Johnson - Schafer Inc.		C	Bowman, Delbert T (Nettie T)	NA	598
3711	Mohawk	1939	Peterson, Ervin E.		C	Beave, W. Paul (Esther)	St Sergt Police Department	506
3721	Mohawk	1939	Star Real Estate Co.		C	Fuller, Clyde (Bessie)	Conductor	507
3727	Mohawk	1939	Star Real Estate Co		C	Turner, Darrell (Marie)	Brakeman CB&QRR	508
3728	Mohawk	1939	Brown, H. A.		C	Cashen, Raymond S. (Camilla)	Stereo SJ PCo	524
3737	Mohawk	1939	Brown, H. A.		C	Roshon, Glendon (Margaret)	Bookkeeper	509
3738	Mohawk	1938	Brown, H. A.		C	Schlentz, Wilma	Teacher	525
3745	Mohawk	1939	Kaiser, John H.	Solheim, S. A.	C	Cooney, Jesse (Minnie)	Messenger	510
3748	Mohawk	1938	Brown, H. A.		C	Dunn, George W. jr. (Jessie)	Supervisor US Soil Conservation Services	526
3752	Mohawk	1939	Brown, H. A.		C	Piles, Hazel	Manager Cosmetique Beauty Shop	527
3755	Mohawk	1945	Brown, H. A.		C	Hewit, William D. (Betty)	Student	511
3756	Mohawk	1938	Brown, H. A.		C	Brown, H. A (Gladys)	Building Contractor	402
3761	Mohawk	1946	Brown, H. A.		C	Lamb, W. E. (Minnie)	Physician	512
3762	Mohawk	1952	Simpson, Robb		C	Broughton, John E. (Delores)	Sales engineer Goodyear	528
3765	Mohawk	1946	Brown, H. A.		C	Fickes, Mark B.	Building Contractor	513
3770	Mohawk	1952	Lamb, Dr. W. E.		C	Lamb, Dr. Wm. E. & Minnie		529
3775	Mohawk	1946	Brown, H. A.		C	Ronk, Robert	Manager at Sears	514
3785	Mohawk	1946	Brown, H. A.		C	Rees, Barney B.	Physician	530
3786	Mohawk	1945	Brown, H. A.		C	Vermaas, Earl E. (Ethel)	Vermaas Service Station (Ethel)	531
3795	Mohawk	1950	Capital City Cons. Co.		C	Cacek, Rudolph (LaVerne)	Sales Director Fine Arts Sterling Silver Co.	515

**Brownbilt Residential Historic District**

Name of Property

**Lancaster County, NE**

County and State

Hse #	St	Date Blt	Builder	Architect	Contr/ Non Contrb	Resident	Occupation	LC13:E07-
3796	Mohawk	1947	Brown, H. A.		C	Johnson, Roy E. (Ruth)	Soft Water Service Co. (Ruth)	532
3800	Mohawk	1947	Brown, H. A.		C	Calvelage, Stephen G. (Della)	Project Engineer State Board of Control	533
3801	Mohawk	1960	Witt & Juckette Cons. Co.		C	Schaufelberger, Donald E (Norma E)	Chief Engineer Public Power	516
3820	Mohawk	1947	Brown, H. A.		C	Johnson, Gunnar (Loretta)	Johnson Iron Works (Loretta)	534
3821	Mohawk	1944	Brown, H. A.		C	Brown, H. A. (Gladys)	Building Contractor	517
3830	Mohawk	1941	Brown, H. A.		C	Luecker, Milton E. (Virginia)	Accountant US Prod & Marketing Admin	535
3831	Mohawk	1941	Brown, H. A.		C	Catterson, Kenneth J. (Daniela)	Insurance Adjuster	518
3840	Mohawk	1941	Brown, H. A.		C	Reed, James R. (Meda)	Psychologist Vets Administration	536
3841	Mohawk	1941	Brown, H. A.		C	Ewing, James D. (Aimee)	NA	519
3850	Mohawk	1941	Brown, H. A.		C	Anderson, Earl B. (Margaret)	Anderson Studios	537
3851	Mohawk	1949	Capital City Cons. Co.		C	Schnieder, Alex	Supt of Composing Room Journal-Star Printing	520
3900	Mohawk	1952	Schaufelberger, D. E.		C	Schaufelberger, Donald E. (Norma)	Planning Engineer Consumers Fub Power District	538
3901	Mohawk	1952	Gaelimore, E. M.		C	Haase, Ervin (Clara)	Salesman Lincoln Steel Works	521
3910	Mohawk	1950	W. F. Steel Cons. Co.	Laurinat, Edwin	C	Finigan, Donald (Helen)	Driver Paramount Laundry & Cleaners	539
3920	Mohawk	1950	King, K. D.		C	King, Kenneth D. (Helen)	Controller 1st Fed Sav & Loan Assn	540
3925	Mohawk	1951	Weigandt, Jacob		C	Wegener, Hubert J. (Betty)	Dentist	522
3933	Mohawk	1952	Huck, Jacob		C	Huck, Jacob (Freida)	Salesman Colton Hockenberry Colton	523
1100	S. 37th St	1946	Brown, H. A.		C	Triggs, Joseph E	Secretary/Treasurer White Motors Co.	418
1110	S. 37th St	1939	Brown, H. A.		C	Christensen, John H. (Dorothy)	Salesman	419
1120	S. 37th St	1940	Brown, H. A.		C	Moeller, Fred (Miriam)	Vice President Western Good Roads Service Co.	420
1125	S. 37th St	1941	Wilsam, Charles A.		C	Clough, Orall E (Linda L)	Book Binder	599
1130	S. 37th St	1939	Brown, H. A.		C	Dalrymple, Harry (Frances)	Salesman John Morrell & Co.	421
1131	S. 37th St	1929	Sweeney & Co.		C	Franks, Vain B (Mildred); Morgan, John A (Daisy)	Barber; Foreman at U of N	600
1136	S. 37th St	1947	Wilsam, Charles A.		C	Novicoff, George (Rose)	Manager Abe Novicoff Used Cars	422
1200	S. 37th St	1940	Brown, H. A.		C	Greenslit, Henry (Bessie)	Yard Master	423
1201	S. 37th St	1947	Sweeney-Solheim & Co	Sweeney-Solheim & Co	C	Dein, Raymond C (Jane H)	Associate Professor at U of N	601
1208	S. 37th St	1940	Brown, H. A.		C	Fitch, Forrest F. (Verna)	Motorman	424
1212	S. 37th St	1939	Brown, H. A.		C	Crawford, Thomas (Cathryn)	Dept Manager Magee's	425
1215	S. 37th St	1947	Sweeney-Solheim & Co	Solheim, S. A.	C	Best, John K (Eileen)	Industry Engineer	602
1220	S. 37th St	1937	Owens, A. E.		C	Bonebright, Marvin A.	A Beauty Operator	426
1230	S. 37th St	1939	Brown, H. A.		C	Findlay, Graham H. (Anna)	Carpenter CB&QRR	427
1235	S. 37th St	1938	Kaiser, John H.		C	Deines, Fay L (Esther M)	Plumber	603
1240	S. 37th St	1939	Brown, H. A.		C	Wonder, Guy E. (Marie)	Salesman	428

**Brownbilt Residential Historic District**

**Lancaster County, NE**

Name of Property

County and State

Hse #	St	Date Blt	Builder	Architect	Contr/ Non Contrb	Resident	Occupation	LC13:E07
1300	S. 37th St	1939	Lorenz, Felix A.		C	Alexander, John E. (Merna)	Salesman Archie Furr & Co.	429
1326	S. 37th St	1945	Johnson - Schafer Inc.		C	Ramey, Beth	Social Work Foster Care Unit	430
1360	S. 37th St	1947	Reasher, C. E.		C	Bauer, Harry E.	Salesman Hettinger Bros Manufacturing Co.	431
1370	S. 37th St	1948	Payne		C	Kidwell, Don (Catherine)	Kidwell Electric	432
1101	S. 40th St	1954	Cornell-Sampson		C	Marsh, Cornell (Barabara)	Associate Professor University of Nebraska	433
1115	S. 40th St	1951	Production Eng. Corp.	Hamilton, K. R.	C	Keshlear, Charles (Carolyn)	Engineer Boeing Airplane Co.	434
1125	S. 40th St	1950	W. F. Steel Cons. Co.	Laurinat, Edwin	C	Calvert, Alfred (Blanche)	Associat Equitable Life Assurance Society	435
1135	S. 40th St	1952	Decker, Henry		C	Keiber, Albert (Gladys)	Accountant	436
1201	S. 40th St	1952	Bauer, Harry E.		C	Bauer, Harry (Ruth)	Salesman Hettinger Bros manufacturing Co.	437
1215	S. 40th St	1952	Reed, Ire	Hoppe Lumber Co.	C	Martin, Donald A. (Dorothy)	Martin-Tidball Insurance Agency	438
1229	S. 40th St	1950	Bruggeman, Arthur		C	Ramer, Walter (Pauline)	Welder CB&QRR	439
1245	S. 40th St	1951	Janicka, Walter		C	Wentworth, Roy A. (Ruth)	R W Sandwich Sys	440
1305	S. 40th St	1953	Johnson - Schafer Inc.		C	Johnson, Arthur L. (Genevieve)	Real Estate	441
1315	S. 40th St	1949	Jensen, A. T.		C	Williams, Jesse (Hazel)	Jess Williams Spring Service	442
1325	S. 40th St	1950	Stump, R. S.	Patter, H.	C	Lunde, Lawrence B. (Helen)	inv	443
1335	S. 40th St	1950	Stump, D. E.	Obirk, Jack	C	Zimmerman, Howard	Salesman	444
1355	S. 40th St	1952	Reed, Ire		C	Cartney, Carl C. (Grace)	President Union Bank	445
1365	S. 40th St	1947	Brown, H. A.		C	Wilkins, Clarence (Elise)	Vice President Western GOods Roads Service Co.	446



Brownbilt Residential Historic District

Name of Property

Lancaster County, NE

County and State

## 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 grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Architecture

### Period of Significance

1925-1960

### Significant Dates

1937, 1941, 1953

### Significant Person

(Complete only if Criterion B is marked above.)

### Cultural Affiliation

n/a

### Architect/Builder

Howard A. Brown built 2/3 of houses in the area.

S. A. Solheim (architect); Davis & Wilson

(architects of Randolph School)

### Period of Significance (justification)

The East View Addition was platted in 1925 in the southwest corner of the area. Few houses were built before 1937, when construction commenced in earnest. Contractor Howard A. Brown platted the first Brownbilt Addition in 1941 and he resided in the area from 1937 until his death in 1953, building 2/3 of the homes in the area. The last houses in the district were built in 1960.

### Criteria Considerations (explanation, if necessary)

None.

### Statement of Significance

**Brownbilt Residential Historic District**

**Lancaster County, NE**

Name of Property

County and State

**Summary Paragraph**

Brownbilt Historic Residential District in Lincoln, Lancaster County, Nebraska is locally significant under Criterion A in the areas of Community Planning and Social History. The District's significance in Community Planning derives from its very strong concentration of residences financed by the newly created Federal Housing Administration (FHA). FHA was the New Deal's response to a near-cessation of housing construction during the Great Depression. Significance in Social History is associated with FHA's explicit support of racial segregation in its lending policies, resulting in Brownbilt District's racially restrictive covenants. Brownbilt District is also locally significant under Criterion C for its exemplary collection of smaller residences of the 1930s and '40s, targeting middle-class residents, and with a large majority well-constructed by a single contractor, Howard A. Brown (1906-1953).

**Narrative Introduction**

The Brownbilt District was largely the product of the business enterprise of Howard A. Brown, and its local significance in the areas of Community Planning, Social History, and Architecture can best be understood by first describing his career. However, this nomination does not argue the significance of Brownbilt District based on association with Brown as a historically significant individual, because the Lincoln community included several developers and building contractors with similar or greater community-wide impact, from the Woods Brothers (Frank, Mark, and George,) to Harvey Rathbone, Charles Stuart, Henry Luckey in north Lincoln, and Edward Gehrke, "The Bungalow Man."

**Howard A. Brown (1905-1953), contractor and developer<sup>1</sup>**

Howard A. Brown was born in Brock, Nebraska, where his father and grandfather had been builders. He grew up in Nebraska City. The family relocated to Lincoln in 1931, the year Howard married Gladys Payne, who was active in their construction business. He was first identified in city directories as a plasterer (1932), then as a bricklayer (1933). H. A. Brown Co., building contractors, was first listed in 1935. As late as 1936, Howard and Gladys, and his parents Wilfred and Elsie, resided together. In 1937, Harold obtained building permits for ten small frame houses at scattered sites in south central Lincoln, over half of which were within a few blocks of the area that would become "Brownbilt District." In 1938 four of his five identified houses were within the 37<sup>th</sup>-40<sup>th</sup>, A-D bounds of the District, including a house at 3856 Mohawk Street, which he and Gladys occupied for six years. All five of those houses are frame and their primary cladding is clapboard, but three featured prominent chimneys of brick or limestone, and a matching, masonry-veneered vestibule. The next year his output increased to 17 homes, 75% of which were in Brownbilt, and half of those homes were fully veneered in brick or limestone, which became his predominant materials in the area. He built another dozen homes in 1940.<sup>2</sup>

In 1941 Brown purchased about 11 acres of "raw" land and platted nearly 50 house-lots from A to D Streets, mostly on the east side of 38<sup>th</sup> Street, calling the subdivision "Brownbilt." All of his previous houses had been built on land platted by others. He produced 19 homes in 1941 on his own land and eight more in 1942. His focus shifted in 1943 to "Browncrest," a small subdivision he platted in northeast Lincoln, where that year he built ten houses on his own land and two more on purchased lots, doing business as Capital City Construction Company.<sup>3</sup>

He returned his attention to Brownbilt in 1944, replatting an area adjacent to his original plat as Brownbilt First Addition. The limestone-veneered house at 3821 Mohawk was among the 19 houses Brown constructed that year, and he and Gladys resided at 3821 for the remainder of his life. He added another 19 homes in the Brownbilt area in the last year of WWII, then immediately after the war platted Brownbilt 2<sup>nd</sup> Addition, subdividing houselots all the way to South 40<sup>th</sup> Street. His efforts produced 15 houses in 1946 and 16 more in 1947. Then his major focus shifted to an excavating and grading business under the name H. A. Brown Construction Company. Only a handful of building permits in 1948-50 bear the names of his companies. He and Gladys began selling lots to other builders and the three dozen houses that completed the area between 1950 and 1955, and two more in 1960, were the work of other contractors. Brown died at age 47 in 1953.

<sup>1</sup> Howard A. Brown death notice, *Lincoln Journal*, Feb. 2, 1953; "Brown Services to be Wednesday," *Lincoln Journal*, Feb. 3, 1953; HAB obituary, *Sunday Journal Star*, Feb. 8, 1953.

<sup>2</sup> City of Lincoln, Building & Safety Dept., building permits.

<sup>3</sup> *Who's Who in Lincoln*, 1952, p. 15. Presumably Brown supplied the information: "He was sole owner, developer and builder for war workers in North east Lincoln. There he laid out and developed Browncrest Addition." Browncrest consisted of 12 lots at N. 63<sup>rd</sup> and Leighton Ave. Brown's files include plans for the Browncrest homes by Selmer A. Solheim; working as Sweeney-Solheim Co. that architect and contractor built several similar homes in northeast Lincoln near University of Nebr.'s "east campus" in 1944, along Orchard Street between 33<sup>rd</sup> and Idylwild Dr.

**Brownbilt Residential Historic District**

**Lancaster County, NE**

Name of Property

County and State

Brown's business files and blueprints for several of his homes are extant, indicating meticulous record keeping, close attention to cost and construction details, and FHA financing of many or most of the homes. Most of the houses appear to have been contracted to specific purchasers prior to construction, and owners could make limited choices among certain features. The blueprints are "marked up" by FHA inspectors, adding details such as corner braces at every exterior corner, and splash-blocks under all downspouts, then are stamped with FHA approval on the back. The records also indicate that Brown typically noted \$10 to \$35 paid for architectural services in the expense ledger for each house, although the Brownbilt plans are all inscribed "Plans by H. A. Brown Contractor."

**Community Planning & Social History**

**New Deal response to banking and construction crisis: Federal Housing Administration**

The Federal Housing Administration (FHA) was created in 1934 as a part of the National Housing Act, a "New Deal" response to the national banking and real estate crisis that severely impacted housing construction and home ownership. Traditional bank loans had been relatively short-term (3-5 years) and limited to half of a property's value; FHA insured much longer term mortgages with modest down payments.<sup>4</sup>

In Lincoln, Nebraska, the sharp impact of the Great Depression is clearly illustrated by a decline in building permit activity. From 1924-1928, an average of 1251 permits were issued annually, with a high of 1633 in 1925 and a low of 1080 in 1928. From 1929 to 1933, building activity dropped by half, to an average of 653 permits annually. The nadir in 1932 was 386 permits—less than a quarter of the 1925 level. With the creation of FHA, an average of 1417 permits were issued annually between 1934 and 1937, jumping to an average of 2387 between 1938 and 1941. The war years brought restrictions on materials and a decline in issuance of building permits, but only to the pre-boom level, with an average of 1455 permits issued each year between 1942 and 1945. With the end of the war, greater availability of materials, and the need to house returning G.I.s, construction activity in Lincoln from 1946-1950 peaked at an average of 2519 permits annually.

**Race restrictions on home ownership, Lincoln, NE**

FHA's early underwriting policies emphasized "protection from adverse influences" and viewed "ethnically homogeneous" neighborhoods as the most stable. Restrictive covenants were encouraged, including race-based restrictions, resulting in less than 2% of FHA-backed mortgages going to African-Americans between the mid-1930s and early 1960s.<sup>5</sup> Real estate practices paralleled the federal policies, with encouragement of restrictive covenants.<sup>6</sup> The U. S. Supreme Court upheld restrictive covenants in 1926 in *Corrigan v. Buckley*, but overturned race-based covenants in 1948.<sup>7</sup> However, discrimination in the sale or rental of housing on the basis of race, color, religion, sex, or national origin was not outlawed at the federal level until the passage of federal civil rights legislation in the 1960s, culminating in the Fair Housing Act of 1968.<sup>8</sup>

In Lincoln, residential segregation on the basis of race or national origin did not appear to have been a community pattern in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, when African-American residents lived in a dispersed pattern, in ethnically mixed neighborhoods north, south, and east of the downtown core. Employment opportunities for African-Americans were highly restricted, however, and all of these neighborhoods housed poor people, whatever their ethnicity.<sup>9</sup>

Developer Harvey Rathbone introduced race restrictions in Lincoln land development in 1916 at Sheridan Park. In addition to prior, commonly used covenants that governed land uses, minimum cost, and setbacks, Rathbone inserted language requiring that "no person other than the Caucasian race, shall be or become the grantee or lease of said property except as a servant of the family living thereon..."<sup>10</sup>

In the 1910s and '20s, most Lincoln subdivisions in the Sheridan area which were marketed to the middle-class and higher socio-economic buyers did not include such provisions (for instance, the Woods Bros. Woodscrest of 1916 and Woodshire of 1924). However, Rathbone's subdivision was not unique and a range of Lincoln subdivisions from modest (East Lawn Terrace, 1917, east of 33<sup>rd</sup> Street and south of A Street) to elite (Piedmont of 1924, west of S. 56<sup>th</sup> Street and

<sup>4</sup> [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/fhahistory](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/fhahistory) Accessed 3/16/12.

<sup>5</sup> Bullard, Grigsby & Lee, *Residential Apartheid*, p. 260.

<sup>6</sup> *Ibid.*, pp. 178, 259, 260; Helper, *Racial Policies and practices of real estate brokers*, pp. 202-5.

<sup>7</sup> Mohl, Raymond. "The Second Ghetto and the 'Infiltration Theory' in Urban Real Estate, 1940-1960," 5.

<sup>8</sup> *Ibid.*, 60.

<sup>9</sup> Colwell, Kathryn E. "Identifying cultural resources: a case study of African American Landmarks in Lincoln, Nebraska," UNL Community & Regional Planning, master's thesis, 1999.

<sup>10</sup> Zimmer, "Boulevards Historic District," nomination to NRHP, 2008, Sec. 8, pp. 2,3; e.g. Lancaster County Deed 235:466.



**Brownbilt Residential Historic District**

**Lancaster County, NE**

Name of Property

County and State

south of Randolph Street) incorporated white-only clauses upon subdivision. Such restrictions were typically only alluded to indirectly in contemporary publications, such as a 1929 *Sunday State Journal* description that "Practically all additions developed within the last ten years have been in hands of real estate operators. They are highly restricted as to set back from the front lot line, grading, type and size of home, construction, restrictions against business, and other protections for the home buyer..."(emphasis added).<sup>11</sup> Only the WPA-produced *Lincoln City Guide* of 1937 frankly stated that in Sheridan Park, "There is...a clause stipulating that land shall not be sold to a Negro..."<sup>12</sup>

Howard Brown's career as a builder closely coincided with the creation of the FHA and the resumption of building activity in Lincoln in the mid-1930s. Before Brown began building in what would become Brownbilt District, several of his scattered-site houses were located in East Lawn Terrace, which from 1917 had banned sale of property to "Africans, Chinese, or Japanese."<sup>13</sup> East View Addition of 1925, the first land within "Brownbilt District" to be platted at the southwest corner of the area, also had race restrictions paralleling Sheridan Park's, as did Hillrose First Addition of 1938, which abutted East View to the north.<sup>14</sup> Brown's own plats—Brownbilt (1941), Browncrest in northeast Lincoln, Brownbilt 1<sup>st</sup> Addition (1944), and Brownbilt 2<sup>nd</sup> Addition (1946) all prohibited ownership or occupancy of the property by a "person of other than the white race" except for servants of families in residence. The covenants were typically written to remain in effect through 1975.

It is likely that Brown's consistent imposition of race restrictions on property he sold and his reliance on FHA financing were closely connected. During the 1930s and '40s in Lincoln, even areas earlier platted without race restrictions had such clauses added in preparation for sale. For instance, the Capitol Hill subdivision of Lincoln (east of S. 27 Street, north of Calvert Street, in the Boulevards Historic District) was platted in the 1890s, well before covenants of any sort were commonly used in Lincoln. The area saw very little development until the 1930s through '50s. Builders in that area, including Brown, commonly imposed restrictive covenants (including racial restrictions) in piecemeal fashion upon land they purchased for development, at least as early as 1934 and as late as 1940.<sup>15</sup> Some of those documents were submitted to FHA and stamped by the agency as "approved," indicating they were part of the process of obtaining financing.<sup>16</sup>

Lincoln Public Schools had a consistent policy of an integrated student body, and all the students in the community attended the same high school (Lincoln High) until Northeast High School was built in the late 1930s. However, the district did not integrate its teaching corps until after WWII.<sup>17</sup> Elementary school populations reflected their neighborhoods and hence were ethnically integrated mostly in central, poorer neighborhoods. Class photographs of Randolph School students do not appear to include African American students until the late 1960s or early 1970s.

### Architecture

Brownbilt District contains an excellent collection of smaller residences built in Colonial and other period revival styles from the late 1930s through mid-1950s. Howard Brown's background as a plasterer and bricklayer is apparent both inside and outside the homes. Exteriors clad in brick are predominant, with limestone second and clapboard a distant third. Even the frame, wood-sided homes commonly have a brick or limestone entrance feature, either framing the door or more often cladding a projecting vestibule. Tall, prominently placed masonry chimneys, usually on the sidewall towards a driveway, are also a common feature. In addition to materials and overall stylistic character, the district has strong continuity of smaller decorative features such as emphasized entryways, oculus windows or lunette ventilators, shutters, and eaves decorated with scallops or dentils. The smallest, least costly homes in the area may lack explicit Colonial Revival details, but match the larger or fancier homes in scale, materials, setbacks, and overall character, forming a very consistent district built in a relatively narrow span of time. Many of the Brownbilt interiors feature fine woodwork, usually of gumwood, and stone mantels. The plasterwork is well-executed and often includes a rounded corner or two, as if to emphasize the skill of the craftsmen.

<sup>11</sup> *Sunday State Journal* (Lincoln, NE), January 27, 1929.

<sup>12</sup> Federal Writers Project, *Lincoln City Guide*, Lincoln: Nebraska State Historical Society, 1937, p. 47.

<sup>13</sup> Lancaster County Deed 225:290, 1920.

<sup>14</sup> Lancaster County Deed 272:157, 1928; Lancaster County Register of Deeds Misc. (affidavit) 18:329 (1938).

<sup>15</sup> Brown built 3130 and 3240 S. 27<sup>th</sup> Street in 1938-39 and 3303, 3315, and 3319 S. 29<sup>th</sup> Street in 1940-41.

<sup>16</sup> Lancaster County Register of Deeds, Misc. 20:221-2, 1940.

<sup>17</sup> Zimmer, Edward, *Lincoln in Black & White*, p. 27; archives of Randolph Elementary School.

**Brownbilt Residential Historic District**

**Lancaster County, NE**

Name of Property

County and State

The authorship of the designs built by H. A. Brown has been attributed to Dick Cohrman and Selmer Solheim,<sup>18</sup> although their names appear on neither building permits nor plans—instead “Plans by H. A. Brown” is consistently mentioned in the legend. However, Brown’s records indicate he paid a small fee for architectural services for each house. Homes which Solheim designed (and sometimes even built, on his own account) in Brownbilt District and elsewhere, match Brown’s homes in many details. For instance, 3745 Mohawk Street, designed by Solheim and built by John Kaiser in 1939, is essentially a limestone version of two frame and masonry houses by Brown just across the street (3738 and 3748 Mohawk, of 1938). Solheim also signed the plans for war-worker housing Brown built in northeast Lincoln in 1943. After WWII Solheim partnered with Sweeney & Co., a house builder, as Sweeney-Solheim Co., of which Selmer was president. Sweeney-Solheim and Sweeney & Co. were among the few builders other than Brown to construct more than one or two houses in Brownbilt District, combining for a half-dozen. W. F. Steel Construction Company and Star Real Estate Company were the other builders of multiple homes in the area.

In addition to the houses, the area is anchored on the north by Randolph Elementary School, built shortly after the first land in the District was platted and well before most of the houses were built. Davis & Wilson, architects of the school, also designed Sheridan and Hawthorne Elementary Schools for Lincoln Public Schools in the 1920s, also in the Colonial Revival style. The firm remains in existence as Davis Design, the dean of Lincoln architecture firms, tracing their lineage to Ellery Davis’ return to Lincoln in 1909 after completing his studies at Columbia University. They had the broadest practice in Lincoln, from public schools (Lincoln High of 1915, Sheridan Elementary of 1927; NRHP, 2008) to University buildings (Old Law, Love Library, Student Union, Morrill Hall, Coliseum, Memorial Stadium and more—all at UN-L), churches (South St. Temple/1923, NRHP/1982; Westminster Presbyterian/1924; NRHP/2008), to office buildings (Stuart Building, 1927; NRHP, 2003) and residences. The residences of Brownbilt District are highly compatible with the earlier school building in the prevalence of brick construction, limestone trim, and the Colonial Revival style.

---

## 9. Major Bibliographical References

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

Bullard, Robert D.; Grigsby, Eugene; Lee, Charles. *Residential Apartheid: The American Legacy*. Los Angeles: AAS Urban Policy Series Publications, 1994.

Colwell, Kathryn E. “Identifying Cultural Resources: A case study of African American landmarks in Lincoln,” in partial fulfillment of requirements for a Masters in Community & Regional Planning, University of Nebraska-Lincoln, 1999.

Federal Writers Project. *Lincoln City Guide*. Lincoln, NE: Woodruff Printing Co., 1937.

Harper, Rose. *Racial policies and practices of real estate brokers*, University of Minnesota Press, 1969.

Junior League of Lincoln, *An Architectural Album*. 1979.

Mohl, Raymond A. “The Second Ghetto and the infiltration theory in urban real estate, 1940-1960,” in *Urban Planning and the African American Community: In the Shadows*. Thousand Oaks, CA: Sage, 1997.

Wagener, Frederick H. *Who’s Who in Lincoln*. Lincoln, NE: Brehm Publishing Company, 1952.

Zimmer, E. F. “Boulevards Historic District,” (Lincoln, Nebraska), a National Register nomination, 2008.

---

<sup>18</sup> *An Architectural Album*, The Junior League of Lincoln, 1979, pp. 88-89. Dick Cohrman does not appear in Lincoln directories; Selmer Solheim is well-known as an architect and contractor. The Nebraska Governor’s Mansion was his most prominent project.

**Brownbilt Residential Historic District**

**Lancaster County, NE**

Name of Property

County and State

Zimmer, E. F., and Douglas Keister. *Lincoln in Black & White, 1910-1925*. Charleston, SC: Arcadia Publishing, 2008.

Obituaries of Howard A. Brown: [*Lincoln, NE*] *Sunday State Journal*, Feb. 8, 1953; *Lincoln Journal*, Feb. 8, 1953.

*Sunday State Journal*, January 27, 1929.

Lincoln Building Permits, Building & Safety Dept.

Lincoln City Directories.

Architects Files, Lincoln City Planning Dept.

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

☐ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☒ Local government  
☐ University  
☐ Other

Name of repository: Lincoln/Lancaster County Planning Dept.

Historic Resources Survey Number (if assigned):

LC13:E07-395, LC13:E07-402, LC13:E07-416, LC13:E07-418 through 595, LC13:E07-597 through 603

**10. Geographical Data**

**Acreage of Property** 47 acres, more or less

(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

Please see continuation sheet.

A                                   
Zone Easting Northing

C                                   
Zone Easting Northing

B                                   
Zone Easting Northing

D                                   
Zone Easting Northing

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

All of the area bounded by A Street on the south, D Street on the north, S. 37<sup>th</sup> Street on the west, and S. 40<sup>th</sup> Street on the east, except the automotive service station at the southeast corner of the described area (known as 3940 A Street), plus Randolph Elementary School on the north side of D Street from S. 37<sup>th</sup> to S. 39<sup>th</sup> Street, bounded on the north by E Street.



Brownbilt Residential Historic District

Name of Property

Lancaster County, NE

County and State

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries include all the property platted as East View Addition (1925), Hillrose 1<sup>st</sup> Addition (1937), Linden Terrace (1939), Brownbilt (1941), Brownbilt 1<sup>st</sup> Addition (1944), and Brownbilt 2<sup>nd</sup> Addition (1946, except Block 8, Lot 9, containing the later gas station), plus the Randolph Elementary School site (Irregular Tracts 16 and 18 in Section 30, Township 10, Range 7, 6<sup>th</sup> Principal Meridian), forming a compact and identifiable residential development and its adjacent elementary school.

**11. Form Prepared By**

name/title Ed Zimmer, Ph.D./historic preservation planner and Stephanie Brady, graduate intern

organization Lincoln/Lancaster County Planning Dept.

date March 25, 2012

street & number 555 S. 10<sup>th</sup> Street

telephone 402-441-6360

city or town Lincoln

state NE

zip code 68508

e-mail ezimmer@lincoln.ne.gov

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Property Owner:** (Complete this item at the request of the SHPO or FPO.)

name multiple

street & number

telephone

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. 460 et seq.).

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

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**

Brownbilt Residential Historic District

Name of Property

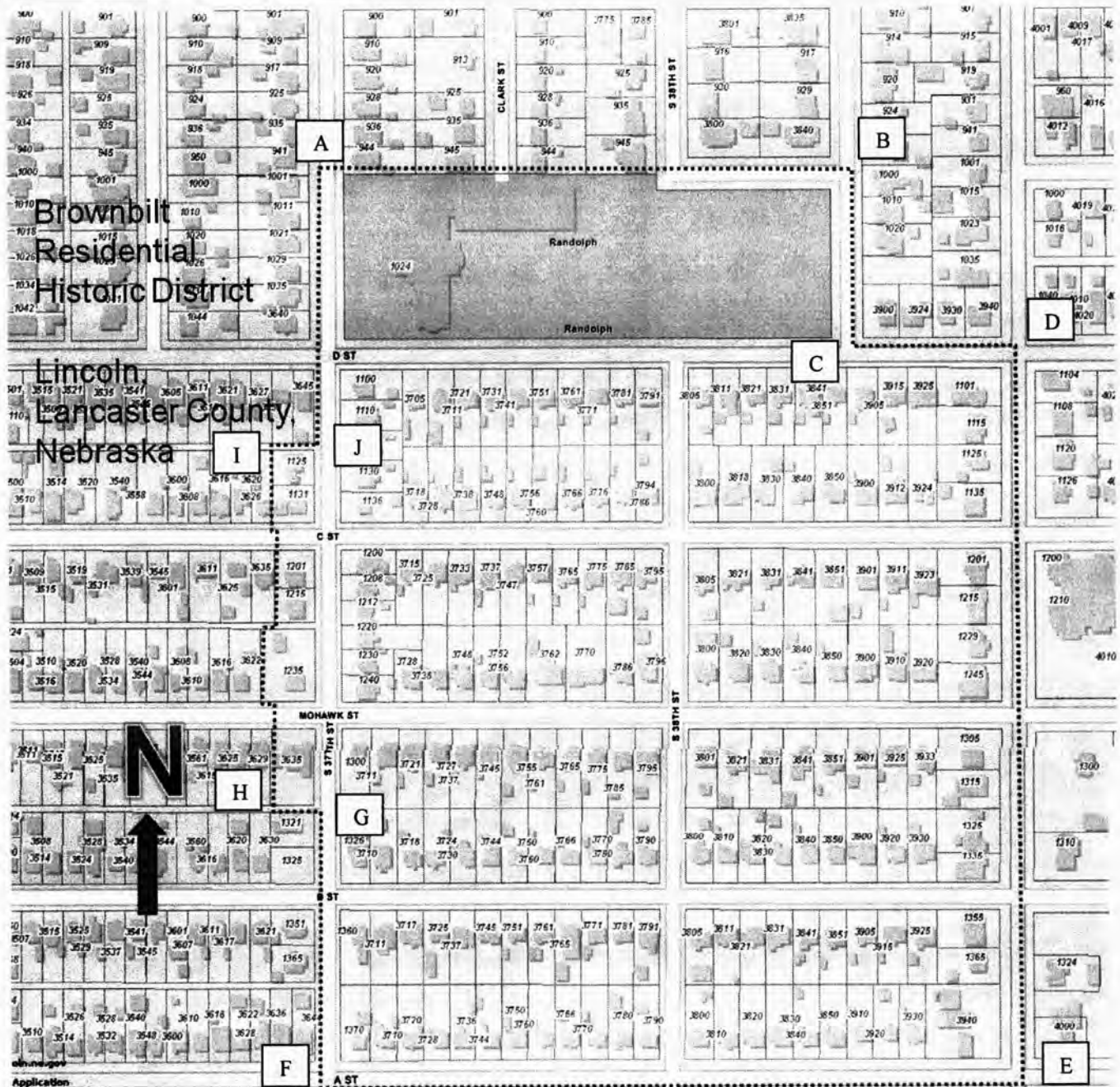
Lancaster County, NE

County and State

Name of multiple listing (if applicable)

Section number 10 Page 1A 14 696713 4519556  
Zone Easting NorthingB 14 697015 4519561  
Zone Easting NorthingC 14 697015 4519469  
Zone Easting NorthingD 14 697113 4519471  
Zone Easting NorthingE 14 697121 4519069  
Zone Easting NorthingF 14 696724 4519056  
Zone Easting NorthingG 14 696721 4519207  
Zone Easting NorthingH 14 696687 4519208  
Zone Easting NorthingI 14 696682 4519406  
Zone Easting NorthingJ 14 696717 4519407  
Zone Easting Northing

Name of multiple listing (if applicable)



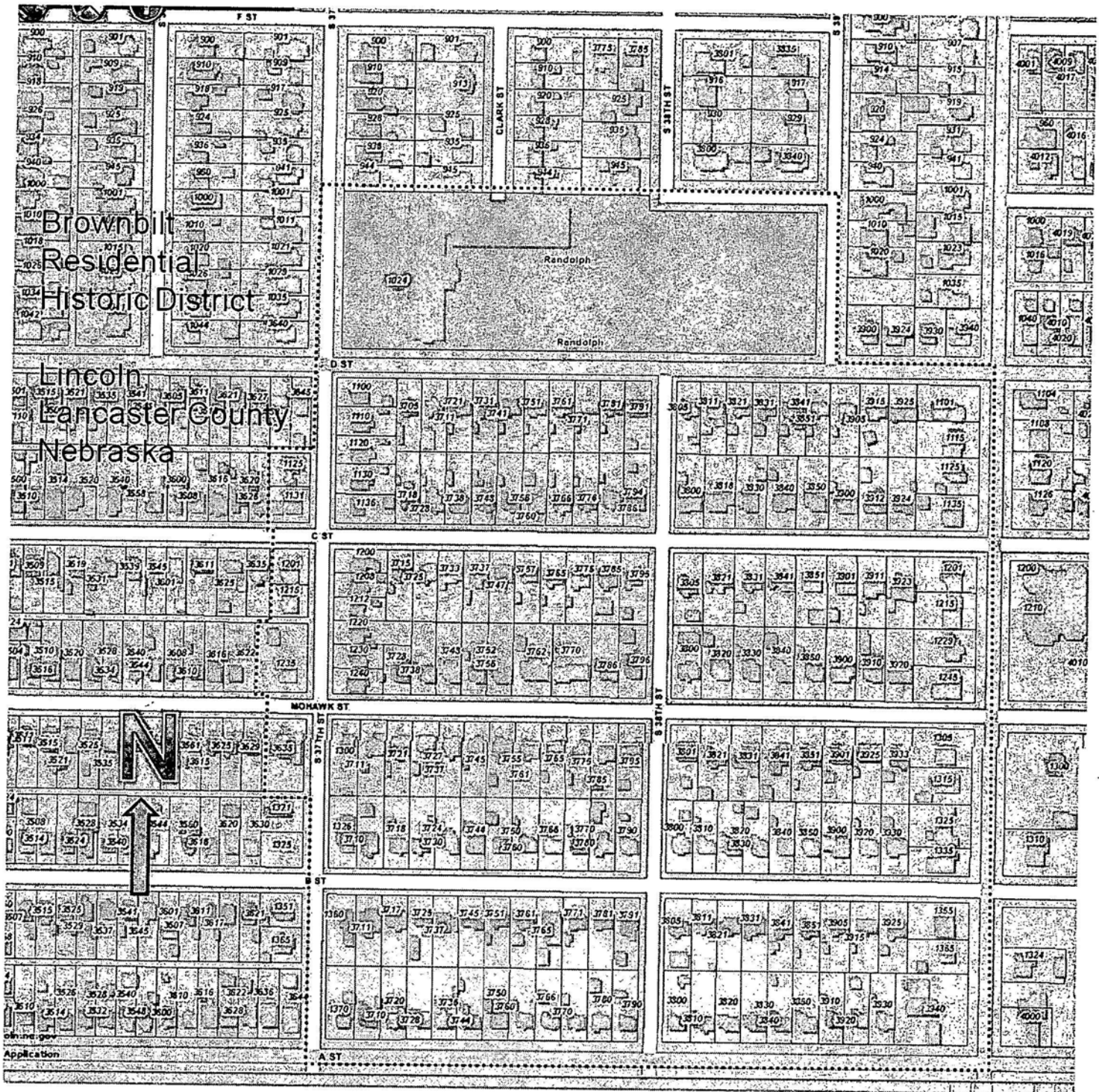


Brownbilt Residential Historic District

Name of Property

Lancaster County, NE

County and State



**Brownbilt Residential Historic District**

**Lancaster County, NE**

Name of Property

County and State



Photo Key

**Photographs:**

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

**All photos:**

Name of Property: **Brownbilt Historic Residential District**  
City or Vicinity: **Lincoln**  
County: **Lancaster**  
State: **Nebraska**

**Brownbilt Residential Historic District**

Name of Property

**Lancaster County, NE**  
County and State

**Photographer:** Stephanie Brady, Lincoln/Lancaster County Planning Dept.

**Date Photographed:** Sept. 2011 and March 2012

**Description of Photograph(s) and number:**

Photo #1 of 17 (NE\_LancasterCounty\_BrownbiltResidentialHistoricDistrict\_01)  
View to NW on S. 38<sup>th</sup> Street, from C Street

Photo #2 of 17 (NE\_LancasterCounty\_BrownbiltResidentialHistoricDistrict\_02)  
View west on D Street, from S. 40<sup>th</sup>

Photo #3 of 17 (NE\_LancasterCounty\_BrownbiltResidentialHistoricDistrict\_03)  
View north on S. 37<sup>th</sup> Street, from C Street

Photo #4 of 17 (NE\_LancasterCounty\_BrownbiltResidentialHistoricDistrict\_04)  
View to east on C Street, from S. 37<sup>th</sup>

Photo #5 of 17 (NE\_LancasterCounty\_BrownbiltResidentialHistoricDistrict\_05)  
View of 3737 Mohawk, looking SSE

Photo #6 of 17 (NE\_LancasterCounty\_BrownbiltResidentialHistoricDistrict\_06)  
View from north of 3745 Mohawk

Photo #7 of 17 (NE\_LancasterCounty\_BrownbiltResidentialHistoricDistrict\_07)  
View from South of 3760 C Street

Photo #8 of 17 (NE\_LancasterCounty\_BrownbiltResidentialHistoricDistrict\_08)  
View from south of 3728 C Street

Photo #9 of 17 (NE\_LancasterCounty\_BrownbiltResidentialHistoricDistrict\_09)  
View to SSE of 3831 B Street

Photo #10 of 17 (NE\_LancasterCounty\_BrownbiltResidentialHistoricDistrict\_10)  
3850 Mohawk of 1941, from S

Photo #11 of 17 (NE\_LancasterCounty\_BrownbiltResidentialHistoricDistrict\_11)  
1208 S. 37<sup>th</sup> of 1940, from W

Photo #12 of 17 (NE\_LancasterCounty\_BrownbiltResidentialHistoricDistrict\_12)  
View from northeast of duplex at 1365-67 S. 40<sup>th</sup> Street

Photo #13 of 17 (NE\_LancasterCounty\_BrownbiltResidentialHistoricDistrict\_13)  
View from SW of 3800 Mohawk

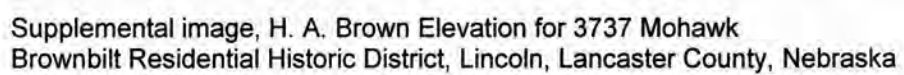
Photo #14 of 17 (NE\_LancasterCounty\_BrownbiltResidentialHistoricDistrict\_14)  
View from SSW of Randolph Elementary School

Photo #15 of 17 (NE\_LancasterCounty\_BrownbiltResidentialHistoricDistrict\_15)  
Reinstalled north entrance, west façade, Randolph Elementary School, from WNW

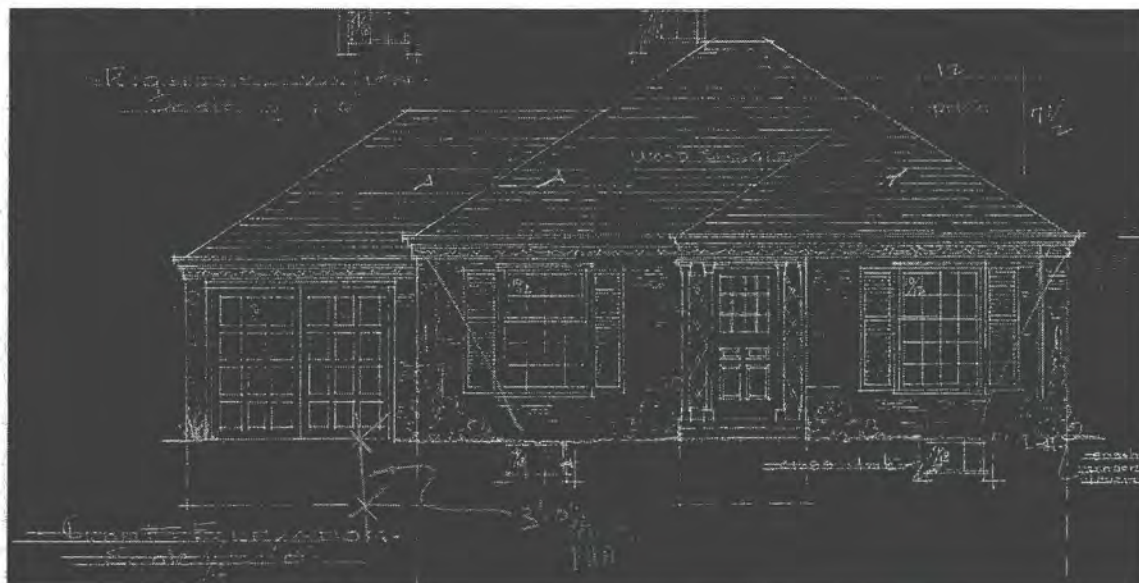
Photo #16 of 17 (NE\_LancasterCounty\_BrownbiltResidentialHistoricDistrict\_16)  
South entrance, west façade, Randolph Elementary School, from west

Photo #17 of 17 (NE\_LancasterCounty\_BrownbiltResidentialHistoricDistrict\_17)  
East (rear) façade, Randolph Elementary School, from SE





Supplemental image, H. A. Brown Elevation for 3737 Mohawk  
Brownbilt Residential Historic District, Lincoln, Lancaster County, Nebraska



Supplemental image, H. A. Brown Elevation for 3831 B Street  
Brownbilt Residential Historic District, Lincoln, Lancaster County, Nebraska



Supplemental image, aerial view of Brownbilt District from south, ca. 1950.  
Brownbilt Residential Historic District, Lincoln, Lancaster County, Nebraska



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Brownbilt Residential Historic District

MULTIPLE  
NAME:

STATE & COUNTY: NEBRASKA, Lancaster

DATE RECEIVED: 7/13/12 DATE OF PENDING LIST: 8/10/12  
DATE OF 16TH DAY: 8/27/12 DATE OF 45TH DAY: 8/29/12  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000565

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 8/29/2012 DATE

ABSTRACT/SUMMARY COMMENTS:

Nice, FHA inspired Residential district that shows the Architecture of the  
Late 1930s through 1950s. Typical small house types around a neighborhood school  
While the narrative cites 'Social History' the nomination form does not  
reflect this area of significance. Social History is not supported.

RECOM./CRITERIA Accept A+C

REVIEWER J. Gubben DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N Y see attached SLR Y/N N

If a nomination is returned to the nominating authority, the  
nomination is no longer under consideration by the NPS.







Brownbilt Residential Historic District

Lincoln, Lancaster County, Nebraska

Photo 1 of 17

Ne HRSI # LC 13: E07-568

3794 C Street

NE-Lancaster County-Brownbilt Residential Historic District-01







Brownbilt Residential Historic District

Lincoln, Lancaster County, Nebraska

Photo 2 of 17

Ne HRSI # LC 13: E07-586, 587, 588

3791 D Street, 3805 D Street, 3811 D Street

NE - Lancaster County - Brownbilt Residential Historic District - 02







Brownbilt Residential Historic District  
Lincoln, Lancaster County, Nebraska

Photo 3 of 17

NeHRSI # LC13: E07-418, 419, 420, 421

1100 S. 37<sup>th</sup>, 1110 S. 37<sup>th</sup>, 1120 S. 37<sup>th</sup>, 1130 S. 37<sup>th</sup>

NE- Lancaster County - Brownbilt Residential Historic District\_03







Brownbilt Residential Historic District

Lincoln, Lancaster County, Nebraska

Photo 4 of 17

Ne HRSI # LC13: E07-549,550

3785 C Street, 3795 C Street (Right side of photo)

NE - Lancaster County - Brownbilt Residential Historic District - 04







Braunbilt Residential Historic District  
Lincoln, Lancaster County, Nebraska

Photo 5 of 17

Ne HRSI #LC13:E07-509

3737 Mohawk

NE - Lancaster County - Braunbilt Residential Historic District - 05







Brownbilt Residential Historic District

Lincoln, Lancaster County, Nebraska

Photo 6 of 17

Ne HRSI# LC13:E07-510

3745 Mohawk

NE - Lancaster County - Brownbilt Residential Historic District - 06





Braunbilt Residential Historic District

Lincoln, Lancaster County, Nebraska

Photo 7 of 17

NeHSI# LC13:E07-564

3760 C Street

NE-Lancaster County - Braunbilt Residential Historic District - 07







Braunbilt Residential Historic District

Lincoln, Lancaster County, Nebraska

Photo 8 of 17

Ne HRSI # LC13: E07-560

3728 C Street

NE-Lancaster County- Braunbilt Residential Historic District\_ 08







Brownbilt Residential Historic District

Lincoln, Lancaster County, Nebraska

Photo 9 of 17

NeHRSI# LC13: E07-480

3831 B Street

NE- Lancaster County - Brownbilt Residential Historic District - 09







Braunbilt Residential Historic District

Lincoln, Lancaster County, Nebraska

Photo 10 of 17

Ne HRSI # LC13;E07-537

3850 Mohawk

NE - Lancaster County - Braunbilt Residential Historic District - 10







Brownbilt Residential Historic District  
Lincoln, Lancaster County, Nebraska

Photo 11 of 17

Ne HRSI # LC13: E07-424

1208 S. 37<sup>th</sup>

NE-Lancaster County-Brownbilt Residential Historic District-11







Brownbilt Residential Historic District  
Lincoln, Lancaster County, Nebraska

Photo 12 of 17

Ne HRSI # LC13: E07-440

1365-67 S. 40th

NE-Lancaster County-Brownbilt Residential Historic District-12







Brownbilt Residential Historic District

Lincoln, Lancaster County, Nebraska

Photo 13 of 17

Ne HRSI # LC13: E07-533

3800 Mohawk

NE - Lancaster County - Brownbilt Residential Historic District - 13







Brownbilt Residential Historic District  
Lincoln, Lancaster County, Nebraska

Photo 14 of 17

Ne HRSI # LC13:E07-416

NE - Lancaster County - Brownbilt Residential Historic District - 14





Brownbilt Residential Historic District

Lincoln, Lancaster County, Nebraska

Photo 15 of 17

Ne HRSI # LC13: E07-416

NE- Lancaster County - Brownbilt Residential Historic District - 15





NO  
SKATEBOARDING OR  
ROLLERBLADING  
ALLOWED



Brownbilt Residential Historic District

Lincoln, Lancaster County, Nebraska

Photo 16 of 17

NeHSI # LC13: E07-416

NE - Lancaster County - Brownbilt Residential Historic District - 16







Brownbilt Residential Historic District

Lincoln, Lancaster County, Nebraska

Photo 17 of 17

NeHRSI #LC13:EB7-416

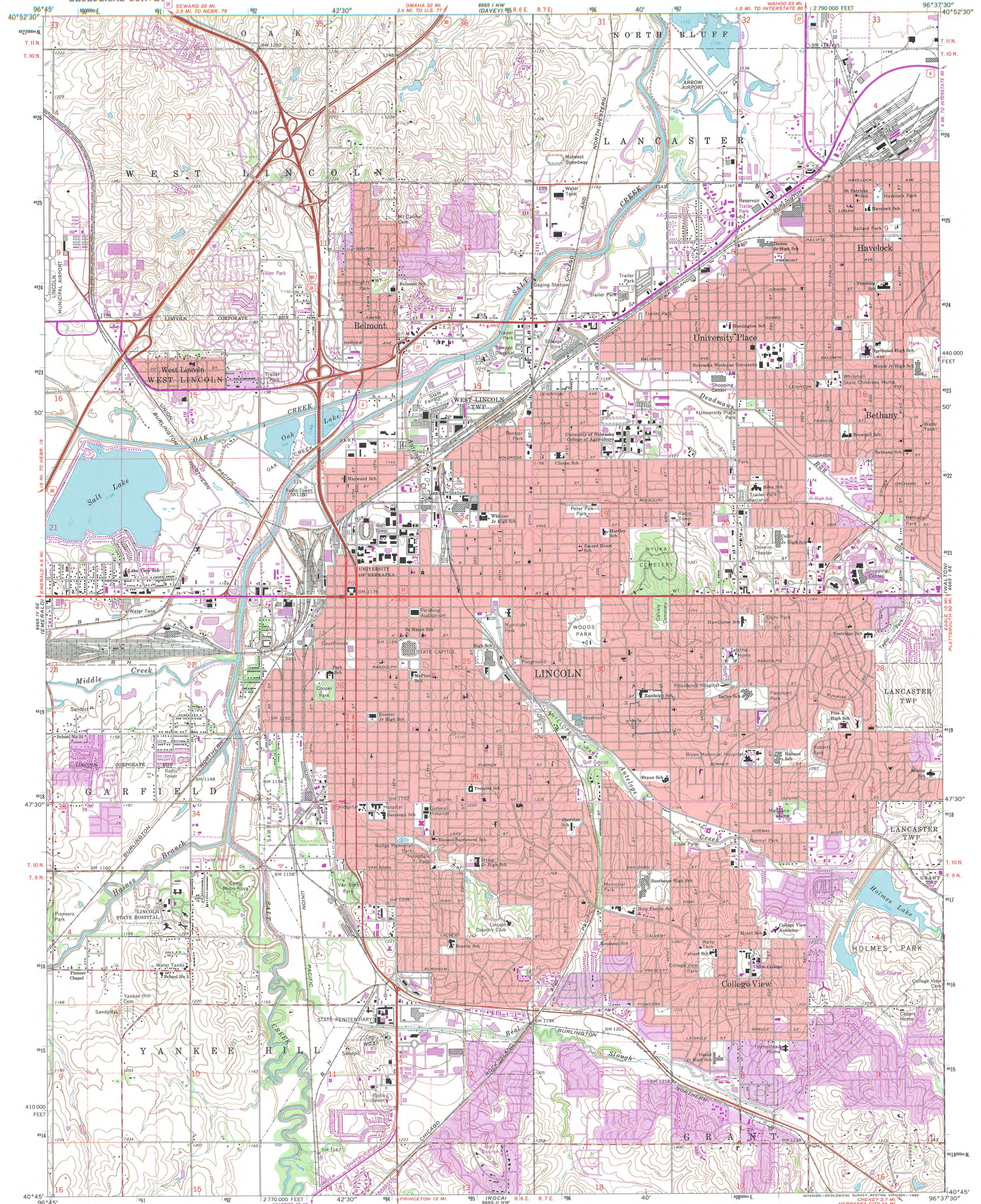
NE-Lancaster County-Brownbilt Residential Historic District-17



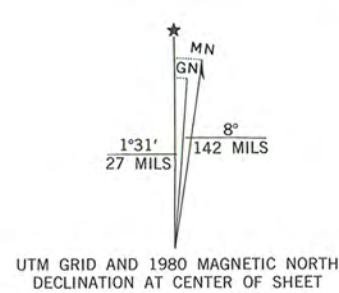
UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

Brownbilt Residential Historic District, Lancaster County, Nebraska  
UTM  
A 14 696713 4519554 D 14 697113 451947 G 14 696721 4519207 J 14 696717 4519407  
B 14 697015 4519561 E 14 697121 4519069 H 14 696687 4519208  
C 14 697015 4519469 F 14 696724 4519056 I 14 696682 4519406

LINCOLN QUADRANGLE  
NEBRASKA-LANCASTER CO.  
7.5 MINUTE SERIES (TOPOGRAPHIC)



Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial  
photographs taken 1961 and planetable surveys 1964  
Polyconic projection, 1927 North American datum  
10,000-foot grid based on Nebraska coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 14, shown in blue  
Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
To place on the predicted North American Datum 1983  
move the projection lines 4 meters north and  
26 meters east as shown by dashed corner ticks



SCALE 1:24,000  
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET  
1 0 1 KILOMETER  
CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROAD CLASSIFICATION  
Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
Interstate Route U.S. Route State Route



LINCOLN, NEBR.  
N4045-W9637.5/7.5

1964  
PHOTOREVISED 1972 AND 1980  
DMA 6665 I SW-SERIES V875

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled from aerial  
photographs taken 1972 and 1978. Map edited  
1980. This information not field checked  
Purple tint indicates extension of urban area





July 6, 2012

J. Paul Loether  
National Register—National Historic Landmarks Programs  
National Park Service  
1201 "I" Street NW, 8th Floor  
Washington, DC 20005

RE: Brownbilt Residential Historic District  
Lincoln, Lancaster Co, Nebraska

Dear Mr. Loether:

Please find enclosed the National Register of Historic Places nomination form for the above resource. This form has met all notification and other requirements as established in 36 CFR 60.

If you have any questions concerning this nomination, please let me know.

Sincerely,

A handwritten signature in black ink, which appears to read "L. Robert Puschendorf".

L. Robert Puschendorf  
Deputy State Historic Preservation Officer

Enclosure

1500 R Street  
PO Box 82554  
Lincoln, NE 68501-2554  
p: (800) 833-6747  
(402) 471-3270  
f: (402) 471-3100  
[www.nebraskahistory.org](http://www.nebraskahistory.org)