

1773

United States Department of the Interior
National Park Service

RECEIVED
OCT 23 1990

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Beattie, James A., House
other names/site number Beattie/Miles House; LC13:G11-156

2. Location

street & number 6706 Colby Street n/a not for publication
city, town Lincoln n/a vicinity
state Nebraska code NE county Lancaster code 109 zip code 68505

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>1</u>	<u>1</u> Total

Name of related multiple property listing:
n/a

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

James A. Hanson October 11, 1990
Signature of certifying official Date

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Beth Boland 12/4/90
 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:)

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Single Dwelling

Current Functions (enter categories from instructions)

Domestic: Multiple Dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian: Queen Anne

Materials (enter categories from instructions)

foundation limestone

walls wood

roof wood

other cast iron: epi and ornamental
iron cresting

Describe present and historic physical appearance.

The Beattie/Miles house in Lincoln, Lancaster County, Nebraska, is a two-and-one-half story, asymmetrical wood frame building designed in the Queen Anne style, built in 1892. The square core of the house is capped by a pyramidal hip roof with several unique projections, each with a differentiating roof element. Also notable are the encircling porch and the two rear porches with bulbous turned posts. The garage is not of the same style of the house and for this reason it is a non-contributing element to this historic property. The house retains a high degree of integrity and the owner intends to complete the restoration by re-attaching the cast iron cresting along the encircling porch and along the peak of the roof, as well as painting the exterior in the original colors of the Queen Anne style.

The Beattie/Miles house at 6706 Colby Street in Bethany Heights, which was annexed by the city of Lincoln, Nebraska, in October 1926, is a two-and-one-half-story residence. Constructed for Mr. James A. Beattie in June of 1892, this house has a pyramidal hip, wooden shingled roof and wood clapboard siding. This Queen Anne style house (photo #1) is for the most part rectangular in plan with a square turret at the southeast corner and a two-story bay projection at the southwest corner. Located on the north side of Colby Street, the north elevation's most prominent features are the two-story square turret with a high pitched pyramidal hip roof which is capped by a cast iron finial, or epi, (photo #2), and the projecting attic gable with a double arched, recessed porch to the second level that ties into the first level encircling porch, (photo #'s 3&4).

The encircling porch leads the eye to the west facade, (photo #5), where the dominant feature becomes the large two-story bay projection with its own multi-sided hip roof. Although visually the encircling porch runs the entire length of the west facade, a bay window ties the west entry porch to the separate encircling porch (photo #6). From the west facade, the rectangular plan's two part massing becomes apparent. The southern two thirds of the house is a two-story square with a pyramidal hip roof and the northern one third is a one-and-a-half-story gable projection.

The south elevation (or rear elevation) is void of any predominant features (photo #7). However, the mass of this gable projection is further diminished from the main square by a secondary two foot gable projection. Directly under the peak of the upper gable, (photo #8), is a semi-circular, wave-like radiating sun detail that caps the double window. On either side of this window is fish scaled, wooden shingles. The designer reverses these details on

See continuation sheet

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2

the lower gable by using quarter sections of a circular sun on either side of the window and locating the wooden shingles above the windows.

The east elevation, (photo #9), is framed by the two-story turret on the south and the small entry porch on the north (photo #10). This secondary porch repeats the ornamentation used on the encircling porch. One's eye does not linger at this facade, for it is led to the south facade by the large turret.

In photo #9, the facade gable garage can also be seen. This garage is not of the same period of the house, nor is its design executed with the same concern for ornamentation and craftsmanship. For the above reasons, this garage is a non-contributing resource to this historic property.

Ornamentation is used to integrate the facades and their elements into a unified whole. The designer surely was influenced by the classical order, which becomes evident by examining the area where the walls meet the bottom of the roof (photo #11). The rain gutters are concealed by wooden slats arranged in a convex pattern with vertical bracing approximately every three feet. Just below this, dentils line the top of a decorative panel and what resemble egg and dart molding, frames the bottom of the panel. The "eggs" are further detailed by having a hole through the upper portion. When all of these elements are viewed as a single entity, they closely resemble the cornice, frieze and the architrave of the classical ionic order. This detail is interrupted by the second story attic gabled porch (Photo #12) which employs highly decorative spandrels and soffits that frame the arched openings of the porch. Eastlake style turned porch posts with knobs support the attic gable projection above the porch. At the uppermost point of the panel under the gable roof (Photo #13), is a symmetrical sunburst detail that is reminiscent of those on the north facade. However, the ends of the sun's rays terminate at circular knobs and rest atop the classical frame of the attic vent. On either side of this window, fish-scale wooden shingles are used to complete this decorative gable panel. One interesting fact is that all windows on the first and attic levels are framed with classical order details, especially the dentils that line the window heads. This dentil detail is noticeably missing from the second level. This is more than likely due to the second level windows close proximity to the characterized frieze and architrave that line the roof and was done to prevent the two from conflicting.

The only details that have been lost over time are the first level porch spindles just under the frieze and above the balusters, (Historic Photo A). Scarring is evident of the Eastlake porch posts (Photo #14) from where these elements are removed. These posts also support the porch frieze that employs recessed dentils that play off the dentil frieze along atop the second story. The last element which is missing from the building is the ornamental iron cresting that lined the top of the porch roof (Historic Photo B). The owner, however, retains position of this iron cresting and intends to reattach it to the proper location.

SEE CONTINUATION SHEET

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

Throughout the exterior of the house great care was given to details and ornamentation, likewise, this same care was applied to the interior. The best example of this is the entry hall and staircase to the second floor, (Interior Photo C). All oak woodwork exists in its original configuration. As one looks at the staircase, the balustrade leads the eye to the second floor. The railing around the stair opening of the second floor employs the same details as the balustrade along the stairs, (Interior Photo D), and it is this element that becomes the focal point of the second level.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

<p>Areas of Significance (enter categories from instructions)</p> <p><u>Exploration/Settlement</u></p> <p><u>Architecture</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Period of Significance</p> <p><u>1892-1901</u></p> <p>_____</p> <p>_____</p>	<p>Significant Dates</p> <p><u>1892</u></p> <p>_____</p> <p>_____</p>
	<p>Cultural Affiliation</p> <p><u>n/a</u></p> <p>_____</p> <p>_____</p>	
<p>Significant Person</p> <p><u>n/a</u></p>	<p>Architect/Builder</p> <p><u>unknown</u></p>	

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Beattie/Miles house, located at 6706 Colby Street, is significant under Criterion "C" in the area of architecture as the finest extant example of a Queen Anne style residence in the community that was known as Bethany Heights, Nebraska. This house is also significant under Criterion "A" for its important association with an event, the founding of Nebraska Christian University and settlement of Bethany Heights. The Beattie/Miles house is the last remaining building that was associated with the college and retains its historical integrity. The period of significance is derived from the original construction date of the house (1892) through the end of James Beattie's ownership of the property (1901).

In order to understand the significance of the residence, its association with the formation of the university and the town of Bethany Heights must be examined. The history of the university, the town and their relationship to the Beattie/Miles house will begin this section. Lastly, the architectural significance of this house will be stated.

Nebraska Christian University had its origins in a real estate venture in 1886, when a group of businessmen assembled just over 300 acres of land and marketed it as a free site for a college. Their intention was to maximize the value of other adjacent land holdings by causing a town to develop. The Nebraska Christian Missionary Alliance accepted the offer in January of 1888, and the planned town was named Bethany Heights in honor of the oldest Christian Church college. The college itself was located in the center of the donated land. The remaining parcels were sold for single family residences and commercial buildings to finance the construction of the college. The main building of the campus was dedicated in January of 1890 and the college was renamed in April of the same year as Cotner College in honor of a major donor, Samuel Cotner of Omaha, Nebraska. The town of Bethany Heights was also incorporated in 1890 with a population of 230. The town grew slowly and never matched the size of Lincoln's other suburban towns of College View, University Place and Havelock. Bethany reported 360 residents in 1900, 750 to 950 in 1910, and 1,078 in 1920. In comparison, University Place had over 4,000 residents in 1920, Havelock over 3,600, and College View had more than 2,200.

See continuation sheet

9. Major Bibliographical References

Cobbey, Mabel Snyder. "A Sociological Survey of the Village of Bethany with Special Emphasis on Attitudes." University of Nebraska Masters Thesis, 1926.

McKee, James L. Lincoln: The Prairie Capitol, an Illustrated History. Woodland Hills, Cal.: Windsor Publications, Inc., 1984.

Miller, Brian. "Early Town Growth Around Lincoln, Nebraska: A Look at the Beginning, Growth and Annexation of University Place, College View, Havelock, and Bethany." NWU Typescript, Directed Internship, Summer 1988. (copy at L/LCPD.)

Moomaw, Leon A. History of Cotner University: Including the Early Religions and Educational Movement of the Christian Church in Nebraska. Bethany, Nebraska, 1916.

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Lincoln/Lancaster County Planning Dept.

10. Geographical Data

Acreage of property less than one acre

UTM References

A 14 699820 4522800
 Zone Easting Northing

C

B
 Zone Easting Northing

D

See continuation sheet

Verbal Boundary Description

This property is described as all of Lots 7 and 8 of the Bethany Heights Addition to Lincoln, Lancaster County, Nebraska.

See continuation sheet

Boundary Justification

These boundaries include all the property historically associated with the Beattie/Miles House, except Lot 9 which was previously sold and now contains a separate single family residence.

See continuation sheet

11. Form Prepared By

name/title Lonnie S. Dickson/Preservation Planning Intern

organization Lincoln/Lancaster County Planning Dept. date May 5, 1990

street & number 555 So. 10th Street telephone (402)471-7491

city or town Lincoln state NE zip code 68508

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 2

The town of Bethany Heights relied upon the city of Lincoln for hospitals, cemeteries, train depot, dry goods, hotels, doctors, lawyers and much more. It was this dependence that led to the annexation of Bethany Heights by Lincoln, Nebraska in October, 1926. Prior to this date, in 1922, the citizens of Bethany Heights voted in favor of annexation, but due to the fact that University Place was between Lincoln and Bethany Heights annexation was delayed until University Place was annexed.

Bethany Heights, as well as several other towns, was marketed as a community centered on a college. University Place, located northwest of Bethany Heights, was developed as a Methodist college site that consolidated several Methodist institutions into one location. Likewise, College View, originally located southeast of Lincoln, Nebraska, is a community that consolidated several Seventh Day Adventists institutions. Bethany Heights on the other hand, was created around a completely new institution, and this possibly is the reason that it failed to match the success of the other suburban communities and colleges. It is also interesting that all three of these institutions were under construction around 1890.

Several property types can be closely associated with the founding and settlement of Lincoln's suburban towns. In University Place, the "Old Main" of Nebraska Wesleyan University (LC13: F12-1, NRHP), University Place City Hall, and the town's Carnegie Library all exemplify the town's settlement and existence as a separate, incorporated community. In Havelock, Lancaster Block (LC13:G14-1, NRHP), a commercial block and meeting hall, is associated with the town's initial settlement. Union College in College View retains few early buildings, but the town's Carnegie Library (LC13:F3-282, NRHP) is extant, along with significant commercial buildings.

Bethany Heights on the other hand, never developed to the point where the community could afford to have large public buildings. The First State Bank of Bethany Heights (LC13:G11-198, NRHP) is the former town's most substantial commercial building, but is not closely linked to the original settlement of the town or founding of the college. Cotner College closed its doors in 1933, finally succumbing during the depression. The campus was replatted for single family housing lots in 1951, prior to which all the campus buildings were demolished. An original dormitory still exists to the east from the site of the campus. This building has been converted into apartments and allowed to deteriorate to the point that it does not retain any historical integrity. Thus, many of the buildings that were significant in the founding and development of Bethany Heights are lost.

The land on which the Beattie/Miles house sits was purchased by Mr. J.A. Beattie in October of 1889, while he served as President of the Nebraska Christian Education Board, which governed Nebraska Christian University. However, Mr. Beattie did not construct a home on this land until mid-1892 after he had been appointed the second president of the college. Mr. Beattie, in addition to his duties as president of the college, often toured communities around the state of Nebraska as a visiting minister. Beattie's ties to Cotner College were strong, this was evident by the location where he choose to construct his home.

SEE CONTINUATION SHEET

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 3

Across the street to the north of the campus, Mr. Beattie built the home directly on axis to the north entrance of the college. In support of this hypothesis is the fact that he owned three lots, and instead of locating the house on the corner lot, he chose the center lot which enabled the axial alignment. The Queen Anne style Beattie house interacted well with the Victorian Romanesque Cotner College building. Both of these structures facades were dominated by towers that projected above the roof line and had an abundance of ornamentation. Mr. Beattie was re-elected to three consecutive terms prior to accepting a position as president of Nebraska Normal, currently known as Peru State College, in Peru, Nebraska. Mr. Beattie maintained the Bethany Heights residence until selling the home to Samuel A. Miles on 12/28/1901 after moving to Washington state in mid-1900.

The home's second owner Samuel A. Miles, was a pioneer Nebraska resident, and he owned the house until January of 1945. Mr. S.A. Miles' son, Clarence G. Miles was thirteen when his parents moved into this house. Clarence attended Beathany Heights High School, Cotner College and eventually Harvard Law School. Clarence Miles went on to become a prominent attorney, associate counsel for the Nebraska State Dept. of Banking, deputy city attorney and city attorney, and eventually Mayor of Lincoln (1947-49) during which time he organized the planning commission.

In summation, the Beattie/Miles house is significant under Criterion "A" for its association with an event, the founding of Cotner College and the settlement of Bethany Heights. Mr. Beattie purchased the land and constructed the home in support of the college and the surrounding community. The Beattie/Miles house is the last remaining building that was associated with the college and retains its historical integrity.

The Beattie/Miles house is significant under Criterion "C" in the area of architecture as the finest extant example of a Queen Anne style residence in Bethany Heights. This community was surveyed in 1981 and this survey will be used to compare the Beattie/Miles house to the rest of the community on the basis of architecture.

Houses in Bethany Heights on the average are 1 1/2 to 2 1/2 story, facade gable prairie boxes. These houses are either simple in terms of ornamentation or void of it altogether. There is, however, a small group of homes that are much larger in massing and more detailed in terms of ornamentation.

Three of these houses are similar in scale, massing and style to that of the Beattie/Miles house. These houses are: 2502 N. 63rd St. (LC13:G12-111) which is five blocks north of the original campus; 6910 Lexington (LC13: G11-145), one block east of the original campus; and 2343 N. 65th St. (LC13: G12-112), three blocks north of the original campus. The first house, at 2502 N. 63rd St., is similar in massing to that of the Beattie/Miles house, but is nearly devoid of ornamentation.

There are two other houses that are totally unique in this area, and both face toward the original campus. An Italianate style house at 6801 Lexington (LC13: G11-147) is east of the original campus, and on the southeast corner of 68th and Lexington. The bulk of this house's mass is a two story square box with a two story rectangular bay projection at each street facade. The second

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 4

house at 1903 N. Cotner Blvd. (LC13: G11-208) was constructed circa 1893 by Jacob Hayden of Bethany Lumber Co., for himself. This house, like the other, is a two story square house, but with a full porch on both levels of the street facade. Both of these houses have very little ornamentation.

The houses listed above represent the grander homes in Bethany Heights, which, for the most part are grouped around the original campus. Of this group, none approaches the Beattie/Miles house in design or ornamentation. The Beattie/Miles house is characteristic of Queen Anne style residences, in its asymmetrical roof line, many vertical projections in the building's mass, and abundance of ornamentation that is derived from classical architecture. Although this house is not as elaborate as the Queen Anne style homes of the East Coast that are noted for the use of stone, brick and wood; nor those of the West Coast such as in San Francisco that were all wood that are highly ornamented, the Beattie/Miles house was executed in a vernacular Queen Anne style that graced its prairie town environment. It is for this reason and for its association with the development of the Cotner College that the Beattie/Miles house is worthy of listing on the National Register of Historic Places.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photos Page 1

The following information is the same for all 14 photographs

Beattie/Miles House, 6706 Colby Street
Lincoln, Lancaster County, Nebraska
NEHBS# LC13:G11-156
Photographer: L. Dickson
Negatives at Lincoln/Lancaster County Planning Department

Photo 1 of 14
March 1990
Neg. 9003/1:2A
View from the south, showing the north elevation.

Photo 2 of 14
March 1990
Neg. 9003/1:34B
Detail of cast iron epi on top of the square turret's
pyramidal hip roof.

Photo 3 of 14
March 1990
Neg. 9003/1:5A
Detail of the attic facade gable roof and recessed
second level porch.

Photo 4 of 14
March 1990
Neg. 9003/1:6A
View from the southwest showing the east and north
elevations of the second story porch.

Photo 5 of 14
March 1990
Neg. 9003/1:7A
View from the southwest, showing the south and east elevations.
and the encircling porch.

Photo 6 of 14
March 1990
Neg. 9003/1:31B
View form the west, showing the east elevation and porch
separation.

Photo 7 of 14
March 1990
Neg. 9003/1:4A
View from the northwest, showing the south and east elevations.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photos Page 2

Photo 8 of 14

March 1990

Neg. 9003/1:26A

Detail of the north elevation, highlighting the facade gable ornamentation.

Photo 9 of 14

March 1990

Neg. 9003/1:32A

View from the southeast, showing the east and north elevations.

Photo 10 of 14

March 1990

Neg. 9003/1:10A

Detail of the west elevations small entry porch.

Photo 11 of 14

March 1990

Neg. 9003/1:33B

Detail roof and wall separation that resembles the cornice, frieze and architrave of the classical ionic order.

Photo 12 of 14

March 1990

Neg. 9003/1:33B

Detail of the spandrels and soffits of the second level attic gable porch.

Photo 13 of 14

March 1990

Neg. 9003/1:33B

Detail of the attic facade gable over the 2nd story recessed porch showing the fish scale wooden shingles and the symmetrical sunburst.

Photo 14 of 14

March 1990

Neg. 9003/1:33B

View from the west showing the profile of the north elevation, particularly the first level encircling porch.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photos Page 3

The following information is the same for all 4 photographs

Beattie/Miles House, 6706 Colby Street
Lincoln, Lancaster County, Nebraska
NEHBS# LC13:G11-156
Photographer: Edward Zimmer
Negatives at Lincoln/Lancaster County Planning Department

Historic Photo A

March 1990

Neg. 9003/1:

Detail of the encircling porch showing the original configuration.

Historic Photo B

March 1990

Neg. 9003/1:

Historic exterior photograph showing the original placement of
the iron cresting along the encircling porch.

Interior Photo 1 of 2

March 1990

Neg. 9003/1:

Interior view of the house showing the stairway to the second
level and the entry vestibule.

Interior Photo 2 of 2

March 1990

Neg. 9003/1:

Interior view of the second level stair balcony.