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United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

Nat. Register of Historic Places  
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on the back of this form. 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.

## 1. Name of Property

Historic name Wesleyan Hospital & Nurses Training School

Other names/site number LC13:F12-394

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

## 2. Location

Street & Number 2742 North 48<sup>th</sup> Street

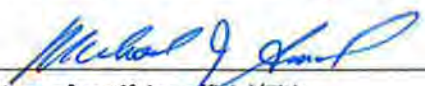
City or town Lincoln State Nebraska County Lancaster

Not for publication  Vicinity

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  national  statewide  local

Applicable National Register Criteria:  A  B  C  D


 SHPO/Director 09-22-2015  
Signature of certifying official/Title: Nebraska State Historical Society  
Date  
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 of 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): \_\_\_\_\_

 11-12-2015  
Signature of Keeper Date of Action

Wesleyan Hospital & Nurses Training School  
**Name of Property**

Lancaster County, Nebraska  
**County and State**

**5. Classification**

**Ownership of Property** (Check as many boxes as apply)

- Private
- Public-local
- Public-state
- Public-federal

**Category of Property** (Check only **one** box)

- Building(s)
- District
- Site
- Structure
- Object

**Number of Resources within Property** (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	Buildings
		Sites
		Structures
		Objects
1	0	Total

**Number of contributing resources previously listed in the National Register** 0

**6. Function or Use**

**Historic Functions** (Enter categories from instructions.)

HEALTH CARE/hospital  
EDUCATION/schools  
DOMESTIC/hotel  
DOMESTIC/multiple dwelling

**Current Functions** (Enter categories from instructions.)

Vacant, under rehab

**7. Description**

**Architectural Classification** (Enter categories from instructions.)

LATE VICTORIAN

**Materials** (enter categories from instructions.)

Principal exterior materials of the property:

**FOUNDATION** CONCRETE: cast-in-place  
**WALLS** BRICK  
**ROOF** FLAT  
**OTHER METAL:** pressed metal cornice and finials

Wesleyan Hospital & Nurses Training School

Lancaster County, Nebraska

**Name of Property**

**County and State**

**Summary Paragraph** (Briefly describe the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The former Wesleyan Hospital & Nurses Training School and Hotel Cecil in the University Place neighborhood of Lincoln, Lancaster County, Nebraska is a two-story brick commercial building on a raised basement with rowlock arched openings, a flat roof, and pressed-metal cornices on the street facades (north and west). The structure stands toward the north end of the main commercial avenue of the formerly independent town of University Place. Wesleyan Hospital retains a high degree of exterior integrity including metal cornice and finials, although its brick is painted and windows have been replaced. The interior retains some elements of its later use as apartments, as well as its original entrance stairs up to the raised first floor and two interior staircases.

**Narrative Description** (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

Wesleyan Hospital anchors a prominent corner towards the north end of the University Place business area, with a rectangular footprint of approximately 30' (north-south) by 95' (east-west). The two story-brick building has a high, raised basement of cast-in-place concrete, with a rusticated pattern on all facades. The high basement is lit with numerous square-headed windows on all sides, with sills at ground level and lintels topped by a wide stringcourse. The two principal entrances are approximately centered on the north and west principal facades, with round-ended concrete steps at each entrance, extending out onto the sidewalks. The entrances are all and narrow, under round-arched rowlock openings. The first and second floor window openings have segmental arched, rowlock lintels, projecting slightly from the brick walls. Early photos show the arches in contrasting brick from the walls, now concealed by monochromatic paint.

The window openings of the building vary considerably in height and especially in width, with wider openings generally on the western portion, which initially opened as a hotel, and narrower, more uniform openings to the east (rear) portion, built originally as the hospital. The two portions are further distinguished by a step down in the cornice on the north (Madison Ave.) façade. That pressed metal cornice is intact on both street facades, including corner finials. The only loss is a date plaque (1906) shown in early images, centered on the west façade.



Postcard image of Wesleyan Hospital, ca. 1907  
View from west-northwest  
(Lincoln-Lancaster County Planning Dept.)



Wesleyan Hospital & Nurses Training School

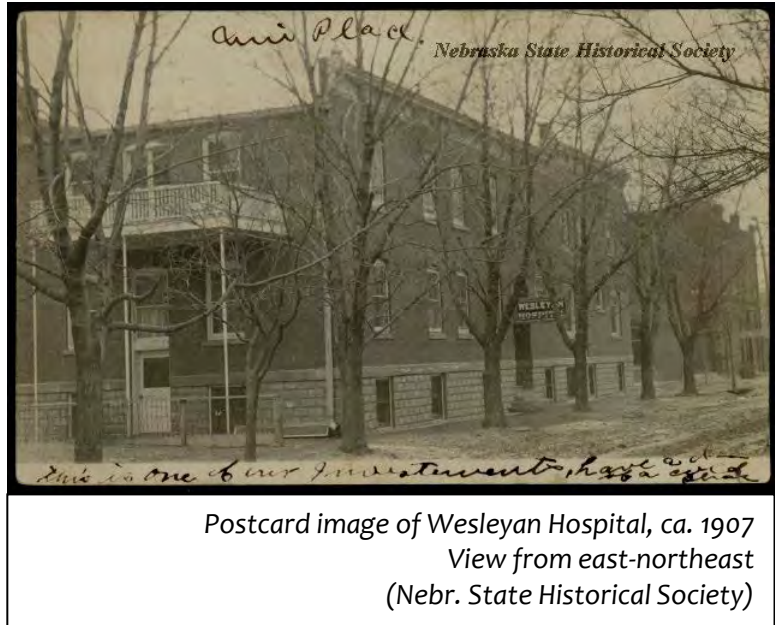
Lancaster County, Nebraska

**Name of Property**

**County and State**

The flat roof is pitched from front (west) down towards the back (east), acknowledged by three steps in the south, secondary façade. An early postcard image of the east, rear façade indicates that the third story once had a railed balcony supported on three spindly posts, presumably of steel. That historic image, and evidence in the masonry, indicates an east, rear entrance has been infilled, centered between the two basement windows.

Historic images show double-hung, one-over-one windows in most of the openings. The wide windows flanking the entrance on the west façade may have had a transom above paired double-hung sash. The windows have been replaced with metal sash, configured as horizontal sliders in the larger openings and one-over-one double-hung sash in the rest of the openings.



Postcard image of Wesleyan Hospital, ca. 1907  
View from east-northeast  
(Nebr. State Historical Society)

The raised first story required steep staircases continuing from the sidewalk steps at both street entrances. The interior is well-lit on all three levels, including the basement, which is accessed by exterior steps on the south side, just east of the 48<sup>th</sup> St. sidewalk. The interior was largely gutted to the exterior walls and interior studs by a previous owner, although two staircases appear to remain in original locations on the north wall, and to retain original treads. It is apparent from the interior that distinct structural approaches to the exterior walls were employed at each level. The interior of the basement/foundation walls are rough, cast-in-place concrete. The first story has brick and tile masonry bearing walls, while the top floor is wood-frame in structure, with brick veneer.

Documentary evidence described in Section 8 provides some insights into original interior characteristics of the hospital/school and hotel. The original hotel and hospital configurations may not have been markedly different, as the hotel was readily absorbed into the hospital with a year or two. The original descriptions made clear that Wesleyan Hospital was not a surgical facility, so highly specialized spaces may not have been required. The reported bed-count of the hospital of 20 or 21 beds is seemingly contradicted by a simultaneous suggestion of “capacity approximately 40,” but perhaps is clarified by the seamless conversion of the hospital into a boarding house, all within the month of August 1912. That the boarding house room could accommodate one to four students, for a capacity of 40-50, supports the interpretation that the hospital consisted of numerous patient rooms—not large wards. Probably the room sizes varied somewhat, as suggested by the boarding house advertisement. The larger spaces may have been in the west hotel portion, with its larger windows.

Plans for the building are to construct apartments on all three levels as a “Certified Historic Rehabilitation (CHR).” The National Park Service has approved Part One of the CHR application, the “Preliminary Certification of Eligibility.”

Wesleyan Hospital & Nurses Training School  
**Name of Property**

Lancaster County, Nebraska  
**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 a grave.
- D** A cemetery.  
A reconstructed building, object, or structure.
- E** A commemorative property.
- F** Less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

HEALTH/MEDICINE  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Period of Significance**

1906-1918  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Dates**

1906, 1912  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above.)

\_\_\_\_\_  
 \_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
 \_\_\_\_\_

**Architect/Builder**

UNKNOWN  
 \_\_\_\_\_  
 \_\_\_\_\_

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria consideration.)

The Wesleyan Hospital at 2742 North 48<sup>th</sup> Street in Lincoln (formerly University Place), Lancaster County, Nebraska, is locally significant under Criterion A in the area of medicine as a rare extant example of a small-town private hospital and nurses training school, which opened in 1906 and closed in 1912, the era of the first efforts by the State of Nebraska to regularize and regulate nursing education.

Wesleyan Hospital & Nurses Training School

Lancaster County, Nebraska

Name of Property

County and State

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

### **University Place**

In 1889, University Place, Nebraska became the first of four towns incorporated on the eastern outskirts of Lincoln in the late 1880s and early 1890s. Three of these towns—University Place, Bethany Heights, and College View—were organized around newly-founded colleges. Three additional colleges were established in the same period outside the capital city to the east, north, and west but their surroundings failed to achieve town status.<sup>1</sup>

University Place grew to be the largest of Lincoln's suburbs, closely associated with Methodist-affiliated Nebraska Wesleyan University. The town reached a population exceeding 5,000 before annexation in 1926.<sup>2</sup> University Place was served by streetcar connections to Lincoln, and Burlington Railroad to the north and Missouri Pacific to the south. Warren Avenue (now North 48<sup>th</sup> Street) was its main commercial thoroughfare.

The incorporated suburban towns adjacent to Lincoln developed a full range of services, from banking to Carnegie libraries to medical care, within each town. In both College View and University Place, small hospitals were established despite proximity to nearly a dozen small private hospitals and to Saint Elizabeth Hospital, a substantial and fast-growing general hospital, in nearby Lincoln.

### **Regulating Nurses Training in Nebraska**

There were approximately a dozen smaller hospitals in Lincoln coinciding with the few years Wesleyan Hospital operated<sup>3</sup>, most of which offered nurses' training.<sup>4</sup> Oderkirk explains that offering a school was an essential means by which small hospitals secured student nurses as staff.<sup>5</sup> Nebraska hospitals of the early twentieth century, and their nurses' training schools which supplied them with staff, could be opened without any oversight of government or educational agencies. "Schools formed wherever and whenever a doctor, religious group, or hospital board of trustees recognized a need for hospital services."<sup>6</sup> Schools proliferated in the first decades of the 20<sup>th</sup> century, with nine in Nebraska in 1900 growing to sixty by 1920.<sup>7</sup> It was also an era of increased concern for professionalization among nurses, and across the country standards for nursing schools and registration of trained nurses began to be instituted. A statewide association of graduate nurses formed in 1906<sup>8</sup> and almost immediately began to advocate for state regulation of schools and registration. A registration law was passed in 1909 which the *American Journal of Nursing* reported as "Nebraska nurses succeeded in securing the passage of what they know to be a rather poor bill." The nursing group which was formed under the State Board of Health granted its "nursing secretaries" only an advisory role to the Board of Health and the nurses could not inspect schools.<sup>9</sup> Even so, the registration law cast increased attention on the adequacy of schools, focusing on the size of hospitals impacting their ability to offer students sufficient depth and breadth of experience, as well as on the training of nursing supervisors and quality of

<sup>1</sup> James L. McKee, *Lincoln the Prairie Capital*, Northridge, CA: Windsor Publications, 1984, pp.66-72.

<sup>2</sup> Neale Copple, *Tower on the Plains*, Lincoln: Lincoln Sunday Journal and Star, 1959, pp. 127.

<sup>3</sup> Lincoln City Directories 1908, 1911, 1912, 1914, 1915, 1918.

<sup>4</sup> [Nebraska State Historical Society](http://nebraskahistory.org/lib-arch/research/public/state_finding_aids/health_bd.pdf), Archives Record for Nebraska State Board of Health, "Annual Reports of Training Schools, 1909-1990", 1909-1910 and 1911, [http://nebraskahistory.org/lib-arch/research/public/state\\_finding\\_aids/health\\_bd.pdf](http://nebraskahistory.org/lib-arch/research/public/state_finding_aids/health_bd.pdf) Retrieved 12 February 2015.

<sup>5</sup> Oderkirk, Wendell W. "Organize or Perish": *The transformation of Nebraska Nursing Education, 1888-1941*. Lincoln, NE: PhD. Dissertation, University of Nebraska-Lincoln, 1987, p. 152.

<sup>6</sup> Oderkirk, pp. 152, 3.

<sup>7</sup> Oderkirk, pp. 154.

<sup>8</sup> Oderkirk, pp. 174-5.

<sup>9</sup> Oderkirk, pp. 178-181.

Wesleyan Hospital & Nurses Training School

Lancaster County, Nebraska

**Name of Property**

**County and State**

the instructional courses. Beginning in 1911, a written examination was required for graduating students to become registered nurses in Nebraska.<sup>10</sup>

The nursing board began to require annual reports from training schools and Wesleyan Hospital filed such reports in 1909 and 1911.<sup>11</sup> The state registration law pressured small hospitals and their training schools to focus on successfully preparing students for the exam. "If too many of its students failed the examination, the hospital's reputation was damaged. More important, the hospital might fail to attract enough students to staff the hospital."<sup>12</sup>

**The Rise and Fall of Wesleyan Hospital**

Charles E. Coffin of North Loup, NE was appointed first assistant physician at the Nebraska Hospital for the Insane in 1895 and was appointed superintendent in 1899.<sup>13</sup> Previously listed as physician in North Loup, NE (1892).<sup>14</sup> By 1904 he had separated from the state hospital and was residing in University Place, NE, listed in the city directory as a physician involved in "ins[urance]". In December 1904 Coffin purchased property at the SE corner of Warren Avenue (N. 48<sup>th</sup> St.) and Miller/19<sup>th</sup> St. (Madison Ave.). In Dec. 1905 he incorporated Wesleyan Hospital and Nurses Training School with Drs. H. R. Palmer and J. O. Everett.<sup>15</sup> The building originally bore a date plaque at the center of the west cornice reading "1906." By May 1906 Coffin sold the east 58.75 feet of the property to the hospital and school and the west 36 feet to William Butts, who in the 1907 directory was listed as proprietor of the Hotel Cecil at that corner. Coffin reserved the "right of passage" over the south three feet of Butts' property to access the hospital, where exterior stairs access a basement entrance today.<sup>16</sup> The hotel apparently was short-lived, as Butts sold his interest in 1907 and his purchaser sold the property back to the hospital corporation in 1908.<sup>17</sup>

The initial description of the hospital stated "There will be no attempt to make it a surgical institution, or anything of that kind, but it is to be a place where the general public of the state may bring their patients and place them under the care of efficient nurses and in the best of surroundings for their care. Of course the place will be equipped with the best of everything in the way of surgical and medical appliances known."<sup>18</sup> Reports filed with the Nebraska State Board of Health in 1909 and 1911, in connection with new legislation to regulate nurses' training, indicated the hospital offered twenty (1909) or twenty-one beds (1911), though inexplicably "capacity about 40" was also reported in 1909.<sup>19</sup>

According to advertisements in *The Nebraska News* (later *University Place News*), Wesleyan Hospital operated under Dr. Coffin until 1911, when Dr. R. H. Sawyer took charge. By the summer of 1912, Coffin was reported as removing to

<sup>10</sup> Oderkirk, pp.179-180.

<sup>11</sup> [Nebraska State Historical Society](#), Archives Record for Nebraska State Board of Health, "Annual Reports of Training Schools, 1909-1990", 1909-1910 and 1911, Retrieved 12 February 2015.

<sup>12</sup> Oderkirk, pp. 184.

<sup>13</sup> [Nebraska Blue Book](#). Lincoln, NE: The State Journal Co. 1901. pp. 393. [http://nebraskahistory.org/lib-arch/research/public/state\\_finding\\_aids/health\\_bd.pdf](http://nebraskahistory.org/lib-arch/research/public/state_finding_aids/health_bd.pdf) Retrieved 12 February 2015.

<sup>14</sup> The Omaha Clinic Proceedings of the Nebraska State Medical Society (May 1892). [Twenty-Fourth Annual Session](#). Vol. 5. H. J. Penfold. pp. 463. [http://nebraskahistory.org/lib-arch/research/public/state\\_finding\\_aids/health\\_bd.pdf](http://nebraskahistory.org/lib-arch/research/public/state_finding_aids/health_bd.pdf) Retrieved 12 February 2015.

<sup>15</sup> "The Wesleyan Hospital," *The Nebraska News aka University Place News*, (28 December 1905), pp. 5. Also reported in *The Wesleyan* (Nebr. Wesleyan Univ. student newspaper), Jan. 5, 1906, p. 6, col. 4.

<sup>16</sup> Lancaster Deeds 122:578, 121:593, 134:98, 353.

<sup>17</sup> Lancaster Deeds 144:591 and 149:136.

<sup>18</sup> *The Nebraska News aka University Place News*. (28 December 1905). *The Wesleyan Hospital*. pp. 5

<sup>19</sup> [Nebraska State Historical Society](#), Archives Record for Nebraska State Board of Health, "Annual Reports of Training Schools, 1909-1990", 1909-1910 and 1911. [http://nebraskahistory.org/lib-arch/research/public/state\\_finding\\_aids/health\\_bd.pdf](http://nebraskahistory.org/lib-arch/research/public/state_finding_aids/health_bd.pdf) Retrieved 12 February 2015.

Wesleyan Hospital & Nurses Training School

Lancaster County, Nebraska

**Name of Property**

**County and State**

his Florida home,<sup>20</sup> and the hospital was closed in August of 1912.<sup>21</sup> The building was advertised for rent as “An elegant, modern building for a rooming and boarding house” with an estimated capacity of “Forty to fifty roomers.”<sup>22</sup> The announcement of the closure mentions the possibility of its reopening as a girls’ dormitory “but, if so, it will be entirely under the management of the stockholders, or their lessee [sic]. There will be no connection whatever between it and the university...”<sup>23</sup> The closure was reported nationally in the *American Journal of Nursing*, in the same edition that editorialized about problems with hospital-based training schools, and the increasing pressure to enroll younger and younger women as trainees.<sup>24</sup>

The girls’ dormitory, Johnson Hall, was advertised for the fall and spring semesters of the 1912-13 school year, indicating that “One, two, three or four may occupy each room.”<sup>25</sup> Johnson Hall was operated by Frank A. and Minnie M. Johnson. Although news about the conversion of the hospital to a boarding house stated that “... Wesleyan University has nothing to do with the management of the Wesleyan Hospital or any of the proposed dormitories”,<sup>26</sup> the article points out Frank Johnson’s close ties to the University as a nephew to Mrs. C. C. White, a prominent resident of University Place and member of the Nebraska Wesleyan University Board of Trustees.<sup>27</sup> Nebraska Wesleyan’s student newspaper also reported on events at the boarding house, underscoring the close connection between the college and the private boarding house. The boarding house possibly operated only the single school year as it was not mentioned in *The Wesleyan* (NWU student newspaper) in the fall of 1913.

The facility reopened as a hospital for at least a few years, first under Dr. Chester E. Lewellen in October 1916<sup>28</sup> and then under Dr. Cabbage in March 1917.<sup>29</sup> Dr. Elbert J. Latta (and his wife Mamie as superintendent of nurses) managed the hospital by 1918.<sup>30</sup> The Lattas’ efforts appear to have been short-lived as they returned to Hastings, NE by the time of the 1920 census. The building was repeatedly sold in the late ‘teens and early 1920s until William Seng, a prominent University Place builder, purchased the property in 1928. Seng built four apartment buildings in University Place on his own account including St. Charles Apartments (NRHP 1985) and he apparently operated the former hospital and hotel as Grace Apartments.<sup>31</sup>

<sup>20</sup> *The Nebraska News aka University Place News*, (26 July 1912). pp. 3.

<sup>21</sup> *The Nebraska News aka University Place News*, (2 August 1912). pp. 3. [The American Journal of Nursing](#) Vol. 12. Philadelphia: J.B. Lippincott Company. 1912. pp. 1057. Retrieved 12 February 2015.

<sup>22</sup> *The Nebraska News aka University Place News*, (2 August 1912). pp. 3

<sup>23</sup> “Wesleyan Hospital Closed,” *The Nebraska News aka University Place News*, (August 30, 1912), pp. 1.

<sup>24</sup> “[Some Problems of the Training Schools](#)” *The American Journal of Nursing* (October 1911) Vol. 12 No. 1. Philadelphia: J.B. Lippincott Company. pp. 1. <https://books.google.com/books?id=7tEAAAAYAAJ&pg=PA1057&hl=en#v=onepage&q&f=false> Retrieved 12 February 2015.

<sup>25</sup> “Johnson Hall,” *The Nebraska News aka University Place News*, (30 August 1912), pp. 1; (24 January 1913). pp. 3.

<sup>26</sup> *The Nebraska News aka University Place News*, (9 August 1912), pp. 3.

<sup>27</sup> “Johnson Hall,” *The Nebraska News aka University Place News*, (30 August 1912), pp. 1.

<sup>28</sup> “Hospital Reception,” *The Nebraska News aka University Place News*, (13 October 1916), pp. 1.

<sup>29</sup> “Wesleyan Hospital Changes Hands,” *The Nebraska News aka University Place News*, (30 March 1917), pp. 1.

<sup>30</sup> Lincoln City Directory 1918.

<sup>31</sup> Lincoln City Directory, 1928.



Wesleyan Hospital & Nurses Training School

Lancaster County, Nebraska  
County and State

**Name of Property**

**Comparable Hospitals/Nurses Schools in Lincoln**

Among more than a dozen hospitals that were also nurses' training schools in and around Lincoln, Nebraska, in the first two decades of the 20<sup>th</sup> century, only Saint Elizabeth Hospital still exists from that era as an institution. But it was a much larger "general" hospital and its early buildings on South Street (1880s-1910s) are gone except for a chapel wing of 1921 and Trabert Hall, the nurses' residence of 1928. The Hospital itself relocated to S. 70<sup>th</sup> Street in 1969.



*Postcard image of St. Elizabeth Hospital,  
11<sup>th</sup> & South St., Lincoln  
View from northwest, ca. 1905  
Not extant 2015  
(Lincoln/Lancaster County Planning Dept.)*

Central Hospital was located just east of downtown Lincoln on O Street, Lincoln's commercial "Main Street" (2116-2120 O St.). It operated until ca. 1920, then was a boarding house until its demolition in the mid-20<sup>th</sup> century.



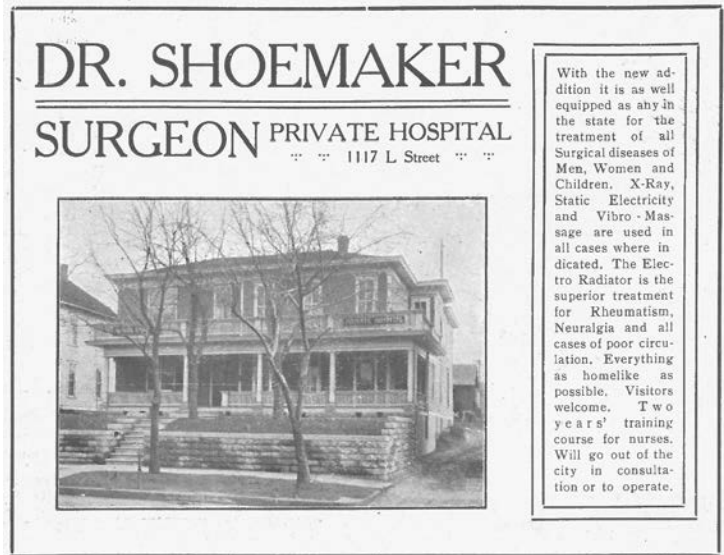
*Advertisement for Central Hospital  
2116-2120 O St., Lincoln  
View from south, 1911  
(Lincoln City Directory, 1911)*

Wesleyan Hospital & Nurses Training School

Lancaster County, Nebraska  
County and State

**Name of Property**

Dr. Charles Shoemaker converted a residence on the southwest edge of downtown into a private hospital, which also advertised a "Two years' training course for nurses."<sup>32</sup>



*Dr. Shoemaker's Private Hospital  
1117 L St., Lincoln  
View from north, 1911  
Not extant 2015  
(Lincoln City Directory, 1911)*

Dr. Walter Ramey adapted the huge McFarland mansion on the north edge of downtown Lincoln near the University of Nebraska campus into "Lincoln Hospital" or "Ramathium Restorium." Both buildings have been demolished.



*Dr. Ramey's Lincoln Hospital in former McFarland Mansion, NW corner of 14<sup>th</sup> & Q Sts., Lincoln  
View from east  
Not extant 2015  
(Lincoln/Lancaster County Planning Dept.)*

<sup>32</sup> *Lincoln City Directory, 1911, opp. p. 503.*

Wesleyan Hospital & Nurses Training School

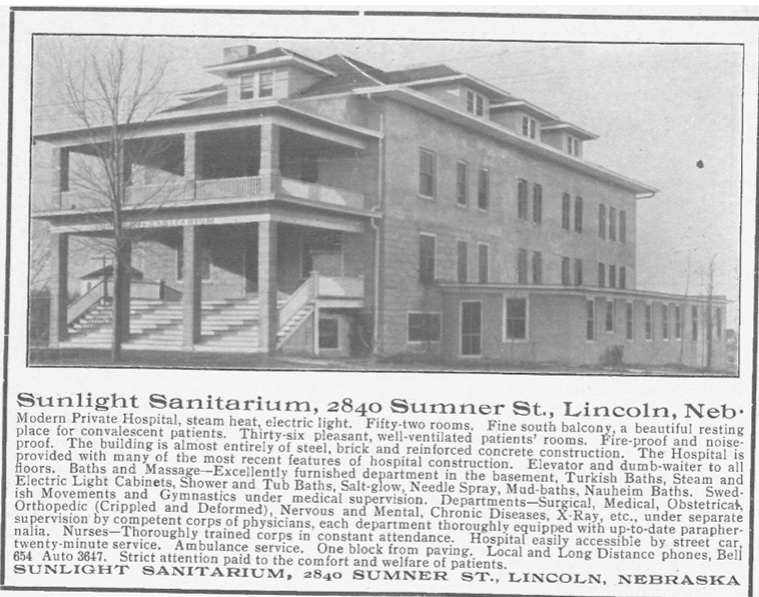
Lancaster County, Nebraska  
County and State

**Name of Property**

The Lincoln Sanitarium was built in 1892 at 1401 M Street in downtown Lincoln near the Nebraska State Capitol. It offered “sulpho-saline” baths and at least in the early 20<sup>th</sup> century functioned as a hospital. The building was demolished around 1930.



*Lincoln Sanitarium  
1401 M Street, Lincoln  
View from northwest, ca. 1905  
Demolished ca. 1930  
(Lincoln/Lancaster County Planning Dept.)*



**Sunlight Sanitarium, 2840 Sumner St., Lincoln, Neb.**  
Modern Private Hospital, steam heat, electric light. Fifty-two rooms. Fine south balcony, a beautiful resting place for convalescent patients. Thirty-six pleasant, well-ventilated patients' rooms. Fire-proof and noise-proof. The building is almost entirely of steel, brick and reinforced concrete construction. The Hospital is provided with many of the most recent features of hospital construction. Elevator and dumb-waiter to all floors. Baths and Massage—Excellent furnished department in the basement, Turkish Baths, Steam and Electric Light Cabinets, Shower and Tub Baths, Salt-glow, Needle Spray, Mud-baths, Nauheim Baths. Swedish Movements and Gymnastics under medical supervision. Departments—Surgical, Medical, Obstetrical, Orthopedic (Crippled and Deformed), Nervous and Mental, Chronic Diseases, X-Ray, etc., under separate supervision by competent corps of physicians, each department thoroughly equipped with up-to-date parapher-twenty-minute service. Ambulance service. One block from paving. Local and Long Distance phones, Bell 654 Auto 3647. Strict attention paid to the comfort and welfare of patients.  
**SUNLIGHT SANITARIUM, 2840 SUMNER ST., LINCOLN, NEBRASKA**

*Dr. Orr's Sunlight Sanitarium  
2840 Sumner St., Lincoln  
View from southeast, 1911  
Not extant 2015.  
(Lincoln City Directory, 1911)*

In a residential area southeast of downtown Lincoln, Dr. H. W. Orr built a house in 1906 then expanded it greatly in 1909 into “Sunlight Sanitarium,” one of the area’s largest private hospitals at 52 rooms. After only a few years of operation, it was converted into Martin Luther Seminary, which has since been demolished.



Wesleyan Hospital & Nurses Training School

Lancaster County, Nebraska  
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Two college campuses on the eastern outskirts of Lincoln provided sanitariums in the Wesleyan Hospital era. Dr. Benjamin Bailey acquired the remaining building of the former Lincoln Normal University after the short-lived college lost its main building to fire in the 1890s. He opened "Green Gables" and operated it until the campus was acquired for Madonna Rehabilitation Hospital in the mid-20<sup>th</sup> century. None of the early buildings remain on the Madonna Hospital campus.



*Postcard View of Green Gables, Dr. Bailey's Sanitarium  
South St. at 56<sup>th</sup> Street, Lincoln  
View from northwest, ca. 1910  
Not extant 2015  
(Lincoln/Lancaster County Planning Dept.)*



*Postcard View of Nebr. Sanitarium  
at Union College, College View, Nebraska  
ca. 1910  
Not extant in 2015  
(Lincoln/Lancaster County Planning Dept.)*

At Union College in the town of College View southeast of Lincoln, one of the main buildings was operated in the early 20<sup>th</sup> century as Nebraska Sanitarium. As the college grew the building returned to academic use. It has since been demolished.



Wesleyan Hospital & Nurses Training School

**Name of Property**

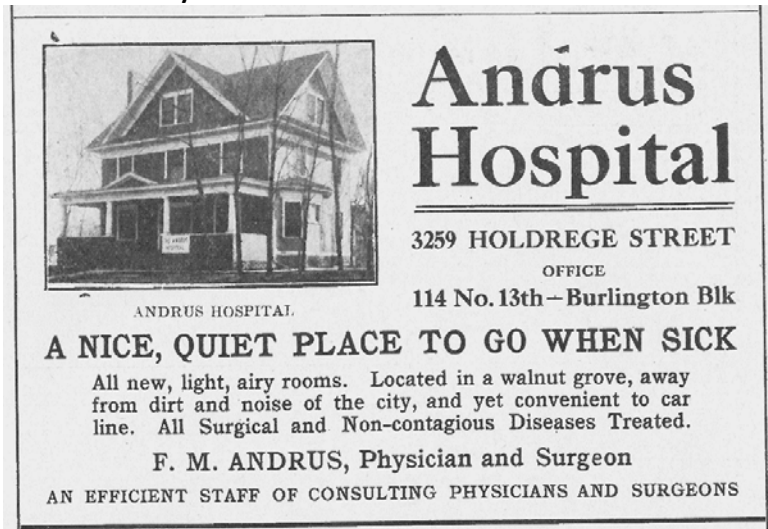
The only comparable hospital building of Wesleyan Hospital's tenure extant in Lincoln is Andrus Hospital at 3259 Holdrege Street. It operated as a hospital and later nursing home in a standard American Foursquare house which still stands. It is not known to have offered nurses' training.

**Summary**

The brief life of Wesleyan Hospital and its even shorter tenure as a school for nurses are characteristic of the rapidly evolving medical environment in Nebraska in the early 20<sup>th</sup> century. Small private hospitals relied on nursing students for staffing, while the nursing profession was acutely focused on the uneven quality of entrance requirements, instructional programs, supervision, and practical experience, especially at the smallest hospitals. As oversight and regulation increased, the viability of establishments such as Wesleyan Hospital was directly impacted and the roughly dozen private hospitals in Lincoln and its suburban towns closed or in rare cases (such as Dr. Bailey's "Green Gables" sanitarium) grew to meet the more stringent requirements.

The small building constructed half as Hotel Cecil, half as Wesleyan Hospital & Nurses Training School, was a tiny fraction of the size of Saint Elizabeth, Lincoln's sole general hospital of the era, and of Lincoln General, Bryan Memorial, and Lincoln Veterans' Hospitals, all founded in the decade of 1921-30. Of these, only Lincoln Veterans' Hospital (NRHP 2012) retains significant portions of its early complex and it stands in striking contrast to Dr. Coffin's establishment, which had closed to patients scarcely a decade before the VA Hospital was built in 1930.

Lancaster County, Nebraska  
**County and State**



*Advertisement for Andrus Hospital  
3259 Holdrege St., Lincoln  
View from northwest  
**Extant in 2015**  
(Lincoln City Directory, 1914, p. 19.)*



*Postcard aerial view of Lincoln VA Hospital  
from northwest, ca. 1932  
**Extant in 2015**  
(Lincoln/Lancaster County Planning Dept.)*

Wesleyan Hospital & Nurses Training School  
Name of Property

Lancaster County, Nebraska  
County and State

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## 9. Major Bibliographic References

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### Bibliography

Oderkirk, Wendell W. "Organize or Perish": *The transformation of Nebraska Nursing Education, 1888-1941*. Lincoln, NE: PhD. Dissertation, University of Nebraska-Lincoln, 1987.

[Nebraska State Historical Society](#), Archives Record for Nebraska State Board of Health, "Annual Reports of Training Schools, 1909-1990", 1909-1910 and 1911, Retrieved 12 February 2015.

[Western Medical Review](#). Vol. 11 No. 1. Lincoln, NE: Western Medical Review Company. 15 January 1906. p. 3. Retrieved 12 February 2015. Records incorporation of the hospital in 1905.

"Hospital Changes Hands," [Journal of the American Medical Association](#) Vol. 69 Part 2. American Medical Association. 1917. p. 1283. Retrieved 19 February 2015.

House Journal of the Legislature of the State of Nebraska (5 January 1897). [Twenty-Fifth Regular Session](#). Lincoln, NE: State Journal Company, Printers. p. 28. Retrieved 12 February 2015. Notes Dr. C. E. Coffin as 1<sup>st</sup> Asst. Physician, Nebraska Hospital for the Insane, Lincoln

[Nebraska Blue Book](#). Lincoln, NE: The State Journal Co. 1901. p. 393. Retrieved 12 February 2015. Notes Dr. Coffin as Superintendent of Nebraska Hospital for the Insane since 1899.

[Polk's Medical Register and Directory of North America](#) (12th revised ed.). R. L. Polk & Co. 1912. p. 1035. Retrieved 12 February 2015. Lists Wesleyan Hospital with capacity 30, C. E. Coffin as physician, Catherine Wollgast as superintendent.

[The American Journal of Nursing](#) Vol. 12. Philadelphia: J.B. Lippincott Company. 1912. p. 1057. Retrieved 12 February 2015. Notes: "The Wesleyan Hospital and Training School, located on University Place, has been closed."

*Ibid.*, "Some Problems of the Training Schools," editorial, p. 1.

*The Nebraska News* (aka *University Place News*).

"The Wesleyan Hospital," [Article on "preliminary work for a hospital at University Place"](#), (28 December 1905), p. 5.

Final advertisement for Wesleyan Hospital listing C. E. Coffin as President, (27 October 1911). p. 3.

[Ad lists R. H. Sawyer as President](#). (3 November 1911). p. 3.

"Dr. Coffin left yesterday for his Florida home." (26 July 1912). p. 3.

"At a special meeting of the board of directors of the Wesleyan Hospital it was decided to discontinue it as a hospital and let the university use it as a girls' dormitory." (2 August 1912). p. 3.

"The Wesleyan University has nothing to do with the management of the Wesleyan Hospital or any of the proposed dormitories." (9 August 1912). p. 3.

Wesleyan Hospital & Nurses Training School

Lancaster County, Nebraska

**Name of Property**

**County and State**

“Wesleyan Hospital Closed.” (16 August 1912). p. 1.

“Johnson Hall.” (30 August 1912). p.1.

Ad for Johnson Hall and article. (24 January 1913). p. 3.

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

**Primary location of additional data:**

- 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 #

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other (Name of repository)

Historic Resources Survey Number (if assigned): LC13:F12-394

**10. Geographical Data**

Acreage of property 0.08 USGS Quadrangle Lincoln Quadrangle  
(Use either the UTM system or latitude/longitude coordinates. Delete the other.)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

1. Latitude 40.840159 Longitude -96.653453

**Verbal Boundary Description**

The property consists of Lot 1 and the north half of Lot 2 of Baldwin’s Subdivision, located at the southeast corner of North 48<sup>th</sup> Street and Baldwin Avenue in Lincoln, Lancaster County, Nebraska.

**Boundary Justification**

The boundaries include all of the property historically associated with the Wesleyan Hospital and Nurses Training School.

**11. Form Prepared By**

name/title Stacey Groshong Hageman/Planner; Ed Zimmer/Historic Preservation Planner

organization Lincoln/Lancaster County Planning Dept. date 15 September 2015

street & number 555 South 10<sup>th</sup> Street telephone (402)441-6360

city or town Lincoln state NE zip code 68508

email [SLHageman@lincoln.ne.gov](mailto:SLHageman@lincoln.ne.gov); [ezimmer@lincoln.ne.gov](mailto:ezimmer@lincoln.ne.gov)

Wesleyan Hospital & Nurses Training School

Lancaster County, Nebraska

**Name of Property**

**County and State**

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Additional items:** (Check with the SHPO for any additional items.)



Wesleyan Hospital & Nurses Training School

Lancaster County, Nebraska

**Name of Property**

**County and State**

**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property Wesleyan Hospital & Nurses Training School

City or Vicinity Lincoln County Lancaster State Nebraska

Photographer Stacey Hageman (SH) & Ed Zimmer (EZ) Date Photographed Various, as noted

Description of Photograph(s) and number, include description of view indicating direction of camera.

- 1 of\* View toward southeast of north (left) and west (center) facades of Wesleyan Hospital with adjacent N. 48<sup>th</sup> Street frontage, EZ, January 2015.
- 2 of\* View toward southeast of north (left) and west (center) facades of Wesleyan Hospital, SH, May 2015.
- 3 of\* View toward west-southwest of east (left) and north (center) facades of Wesleyan Hospital, SH, May 2015.
- 4 of \* View toward northwest of south (left) and east (right) facades of Wesleyan Hospital, EZ, January 2015.
- 5 of \* Interior view, second floor, looking toward northeast at northeastern stairs in Wesleyan Hospital, EZ, May 2015.
- 6 of 6 Interior view, second floor, looking toward north down northeastern stairs in Wesleyan Hospital, EZ, May 2015.

**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 100 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.

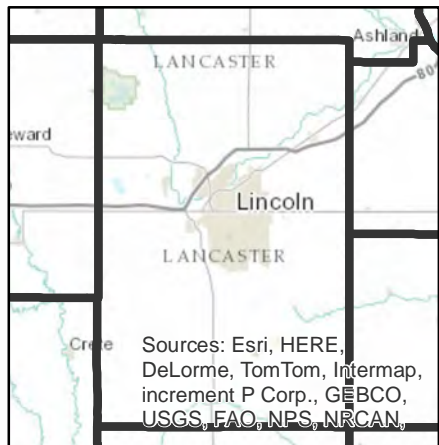
**Wesleyan Hospital & Nurses Training School**

**2742 North 48th Street  
Lincoln, Lancaster Co.,  
Nebraska**

Latitude/Longitude Coordinates:

40.840159, -96.653453

Datum: WGS84



**Legend**

 Proposed NRHP Boundary

1:10,000



0 345 690 1,380 Feet

0 110 220 440 Meters



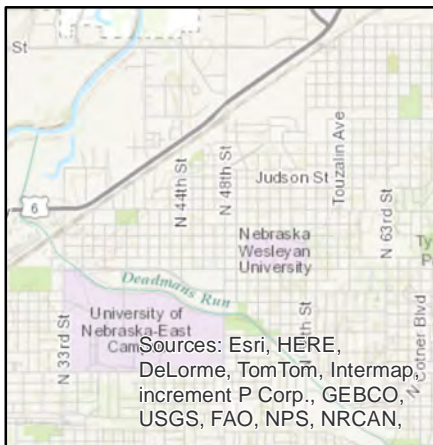
# Wesleyan Hospital & Nurses Training School

2742 North 48th Street  
Lincoln, Lancaster Co.,  
Nebraska

Latitude/Longitude Coordinates:

40.840159, -96.653453

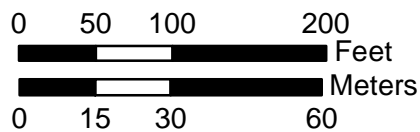
Datum: WGS84



## Legend

 Proposed NRHP Boundary

1:1,500



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors









2742





Handicap  
PARKING

OIL  
CHANGE  
BRAKE  
TIRES















UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Wesleyan Hospital and Nurses Training School

MULTIPLE NAME:

STATE & COUNTY: NEBRASKA, Lancaster

DATE RECEIVED: 10/02/15      DATE OF PENDING LIST: 10/28/15  
DATE OF 16TH DAY: 11/12/15      DATE OF 45TH DAY: 11/17/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000794

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    11-12-2015 DATE

ABSTRACT/SUMMARY COMMENTS:

*PDIL - Poor interior integrity  
Accept*

RECOM./CRITERIA Accept + A

REVIEWER J. Gabbard DISCIPLINE \_\_\_\_\_

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

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

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



RECEIVED 2280

OCT - 2 2015

Nat. Register of Historic Places  
National Park Service

September 25, 2015

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

RE: Wesleyan Hospital & Nurses Training School  
2742 North 48th, Lincoln, Lancaster County, Nebraska

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the above referenced property to the National Register of Historic Places. 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 blue ink that reads "Ruben A. Acosta". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Ruben A. Acosta  
National Register and CLG Coordinator  
Nebraska State Historical Society

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)

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, August 20, 2015, 1:30 p.m., Conference Room 214, 2<sup>nd</sup> Floor, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Tim Francis, Jim Johnson, Jim McKee, and Greg Munn; (Jim Hewitt and Liz Kuhlman absent). Ed Zimmer, Stacey Groshong Hageman, Paul Barnes and Amy Hana Huffman of the Planning Department; Kevin Abourezk from the *Lincoln Journal Star*.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Chair Greg Munn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Munn requested a motion approving the minutes for regular meeting held July 16, 2015. Motion for approval made by Johnson, seconded by Francis and carried 4-0: Francis, Johnson, McKee and Munn voting 'yes'; Hewitt and Kuhlman absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission.

### **Resolution on NRHP Nomination of Wesleyan Hospital and Nurses Training School**

Members present: Francis, Johnson, McKee and Munn; Kuhlman and Hewitt absent.

Zimmer explained that approval of the Commission, as the preservation board of a Certified Local Government, is necessary for National Register nominations of Lincoln properties to advance to the State Board and the Park Service. The nomination distributed with the agenda packet presents the same information the Commission reviewed and approved in recommending Lincoln Landmark designation for the property earlier this year, which was successful.

He also noted that the property owner, Brett Harris, requested that Planning staff prepare "Part One" of the certified historic rehab application for this property, to begin the application process for federal income tax credits. "Part One" is essentially a draft National Register nomination. It was submitted to the National Park Service and recently approved, so the property has received a "Preliminary Certification of Eligibility" for the National Register from the federal agency.

With the HPC's approval, Zimmer and Stacey Hageman will present this nomination to the State HP Board September 4<sup>th</sup> in Omaha.

Members noted that the Commission had encouraged that this nomination be brought forward when the Landmark application was reviewed and recommended. While the building has been painted and the windows have been changed since 1906, it retains an high degree of exterior integrity.

**ACTION:**

McKee moved approval of a resolution endorsing the nomination to NRHP of the Wesleyan Hospital and Nurses Training School to the Nebraska Historic Preservation Board and to the National Park Service. Seconded by Johnson. Motion for approval carried 4-0: Francis, Johnson, McKee and Munn voting 'yes'; Hewitt and Kuhlman absent.

**STAFF REPORT AND MISCELLANEOUS:**

**Discussion on Wyuka CUP, Dignity Radio Broadcast Tower, and Tanglewood Apartments, all generally located at N. 45<sup>th</sup> Street and Vine Street:**

Members present: Francis, Johnson, McKee and Munn; Hewitt and Kuhlman absent.

Zimmer stated that Planner Paul Barnes is currently working on applications for the next Planning Commission meeting that this body should be knowledgeable about, though it not formally part of today's agenda. It is a development project at the southwest corner of 45<sup>th</sup> and Vine Streets, immediately west of Wyuka Cemetery, including the 500 foot tall radio tower. Barnes confirmed that the property is currently still owned by Wyuka. Zimmer said they had also owned considerable property on the east side, most of which is now developed into apartments, and this is a proposal to develop the remaining part into apartments. It is almost entirely outside of the National Historic Register boundaries.

The proposal is that the developer would come in on the line of S. 42nd Street. A deceleration lane would connect through to the Tanglewood Apartments further to the south near O Street.

There is a hidden pond on the property that very few people are aware of. It is part of the Tanglewood drainage system and retention. The new apartments would be constructed on that bare corner which would move the radio tower location to the southwest where a new one would be built at a lower height of approximately 300 feet. The new tower will be better screened by buildings and set back farther from the street. It will be closer to the east boundary of the cemetery.





Joeckel, Jeffery &lt;jeff\_joeckel@nps.gov&gt;

---

**RE: Engineer Cantonment**

1 message

Bozell, Rob &lt;rob.bozell@nebraska.gov&gt;

Thu, Dec 10, 2015 at 12:01 PM

To: "Acosta, Ruben" &lt;ruben.acosta@nebraska.gov&gt;, "Gabbert, James" &lt;james\_gabbert@nps.gov&gt;

Cc: Jeffery Joeckel &lt;jeff\_joeckel@nps.gov&gt;

I agree with Ruben, if we can take out the maps and locaAonal informaAon, the nominaAon should be made available. Ruben if you want to go over anything feel free to let me know. PreΔy sure I have the near final version up here in Omaha that went to NPS

---

From: Acosta, Ruben  
Sent: Thursday, December 10, 2015 10:53 AM  
To: Gabbert, James; Bozell, Rob  
Cc: Jeffery Joeckel  
Subject: RE: Engineer Cantonment

Jim,

I don't know if Rob Bozell has replied to you, but I would need to scan over the nominaAon to see if any detailed locaAon informaAon is included in the narraAve descripAon or statement of significance. Ideally, I would just want to restrict the maps, utm/lat-long and verbal boundary and allow the public to read the rest of the nominaAon. A lot of research and work went into the nominaAon and I think it would be a disservice to the public to hide it away. I'll get back to you later today or tomorrow with a final posiAon.

Ruben

Ruben A. Acosta  
National Register and CLG Coordinator  
Nebraska State Historical Society

p: (402) 471-4775

[ruben.acosta@nebraska.gov](mailto:ruben.acosta@nebraska.gov)

7/25/2016

DEPARTMENT OF THE INTERIOR Mail - RE: Engineer Cantonment

From: Gabbert, James [[mailto:james\\_gabbert@nps.gov](mailto:james_gabbert@nps.gov)]  
Sent: Wednesday, December 09, 2015 12:31 PM  
To: Bozell, Rob; Acosta, Ruben  
Cc: Jeffery Joeckel  
Subject: Engineer Cantonment

We are ready to begin posting the nominations listed the week this property was listed. The nomination is marked "Not for Publication" and the two maps are also labeled as such.

Do you wish us to completely withhold the entire nomination for the site? Or, do you want us to restrict the two maps and the UTM or Lat/Long points and Verbal Boundary Description? Or, do you have a redacted version that you can provide to us for public posting?

--

Jim Gabbert

Historian

National Register of Historic Places/National Historic Landmarks

(202) 354-2275