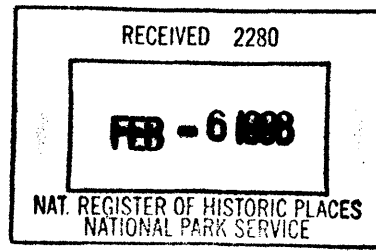


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United States Department of the Interior  
National Park Service



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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name Guy A. Brown House  
other names/site number LC13:D8-490

**2. Location**

street & number 219-221 South 27th Street [N/A] not for publication  
city or town Lincoln [N/A] 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 of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ([ ] See continuation sheet for additional comments.)

*Lawrence Sumner* 2/2/88  
Signature of certifying official Date

Director, Nebraska State Historical Society  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

*Edson R. Beall* 3.5.98  
Signature of Keeper Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

**Category of Property**

(Check only one box)

**Number of Resources within Property**

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

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

**Name of related multiple property listing**

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

N/A

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

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC: single dwelling - house

**Current Functions**

(Enter categories from instructions)

DOMESTIC: multiple dwelling - duplex

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Late Victorian-Italianate

**Materials**

(Enter categories from instructions)

foundation limestone

walls weatherboard

roof asphalt

other PORCH-brick

**Narrative Description**

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

See Continuation Sheets.

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

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

**Areas of Significance**

(Enter categories from instructions)

architecture

**Period of Significance**

c.1874

c.1935

**Significant Dates**

c.1874

c.1935

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

N/A

**Primary Location of Additional Data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Guy A. Brown House  
Name of Property

Lancaster County, Nebraska  
County and State

**10. Geographical Data**

**Acreage of Property** .3 acres, more or less

**UTM References**

(Place additional UTM references on a continuation sheet)

1.	14	69545	452025	3.			
	<b>Zone</b>	<b>Easting</b>	<b>Northing</b>		<b>Zone</b>	<b>Easting</b>	<b>Northing</b>
2.				4.			
					[ ] See continuation sheet		

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Elizabeth A. Chase, Graduate Student, Department of Community and Regional Planning  
organization University of Nebraska-Lincoln date December 1997  
street & number 4830 South Haven Drive telephone (402) 489-5714  
city or town Lincoln state NE zip code 68516-1252

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

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

**Property Owner**

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

name Lisa J. Schmidt  
street & number 1515 South 22nd Street telephone (402) 477-1831  
city or town Lincoln state NE zip code 68502

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 1

Guy A. Brown House  
Name of Property  
Lancaster County, Nebraska  
County and State

**DESCRIPTION**

The Guy Brown House at 219-221 South 27<sup>th</sup> Street in Lincoln, Lancaster County, Nebraska is a two-story vernacular wood frame Italianate style residence. It stands as a rare remnant of Lincoln's original residential development and is one of the last first generation homes in Lincoln. The Guy Brown House is an illuminating example of Italianate house design with considerable historic integrity. The home was constructed c. 1874 for single family use and was converted into a duplex in the 1930's. The modifications of the 1930's are significant in their own right, without obscuring the original design. The nomination consists of one contributing building: the house.

The Guy Brown House at 219-221 South 27<sup>th</sup> Street in Lincoln, Lancaster County, Nebraska was constructed c. 1874. The two-story vernacular wood frame Italianate style residence is located considerably east of the original 1867 plat of the city. In the early 20<sup>th</sup> century, Lincoln's urban growth reached this area of the city and the suburban setting of the Brown House became an urban one. Despite subsequent street widening and recent building of modern apartment complexes in the area, the Brown House and other early homes in the neighborhood have retained their early setting.

The Guy Brown House is a locally rare example of a centered gable subtype of Italianate residential architecture (McAlester, p. 211). The house is a two-story wood frame structure of nearly square plan, with a truncated roof and central brick chimney. Other characteristic features of the Italianate style are reflected in the design of the house. These include wide overhanging eaves, a prominent central extension in the front, and narrow, segmentally arched windows with decorative hoods. It is one of the oldest residences remaining in Lincoln and illustrates a non-bracketed variation of the Italianate style. Instead of brackets, the walls are topped with a paneled frieze, which also traces the shapes of the steep façade gables.

The principal, symmetrical façade is oriented toward the east, and is dominated by a large brick porch. The porch is covered with a hipped roof which extends across the length of the front. The rough textured brown brick and battered piers reflect "Craftsman" style influence consistent with its period of construction in the mid-1930's. Earlier Sanborn atlases outline two very small porches flanking the entrance pavilion, while indicating there was no porch at the center entrance itself (Sanborn, 1903). The principal facade also features a projecting entrance pavilion with a gable roof. The eaves of that gable flatten in a distinctive flair, a design motif repeated in the molding above the windows on the other sides of the house. The windows on the front façade are squared and devoid of decorative hoods.

The main entrance is made up of a single narrow doorway. It is topped with a stained glass transom window listing the address of the home which was installed in the summer of 1997, replacing the frosted glass transom that had been damaged. On either side of the projecting entrance pavilion are tall narrow windows, also devoid of decorative hoods.

The north and south facades appear to have originally been almost identical, although they have received differing alterations. Both are symmetrically arranged with a façade gable marked with a louvered oculus, and two bays of enframed windows with triangular caps on both

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**National Register of Historic Places  
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Section number 7 Page 2

Guy A. Brown House  
Name of Property  
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**DESCRIPTION (continued)**

floors. Those windows are double-hung with 2-over-2 sash, the top light of which has a rounded head. On the south side, the eastern first floor window is paired and lacks the cap, ornate frame, and rounded top. The Sanborn atlases suggest that this opening earlier contained a projecting, rectangular bay window, which was removed prior to 1928. On the north side, a projecting, single-story entrance pavilion was added in the 1930's when the house became a duplex, providing access to the staircase to the second story unit. A one-story wing extends across the rear of the house (the west façade), providing both a rear entrance and basement bulkhead.

The front entrance opens onto a small vestibule with alternating dark and light hardwood flooring. Two grain-painted doors communicate with north and south front parlors. The northeast parlor is distinguished by both a corner closet in the northeast corner and a larger closet along much of the west wall, which probably marks the original location of the stairway to the second floor. The straight, single-run stairs to the upper floor is accessed by the north, exterior door. Physical evidence suggests that the upper half of the stair is in its original location; originally it probably rose south to north in the area now the west closet in the northeast parlor, and turned 180 degrees to complete its run to the second floor. These changes occurred during the 1930's rehabilitation which duplexed the home.

The main portion of the main floor is divided into four even rooms, which communicate by doorways, without any central hall. The rear wing provides small service spaces. The basement is reached by an exterior bulkhead and/or by a staircase under the main stair, accessed from the northwest kitchen. The exterior basement walls show that most of the foundation was replaced with structural clay tiles, probably in the 1930's, but two areas of mortared stone foundation remain.

The upper floor has an east to west hall at the top of the stairs, serving four rooms in the corners of the house. All of the doors on the upper floor have clear glass transom windows that can be opened for ventilation. The northeast room was equipped with a kitchen, presumably when the house was converted into a duplex in the 1930's.

The Guy Brown House has been occupied by several owners and renters since the death of Mr. Brown. The house is clearly a late Italianate structure with two significant alterations; the addition of a "Craftsman" influenced brick porch and the conversion from single family residence to duplex, both alterations occurring in the 1930's. The house was unoccupied and neglected for a period of time in the early 1990's. In 1997, the house was rehabilitated and retains a very high degree of integrity from its period of significance (c.1874 and c. 1935).

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

Section number 8 Page 1

**Guy A. Brown House**  
Name of Property  
**Lancaster County, Nebraska**  
County and State

**STATEMENT of SIGNIFICANCE**

Located at 219-221 South 27<sup>th</sup> Street in Lincoln, Lancaster County Nebraska, the Guy Brown House is locally significant in the category of architecture under Criterion C. It was constructed c. 1874 for single family use and was converted into a duplex in c.1935. In response to the changing demographics, architecturally significant changes were made to the house c.1935. These changes reflect a type and method of construction common to that era. The Guy Brown House stands as a rare remnant of Lincoln's original residential development and is one of the last examples of a first generation home in Lincoln. The Guy Brown House is an unusual example of Italianate home design with considerable historic integrity despite changes made over time. The periods of significance, c. 1874 and c. 1935 are the original date of construction and the date of significant later additions.

The Guy Brown House is one of the last surviving first generation suburban houses in Lincoln, as reflected in its location on a ridge above Antelope Creek, one mile east of the original plat of Lincoln. The house is named for its original owner Guy A. Brown, a notable Lincolnite in state government and the most prominent owner of the house. Its periods of significance includes the time of its original construction date, c. 1874, and the time of the conversion to duplex, c. 1935. The open, suburban setting was altered in the early twentieth century as the city's urban development extended eastward, and the house itself reflects that second phase of development in its 1930's conversion to a duplex. Considerable historic integrity remains despite changes over time.

This home was built for Guy A. Brown, an early figure in State government. Brown served in a variety of important appointed positions, including State Librarian, Clerk, and Reporter of the State Supreme Court. He was also an active citizen in the city of Lincoln serving as a member of the local school board in 1881 and as a lay leader in the Episcopal Church where he and his family were prominent members.

Guy Ashton Brown was born in December of 1846 in Batavia, New York, the son of Joshua Lawrence Brown, judge of Genesee County, New York. Brown began his education at a village school and finished at a New England military academy before joining the military. After serving in the Civil War, Brown returned home to start a crockery business. In 1867, he moved to Nebraska City, Nebraska to enter into the partnership of Buxton & Brown Company, dealers in crockery, china, and glassware. Within a short time, Brown was appointed Clerk of the District Court for Otoe County and as part of that appointment, became Clerk of the State Supreme Court. In 1871, he moved to Lincoln to assume the remainder of appointive positions that he held until his death in October of 1890 (Transactions and Reports of the Nebraska State Historical Society, pp. 257-259).

In the early 1870's, Guy Brown bought a portion of John Young's land on which to build his house. John Young was a Methodist minister and one of Lincoln's founders. According to Deed Records and City Directories, the home was built between 1874 and 1876. John Young originally sold this portion of his farmland to James M. Stewart in February 1871 for the amount of \$1400 (Deed Record, 2.21.1871). Guy Brown bought the property from Stewart in December 1876 for \$3500 (Deed Record, 12.18.1876). The house was constructed sometime

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National Park Service****National Register of Historic Places  
Continuation Sheet**Section number 8 Page 2**Guy A. Brown House**

Name of Property

**Lancaster County, Nebraska**

County and State

**STATEMENT OF SIGNIFICANCE (continued)**

during this period but apparently Stewart did not live there. However, city directory information provides evidence that Brown did live there prior to 1876. The city directory has Brown in that vicinity as early as 1873 (Lincoln City Directory, 1873-1874). The 1874 panoramic map of Lincoln indicates that there is a structure in the shape and form of the present house in the general vicinity outside of the city proper. Dating of the structure between 1874 and 1876 is based upon transactions made between various persons reflected in the deed records and is further evidenced by unblemished newspaper fragments dated 1874 that were found inside of the wall of the home, exposed during interior renovation work in early 1997.

To understand the significance of the Guy Brown House, one must understand its location and physical character. The Guy Brown House is one of the six oldest known homes remaining in the city of Lincoln.<sup>1</sup> Four of the other five houses lie within the original 1867 plat of the city. Only the Brown House and Lyons House lie outside of the city's original plat. The Lyons House is located only a few blocks south of the original plat. The Brown House stands as the last example of a Lincolnite's home located well away from the city, reflecting an early suburban impulse of that period. Located atop the first terrace east of Antelope Creek, this home had a commanding view of the area south and west.

At the time the Brown House was constructed, circa 1874, the edge of Lincoln's urban development extended east to approximately 18<sup>th</sup> Street. Although ample house lots remained within the original plat, and land prices were depressed from 1871 to 1876 due to Governor Butler's impeachment and other challenges to the placement of the capital city, landowners beyond the city were actively promoting their property for house sites. East Lincoln, an area located from 27<sup>th</sup> Street eastward, was platted with house lots in 1868, but had little development until 1900-1910. Other early Lincolnites responded to the same suburban impulse as Brown locating their homes in similar areas relative to the city. These early Lincolnites included Governor Butler who built his home at 7<sup>th</sup> and Washington, one block outside of the original plat, and John Fitzgerald whose "Mount Emerald" estate between "A" and "D" Street, 19<sup>th</sup> and 20<sup>th</sup> Streets was another early house on the rim of the city. Both of those examples are now gone. The Guy Brown House, on its once suburban site, is a rare survivor of this group of homes.

The house itself is a two-story wood frame structure, nearly square in plan with a low-pitched hip roof, broad eaves, and a decorative cornice, all of which are essential features in Italianate design. The detailing is pure Italianate, but the decorative characteristics reflect an uncommon variation within the style. Most Italianate houses ornament the cornice with brackets, while a relative few use decorative panels

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<sup>1</sup> Lewis-Syford House, 700 North 16<sup>th</sup> Street, 1878, French Second Empire (NR 1971)  
Miller House, 1029 "E" Street, 1874, French Second Empire  
Lyons House, 1029 Sumner, c.1891, Gothic Revival  
Kennard House, 1627 "H" Street, 1869, Italianate (NR 1969)  
Filley-Burnham House, 905 "E" Street, c.1875, Gothic Revival



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Continuation Sheet**Section number 8 Page 3**Guy A. Brown House**  
Name of Property  
**Lancaster County, Nebraska**  
County and State**STATEMENT of SIGNIFICANCE (continued)**

instead. The Guy Brown House displays the decorative paneled variation. Roger Moss illustrates this non-bracketed variation in his book on American house paint styles drawn from an exterior decoration stylebook dated 1885 (Moss, pp. 30-31). There is no indication that the Guy Brown House ever had decorative brackets under the eaves.

The house features an entrance pavilion in the front with its own gabled roof. It forms a tower-like entrance, a characteristic of the centered gable subtype of Italianate residential architecture (McAlester, p. 211). The windows are tall and narrow double-hung wood sash. The hoods that top the windows feature a gable-like ornament with an arched window below. This detail of the window top appears to be a conscious reflection of the home's major decorative feature, the steep façade gables on the north, south and east. Despite later changes, the Italianate features remain dominant and the house is immediately recognizable as a product of its time and style.

As the city of Lincoln began to change in the 1900's, alterations began to appear on many homes. The Guy Brown House experienced alterations which became a part of the historic character of the home. As the urbanization of Lincoln pushed eastward, many of the homes that once stood as suburban residences were encroached upon as a result of urban growth. As part of this urban growth phase, earlier homes were replaced or altered. Formerly single family residences were being changed to multi-family residences to accommodate the growth of the city. At the time of construction, the Guy Brown House was on a piece of land approximately 2 acres in size and was surrounded by very little development with open views to the east, north, and south. By 1894, that space was reduced to a quarter of an acre with large homes to the north, south, and west. Key changes to the Guy Brown House were reflective of the increasing density of its neighborhood as this area was quickly transformed from open suburban into an urban neighborhood.

Due to these demographic changes, the Brown House was duplexed in c.1935 by dividing the home into upper and lower floor housing units. An enclosed staircase was added to the north side of the house which allows for exterior entry to the second floor. The original staircase was closed off in the lower unit and the area converted into closet space. Milton Scott, a railroad worker, was the owner and occupant of the home during the time of these modifications.

One of the more common alterations on many homes during this period was the addition of a porch or stylistic changes to existing porches. Stylistic changes made to existing house porches were shaped by style and technology. The porch has always been a tool for social interaction, with many becoming a secondary parlor during certain seasons of the year. The original figuration of the porch on the Brown House was outlined in early Sanborn atlases as two very small porches flanking the entrance pavilion, while indicating there was no porch at the center entrance itself (Sanborn, 1903). Closer to 1900, porches became deeper and darker because electric lighting and heat eliminated the need to have shallow porches that let the sun in to provide light and heat (Kahn & Meagher, pp.4-5). Presently, a brick porch with hipped roof extends

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Section number 8 Page 4

Guy A. Brown House  
Name of Property  
Lancaster County, Nebraska  
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**STATEMENT of SIGNIFICANCE (continued)**

across the length of the east façade. According to building permit records, this alteration appears to have been done in the mid- to late 1930's. The dark brown brick porch with battered piers and solid railing has a "Craftsman" character, reflecting 1930's stylistic trends.

The 1930's features added to the Brown House reflect a style and method of construction typical for the period. The conversion of the house into a multi-unit dwelling is indicative of the changing demographics of the area. The physical components of the duplexing embody the characteristics of a housing conversion typical of the era and area. The porch, added at or very near the same time, exhibits classic, yet understated 1930's Craftsman details.

The 1930's rehabilitation, significant for these reasons, also serves to highlight the rare nature of the Brown House's suburban origins. Despite the 1930's changes, significant 1870's features remain largely intact. The Brown House, although converted into a duplex and sporting a twentieth-century porch, retains much of the exterior character of an 1870's single-family residence. The Guy Brown House is recognizable and significant as the product of two historic periods. The Brown House is representative and illustrative of an early Lincoln suburban Italianate home; subsequent alterations reflect construction and stylistic types of the period of urbanization that engulfed it.

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Continuation Sheet**

Section number 9 Page 1

**Guy A. Brown House**

Name of Property

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**Guy A. Brown House**  
Name of Property  
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Guy A. Brown House  
Name of Property  
Lancaster County, Nebraska  
County and State

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**VERBAL BOUNDARY DESCRIPTION**

This property is described as Lot 137 I.T. N1/2 of S25 T10N R6E, Lincoln, Lancaster County, Nebraska.

**BOUNDARY JUSTIFICATION**

These boundaries include all the remaining property historically associated with the Guy Brown House.