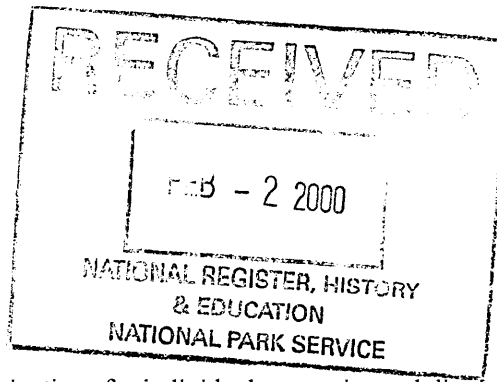


United States Department of Interior
National Park Service

National Register of Historic Places
Registration Form



168

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 an 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 Heartwell Park Historic District

other names/site number _____

2. Location

street & number 105-607 Lakeside Drive, 110-602 Forest Blvd., and 923 and 1109 N. Elm Street not for publication N/A

city or town City of Hastings vicinity N/A

state Nebraska code NE county Adams code 001 zip code 68902

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. (____ See continuation sheet for additional comments.)

Lawrence Sammler
Signature of certifying official/Title

1/25/00
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

Heartwell Park Historic District
Name of Property

Adams County, Nebraska
County and State

4. National Park Service Certification

I hereby certify that the 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.
See continuation sheet.
removed from the National Register.
other (explain) _____

Signature of the Keeper Date of Action
Edson H. Beal 3/9/00

5. Classification

Ownership of Property Category of Property
(check as many as apply) (Check only one box)

 private _____ building(s)
 public-local district
public-state _____ site
public-federal _____ structure
object

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

	Contributing	Noncontributing
buildings	49	8
sites	1	0
structures	1	5
objects	0	0

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
LANDSCAPE/park

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
LANDSCAPE/park

7. Description

Architectural Classification
(Enter categories from instructions)
MODERN MOVEMENT
LATE NINETEENTH AND EARLY
TWENTIETH CENTURY AMERICAN
MOVEMENTS

Materials
(Enter categories from instructions)
foundation CONCRETE
walls BRICK, WOOD
roof ASPHALT
other _____

Narrative Description

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

Heartwell Park Historic District
Name of Property

Adams 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 the National Register listing.)

Areas of Significance
(Enter categories from instructions.)
COMMUNITY PLANNING AND
DEVELOPMENT

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 our prehistory or history

Period of Significance
1886-1950

Significant Dates
1886

Significant Person
(Complete if Criterion B is marked)
N/A

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

A owned by a religious institution or used for religious purposes. Cultural Affiliation

N/A

B removed from its original location.

C a birthplace or grave.

D a cemetery.

Architect/Builder
Landscape Architect: A.N. Carpenter
Builder: Hastings Housing Company

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age achieved significance
within the past 50 years.

Narrative Statement of Significance

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

Heartwell Park Historic District
Name of Property

Adams County, Nebraska
County and State

9. Major Bibliographic 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

Primary location of additional data:
 State Historic Preservation Office
 Other state agency
 Federal agency
 Local government
 University
 Other

Name of repository: Adams County Historical Society

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

10. Geographical Data

Acreage of Property 37.8 acres

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

1	<u>1/4</u>	<u>5/5/2/3/0/0</u>	<u>4/4/9/3/9/0/0</u>	3	<u>1/4</u>	<u>5/5/3/0/2/0</u>	<u>4/4/9/3/7/0/0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>1/4</u>	<u>5/5/3/0/2/0</u>	<u>4/4/9/3/9/0/0</u>	4	<u>1/4</u>	<u>5/5/2/3/0/0</u>	<u>4/4/9/3/6/8/0</u>
	Zone	Easting	Northing		Zone	Easting	Northing

 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 Christina Slattery and Kathryn Franks, Architectural Historians
organization Mead & Hunt, Inc. date August 16, 1999
street & number 6501 Watts Road telephone (608) 273-6380
city or town Madison state WI zip code 53719-2700

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps: A U.S. Geological Survey 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)

Heartwell Park Historic District
Name of Property

Adams County, Nebraska
County and State

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

name various (see attached property owner list)
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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

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

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1

Heartwell Park Historic District
Hastings, Adams County, Nebraska

Introduction

The Heartwell Park Historic District is a residential district surrounding a park located northeast of the commercial downtown of Hastings. Heartwell Park Historic District encompasses portions of the Heartwell Park Addition and the Country Club Addition to Hastings. The center of the district is Heartwell Park, established in 1886. Heartwell Park is a linear park between Lakeside and Forest Boulevards, which extends three blocks between East Side Boulevard and North Elm Avenue. Fifty-five small-to-medium size residences line the streets on either side of the park. The Heartwell Park Historic District contains 51 contributing and 13 noncontributing resources, including both buildings and landscape features. The district exhibits integrity through the continued demonstration of its initial design concept.

Description

Heartwell Park

Heartwell Park is a pastoral landscape with gently rolling topography bordered by two tree-lined curvilinear streets. Large residential lots built between c. 1919 and 1960 flank the park on the north and south sides. Trees are the primary vegetation within the park, including a combination of deciduous and coniferous of varying ages from approximately 50 years old to the more recent at about 5 years old. The trees are planted in a random plan and include a variety of species dominated by false cedar, spruce, white pine, sycamore, and cottonwood. The park includes limited understory shrubs and plants that provide open views from one end of the park to the other.

Heartwell Lake runs through the park's center from east to west with a small island at its eastern end. The lake and island feature a retaining wall of formed concrete. The lake is connected to a large drainage ditch just west of East Side Boulevard outside of the district boundaries. The drainage ditch winds through the low area at the eastern end of the park and provides an area for runoff from the storm system and overflow from Heartwell Lake. The drainage ditch features a stone bottom and a formed concrete retaining wall.

Four pedestrian bridges in the park provide crossings over the lake and drainage ditch and access to the island. These modern vernacular bridges, constructed of concrete slab with metal poles and chain railing, are architecturally indistinct. A vehicular bridge crosses over Heartwell Lake connecting California Avenue in a north-south direction through the park. The vehicular bridge is a concrete slab construction with concrete abutments and simple concrete railing with a supplemental metal railing.

Other man-made features within the park include a concrete wading pool near the eastern end, completed in 1931, with later improvements, including the construction of a modern chain-link fence (c. 1972). Two concrete parking areas provide for a limited number of vehicles (approximately six parking stalls in each lot), and modern playground equipment has been added near the wading pool. The park shelter, located west of the North California Avenue vehicular bridge and completed in c. 1935, has undergone a number of alterations, including the enclosure of its openings.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 2

Heartwell Park Historic District
Hastings, Adams County, Nebraska

Residential Area

The Heartwell Park Historic District includes 55 residences that flank the park. Most of these residences are located on Lakeside Drive and Forest Boulevard, although two residences do not fully face the park and have addresses on North Elm Street – 923 and 1109 North Elm Street. Both Forest Boulevard and Lakeside Drive are curvilinear streets. Forest Boulevard has two narrow one-way lanes divided by a 25-foot-wide tree-lined median. Lakeside Drive is a two-lane curvilinear road, but it has no center median. Both streets feature 34 lots, each measuring between 50 and 65 feet wide. Forest Boulevard, however, has 22 houses compared to 31 on Lakeside Drive, many of which are on half lots.

The houses within the district range in age from c. 1919 to 1960. Of these houses, 78 percent were completed by 1950. Older residences are found along Forest Boulevard where development began c. 1919 with the construction of houses at 150 and 200 Forest Boulevard. Residential development did not begin on Lakeside Drive until 1940, with the majority of the houses completed between 1943-44. The houses within the district range from modest one-story vernacular houses to larger one- and two-story architecturally distinctive residences. Despite the variation in residential style and size, an overall cohesiveness runs through the district that is apparent in the rhythm of the buildings and the uniform setback of the houses. The landscape reinforces the cohesiveness of the district with its park, curvilinear streets, and vegetation.

The district features one- and two-story residences that depict many of the popular architectural styles of the time. Three Colonial Revival style houses are present within the district – 212 Forest Boulevard, 234 Forest Boulevard, and 923 North Elm Street. All three of these houses display typical Colonial Revival style features, including two-story height, a side gable roof, symmetrical facade, and a portico with side lights. Other architectural styles within the district include the Tudor Revival style house at 238 Forest Boulevard and the French Eclectic style house at 500 Forest Boulevard. The residence at 520 Forest Boulevard, built c. 1938, is one of the most distinctive residences in the district. Completed in the Art Moderne style, this house is a two-story masonry building displaying characteristic features such as an asymmetrical facade, a smooth stucco wall surface, curved corners, flat roof, and prominent horizontal lines.

More vernacular residences with limited architectural details are also present in the district. For example, the two-story cube residence at 150 Forest Boulevard displays a hipped roof with an overhang as its defining feature. Along Lakeside Drive, the Hastings Housing Company completed a number of the residences in the early 1940s in the Minimalist Traditional style. These one-story, brick veneer structures typically display rectangular plans and side gable roofs with or without intersecting front gables. Minimal architectural detailing is used on the houses such as concrete window sills and lintels, a decorative concrete pattern surrounding the entrance, a small gable roof over the entrance, and frame supports holding a shed roof over the entrance. Houses completed after 1950 are generally one-story ranch houses displaying characteristic low-pitched, hipped roofs with deep overhangs. For example, the residence at 129 Forest Boulevard is a typical large ranch house.

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 3

Heartwell Park Historic District
Hastings, Adams County, Nebraska

Contributing and Noncontributing Resources

The Heartwell Park Historic District includes 51 contributing and 13 noncontributing resources. The contributing resources entail 49 buildings, including 47 residences. The district includes one site – the park – and six structures, including bridges and the road system. Only one garage (238 Forest Boulevard) was included in the district's resource count. This brick structure, designed in the same style as the house, was individually distinctive and warranted inclusion. Other garages and small sheds within the district were vernacular, individually undistinguished, and were not substantial in size or scale. These small garages and sheds were therefore not included in the district's resource count.

Contributing buildings, sites, and structures relate to the district's significance and possess historic integrity. For example, contributing residences within the Heartwell Park Historic District largely retain their historic appearance and collectively relate to the district's significance. Through the uniform setback and overall rhythm, the contributing residences possess significance collectively as a planned residential development. Resources are categorized as noncontributing to the district if they have been substantially altered since the period of significance or if the property does not share the district's historic associations with planned residential development. The district's noncontributing resources include seven residences and the park shelter, which display a loss of historic integrity, as well as five structures that include the park's modern vehicular and pedestrian bridges.

Construction dates for the residences have been assigned using a combination of sources, including city directories, Sanborn-Ferris Fire Insurance Maps, and Adams County assessor's office records.¹ A historic name for each property is attributed to the first known owner of the property identified through the use of available historic city directories. However, ownership of many of the houses in the Heartwell Park neighborhood, particularly those constructed in the 1940s, experienced a rapid change of ownership. In addition, a few residences may have been rental property and the historic name therefore may indicate the first occupants.

¹ City directories and Sanborn-Ferris Fire Insurance Maps are in the collection of the Adams County Historical Society.

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 National Park Service

**National Register of Historic Places
 Continuation Sheet**

Section 7 Page 4

Heartwell Park Historic District
 Hastings, Adams County, Nebraska

Property Inventory

Key: B = Building
 ST = Structure
 S = Site

NeHBS No.	Historic Name	Address	Date	Contributing	Non-contributing
AD04-558	Otto A. Kostal House	923 North Elm Avenue	c. 1940	1 (B)	
AD04-559	Charles A. Guildner House	1109 North Elm Avenue	1951	1 (B)	
AD04-505	Obed E. Kullberg House	110 Forest Boulevard	1951		1 (B)
AD04-506	Jacob Hefnider House	120 Forest Boulevard	1951	1 (B)	
AD04-507	George M. Anderson House	130 Forest Boulevard	1955	1 (B)	
AD04-508	D.B. Marti House	150 Forest Boulevard	c. 1919	1 (B)	
AD04-509	G.J. Kral House	200 Forest Boulevard	c. 1919	1 (B)	
AD04-510	M. Ernest Whisinand House	212 Forest Boulevard	1929	1 (B)	
AD04-511	Leo P. Panelka House	216 Forest Boulevard	1953	1 (B)	
AD04-512	Floyd B. Reed House	220 Forest Boulevard	1939	1 (B)	
AD04-513	Jas T. Turner House	230 Forest Boulevard	1960	1 (B)	
AD04-514	Charles E. Uerling House	234 Forest Boulevard	1928	1 (B)	
AD04-515	J.H. Uerling House and Garage	238 Forest Boulevard	c. 1925	2 (B)	
AD04-516	Peace Lutheran Church Parsonage	306 Forest Boulevard	1960	1 (B)	
AD04-517	Clarence R. Weber House	350 Forest Boulevard	1956	1 (B)	
AD04-518	Arthur H. Anderson House	400 Forest Boulevard	1951	1 (B)	
AD04-519	John Quirk House	408 Forest Boulevard	c. 1949		1 (B)
AD04-520	Claren R. Kerr House	412 Forest Boulevard	1951	1 (B)	
AD04-521	Edward Deines House	500 Forest Boulevard	1927	1 (B)	

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**National Register of Historic Places
 Continuation Sheet**

Heartwell Park Historic District
 Hastings, Adams County, Nebraska

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NeHBS No.	Historic Name	Address	Date	Contributing	Non-contributing
AD04-522	Joseph Steele House	508 Forest Boulevard	c. 1929	1 (B)	
AD04-523	Karl C. Kauf House	514 Forest Boulevard	c. 1956	1 (B)	
AD04-524	Raymond W. Kerr House	520 Forest Boulevard	c. 1938	1 (B)	
AD04-525	Corwin J. Hargleroad House	602 Forest Boulevard	c. 1943	1 (B)	
AD04-526	Mrs. Roselma M. Jones House	608 Forest Boulevard	1949	1 (B)	
AD04-527	Ambrose A. Heuertz House	105 Lakeside Drive	c. 1949		1 (B)
AD04-528	Quentin McCluer House	111 Lakeside Drive	1943-44	1 (B)	
AD04-529	Farris Yeager House	113 Lakeside Drive	1943-44	1 (B)	
AD04-530	Melvin F. Collins House	117 Lakeside Drive	1943-44	1 (B)	
AD04-531	Clyde W. Donahoo	123 Lakeside Drive	c. 1946	1 (B)	
AD04-532	Glen W. Karr House	125 Lakeside Drive	1943-44	1 (B)	
AD04-533	Wilbur C. Smith House	129 Lakeside Drive	1943-44	1 (B)	
AD04-534	Philip E. Douglas House	133 Lakeside Drive	1943-44		1 (B)
AD04-535	Mark A. DeWitt House	137 Lakeside Drive	1946	1 (B)	
AD04-536	Leslie C. Anstine House	141 Lakeside Drive	1943-44		1 (B)
AD04-537	Arthur H. Jenkins House	145 Lakeside Drive	1943-44	1 (B)	
AD04-538	Harry F. Rean House	149 Lakeside Drive	1943-44	1 (B)	
AD04-539	Edgar C. Keast House	201 Lakeside Drive	1943-44	1 (B)	
AD04-540	Ralph C. Detrick House	205 Lakeside Drive	1943-44	1 (B)	
AD04-541	Forrest F. Fitch House	207 Lakeside Drive	1943-44	1 (B)	
AD04-542	Russell C. Goshoon House	209 Lakeside Drive	1943-44	1 (B)	
AD04-543	Emmett J. Carmody House	213 Lakeside Drive	1943-44	1 (B)	
AD04-544	Charles H. Busboom	225 Lakeside Drive	1943-44	1 (B)	

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**National Register of Historic Places
 Continuation Sheet**

Section 7 Page 6

Heartwell Park Historic District
 Hastings, Adams County, Nebraska

NeHBS No.	Historic Name	Address	Date	Contributing	Non-contributing
AD04-545	Geo B. Engelbrecht House	303 Lakeside Drive	1943-44	1 (B)	
AD04-546	Geo W. Nielsen House	309 Lakeside Drive	c. 1949	1 (B)	
AD04-547	Howard E. Burr House	315 Lakeside Drive	1940-41	1 (B)	
AD04-548	Homer A. Clay House	319 Lakeside Drive	1940-41	1 (B)	
AD04-549	Jack Binderup House	403 Lakeside Drive	1951	1 (B)	
AD04-550	Marion E. Ball House	405 Lakeside Drive	c. 1946	1 (B)	
AD04-551	Aubrey M. Stevenson House	409 Lakeside Drive	c. 1946		1 (B)
AD04-552	R. J. Hammell House	421 Lakeside Drive	c. 1949	1 (B)	
AD04-553	Raymon A. Watson House	507 Lakeside Drive	c. 1946	1 (B)	
AD04-554	Richard W. Newman House	511 Lakeside Drive	1953	1 (B)	
AD04-555	Carl J. Bryant House	517 Lakeside Drive	c. 1946		1 (B)
AD04-556	Lloyd P. Kissinger House	601 Lakeside Drive	c. 1949	1 (B)	
AD04-557	Glenn W. Williams House	607 Lakeside Drive	c. 1946	1 (B)	
AD04-560	Heartwell Park	Bounded by Lakeside Drive, North Elm Avenue, Forest Boulevard, and East Side Boulevard	c. 1886	1 (S)	
N/A	Park Shelter	Heartwell Park	c. 1935		1 (B)
N/A	Vehicular Bridge	Heartwell Park carrying California Avenue over Heartwell Lake	c. 1990		1 (ST)
N/A	Pedestrian Bridge	Heartwell Park carrying pedestrian traffic over Heartwell Lake and drainage ditch	c. 1970		4 (ST)
N/A	Road System	Lakeside Drive and Forest Boulevard between East Side Boulevard and North Elm Avenue and California Avenue between Lakeside Drive and Forest Boulevard		1 (ST)	

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**National Register of Historic Places
 Continuation Sheet**

Section 7 Page 7

Heartwell Park Historic District
 Hastings, Adams County, Nebraska

NeHBS No.	Historic Name	Address	Date	Contri buting	Non- contrib uting
<i>Total</i>				49 (B) 1 (ST) 1 (S)	8 (B) 5 (ST)

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

Section 8 Page 8

Heartwell Park Historic District
Hastings, Adams County, Nebraska

Statement of Significance

The Heartwell Park Historic District is locally significant under *Criterion A: Community Planning and Development* as an example of a planned residential development. The privately developed Heartwell Park Addition, platted in 1886, was designed by landscape architect A.N. Carpenter to include a linear park with a lake surrounded by curvilinear streets with large residential lots. The idea of a designed residential neighborhood with concerns given to the landscape and aesthetics was new to the City of Hastings in the late nineteenth century. The district's park was created in 1886, but the residential lots lay undeveloped for approximately 30 years, when construction began on the lots along Forest Boulevard. Development of the lots along Lakeside Drive on the north side of the park did not begin until the early 1940s. The park and surrounding residential neighborhood continue to demonstrate their initial design concept.

The district's housing represents two residential construction periods in Hastings in the early-to-mid-twentieth century. The late 1910s and early 1920s were times of steady growth and prosperity for the community, which was enhanced by Hastings's establishment as a railroad center and the prominence of its local industry. Within the Heartwell Park Historic District, seven residences on Forest Boulevard were constructed during this first period. The second period of residential construction, in the late 1930s through the 1940s, occurred in response to regional housing shortages caused by thriving war production plants and related industries. The establishment of the Naval Ammunition Depot (NAD) in Adams County brought an influx of residents to Hastings and an immediate demand for housing. In response, a large number of modest residences were constructed between 1939 and 1950. Within the Heartwell Park Historic District, the formerly vacant land on the north side of the park on Lakeside Drive was filled with one-story residences, mostly constructed between 1943-44.

The district's period of significance begins in 1886, with the platting and creation of the park and continues through 1950 to encompass the residential development surrounding the park. Heartwell Park has undergone a number of changes through the years, but the overall design principles and integrity remain. The residential properties in the Heartwell Park Historic District are individually undistinguished, but relay their significance collectively.

Historical Significance

Hastings: Residential Development

Hastings' earliest residences, often crude shacks, were constructed just prior to the platting of the town in 1872. With the establishment of the two railroad lines, Hastings quickly developed a business district at the junction of the railroads with an adjacent residential area. The city's population quickly grew and, by 1880, totaled 2,847 residents. During this period a number of houses were constructed, including 25 in 1874, 130 between January 1 and July 1, 1878, and 175 in 1879.² The 1870s were a period of rapid growth for the new town of Hastings.

² Thomas Frank Barton, "The Sequential Landscapes and Land Utilization of Hastings, Nebraska: An Urban Center Dominated by a Great Plains Environment" (Ph.D. diss., University of Nebraska, 1935), 81-82.

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**National Register of Historic Places
Continuation Sheet**

Section 8 Page 9

Heartwell Park Historic District
Hastings, Adams County, Nebraska

In the early 1880s, both the number and price of lots increased throughout Hastings. Influenced by an increase in demand for lots and high prices, landowners adjacent to the town limits quickly surveyed their land for inclusion in the town's boundary. As a result, the city's limits were extended in 1884 to encompass an additional 2,500 acres and by March 1, 1887, Hastings covered a platted area of 4 square miles with 360 platted acres waiting to be added. The annexation of land continued at a rapid pace between February and June 1887, with 1,500 to 1,600 acres added to the town in this short span of time.³ It was during this period that the College Park Addition, just south of the Heartwell Park Historic District, and the Heartwell's Park Addition, encompassing the historic district, were platted and added to the city's limits. In the majority of these additions, the streets were quickly and easily laid out following a standard grid pattern.

Housing construction continued at a rapid pace during the 1880s with an estimated 400 houses built in 1884 and another 300 between 1885-86.⁴ The new residences, often built at a greater distance from the downtown, were constructed at a larger scale and demonstrated a greater use of architectural styles than the town's earlier residences. For example, James B. Heartwell erected a large three-story residence in the center of an entire city block in 1886 (nonextant).⁵ Typical lot density during this prosperous period was three houses to one block. By the 1930s, however, it was common to have eight to ten houses per block.⁶

Fueled by speculation from the establishment of railroad lines, Hastings experienced a land boom in the spring of 1887. The area's urban and rural land values skyrocketed, with the cost of city lots increasing from \$300-\$500 to \$1,200-\$1,800 in less than 4 months.⁷ However, The land boom ended as abruptly as it started. Speculators realized

³ Barton, 115. Barton misquoted the number of acres annexed as 15,000 to 16,000, which is actually 1,500 to 1,600 acres.

⁴ Barton 115.

⁵ Barton, 114.

⁶ Barton, 117.

⁷ Dorothy Weyer Creigh, Adams County: The Story 1872-1972 (Hastings, Nebr.: Adams County-Hastings Centennial Commission, 1972), 31.

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**National Register of Historic Places
Continuation Sheet**

Section 8 Page 10

Heartwell Park Historic District
Hastings, Adams County, Nebraska

that the land values were fictitious and land prices quickly fell. Hastings experienced a depression following this boom that endured until about 1902.

During the 1890s the city suffered a decline in population, rural trade, and number of residences and industry. Many people moved out of Hastings and some of the large homes that had been recently constructed were abandoned. An estimated 300 residences were moved from the city to rural areas by farmers who obtained them cheaply.⁸

Hastings experienced a steady population increase in the early twentieth century. The city's population in 1910 was 9,338, with an increase of 20 percent to 11,647 in 1920, and an even greater rise by 25 percent to 15,490 in 1930.⁹

The 1910s witnessed increased construction in Hastings for commercial, civic, and residential buildings, although construction slowed during World War I. Following World War I, Hastings faced a housing shortage. During 1919 and the early 1920s many new homes were constructed in Hastings to address this shortage, including the first residences on Forest Boulevard in the Heartwell Park Historic District. The first homes in the Heartwell Park Historic District were the D.B. Marti House at 150 Forest Boulevard and the G.J. Kral House at 200 Forest Boulevard, both completed c. 1919. Marti was associated with the Marti-Matter Company, real estate and loans, and Kral was a travel agent. During the 1920s, five homes were constructed on Forest Boulevard, including the Charles E. Uerling House at 234 Forest Boulevard (1928) and the J.H. Uerling House (1925) next door at 238 Forest Boulevard. Charles Uerling was employed as the secretary-treasurer of the Gaston Music and Furniture Company and J.H. Uerling was a partner in Frances, Hoepfner and Uerling.

The 1920s were a period of growth that brought new construction. Even so, the era of prosperity for Hastings ended with the stock market crash of 1929 and the following depression in the 1930s. Little new construction took place in Hastings until the end of the decade. For example, only seven new homes were constructed in Hastings in 1937, but by 1939, 48 new residences were completed. A surge of housing construction in the late 1930s and 1940s accommodated the influx of workers employed in the area's new manufacturing plants. Housing shortages occurred in Grand Island due to the construction of the Cornhusker Ordnance Plant, and in Hastings because of the increased World War II business operations at the NAD. The housing surge started in 1939 with 26 homes completed by the Johnson Cash-Way Lumber Company largely on East 5th, North Bellevue, West 11th, North Briggs, West 7th, North Denver, and North Baltimore.¹⁰

⁸ Barton, 122-23, 128.

⁹ Creigh, 106 and 145.

¹⁰ *Hastings Daily Tribune*, 1940 Tapeline Edition, 22 January 1940.

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The official announcement that the NAD would be located in Hastings came in June 1942. NAD, the Cornhusker Ordnance Plant in Grand Island, and other war-related industrial efforts significantly increased housing demands in the area. The federal government erected trailer camps and quickly built housing for employees. The government also appealed to the communities to develop private housing ventures to meet the community's needs. Entire neighborhoods were created in a short period of time, with over 200 new houses built by local and regional contractors. The *Hastings Daily Tribune* recapped the city's housing boom in November 1943, listing the following new residential construction:

- Forty-eight homes on 3rd, 4th, and 5th between Elm and Ash completed by Hastings Builders, Inc.
- Twenty-three homes on the west side of North Baltimore and south of Baltimore, and eight houses on the east side of Baltimore constructed by M.A. Christensen of Omaha.
- Forty homes on Williams and Saunders between 11th and 12th completed by Model Homes, Inc.
- Sixty homes on Lakeside Drive, Ringland Road, and East 12th Street by the Hastings Housing Company.
- Twenty-three homes on Pine Knoll Road and 12 homes on East 12th Street between Elm and California constructed by Ervin Peterson of Lincoln.
- Twelve homes on North Williams, Bellevue, and Saunders streets constructed by A. Paulson of Fremont.
- Forty-eight family units in duplexes and fourplexes on Burlington, Lexington (north of 12th Street), and Bellevue by Carl C. Wilson of Omaha.¹¹

Most of the new homes were smaller than earlier residential structures and many were financed with Federal Housing Administration loans.¹² In 1940 the population of Hastings was 15,145. During the 1940s it experienced a growth to an estimated 23,000 residents with NAD and other industries in full war-time production. In 1950, following World War II, the city's population was 20,211.¹³

¹¹ *Hastings Daily Tribune*, 4 November 1943.

¹² *Hastings Daily Tribune*, 1940 Tapeline Edition, 22 January 1940.

¹³ Creigh, 189, 243, and 814.

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The Hastings Housing Corporation constructed the majority of the residences along Lakeside Drive in the Heartwell Park Historic District in the early 1940s in response to the city's need for housing. Many of the homes' first owners were employed in a variety of positions at the NAD. For example, NAD employees included Russell C. Goshorn, carpenter; Forrest F. Fitch, engineer; Leslie C. Anstine, supervisor; Glen W. Karr, plumber; and Philip E. Douglas, printer. The early-1940s homes on Lakeside Drive were mostly owner-occupied, although some of the houses were rented. Rapid changes in ownership appear to have taken place with some of the houses. After the end of World War II and a decline in operations at NAD, many of the new residents of Hastings left as quickly as they had arrived. This shift in the employment situation prompted the transfer of ownership of many of the modest 1940s houses, many of which housed NAD employees.

History of Heartwell Park

Heartwell Park, located at the center of the Heartwell Park Historic District, continues to be a popular recreational area in Hastings. Heartwell Park is named for James B. Heartwell, owner and creator of the once privately-owned park. Heartwell owned Heartwell's Park Addition, which encompasses Heartwell Park and part of Heartwell Park Historic District. Heartwell was president of the board of trustees for Hastings College, a prominent Hastings businessman, and served as a state senator beginning in 1886. Heartwell was also locally involved in the development of Parkview Cemetery, northeast of the district. Heartwell resided in Hastings until c. 1896, when his business ventures failed and he moved to California.

Purchased in 1873, but not developed until 1886, Highland Park was Hastings's first park. Prospect Park (or Chataqua Park) was the city's second park, created in 1886. Also established in 1886, Heartwell Park, the city's third park, was privately-owned but available for public use. Heartwell Park quickly evolved as a popular place for fishing, boating, ice skating, and recreation. For almost 30 years there were no residences surrounding Heartwell Park.

The local newspaper reported that Mr. Heartwell hired a crew of 25 men to work full-time on improvements to the site, including dredging the stream to form the lake and planting numerous trees. In 1888, the City of Hastings began to use Heartwell Lake to channel overflow water from the city's water and light plant. As a result, the size of Heartwell Lake has fluctuated over the years. Boating on the lake became a popular activity and a boathouse (nonextant) served as a launching dock.¹⁴ During the late nineteenth century, boats were stored in barns and sheds nearby, since there were no residences surrounding the park.

¹⁴ *Hastings Daily Tribune*, 12 October 1960.

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In 1899, the city purchased the park for \$2,000, or \$100 per acre for the 20-acre park. The city acquired the money to purchase the park property through two \$500 warrants issued by both the First National Bank and the German National Bank.¹⁵ As a city-owned facility, Heartwell Park continued as an important place for recreational and social activity. The park was often highlighted in promotional materials describing Hastings in the early twentieth century. In 1903 the park was described as the following:

“On the east there is Heartwell’s Park. This is the oldest and best improved park in the city. It contains 45-acres of ground, a beautiful lake, and plenty of shade. The Country Club has a neat Club House and golf ground in this park.”¹⁶

Three years later, in 1906, the park was again promoted through the following description:

“Heartwell park is a stretch of land in the northeastern part of town and includes Heartwell lake, the only body of water in or near Hastings. This park is a popular place for picnickers and others in the summer and in the winter the lake is a source of much pleasure to skaters.”¹⁷

At the turn-of-the-century, the park was the center of a variety of activities, including the very popular sport of fishing. The lake was stocked with catfish, trout, sunfish, perch, crappies, and carp. In 1905, Mayor Miles declared every Thursday as fishing day at Heartwell Lake. The lake was quickly depleted, though, and fishing was limited.¹⁸ In addition to daily recreational activities, larger social gatherings and festivals were also held at Heartwell Park. Prior to World War I, the park was used twice for the state Seventh Day Adventist Convention and, in 1932, was the setting for the May Fete pageant to commemorate the 50th anniversary of Hastings College. A wading pool was added to the park in 1931.

¹⁵ *Hastings Daily Tribune*, 14 July 1925.

¹⁶ William H. Steele, *Hastings, Nebraska. The Queen City of the Plains* (Hastings, Nebr.: Ed. Watkins, 1903). According to newspaper accounts the City of Hastings purchased only 20 acres of the original 45 acres of the park in 1899. The pamphlet cites the park as 45 acres which may not be accurate.

¹⁷ *The Book of Hastings: A Sketch of the Town with Illustrations* (Hastings, Nebr.: The Tribune, 1906), 53.

¹⁸ *Hastings Daily Tribune*, 12 October 1960.

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A number of Works Progress Administration (WPA) projects benefitted Heartwell Park. In October of 1935 a WPA crew began excavating Heartwell Lake, which had been somewhat dry. The dirt was used to raise the grade in the city's low streets. Another crew at Heartwell Park constructed a shelter house out of broken concrete taken from the streets during the construction of a storm sewer.¹⁹ Additional WPA projects in Heartwell Park included the construction of the dam and bridge in the mid-1930s, brick barbeques, and several foot bridges. The dam and bridge were replaced in 1990.²⁰ In addition, the WPA completed general maintenance improvements to Heartwell Park and other city parks. More recent improvements include the extension of the concrete apron around the wading pool and the installation of a chain-link fence in 1972.²¹ Other changes to the park include updated pedestrian bridges and modernizations to the shelter house.

Heartwell Park Historic District and Residential Urban Design

In 1886, the design of Heartwell Park and the surrounding residential lots was completed as Heartwell's Park Addition (see attached *Heartwell Park Addition plat*, 1886). The area included in this plat was later annexed to the city as Heartwell Park Addition and the Country Club Addition (platted in 1919). This collection of residential lots arranged along curvilinear streets facing an urban park is locally significant as the first designed residential neighborhood in Hastings. Lakeside Drive and Forest Boulevard are curvilinear streets flanking the north and south sides of the park and are distinct in that they do not follow the standard grid pattern found throughout the rest of the city.

A.N. Carpenter, a landscape architect from Galesburg, Illinois, designed "Heartwell's Park Addition," which includes the present day Heartwell Park Historic District. Although the park and lot layout are not identical to Carpenter's original design, the overall plan is still a strong element of the landscape today. Carpenter's design shows both Forest Boulevard (Park Avenue on the original plat) and Lakeside Drive (Forest Avenue on the original plat) as curvilinear streets that roughly follow their present appearance. There is, however, some variation between the original plat and the present street layout of the north-south connecting streets through the park. Only California Avenue currently travels north-south through the park. The 1886 plat indicated Pine Avenue, on the west side of the park, and Walnut Street with a circular drive, on the east side, to connect north-south through to Lakeside Drive.

¹⁹ *Hastings Daily Tribune*, 23 October 1935.

²⁰ William H. Derosear, *The Great Depression: Works Progress Administration in Adams County*, Seminar paper – Hastings College History Department, 1991. Collection of the Adams County Historical Society.

²¹ *Hastings Daily Tribune*, 11 April 1972.

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Heartwell Park Historic District
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It is not known if the street pattern of the park was ever laid out as originally planned. Forest Boulevard, a divided route, was not included in the original design.

Carpenter's design delineated 57 lots around the park. The north side held 15 lots, all 130 to 150 feet wide. On the south side, facing both the park and 9th Street, the design specified 42, 100-foot-wide lots. Residential lots along both Forest Boulevard and Lakeside Drive were developed many years after they were platted. The lot width size was decreased when they were finally developed, thereby increasing the total number of lots. Currently 34 lots in the district, most of which measure between 50 and 65 feet wide, flank the north side of the park. Thirty-four lots, each measuring between 55 and 70 feet wide, flank the park on the south side.

Although the plat designed in 1886 shows residential lots, no houses were built around the park until c. 1919. The reason for the delay in residential construction is not clear, but a few factors are likely to have contributed. Residential construction in Hastings, like everywhere, is dependent on a solid and growing economy. The 1880s were a prosperous time in Hastings. By 1890, though, the community and the rest of the region was caught in a depression. The difficult economic times could explain why residences were not built around the park immediately after its creation. Another theory is that the lots around the park may not have been immediately available for sale. Heartwell Park was originally 45 acres, although the present park is limited to the 20 acres that the city purchased in 1899. The original park acreage is likely to have extended beyond the park area in Carpenter's 1886 design, encompassing the residential lots shown in the design. Therefore, the lots would have been park land and not available for sale. The residential lots on the south side of Heartwell Park were likely part of the original Hastings Country Club grounds. The 9-hole golf course was abandoned in 1917. In 1919, the Country Club Addition to Hastings was platted to include the residential lots on Lakeside Drive, as well as the residential lots east of Pine Avenue on Forest Boulevard. These two theories suggest reasons why no houses developed around the park until after 1919.

After the first period of residential construction around Heartwell Park in the 1920s, construction stopped until 1939. This pattern parallels the Great Depression experienced throughout the United States. A boom for Hastings followed the depression, initially sparked by the establishment of the Cornhusker Ordnance Plant in Grand Island and NAD in Adams County. Housing was desperately needed and it was at this time that almost all of the formerly vacant land along Lakeside Drive was developed.

As a designed residential development, the Heartwell Park Historic District is unusual for the City of Hastings in the late nineteenth to mid-twentieth century. The park landscape and residential development along curvilinear streets with a boulevard were not common in local residential neighborhoods. The majority of the city's residential areas were constructed on the standard grid plan with little attention to landscape and aesthetic details. Landscape aesthetics were generally limited to wide terraces and uniform setbacks for the residences. Only a few residential areas, mostly near Hastings College, depict more elaborate design features. For example, University Parkway, a wide boulevard down the middle of the street, was developed from land given to Hastings College in 1882. Known as University Avenue today, this street still contains its wide boulevard with trees. Another example is 9th Street

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with its unusually wide terrace, deep setbacks, and large lots. Compared to these other city areas, the Heartwell Park Historic District is a distinct planned and landscaped residential area within the City of Hastings.

Conclusion

The Heartwell Park Historic District achieves local significance as a residential neighborhood within a planned and designed landscape. Applying *Criterion A: Community Planning and Development*, the district demonstrates the city's first residential neighborhood designed to include the landscape as a vital component. Although the park was created in 1886, the late nineteenth century plan to have residences on both sides of the park was not fully achieved until over 55 years later. With the construction of residences beginning in 1919 and following the city's trends in residential construction through the 1940s, the Heartwell Park Historic District has been able to convey the ideas of its original design. The district's period of significance, beginning in 1886 and ending in 1950, encompasses the landscape's evolution as a designed residential neighborhood. In addition to the park, the majority of the residences contribute to the Heartwell Park Historic District's period of significance. The district exhibits integrity through the continued demonstration of its initial design concept.

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Heartwell Park Historic District
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Boundary Description

The boundary of the Heartwell Park Historic District is shown as the dashed line on the accompanying "Heartwell Park Historic District" map.

Boundary Justification

The boundary encompasses Heartwell Park and the residential lots flank the park along Lakeside Drive, Forest Boulevard, and North Elm Street. This boundary includes a concentration of properties that retain historic integrity and contribute to the significance of the district as a designed residential area. The boundary was limited to exclude, where possible, properties that have lost integrity and/or have no significance.

The boundary on the eastern side was delineated to exclude nonresidential buildings associated with Hastings College. To the north and south, the boundary includes only the residential lots facing the park. Many properties beyond this point exhibit a loss in historic integrity and therefore would not contribute to the district's significance. The western boundary was drawn along East Side Boulevard to exclude the railroad tracks, which create a visual break from the residential area. The western boundary was also delineated to exclude a modern apartment building at the northeast corner of East Side Boulevard and Forest Boulevard, which faces East Side Boulevard. This property has been excluded from the boundary because it does not contribute to the significance of the district.

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Heartwell Park Historic District
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Photographs

The following information applies to all photographs:

Heartwell Park Historic District
Hastings, Adams County, Nebraska
Photographs by Mead & Hunt, Inc., and Catherine Renschler, Adams County Historical Society
March - May 1999
Negatives on file at the Nebraska State Historical Society

Photograph 1 of 18
Heartwell Lake with Lakeside Drive in background
View looking northeast

Photograph 2 of 18
Heartwell Lake and Island with Forest Boulevard in background
View looking southeast

Photograph 3 of 18
Heartwell Lake and Island
View looking east

Photograph 4 of 18
Heartwell Park
View looking northeast

Photograph 5 of 18
Forest Boulevard
View looking southeast

Photograph 6 of 18
Forest Boulevard
View looking west

Photograph 7 of 18
Lakeside Drive
View looking west

Photograph 8 of 18
Lakeside Drive at the intersection of North Pine Avenue

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Heartwell Park Historic District
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View looking northeast

Photograph 9 of 18
North California Avenue through Heartwell Park
View looking north

Photograph 10 of 18
Houses along 200 block of Lakeside Drive
View looking west

Photograph 11 of 18
Houses along 200 block of Forest Boulevard
View looking southwest

Photograph 12 of 18
House at 234 Forest Boulevard
View looking southwest

Photograph 13 of 18
House at 923 North Elm Street
View looking west

Photograph 14 of 18
House at 520 Forest Boulevard
View looking southeast

Photograph 15 of 18
House at 123 Lakeside Drive
View looking northeast

Photograph 16 of 18
House at 113 Lakeside Drive
View looking northwest

Photograph 17 of 18
Heartwell Park shelter
View looking northeast

Photograph 18 of 18

NPS Form 10-900-a
(Rev. 8-86)
Wisconsin Word Processing Format
(Approved 1/92)

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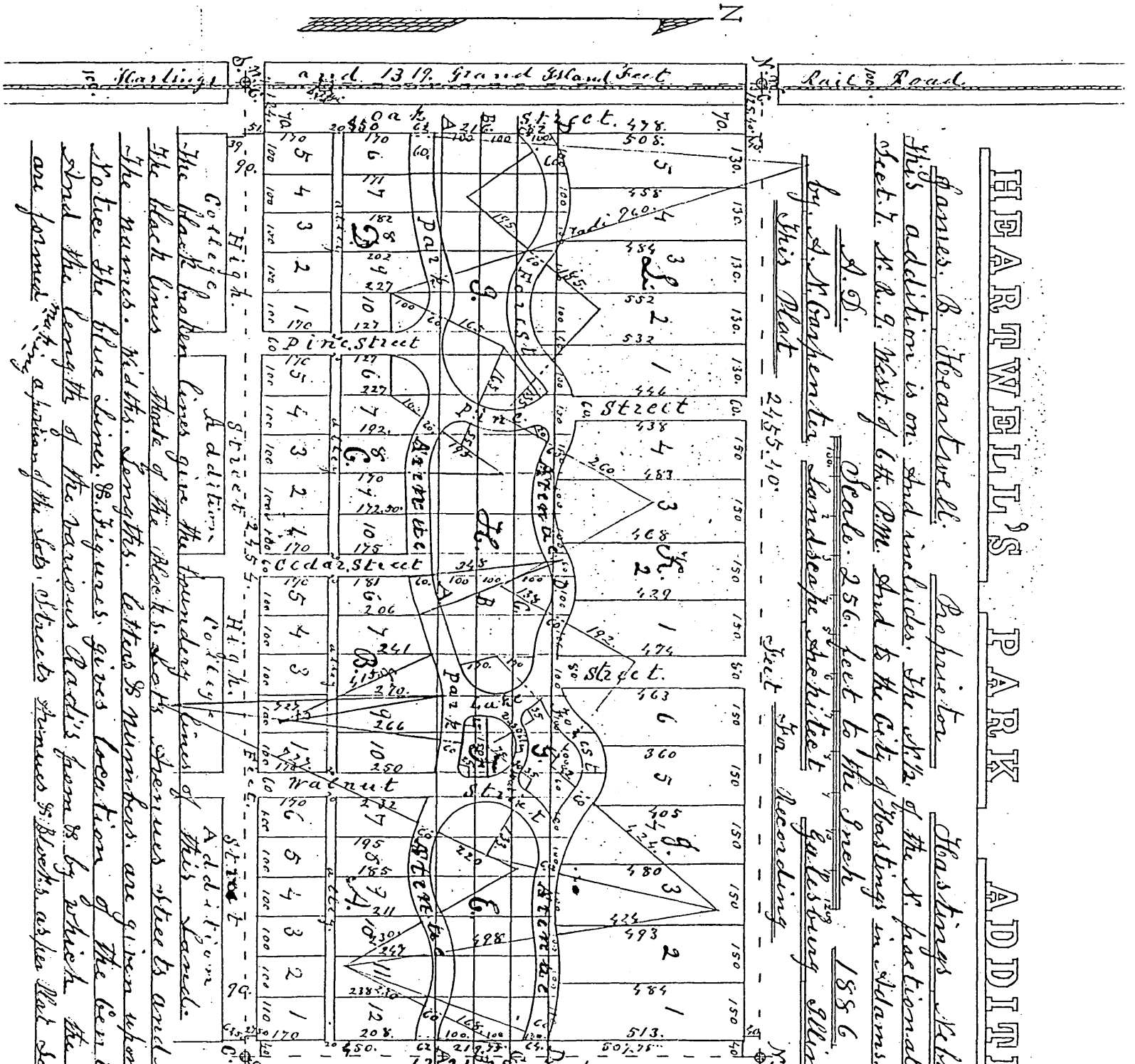
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Heartwell Park Historic District
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Pedestrian bridge in Heartwell Park
View looking west

Heartwell Park Addition Plat - 1886 (source: Adams County Historical Society)



The black lines show the state of the blocks, streets, avenues, streets and alleys. The names, widths, lengths, letters & numbers, are given upon Plat. The names, widths, lengths, letters & numbers, are given upon Plat. To see the blue lines, figures, gives location of the corners. And the length of the various parts from 88 by which the corners are found, making a plan of the plat, objects structures & blocks as per Plat see at corners.

See the Red lines running North & South, and in keeping with the Lot lines in Blocks A, B, C, D, E, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. Also those running East & West through the Park portion 100 feet apart, from A to G East to West line. And from A to B, C, D, North for convenience in taking & making measurements upon Plat & the ground.

HEARTWELL'S PARK ADDITION.

James B. Heartwell, Rebuilder Hastings Nebraska
 This addition is on and includes the 1/2 of the 1/2 fractional 1/2 of
 Sect. 7, T. 2. R. 9. West of 6th P.M. and to the City of Hastings in Adams Co. Neb.
 A.D. 1856.
 by J. M. Carpenter, Landscape Architect & Galesburg Illinois
 this Plat 2455.10' Street 50' Recording