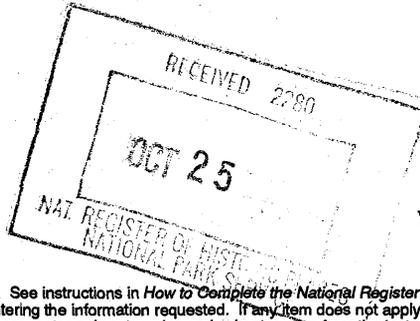


United States Department of the Interior
National Park Service

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 W.F. Hitchcock House
Other names/site number NeHBS #LC13:E5-002

2. Location

Street & number 2733 Sheridan Boulevard Not for publication
City or town Lincoln Vicinity
State Nebraska Code NE County Lancaster Code 109 Zip code 68502

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.)

[Signature] 10/21/02
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): _____

Signature of Keeper Date of Action

W. F. Hitchcock House

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	
2	0	Buildings
		Sites
		Structures
1		Objects
3	0	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

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

Early 20th Century Revival Styles: Colonial Revival

Materials

(Enter categories from instructions.)

Foundation Tile

Walls Tile and stucco

Roof Tile

Other Wrought-iron railings, wooden railings

Narrative Description

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

W. F. Hitchcock House

Name of Property

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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.)

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1922

Significant Dates

1922

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Jesse B. Miller (architect)

Peter Hansen (builder)

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 # _____
- Recorded by Historic American Engineering Record # _____

Primary location for additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local Government
- University
- Other
- Name of repository: Lincoln/Lancaster County Planning Department

W. F. Hitchcock House
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10. Geographical Data

Acreeage of property 0.4 acres

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

	Zone	Easting	Northing		Zone	Easting	Northing
1.	14	695400	4517900	3.			
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 Anne Bosshardt and Chris Beltzer, Historic Preservation Interns; and E.F. Zimmer, Planner

organization Lincoln/Lancaster County Planning Department

date August 9, 2002

street & number 555 South 10th Street

telephone (402) 441-6360

city or town Lincoln

state NE

Zip code 68508

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/title Joel D. and Kathy L. Sartore

street & number 2733 Sheridan Boulevard

telephone (402) 474-1006

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 determined 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, (15 USC 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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W.F. Hitchcock House

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DESCRIPTION

The W.F. Hitchcock House is a 2 ½ story Colonial Revival-style residence built in Lincoln, Lancaster County, Nebraska in 1922. Architect Jesse Boaz Miller designed the symmetrical, gray stucco house, which features a central block with a green-tiled gable roof and flat-roofed side wings. The property retains a contributing matching garage and extensive early landscaping, which includes a large limestone "alcove". The alcove is sufficiently large to be considered a contributing object.

The Hitchcock House is a Colonial Revival style residence located on Sheridan Boulevard in Lincoln, Nebraska. Sheridan Boulevard and its environs are Lincoln's premier residential neighborhood of the 1910s and '20s, initiated in 1909 by the Woods Brothers as the city's first major departure from a grid-pattern of development. The winding, 160-foot-boulevard right-of-way was laid out with divided roadways and a landscaped center median which originally accommodated streetcar tracks. Sheridan Boulevard followed a high ridge of land from Lincoln's then-southern edge at South Street all the way to the independent suburb of College View. The development was conceived as a whole in 1909, but the area where Hitchcock House stands was not platted into house lots until 1916 by the Harvey-Rathbone Company. Large Period Revival houses were built in the 1910s and '20s along the 160-foot wide boulevard and on adjacent streets such as Woodscrest Ave., Bradfield Drive, and Stratford Avenue. The area as a whole is potentially a historic district, but within this setting the Hitchcock House stands out as one of Lincoln's earliest and most fully developed Colonial Revival houses.

The Hitchcock House was designed by Lincoln architect Jesse Boaz Miller and built by contractor Peter Hansen in 1922. The house has structural tile walls covered with unpainted gray stucco. The two-and-a-half story, gable-roofed, five-bay central mass is flanked by flat-roofed, two story wings. On the main, northeast facade, the gable roof has three symmetrical dormers with arched windows, while the wings are topped with wrought-iron railings. There are end-wall chimneys on the central block.

On the principal northeast facade, the five-bay center portion (measuring 37' x 26') has two 6-over-6 double-hung windows on each story, flanking the central door. The windows have louvered shutters with a crescent-moon cutout in the upper portion. The semi-circular portico is supported by two Doric columns and is topped with a wrought iron railing. The portico meets the wall with pilasters, each of which bears a copper lantern. The paneled oak door has a window in its upper half and stands under a semi-elliptical leaded fanlight. Rectangular leaded sidelights flank the door.

The two wings are slightly recessed from the main block of the house, and appear closely matched although the northwest wing is about five feet longer. The wings have a tripartite window on each of their two floors, with 4-over-4 sash flanking 6-over-6 units. The southeast wing has been modified by addition of a chimney at the center of the southeast wall, where an early photograph indicates there originally had been tripartite windows on both stories, the lower one set into an arch. The same photo indicates that the northwest wing originally had four French doors on the first story; these have been replaced with a tripartite window matching the rest on this facade.

Extending from the northwest side of the house is a one-story wing with a wooden railing and paneled corner posts. The rear (southwest side) of the house also features a one-story protrusion for the kitchen, topped with a wooden railing of criss-cross pattern.

The rear elevation is somewhat freer than the northeast side, with the central bay lifted into a larger facade gable in place of the center dormer. This bay features windows lighting the landings of the main staircase, including an arched window near the top for the attic stairs. There are several rear entrances, including a main, off-center doorway with side lights and a flat entablature, opening onto a tile-floored terrace with brick railings and a limestone cap. Wide stone stairs lead from the terrace to the yard, where a low brick wall and pair of stone steps, with stone urns on cheek blocks, lead down to a lower level. At the rear of the yard, on-line with the terrace steps, is a limestone alcove with benches at each side and a lion-head fountain built into the rear wall. This feature is regarded as a contributing object.

To the northwest of the house is the second contributing building on the property—a stucco-walled, 1 1/2 story garage with a green-tiled gable roof, enriched with two gable dormers with round-headed windows. The upper floor of the garage was apparently planned and built as an apartment, and the current owners are seeking zoning and codes approvals to re-establish this use.

The property retains abundant early landscape features. The main sidewalks are concrete scored with narrow squares, and edged with brick. The driveway exits the boulevard on a curve, arcing gracefully southeast, then back northwest to the garage. The

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front parking between sidewalk and curb is boarded in privet hedges, as are the panels of lawn flanking the central sidewalk to the front door. These border hedges appear elsewhere in the neighborhood, especially at the intersection of Sheridan Boulevard and Bradfield Drive, and probably are part of Ernst Herminghaus' original landscape concept for the subdivision in 1916. A dense stand of trees and shrubs screen the garage from the street. The rear yard is subdivided by trees and shrubs, including large ash and a very tall Austrian pine, into "outdoor rooms." The current owners are working with a historic landscape architect to discern and re-establish these historic landscape patterns.

The interior of the house is organized around the central entrance hall, which features a handsome open staircase with simple Colonial-Revival railing. To the southeast of the central hall on the main floor is the large parlor/living room, with a fireplace at the southeast end. This room was probably enlarged by combining the original parlor and sun porch. To the northwest of the central hall is the dining room, beyond which is a library/office with dark, grain-painted plaster walls. The second floor and attic contain bedrooms. Unusual features of the basement include a small, tiled swimming pool and a long, narrow shuffleboard court.

The house and grounds retain a high degree of integrity. The unusual survival of numerous early landscape features, and the very long frontage on Sheridan Boulevard, make the house a focal point in this area of large and handsome Period Revival houses. The addition of the chimney on the southeast end and modification of French doors to tripartite window on the northwest wing have little overall effect on the Colonial Revival character of the architecture.

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STATEMENT OF SIGNIFICANCE

The Hitchcock House is locally significant under Criterion "C" as a large, prominently sited, well-developed, and early example of the Colonial Revival style, designed by a prolific local architect, Jesse Boaz Miller.

Colonial Revival Style in America

Designers and builders of residences constructed throughout America in the first half of the 20th century very often produced houses influenced by 18th century (and to a lesser degree, 17th century) homes from the American colonies. The Centennial celebration of the Declaration of Independence in 1876 generated early interest in Colonial houses, but late 19th century examples mostly imitated (and exaggerated) Georgian and Adamesque decorative features. The early 20th century saw increasing emphasis on scholarship and more "correct" or exacting imitation of Colonial forms as well as ornament, as part of the broader "Period Revival" or "eclectic movement" which drew upon diverse historic examples. By the mid-20th century, most of the other Period Revival styles had waned and pure copies of Colonial forms became less common. Nevertheless, Colonial-influenced forms such as "garrisons" with pseudo-17th-century overhangs, "Cape Cods" and saltboxes competed in post-World War II suburbs with ranch houses and split-levels.

Colonial Revival Style in Lincoln, Nebraska

Lincoln builders demonstrated little interest in the Colonial Revival style in the 19th century, preferring the persistent Italianate and decorative Queen Anne styles. Around 1893, F. C. Fiske designed a large two-and-one-half-story frame house for D. E. Thompson immediately south of the State Capitol (15th & H Streets). The house employed several distinctly Colonial Revival features including Palladian windows in gable ends, classical porch columns and simplified railings, and dentils and modillions at the eaves. Overall, however, the house was locally unique, irrespective of style or date, due to the striking feature of a two-story gallery encircling both street facades of the house. (This house was purchased by the State for the Governor's Mansion around 1900 and was used in that capacity for half a century before being destroyed for the present, Colonial Revival Mansion of 1956.)

A few Lincoln-area houses of the early 20th century combine Queen Anne and Colonial Revival features in the manner described by McAlester as "free classic" Queen Anne. Fairview (NHL, 1964) designed in 1902 by Woods and Roberts for William Jennings Bryan, combines Palladian windows and a Colonial Revival porch with a decorative corner tower. The Faulkner-Ames House at 40th and South Streets, like Fairview built on the outskirts of Lincoln around 1900, combines Colonial Revival and Queen Anne features on a large wooden house.

Among the earliest full-fledged Colonial Revival houses in Lincoln was the C. B. Towle House at 1804 E Street, built in 1905 and demolished in 1976. The red-brick house had a side gable roof with end chimneys and three dormers in the front pitch. The main, symmetrical facade was five bays wide and had a curved central porch. Towle was a partner in a local millwork company, Curtis Towle & Paine Co., which issued catalogues in the early 20th century illustrating Neo-classical Revival and Colonial Revival elements including porches and staircases.

The major residential developments of early 20th century Lincoln, including Mount Emerald Addition near the Towle House, Elm Park Addition at 27th and J Streets, and Franklin Heights Addition at 27th and South Streets, showed few imitators of the Towle House example. Tudor Revival houses and more vernacular Prairie Boxes and bungalows, many with Prairie School elements, greatly outnumber the early Colonial Revival examples. The Butler-Harpham House of 1918 at 1934 S. 25th Street (in the Franklin Heights Landmark District) is a modest wood-frame venture into the style, with a symmetrical three-bay facade, twin dormers, an end chimney, and a hooded, side-lit center entrance.

The Colonial Revival style finally blossomed in Lincoln in the 1920s and '30s, especially in the rapidly developing areas around Sheridan Boulevard (Sheridan Place of 1909, Sheridan Park of 1916, Woodscrest Addition of 1916, and Woodsdale of 1917) and in the residential area developing south of the University of Nebraska's College of Agriculture (East Campus). The Rankin House at 2140 Sheridan Boulevard is one of the earliest extant, well-developed Colonial Revival residences in Lincoln. Built in red brick, it

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has a five-bay, symmetrical facade, center entrance with portico, and two dormers in the front pitch of the side-gable roof. The Proudfit House at 2845 Van Dorn Street of 1922 is similar in major features but includes three dormers with round-headed windows and a more elaborate portico.

It is in this context that Jesse Boaz Miller designed 2733 Sheridan Boulevard for automobile dealer William F. Hitchcock in 1922 as the most full-developed Colonial Revival style house in the city. It is locally unique in its use of the full 5-bay facade plus two story side wings. The house also displays such characteristic features of the style as the semi-circular portico, center entrance with fan and sidelights, side gable roof with three dormers, and endwall chimneys. The long house is prominently situated on a very large lot, with over 200 feet of frontage on Sheridan Boulevard. It retains its matching garage and extensive original landscape features. On the interior, the center hall with staircase is also emblematic of the style. The *Sunday Journal Star* of January 7, 1923 mentioned the Hitchcock House as one of the notable houses built in Lincoln in 1922. In addition, 2733 Sheridan won first prize in the 1924 Lincoln "House Beautiful Contest," of which Miller had designed eight of the 30 homes recognized.

Following the construction of the Hitchcock House, numerous substantial Colonial Revival houses were built in Lincoln, especially in the Sheridan area, Woodshire development, Piedmont section, and "Professors Row" south of East Campus, but even in those areas the Tudor Revival style remained predominant for large masonry houses through 1940. Later noteworthy examples include architect Ellery Davis' own home at 2740 Van Dorn Street of 1924, with exquisite Colonial details assembled in a free-form, asymmetrical manner, 2901 Stratford Avenue of 1925 resembles the main block of the Hitchcock House, without the side wings.

Most of the large examples of the Colonial Revival style built in Lincoln after that time were red brick or limestone, with symmetrical, three or five-bay facades. 2924 Sheridan Boulevard, a red brick house built in 1925 by skilled local builder William Fullagar, has a simplified portico and only a pair of dormers. 2833 Sheridan Boulevard, by the Rathbone Co. which developed this area, was built without dormers in 1926. Local architects Meginnis and Schaumberg weighed in with an unusually large frame example in 1929 at 2320 Woodsdale Boulevard, with a unique two-story front gallery and three dormers. Dormers are seldom seen on large Colonial Revival houses built in Lincoln after the '20s. Ellery Davis' firm Davis and Wilson were perhaps Lincoln's most "correct" practitioners of the Colonial Revival style, as displayed in such houses as the limestone Charles Stuart Jr. House at 1001 Fall Creek Road in Piedmont of 1933 and 2724 Bradfield Drive in red brick of 1934. Both have three-bay symmetrical façades, no dormers, and elaborate frontispieces rather than porticos at the central entrances. Jesse Miller, with his later partner Fritz Craig, produced a fine limestone version of the style in the Broady House of 1933 at 1201 North 38th Street on "Professors Row" in the East Campus neighborhood

Architect, Client, and Builder

Jesse Boaz Miller (1880-1968) worked in Lincoln for most of his life from 1907 until 1968. A native of Wahoo, Nebraska, Miller attended Nebraska Wesleyan University, the University of Nebraska, and the University of Illinois, graduating in 1907. Miller learned his trade as a draftsman under Lincoln master Ferdinand Fiske, moving up to become a junior member of the firm Fiske and Miller in 1913. In 1915, Miller established his own architectural firm and worked independently for nearly ten years, before joining forces with Fritz Craig to form the Miller and Craig partnership in 1924. In 1935, Miller returned to independent practice. Examples of Miller's work include the East Lincoln Masonic Temple, Epworth Methodist Church, Lei Lau Farl Apartments, Lennox Apartments, and many homes.

Working independently in 1922, Miller designed 2733 Sheridan Boulevard for William F. Hitchcock, a distributor for Paige and Jewett Motor Cars, and his wife Birdie. The Sheridan Park Addition required that every home built on Sheridan Boulevard cost at least \$10,000, and Miller and builder Peter Hansen easily surpassed this guideline with the Hitchcock House's estimated cost of \$25,000. Builder Peter Hansen worked in Lincoln from around 1886 through 1939 and is best known for his work on churches, namely Westminster Presbyterian and South Street Temple (NRHP, 1982). The Hitchcock House is one of Hansen's premier residential efforts.

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Written Boundary Description

This property consists of the west half of Lot 5, all of Lots 6, 7, and 8, and the east half of Lot 9, Block 11, Sheridan Park Addition, Lincoln, Lancaster County, Nebraska.

Boundary Justification

The nominated property includes all the land historically associated with the Hitchcock House.

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Photographs: All photos of Hitchcock House by E. Zimmer, July 2002, City of Lincoln-Lancaster County Planning Department, Lincoln, Nebraska.

Photo 1 of 9: view from NE showing front facade.

Photo 2 of 9: detail of front entry portico from north.

Photo 3 of 9: view from ENE showing front and east (left) facades, garage to the west (right).

Photo 4 of 9: view of garage from E

Photo 5 of 9: view from south showing rear facade.

Photo 6 of 9: detail from SW showing rear terrace.

Photo 7 of 9: view from rear terrace, looking SW to rear fountain alcove

Photo 8 of 9: detail of rear fountain from E.

Photo 9 of 9: view from SE across rear yard showing fountain at left and mature landscaping featuring outdoor "room"