

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

19th Century Terrace Houses of Lincoln, Nebraska

AND/OR COMMON

2 LOCATION

STREET & NUMBER

___ NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Lincoln

___ VICINITY OF

First

STATE

CODE

COUNTY

CODE

Nebraska031Lancaster109**3 CLASSIFICATION**

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

___ DISTRICT

___ PUBLIC

☒ OCCUPIED

___ AGRICULTURE

___ MUSEUM

___ BUILDING(S)

☒ PRIVATE

___ UNOCCUPIED

___ COMMERCIAL

___ PARK

___ STRUCTURE

___ BOTH

___ WORK IN PROGRESS

___ EDUCATIONAL

☒ PRIVATE RESIDENCE

___ SITE

PUBLIC ACQUISITION

ACCESSIBLE

___ ENTERTAINMENT

___ RELIGIOUS

___ OBJECT

___ IN PROCESS

☒ YES: RESTRICTED

___ GOVERNMENT

___ SCIENTIFIC

☒ Thematic

___ BEING CONSIDERED

___ YES: UNRESTRICTED

___ INDUSTRIAL

___ TRANSPORTATION

Group

___ NO

___ MILITARY

☒ OTHER Apartments**4 OWNER OF PROPERTY**

NAME

Multiple Ownership

STREET & NUMBER

CITY, TOWN

STATE

___ VICINITY OF

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.Register of Deeds, City-County Building

STREET & NUMBER

550 S. 10th Street

CITY, TOWN

STATE

LincolnNebraska**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Historic & Architectural Site Survey of Lincoln

DATE

1978___ FEDERAL ___ STATE ___ COUNTY ☒ LOCALDEPOSITORY FOR
SURVEY RECORDSNebraska State Historical Society

CITY, TOWN

STATE

LincolnNebraska

DESCRIPTION

CONDITION

☐ EXCELLENT
☐ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☐ ALTERED

CHECK ONE

☐ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The terrace or row house as a building type is represented in Lincoln by four extant examples built during the last decade of the 19th century. The four houses are located within a few blocks of each other in a mixed multi-family residential and light commercial neighborhood adjacent to Lincoln's main business district. All the houses still serve as dwellings; however, each house has been subdivided into apartments.

The four terrace houses are similar in period, scale, material, proportion, and type. All the buildings were erected between 1889-1892 except the Helmer-Winnett-White Flats which were built ca. 1898. Each building has from two to eight attached units. Each unit has its own separate entrance. The Helmer-Winnett-White Flats are two houses and four living units, one apartment on each floor. There are four outside entrances, one for each apartment. All the buildings are of masonry construction. The three brick-faced buildings are highlighted by stone trim, most often of rough sandstone. Occupying corner locations, the Barr and Baldwin Terraces have prominent corner towers. The three larger buildings are three stories in height with rear sections of two stories. Interspaces opening to the rear are common to all the buildings (see site plans and photos 5, 13, 17). The Helmer-Winnett-White Flats are slightly smaller in scale--two stories in height with a central interspace. All the facades are symmetrically arranged. Stylistically, each of the four row houses differ. The Barr Terrace exhibits Chateausque characteristics; the others are eclectic.

These properties have been identified as part of the on-going State Historic Buildings Survey with information in part from the Historic and Architectural Site Survey of Lincoln prepared by the College of Architecture, University of Nebraska-Lincoln. Two remnants of row houses have been identified in Lincoln (414-418 S. 13th Street and 241-257 S. 20th Street). However, both were originally part of larger complexes and have been extensively altered on the exterior, particularly the front facade so as to compromise their integrity.

BALDWIN TERRACE (LC13-C8-21)

Address: 429-431-435-439-443 S. 12th St. and 1134-1136-1142 K St.

Legal description: Lots 11 & 12, Block 99, Original Plat

Acreage: Less than one

UTM: Zone 14, E693670, N4519920, Lincoln, Ne., Quadrangle 1:24000

Date: 1892

Architect: Unknown

Owner: Donald & Sheryl Pentico, Pentico Investments, P.O. Box 2521,
Lincoln, Nebraska 68502

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CONTINUATION SHEET Description ITEM NUMBER 7 PAGE 2

Description: Brick with rough stone bands, rusticated stone basement, painted; three stories over basement, five interspaced portions at rear, two stories over basement; L-shaped; flat roof; variety of entrance and rectangular window treatments; corner tower with quasi-crenellation; rectangular and polygonal projections on south and west; variety of Byzantine colonettes, engaged and free-standing between windows and on porches; paneled parapet with terra-cotta coping; first floor passageway on center of south facade; eclectic.

BARR TERRACE (LC13-C8-27)

Address: 627-631-635-639-643 S. 11th St. and 1044 H St.

Legal description: Lots 11 & 12, Block 128, Original Plat

Acreage: Less than one

UTM: Zone 14, E693540, N4519660 Lincoln, Ne., Quadrangle, 1:24000

Date: 1890-91

Architect: Ferdinand C. Fiske, Lincoln

Owner: James Brygger, Box 80623, Lincoln, Nebraska 68508

Description: Brick with rough stone bands, rusticated stone basement, painted; three stories over basement, four interspaced portions at rear which are two stories over basement; rectangular with four interspaces; slate mansard roof, flat roofs on rear portions; five identical round arched recessed entrances with stoops on east and one on south; windows highlighted by rough sandstone sill and lintel courses; three-story corner tower topped by bell-shaped roof, three-story truncated tourelle at north end; on east facade, two-story bowed sections flanked by two-story bay windows; 1978 renovation of the north unit resulted in installation of smaller windows of unequal lights with ^{wooden} ~~anodized aluminum~~ sashes, future renovation of other houses is planned; Chateausque style.

LYMAN TERRACE (LC13-C8-31)

Address: 1111-1113-1115-1117-1119 H Street

Legal description: Lots A-E, C.W. Lyman's Sub., City of Lincoln

Acreage: Less than one

UTM: Zone 14, E693600, N4519640, Lincoln, Ne., Quadrangle, 1:24000

Date: 1889-90

Architect: Unknown

Owner: Francine L. and Jack G. Brown, RFD 2, Lincoln, Nebraska

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CONTINUATION SHEET Description ITEM NUMBER 7 PAGE 3

Description: Brick faced with pseudisodomum stone on north; three stories over basement on north and two stories over basement on south; rectangular with two interspaces on south; flat roof sections; five attached units, each unit approached by stone stoop; first, third and fifth units have oriels on western half of first floor, three-part window arrangements with arched heads and radiating voussoirs on second, linteled double window on third; second and fourth units project slightly, recessed entrance behind arched opening, three-part window with stone lintel on second floor, linteled double window on third; parapet with stone antefixae and piers; two penthouse sections appended on south; all openings on east, west, and south have segmental arches; eclectic.

HELMER-WINNETT-WHITE FLATS (LC13-C8-20)

Address: 1022-1024-1026-1028 K Street

Legal description: Lot 4, White's Sub., City of Lincoln

Acreage: Less than one

UTM: Zone 14, E693500, N4519930, Lincoln, Ne., Quadrangle, 1:24000

Date: ca. 1898

Architect: Unknown

Owner: Wilfrid E. Wittman, Wittman Bros. Ltd., 3415 E. Pershing Road,
Lincoln, Nebraska 68506

Description: Brick with stone foundation; two stories; square with central interspace on north; flat roof; double building; four entrances on south; double-hung sash windows, first-floor windows have splayed flat arches with keystones, second floor windows have segmental-arched heads with header-coursed hoodmolds; pilaster strips defining entrance bays; decorative brickwork in parapet with scrolled terra-cotta coping; eclectic.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

These four buildings are the remaining examples of 19th-century terrace or row houses in the city of Lincoln. All were built in the late 1880s and '90s, the popular period for terrace houses to be erected in the city. These extant houses include the largest and most ornate examples of the few row houses constructed. Built for speculative purposes, as was traditional for row houses, the owners were locally prominent in commercial and political circles.

The major period of interest in the terrace house as a building type occurred in Lincoln in the late 1880s and '90s. All of the large row houses, extant and demolished, were built by 1893 (Sanborn & Perris Insurance Maps, 1891, revised 1893, 1903). The Nebraska State Journal Lincoln, of December 28, 1890 states, "These two properties of Messrs. Barr, Barnes (Barr Terrace) and Lyman (Lyman Terrace) are the beginning of a tendency to erect fine tenement residences that will be substantial ornaments to the city." The 1880s was a major period of economic growth in Nebraska, particularly for the urban centers of Omaha and Lincoln. The 1890s was a time of depression; the virtual stoppage of construction may explain the lack of large row houses after 1893. The apartment house seems to replace the row house as a multi-family housing unit after the turn of the century in Lincoln.

As common with terrace houses throughout their history (Hitch, 1939), the row houses were speculative ventures by the property owners seeking a maximum number of rents per land unit. The three larger row houses placed five to eight units on two city lots; the smaller one housed four units on one lot. A rented single or double house usually provided one or two units per lot. Each unit was rented to one family although the size of the houses often provided for accommodation of a family servant, roomers and/or boarders (U.S. 1900 census). Several of the houses were operated as boarding houses. Lyman and Baldwin were the only owners to reside in their buildings.

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CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 2

The terrace houses, by means of their size, imposing facades, and close proximity, are notable features on Lincoln's cityscape. The Barr Terrace is one of the city's few examples of the Chateausque style (for another, see Rock Island Depot, NRHP nomination). The Baldwin Terrace is the largest row house constructed in the city and achieves a dominance of the street through its size, use of materials and prominent corner tower. The stone treatment of the Lyman Terrace facade is rare in Lincoln. Also interesting are the rear interspaces for the introduction of light and air to interior rooms (see site plans).

The original owners of the buildings were prominent in business and political circles in Lincoln. Charles W. Lyman was engaged in the lumber business in several southeastern Nebraska communities before erecting the terrace. H. J. Winnett, a pioneer Lincoln physician, retired from his profession in 1899 when he was elected mayor and later became active in political and business affairs. Homan J. Walsh, a part owner of the Barr Terrace, was an early settler of Lincoln who was involved in real estate, the gas lighting company and an insurance company as well as serving as City Councilman. Fred W. Baldwin and son, Mattson, operated a prominent real estate, loan, and mortgage company. Louis Helmer served as County Treasurer, State legislator, and director of the local school district before entering the real estate business.

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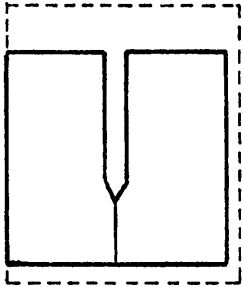
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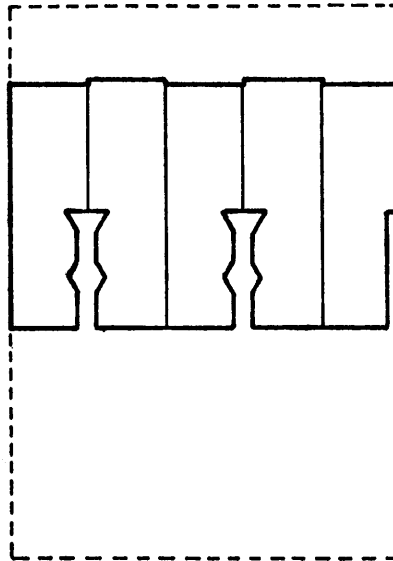
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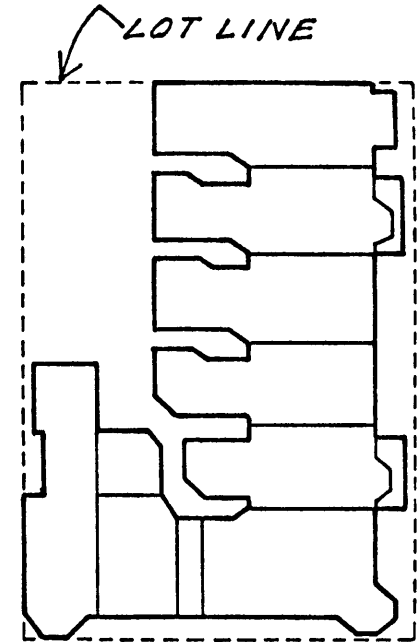
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HELMER-WINNETT-
WHITE FLATS



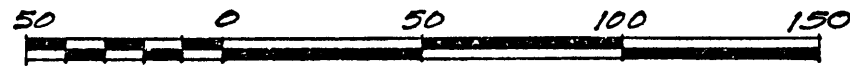
LYMAN TERRACE



BALDWIN TERRACE



19th CENTURY TERRACE HOUSES



SCALE IN FEET

DRAWN BY STEVE RYAN, NEBRASKA
STATE HISTORICAL SOCIETY, FROM
SANBORN & PERRIS' INSURANCE
MAPS OF LINCOLN, NEBRASKA,
1891, 1928.



Photo 1 of 17. Barr Terrace. View to the southwest. Photo by Penelope Chatfield, 1979, NSHS (7905/2:15)



Photo 2 of 17. Barr Terrace. View to the northwest. Photo by Penelope Chatfield, 1979, NSHS (7905/2:9)



Photo 3 of 17. Barr Terrace. View to the northeast. Photo by Penelope Chatfield, 1979, NSHS (7905/2:12)



Photo 4 of 17. Barr Terrace. Detail of north façade. Photo by Penelope Chatfield, 1979, NSHS (7905/2:16)

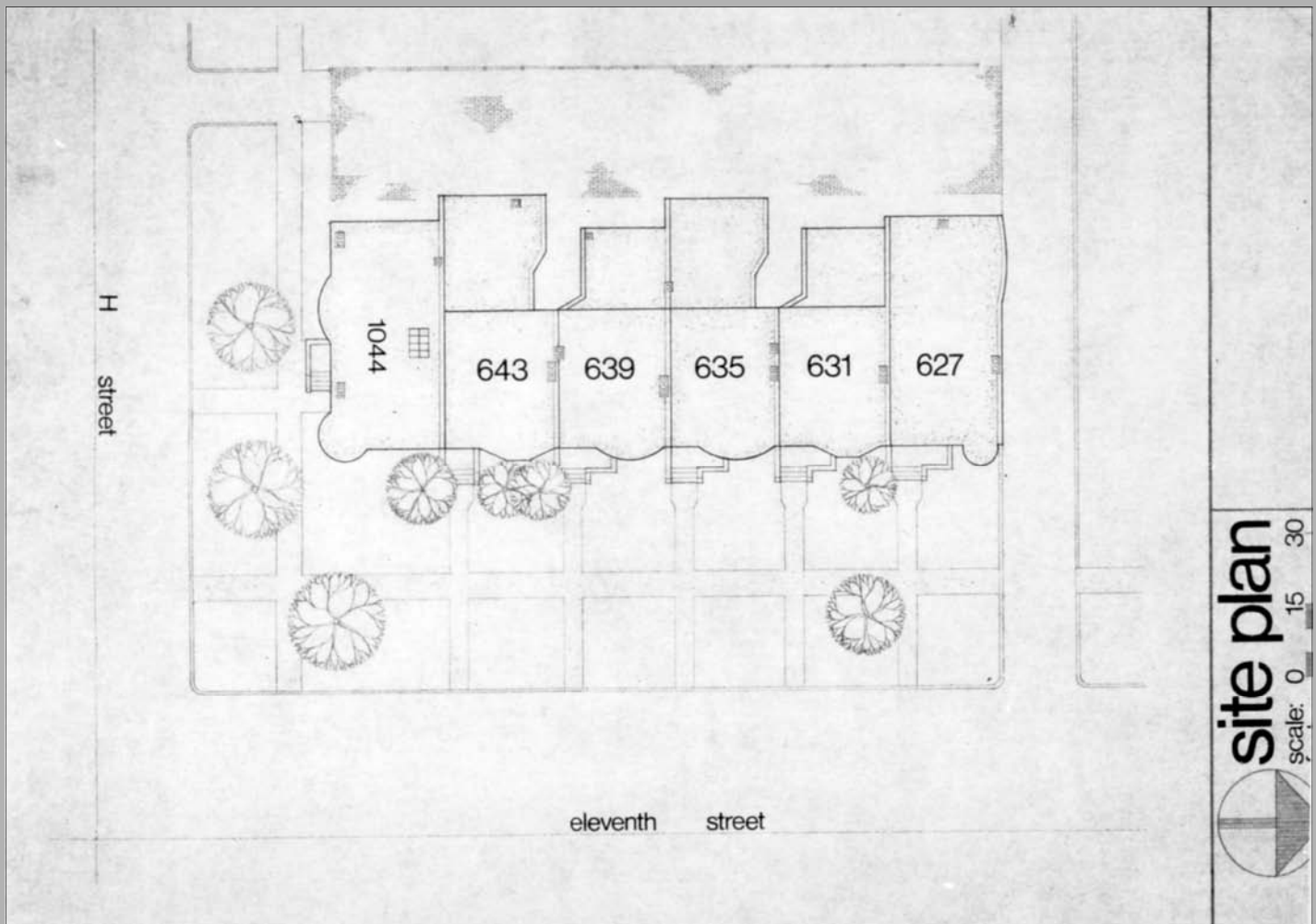


Photo 5 of 17. Barr Terrace. Site plan. NSHS photo room.



Photo 6 of 17. Baldwin Terrace. View to the northwest. Photo by Penelope Chatfield, 1979, NSHS (7905/1:7)



Photo 7 of 17. Baldwin Terrace, view to the southwest. Photo by Penelope Chatfield, 1979, NSHS 7905/1:1)



Photo 8 of 17. Baldwin Terrace, view to the north. Photo by Penelope Chatfield, 1979, NSHS (7905/1:10)



Photo 9 of 17. Baldwin Terrace, view to the west. Photo by Penelope Chatfield, 1979, NSHS (7905/1:9)



Photo 10 of 17. Lyman Terrace, view to the southwest. Photo by Penelope Chatfield, 1979, NSHS (7905/2:2)



Photo 11 of 17. Lyman Terrace, view to the northwest. Photo by Penelope Chatfield, 1979, NSHS (7905/2:3)



Photo 12 of 17. Lyman Terrace, view to the northeast. Photo by Penelope Chatfield, 1979, NSHS (7905/2:5)

Photo 13 of 17. Lyman Terrace, view to the north.
Photo by Penelope Chatfield, 1979, NSHS (7905/2:8)



Photo 14 of 17. Helmer-Winnett-White Flats, view to the north. Photo by Penelope Chatfield, 1979, NSHS (7905/1:13)



Photo 15 of 17. Helmer-Winnett-White Flats, view to the northeast. Photo by Penelope Chatfield, 1979, NSHS (7905/1:15)



Photo 16 of 17. Helmer-Winnett-White Flats, view to the northwest. Photo by Penelope Chatfield, 1979, NSHS (7905/1:11)



Photo 17 of 17. Helmer-Winnett-White Flats, detail of north façade. Photo by Penelope Chatfield, 1979, NSHS (7905/1:16)