

COUNTRY CLUB NEIGHBORHOOD ASSOCIATION Chronicle

CCNA HISTORY: The Development of Bishop Heights

In 2003, dozens of blueprints were delivered from the Catholic Chancery to Linda Wibbels, a longtime CCNA board member. These blueprints, which had been stored at the Chancery for over 40 years, were for homes in the Bishop Heights area of our neighborhood and are a reminder of how that development came to be.



This building at 28th and Calvert served as the Bishop's official residence from 1887 until it was razed in 1958.

In the early 1900s, the Catholic Diocese of Lincoln owned a large section of land south of what is now 27th and Calvert. The Bishop's official residence, a two-story brick structure surrounded by a working farm, was located at approximately 28th and Calvert. Later, the St.

Thomas Orphanage was built on the land southwest of the residence thanks to the tireless efforts of Lincoln's first bishop, Thomas A. Bonacum (see *The Chronicle*, Fall 2001.)

The area south of Calvert served the church well during the first part of the 20th century. Five bishops lived in the residence over the course of sixty years. Enrollment at the orphanage steadily increased and peaked in the 1930s with 110 children. A trolley car line eventually ran through the area.

However, the buildings fell into disrepair over time and the needs of the church changed. When James V. Casey became the bishop of the diocese in 1957, he decided to purchase a property at 1040 S. Cotner for his home and the original Bishop's residence was razed. The George Abel family, 2835 Calvert St., subsequently built a home on the site.

The farm surrounding the original Bishop's residence was subdivided under the supervision of Vicar General, Monsignor Thomas Kealy who was in charge of property for the Catholic Diocese. He possessed the vision for Bishop Heights and he platted the area in 1959 in honor of past Lincoln bishops Francis Beckman, Thomas Bonacum, Louis Kucera, Charles O'Reilly and J. Henry Tihen (see sidebar.) Kealy sold many of the lots himself and was integrally involved in the development of the area. He created an Architectural

Review Board and invited Albert Hamersky, a Lincoln architect, to participate.

Hamersky recalls, "One of the stipulations of buying a lot in Bishop Heights was that the blueprints had to be given to the Architectural Review Board for approval. I made sure that the plans conformed to certain standards so that none of the homes would be a detriment to the neighborhood." Hamersky examined all the plans submitted for Bishop Heights homes, but doesn't remember any controversial ones. "The most common problems were with the proposed grading of the properties. We didn't want owners to be dumping too much water on their neighbors."

Many of the plans which were approved by the board were kept by Msgr. Kealy simply as a record of what had been agreed upon. The blueprints were stored at the Chancery in case a question arose during construction. However, since the houses have now been standing for forty years, it's unlikely that issues will now arise which need to be resolved by studying the blueprints. The plans have come out of storage and will be distributed to the current homeowners. Bishop Heights residents interested in obtaining their own little piece of neighborhood history can pick up their blueprints at the March or April CCNA meetings.

see related story on page 3...

Monsignor Thomas Kealy platted Bishop Heights in 1959 and named the streets after the five bishops who lived in the Bishop's residence when it was located at 28th and Calvert Streets:

Photos reprinted with permission from Diocese of Lincoln



Thomas A. Bonacum,
bishop of Lincoln Diocese,
1887-1911



J. Henry Tihen,
bishop of Lincoln Diocese,
1911-1917



Charles J. O'Reilly,
bishop of Lincoln Diocese,
1918-1923



Francis J. Beckman,
bishop of Lincoln Diocese,
1924-1930



Louis B. Kucera,
bishop of Lincoln Diocese,
1930-1957

Upcoming CCNA Meetings:

Mark your calendars to come join your Country Club Neighborhood Association at one of our meetings: We meet at 7 PM the 3rd Tuesday of every month except July and December.

St Matthew's Episcopal Church
2325 South 24th Street (24th and Sewell)

April 19, 2005

May 17, 2005

June 21, 2005

Advertise in your neighborhood newsletter, *The CCNA Chronicle* and reach over 2,400 households.

Business card ad:

CCNA members \$30
CCNA non-members \$40
non-resident, non-members \$50

Half page ad:

CCNA members \$150
CCNA non-members \$175
non-resident, non-members \$225

Full page ad:

CCNA members \$300
CCNA non-members \$325
non-resident, non-members \$375

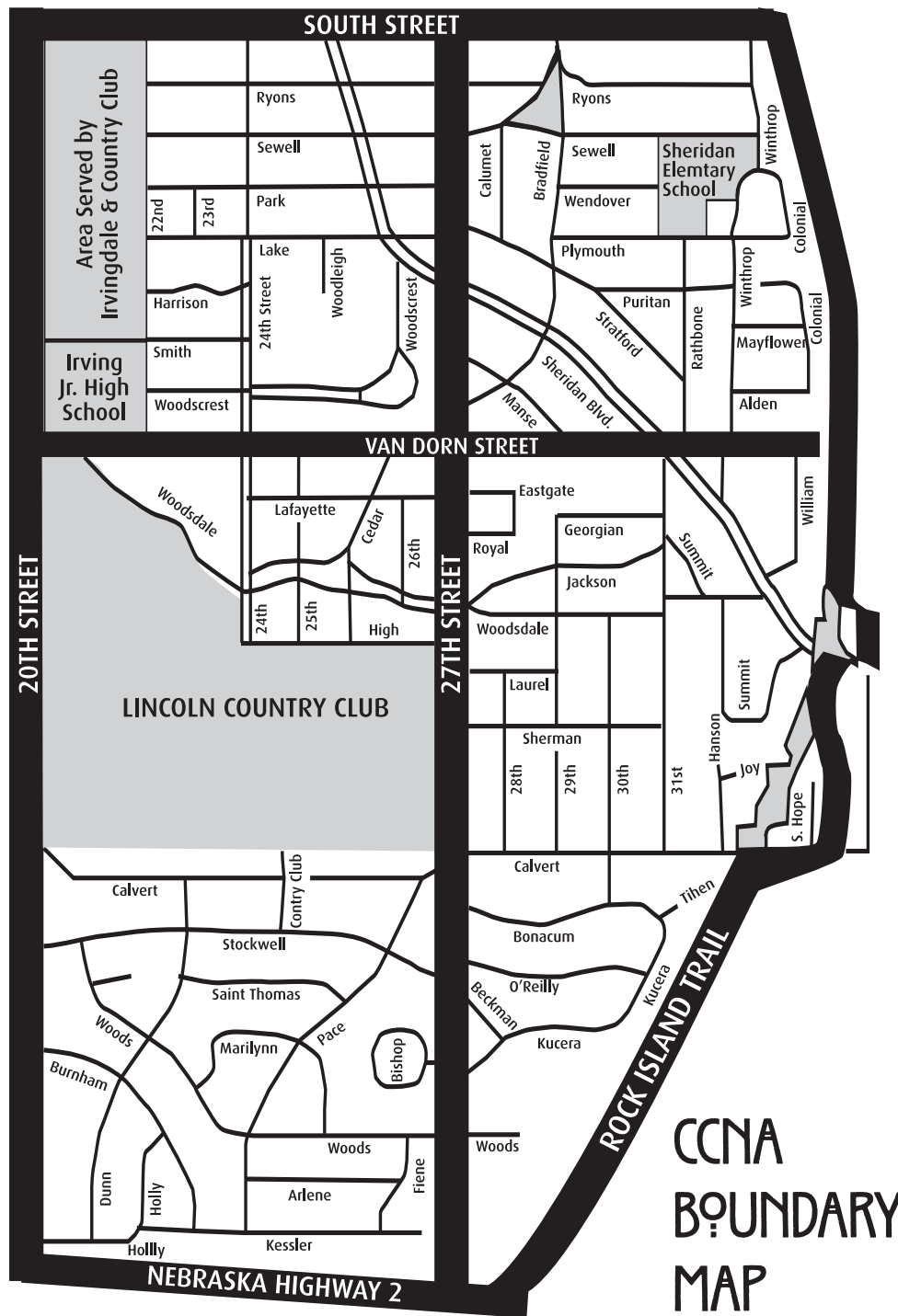
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Members and readers who have questions, comments or suggestions may call the individual(s) responsible for the area(s) of concern.

The CCNA CHRONICLE is the official publication of the Country Club Neighborhood Association (CCNA). The CCNA CHRONICLE is published quarterly by the CCNA and every address in the CCNA boundaries is mailed a copy. Statements of fact and opinion made are the responsibility of the authors alone and do not imply an opinion on the part of the officers or members of CCNA. While this publication makes a reasonable effort to establish the integrity of its advertisers, it does not endorse advertised products or services unless specifically stated as such. All correspondence regarding this publication should be directed to: Country Club Neighborhood Association, Attn: CHRONICLE Editor, PO Box 21953, Lincoln, NE 68542.



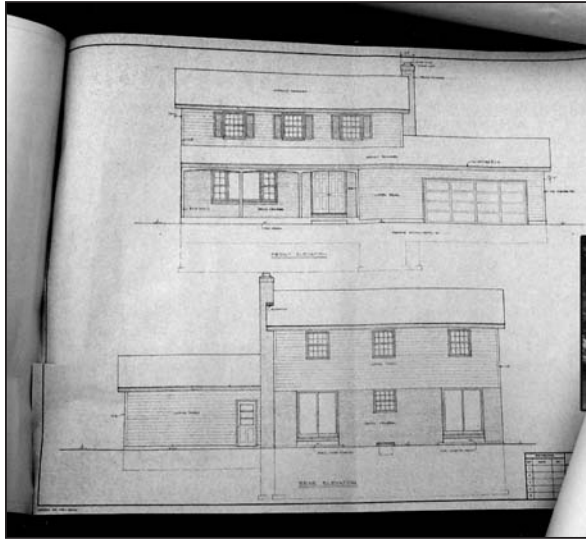
**CCNA
BOUNDARY
MAP**

IMPORTANT PHONE NUMBERS

- | | | | |
|---|--------------------|--|----------|
| Animal Complaints | 441-7900 | plaints, suggestions) | 441-6300 |
| Buried Lines | 477-0547 | Sidewalks (repair, shovel, etc.) . . . | 441-7541 |
| City Council Representatives | 441-7515 | Weed Problems | 441-7817 |
| Crime Stoppers | 475-3600 | Zoning Violations | 441-7521 |
| Household Hazardous Waste | 441-8022 | | |
| Housing Codes | 441-7785 | | |
| Mayor's Office | 441-7511, 441-6300 | | |
| Neighborhood Watch | 441-7204 | | |
| Parks and Recreation | 441-7847 | | |
| Quality of Life (24 hour anonymous com- | | | |

Visit www.ccnalinc.org to find:

- CCNA Business Directory
- A CCNA boundary map
- Links to other community organizations
- Read past issues of the *Chronicle*
- See Minutes & By-Laws



Would you like a blueprint of your Bishop Heights home?

CCNA is offering the blueprints of Bishop Heights homes as a thank you to those neighbors who have joined the association. If you are interested in getting your blueprint, please do the following:

1. Visit the CCNA website (www.ccna.org) or call Julie Enersen (475-9988) after March 10th to see if the blueprints are available for your home. (We don't have them for every residence unfortunately.)
2. Be sure you have sent in your CCNA dues (a form is available in this newsletter or online) or bring them with you when you pick up your blueprint.
3. Come to the March 15th or April 19th CCNA meeting at St. Matthew's Church, 24th and Sewell. We will distribute blueprints from 6:45 until the meeting begins at 7:00. And please feel free to stay for the meeting!

CCNA has many blueprints of houses in Bishop Heights including this one of the Victor and Ann Covalt home at 3124 Kucera Dr.

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PRESIDENT'S NOTE

Mary Lynn W. Schaffer

The snowdrops are popping up, the forsythia is budding, and soon the bulbs will be peeking through the ground and we will all enjoy the many beautiful yards in our neighborhood.

The beauty of our Country Club area homes is not by accident. It reveals the pride of residents whose care is reflected in the lawns, which are regularly fertilized, watered and mowed, and the neatly-trimmed bushes. The pride begins each fall with plantings prior to the cold, dark days of winter with the anticipation of beauty not only for our own enjoyment, but also for the pleasure of our neighbors.

Maintaining a home does take money (often more than any of us want to spend), time and effort. But the repaired and repainted shutter, the recaulked front stoop, and the pruned trees along the sidewalk not only enhance the appearance and value of our homes, but also our neighborhood.

Please show your appreciation to your neighbors for their efforts by telling them how attractive their home or yard appears . . . and take along a bag (or two!) to clean up your doggie's deposit or other debris when you go for a walk. These courtesies go a long way toward being a good neighbor.

A Note from the Membership Committee

Thank you to the over 400 households who have already returned their 2005 dues cards. CCNA protects our quality of life, keeps up property values and acts as an advocate for the neighborhood interests. Your support of the organization is what keeps it thriving. If you have not yet joined CCNA for 2005, simply return the dues card that was mailed to you or send in the form below to CCNA Dues, P.O. Box 21953, Lincoln, NE 68542. Your small dues payment helps CCNA do enormous good.

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Your CCNA membership dues bring this newsletter to your mailbox.

Please consider honoring a special neighbor with a contribution in his/her name to the CCNA Foundation. Tax-deductible donations are welcome at any time and may be mailed to CCNA Foundation, P. O. Box 21953, Lincoln NE 68542

Country Club Neighborhood Association DUES STATEMENT 2005

Name _____
Address _____
Phone _____ Email _____

Annual CCNA membership dues (good until January 2006) = \$ 15.00

Additional contribution (Thank you very much!) = \$ _____

If dues and contributions total \$25 or more, the entire amount is tax-deductible.

Enclosed is one business card for the online directory = \$ 0.00

Number of additional cards enclosed _____ @ \$5.00 ea. = \$ _____

TOTAL Enclosed = \$ _____

Please make check payable to **Country Club Neighborhood Association** and return it with this form and your business card(s) to:
CCNA Dues, P.O. Box 21953, Lincoln, NE 68542.

Please check your areas of interest

- CCNA Board of Directors
 Newsletter Contributor
 Parks & Beautification
 History/Historic Preservation
 Hiking Biking Trails
 Fundraising/CCNA Foundation
 Govt. Lobby/Monitoring
 Tour of Homes
 Social/Neighborhood Party
 Garden Tour
 Membership/Welcoming
 Garage Sale
 Traffic
Other Interests/Talents _____

CCNA receives grant for watering

This fall the CCNA was awarded a Lincoln Community Action Program grant from the Lincoln Parks Department to help beautify the entrance of our neighborhood at 33rd Street and Sheridan Boulevard. The grant was used to install a sprinkler system. The system will provide water for the trees and grass between the old Rock Island Bridge and the round-about. In the past, the trees needed replacing repeatedly because of drought damage.

Because of the generosity of our members, the CCNA Foundation was able to transfer and additional \$5,100 to the City Parks and Recreation Foundation for an endowment for other beautification of parkways and boulevards within the CCNA boundaries.

CCNA supports Lincoln Neighborhood Alliance Plan for Action

The CCNA Board of Directors voted unanimously at its February meeting in favor of the following resolution:

Whereas established neighborhoods in Lincoln share many common concerns and past experience has shown that by working together we are more likely to insure that those common concerns are addressed. Therefore to establish a foundation for these joint efforts, the Country Club Neighborhood Association endorses the "Our County, Our City, Our neighborhoods — a Plan for Action" as a document which identifies many of these shared concerns and goals related to those concerns. Furthermore, our association states

its intent to work with other neighborhood associations and the Lincoln Neighborhood Alliance in pursuit of those goals, while reserving the right to determine the appropriate level of support and/or participation in any particular joint effort.

The "Plan for Action" follows:

Our County, Our City, Our Neighborhoods (A Plan for Action)

Agenda of the Lincoln Neighborhood Alliance (action items are not listed in any priority order)

Neighborhood Services. Whereas neighborhood services are vital to maintaining our high quality of life,

Resolved:

- Lincoln's neighborhoods should have access to the full range of community facilities, health services, open space, and playgrounds. Neighborhood parks, pools, libraries, senior centers, public transit, and trails must be a high budget priority.
- Existing neighborhood schools should be maintained and improved to a high standard. New schools should be sited and built to facilitate safe and easy walking and biking for students, safe traffic flow, and joint use of facilities.

Sidewalks. Whereas Lincoln is forty years behind in its sidewalk maintenance, and whereas the community has twice voted that, the city and not private owners should pay for the repair and maintenance of sidewalks,

Resolved:

- Lincoln should continue efforts initiated over the last two years to establish, fund, and implement a plan to rehabilitate sidewalks on a more aggressive schedule. This plan should bring Lincoln's sidewalks up to code in ten years or less.

Infrastructure Finance. Whereas one of the biggest challenges currently facing our city and county is how we will finance the maintenance of existing infrastructure and the development of the new infrastructure needed to support growth and development. And whereas this financing should be reasonably predictable and fair to the taxpayers in existing neighborhoods and in new developments,

Resolved:

- The maintenance of existing infrastructure should be the highest priority.
- New development should pay a significant share of the initial costs related to extending public infrastructure and services (i.e., sewer, water, streets, public power, schools, fire, and police) to that development.
- All public entities involved in building and maintaining public infrastructure within Lancaster County should cooperate to achieve the maximum efficiency (RUTS and "Build-through").

Stormwater. Whereas development in watershed areas upstream from neighborhoods frequently causes increased runoff during heavy rains and increased insurance costs for businesses and neighborhoods,

Resolved:

- The City and County should work aggressively with neighborhoods, businesses, developers, natural resources districts, and state and federal agencies to mitigate the adverse impact of development on floodplains and flooding problems.

Neighborhood Preservation. Whereas zoning designations and building designs that conflict with current or historical use patterns create increased density that is detrimental to character of existing neighborhoods, undermines home ownership, and is beyond the neighborhood infrastructure capacity (parking, water, sewer, etc),

continued on next page...



COUNTRY CLUB PLAZA OFFICE
3737 SOUTH 27TH STREET
LINCOLN, NE 68502
PHONE: 434-3500
FAX: 434-3510

ROD MAGNUSON
P.O. Box 22986
LINCOLN, NE 68542-2986
Office/Fax: 402-477-6940



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Plan for Action *continued...*

Resolved:

- The city should support downzoning in neighborhoods where strong support exists.
- Neighborhood design standards should be adopted to ensure that new construction has a high level of compatibility with the character of new and existing neighborhoods throughout the city.

Crime and Public Safety. Whereas crime is a growing issue of concern in our community,

Resolved:

- The city should support and expand community-policing practices, including neighborhood police substations and neighborhood watch areas as a deterrent to neighborhood business and residential crime.

Quality of Life. Whereas Lincoln has codes to promote and protect the health, safety, and welfare of its citizens.

Resolved:

- Lincoln should strengthen and enforce the penalties regarding dilapidated buildings and exteriors, junk cars, trash, disorderly households, and criminal activity. Lincoln should also maintain and enforce the "no more than three unrelated persons per household" ordinance and maintain or strengthen spacing requirements for alcohol sales.

Neighborhood Business Districts. Whereas our neighbors and neighborhoods are an integral part of and dependent upon our local economy, and whereas businesses must be sensitive to the character and needs of the surrounding neighborhood,

Resolved:

- The city should actively support Lincoln neighborhood businesses in neighborhood business districts and regulations should be revised to better integrate new and old businesses with adjacent uses. Areas to examine should include screening, lighting, signage, set backs, noise, traffic, and permitted uses.

Transportation. Whereas street design in neighborhoods has a significant impact on safety and quality of life, and whereas widening

arterial streets in existing neighborhoods with narrow rights-of-way result in lower property values, loss of neighborhood character, and blight,

Resolved:

- Widening beyond two lanes plus a center turn lane (2+1) in established neighborhoods should not be done. 2+1 arterial streets in established neighborhoods provide smooth and safe traffic flow with less impact.
- The City and County should aggressively plan for, invest in, and develop public policies that support alternative modes of transportation such as public transit, trails and sidewalks as a means to improve our overall quality of life and reduce the burdens of traffic and on-going street development.

Public Officials. Elected and appointed public officials can have a profound impact on the quality of life of neighbors and neighborhoods, and it is therefore important that officials elected or appointed to these offices are knowledgeable about and sensitive to neighborhood concerns.

Resolved:

- Neighborhood associations should recruit individuals knowledgeable about and concerned with neighborhood issues and advocate for their appointment to public policy bodies such as the Lincoln Lancaster County Planning Commission, the LES Board, Parks and Recreation Board, and the Historic Preservation Commission.
- Neighborhood associations should work together to organize public forums; testimony in public hearings; letters, surveys and questionnaires; and other means to insure that public officials are aware of neighborhood concerns and that citizens are aware of the positions of elected officials and candidates on neighborhood concerns.
- The Lancaster County Board should have some members elected by district instead of the current structure, which has candidates nominated by district, but elected by the county at-large. The Lancaster County Board is one of only two counties (Sarpy County the

other) in Nebraska which does not include some district elected members.

Overhead Power Lines. Whereas overhead power lines are a visual blight, a safety hazard, and are more susceptible to power outages due to wind, snow, or ice storms,

Resolved:

- LES and city officials should develop and implement a fiscally-sound, phased program to bury Lincoln's neighborhood power lines.

Trees. Whereas Lincoln has been nationally recognized as a Tree City USA community,

Resolved:

- Lincoln should replace a tree for every tree that is lost or removed and enforce tree-planting standards in new developments. Lincoln should also be diligent about replacing the trees lost over the last twenty years and in planting trees in the area between sidewalks and curbs on arterial and residential streets.

Lincoln Neighborhoods Associations Which Endorsed the Original Neighborhood Plan for Action That Was Developed in 2003

- Antelope Park Neighborhood Association
- Arnold Heights Neighborhood Association
- Belmont Neighborhood Association
- Clinton Neighborhood Organization
- Country Club Neighborhood Association
- East Campus Community Organization
- Eastridge Neighborhood Association
- Everett Neighborhood Association
- Hartley Neighborhood Association
- Havelock Neighborhood Association
- Hawley Area Association
- Hawthorne Neighborhood Association
- Irvingdale Neighborhood Association
- Landon's Neighborhood Association
- Meadowlane Area Resident's Association
- Near South Neighborhood Association
- North Bottoms Neighborhood Association
- South 48th Street Preservation Association
- University Place Community Organization
- Woods Park Neighborhood Association
- 40th & A Neighborhood Association




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LSE Celebrates 50 Years

Lincoln Southeast High School is having a 50th Anniversary Celebration on Saturday, May 14, 2005. The theme is "A Day To Celebrate 18,000 Knights." We are inviting all Southeast alums and their families to join us for a fun-filled open house. The day begins with a celebration rally starting at 3:00 p.m. in the Praasch Gym. Take a step back in time and watch our video production of "Fifty Years of Knightlife." In addition, memorabilia will be on view. Activities include a vintage car show, a fashion show, painting the bridge, and touring the building. Many teachers will be attending (retired and present day). What a great opportunity to thank a teacher who may have had an impact on your life! We encourage classmates to organize individual gatherings. In addition, Southeast theater students will be presenting two plays that weekend, Forever Plaid and Soda Pop. You may call the office for details @436-1304. So grab your family or call up a friend and help spread the news. Join us as we celebrate 18,000 Knights. You may also visit the Southeast website for additional information @ lse.lps.org or call the office. If you have any wonderful items such as pictures, film footage, clothing or any memorabilia you would like to share please call Julie Rose @435-5789.

What's going on in the Country Club Neighborhood Association?

If you've ever posed that question before — we've got an answer! Get on the web and visit our web site at www.ccnalinc.org. This is the official web site of the CCNA and it's a great source for information about upcoming activities and events in the neighborhood. The web site will always have the most current information about everything going on in the neighborhood. In addition, the site provides:

- current and past **newsletters**
- **minutes** from the Board meetings
- links to a lot of **resources** for the Lincoln
- ideas for **day trips** for those of you with cabin fever

And be sure to check out **BizLinc**—an informal directory of businesses and services provided by your neighbors!

Even if there's a lull in CCNA activity, the web site is regularly updated to provide interesting and useful information about a wide variety of topics. It could be an upcoming lunar eclipse, information about the Antelope Valley Project, tips for safe snow shoveling, or

how to dispose of your Christmas tree. We'll try to provide the information you need — when you need it! We invite you and encourage you to check it out. If you have suggestions, please send an e-mail to: webstuff@alltel.net. We would love to hear from you!

Spring Cleanup

Spring is coming and that means cleaning up around your property. Let's make this a priority in April and May. The CCNA Board is pleased to have found a hauler who will remove your unwanted furniture, carpet, swing sets, tires, refrigerators and other bulky items. Call Dave DeYong at 202-7553.

Yard Sale

The Country Club area annual yard sale will take place on Saturday, April 30. Contact Kim Kaufman at 477-2680 if you'd like to participate.



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Country Club Neighborhood Association

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Summer Neighborhood Block Party

Games for the Kids!
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June 22nd
Party starts at 6:05 p.m.
Game starts at 7:05 p.m.



Sing "Take Me Out to the Ballgame"
During the 7th Inning Stretch

Special Ticket Pricing for Neighborhood Associations

Join the Lincoln Saltdogs and ALL of Lincoln's Neighborhood Associations for a block party at Haymarket Park! Help the Saltdogs kick off summer with the biggest block party of the season!



Summer Neighborhood Block Party Information & Ticket Order Form

The Neighborhood Association with the most participation will receive:

1. Kids from the association will be the watchdogs for the night, and run out onto the field prior to the game with the Saltdogs.
2. Sing "Take Me Out to the Ballgame" during the 7th inning stretch.
3. Special recognition on the video board during the game.

All Neighborhood Association Members will receive:

1. Special ticket pricing (see form below)
2. Dollar Hot Dogs all night
3. Games and fun for the Kids
4. Opportunity to get your picture taken with Homer
5. Drawings for prizes
6. SALTDogs BASEBALL!

First Name: _____ Last Name: _____

Neighborhood Association: _____

Mailing Address: _____

Daytime Phone Number: _____ E-Mail: _____

Ticket Order Summary:

Lower reserved seats _____ tickets x \$9.00 = _____

Upper reserved seats _____ tickets x \$7.00 = _____

Grass Berm/GA _____ tickets x \$4.00 = _____

Total: _____

(Ticket orders must be received by June 10th to receive special pricing)

Mail ticket order to: Lincoln Saltdogs, Attn: Block Party, 403 Line Drive Circle, Ste A, Lincoln, NE 68508. Any questions contact Sherrie Hanneman 441-4182. Tickets will be available for pick-up at Haymarket Park from June 20th until game time June 22nd.