

United States Department of the Interior National Park Service

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National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name ANTELOPE GROCERY
other names/site number LEROY APARTMENTS; REYNOLDS KITCHEN DESIGN / LC13:D8-364

2. Location

street & number 2406 J Street
city, town Lincoln
state Nebraska code NE county Lancaster code 109 zip code 68510

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/site/structure/object categories.

Name of related multiple property listing: n/a
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
Signature of certifying official: James G. Hanson
Date: 2-2-88
State or Federal agency and bureau: Nebraska State Historical Society

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official
Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
Entered in the National Register.
determined eligible for the National Register.
determined not eligible for the National Register.
removed from the National Register.
other, (explain:)

Entered in the National Register 3-17-88
Signature of the Keeper
Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

COMMERCE/TRADE: specialty store

DOMESTIC: multiple dwelling

Current Functions (enter categories from instructions)

COMMERCE/TRADE: specialty store

DOMESTIC: multiple dwelling

HEALTH CARE: medical business/office

7. Description

Architectural Classification

(enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS:

Tudor Revival

Materials (enter categories from instructions)

foundation not visible

walls brick

stucco

roof asphalt

other false half-timbering

leaded art-glass transoms

Describe present and historic physical appearance.

Antelope Grocery in the residential Woods Park neighborhood of Lincoln, Nebraska, is a two-story brick, stucco, and frame building. It was constructed for a mix of uses, with commercial space on the first floor and apartments above. The structure employs Tudor Revival styling, with a brick lower story and stucco and half-timbering on the second story. The steep, truncated hip roof features large facade gables on the principal (south) facade and a high pyramidal roof over the southwest corner. The building retains a high degree of integrity, including rare survival of its metal-framed storefronts and leaded art-glass transoms, retention of its residential setting adjacent to Antelope Park and Creek, and the continuation of its original mixed functions. Reroofing and addition of protective glazing over the transoms are the chief external modifications. This nomination includes a single contributing resource, which has not previously been listed on the NRHP.

Antelope Grocery is a two-story commercial and residential building, constructed of brick on the lower story and wood frame above, with stucco and half-timber exterior cladding. The steeply pitched hip roof is truncated and capped with a nearly flat deck; early photos and the architect's drawings indicate the visible portions were roofed with wood shingles, while the central deck had a composition covering. The visible roofing material is now lock-tab asphalt shingle, although the original wood is visible in some locations. The roof design is enlivened with two large facade gables near the center of the south facade, and a higher pyramidal roof over the southwest corner, with flared eaves and two small facade gables.

The 105-foot long, principal, south facade has commercial storefronts on the west half of the ground floor. The storefronts retain their original metal-framed display windows and leaded art-glass transoms, now partially obscured by added protective exterior glazing. The commercial portion consists of two store areas. The larger, more central space is three bays wide, with a recessed center entrance highlighted by the inscription "ANTELOPE GROCERY" in its transom. The second, smaller storefront to the west combines entrance and display window in a single bay, but also features two large windows on the southwest corner of the building, topped with segmental, rowlock arched transoms in leaded art-glass. The east end of the south facade includes an office entrance for the larger store space and an entrance and windows for a small apartment. The architect's drawings show a garage at the east end of the ground floor, but the design was apparently altered in construction to include the extra apartment.

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The second story of the building contrasts with the brick base in its stucco and half-timbering and small, residential sized windows, asymmetrically arrayed in groups of one, two, and three. The larger facade gables also have windows at the attic level.

The 31-foot west facade facing 24th Street is of less importance than the south front, but is still conspicuous. Its most noteworthy feature is the small entrance to stairs leading to the second floor apartments. A simple, bracketed hood shelters the entrance, above which is an art-glass lunette inscribed "LEROY." A slight "eyebrow" dormer in the eaves above further emphasizes the doorway. The north and east facades are decidedly secondary in treatment, continuing the brick base and stuccoed upper story, but without half timbering except in the westernmost bay of the north side.

The interior plans as drawn by the architect included a small drug store in the west end of the first floor, the owner's grocery store at center, and garage space at the east end. Historic views suggest that the grocery store occupied both commercial spaces, and the garage was replaced at the time of construction with an additional apartment unit. Plans show six apartment units on the second floor, including larger, multi-room apartments on the east and west ends and four small efficiencies in between. The original functional configuration of the building remains unchanged, but few period finishes survive.

The building's setting remains residential to the north, east, and south, with Antelope Creek and Antelope Park to the west. West of the narrow park is Lincoln High School, a distinguished 1912 structure which originally supplied the grocery's candy and lunch counters with some of their customers.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

ARCHITECTURE

Period of Significance

1922

Significant Dates

1922

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

Fiske, Ferdinand C. (Fiske & Meginnis)
Meginnis, Harry (Fiske & Meginnis)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Antelope Grocery is locally significant in the area of architecture (Criterion C) as a well-designed and exceptionally well-preserved example of a mixed use, commercial/residential building, and as an example of the work of Fiske and Meginnis, important Lincoln architects.

Antelope Grocery was built in 1922 at an estimated cost of \$18,000 from designs by the architectural partnership of Fiske and Meginnis. The original owners were Roy B. and Julia Palin, who operated the grocery store and resided in one of the apartments in the building until the late 1930s. The "LEROY" appellation assigned to the apartments presumably relates to Mr. Palin's given name.

The partnership of Fiske and Meginnis operated from 1917 until 1924 and was one of the leading architectural offices in Lincoln during that period. Senior partner Ferdinand C. Fiske began his Lincoln practice in the late 1880s and remained active until his death in 1930. The range of his work was very broad, both in independent practice and with Meginnis, spanning residential, commercial, industrial, scholastic, ecclesiastical, and public buildings. Notable buildings designed by Fiske and Meginnis include the A Street Water and Power Station of 1921-22 (E6-2, listed NRHP 7-24-86), Prescott Elementary School of 1922 (D6-3), and Whittier Junior High School of 1923. Among Fiske's early works was Barr Terrace of 1891 (C8-27, listed NRHP 10-1-79). In combination with various partners, Fiske was architect of seven of the principal warehouses in the Haymarket Landmark District (a locally designated, federally certified historic district), ranging in date from the Lincoln Drug Company of 1905 (801 P, C9-92) to the Lincoln Fixture Building of 1922 (826 P, C9-90). Similarly, he was involved in more than a dozen houses in the Mount Emerald and Capitol Additions Historic Residential District (listed NRHP 6-5-80), executed in a variety of styles from Prairie School-influenced (Watkins House, 1930 B Street, 1915, D7-526) to "Jacobethan" (Rogers House, 2145 B St., 1914, D7-613) to Tudor Revival (Chapin House, 1979 D St., 1913, D7-44).

The large quantity of residential design executed by Fiske and his partners makes Antelope Grocery particularly important among the body of their work, as

See continuation sheet

9. Major Bibliographical References

City of Lincoln Building Permit (County-City Building) #10454 (with blueprints).

Ertl, Ted, ed. Historic and Architectural Site Survey of Lincoln, NE, Lincoln: Univ. of Nebr. College of Architecture, ca. 1978.

Lincoln City Directories.

Lincoln-Lancaster County Comprehensive Plan, City of Lincoln, 1985.

Pen and Sunlight Sketches of Lincoln, Chicago: Phoenix Publishing Co., 1893.

Silverman, B. and E. Zimmer, Haymarket Landmark District Walking Tour, Lincoln: Lincoln Haymarket Development Corp., 1987.

See continuation sheet

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 of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Lincoln-Lancaster County Planning Dept.

10. Geographical Data

Acreage of property less than one acre

UTM References

A

1	4	6	9	5	1	9	0	4	5	1	9	8	4	5
Zone		Easting				Northing								

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

B

Zone		Easting				Northing								

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

This property is described as Lot 7, Block 2, Muir's Addition to Young's East Lincoln Addition, Lincoln, Lancaster County, Nebraska.

See continuation sheet

Boundary Justification

These boundaries include all the property historically associated with Antelope Grocery.

See continuation sheet

11. Form Prepared By

name/title Edward F. Zimmer, Ph.D./Historic Preservation Planner

organization Lincoln-Lancaster County Planning Dept. date Dec. 24, 1987

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city or town Lincoln state NE zip code 68510

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Continuation Sheet**

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it demonstrates their approach to a mixed use, commercial/residential building, located in a residential neighborhood. Lincoln has relatively few examples of this mixed type outside commercial districts and just a single comparable attempt at "domesticating" a commercial structure. Fiske and Meginnis chose to employ a style characteristic of much of their purely residential work, and produced a building compatible with its surroundings, despite diverging from the small houses around it in function and scale. The introduction of Lincoln's first zoning code in 1924, and its implementation from 1926, may have discouraged additional examples of this building type, as it tended to separate commercial, industrial, and residential uses.

Fiske and Meginnis were also involved in a similar, Tudor Revival style grocery/apartment house building constructed in 1923 a few blocks south of downtown ("Schaefer's," southwest corner of 13th and F). However, the ground floor of that building has been so altered as to severely diminish its integrity. A few other freestanding commercial/residential buildings survive with better integrity in business districts of small towns annexed to Lincoln (especially in College View and Bethany). Those make no concessions in style to the mixed nature of their uses and their settings do not require compatibility of design with purely residential neighbors.

At the request of the owner, Antelope Grocery was designated a Lincoln Landmark by action of the City Council in August 1987, following adoption of a resolution by the Lincoln Historic Preservation Commission which stated "The building is an exceptionally well-preserved example of the Tudor Revival style applied to a neighborhood commercial/residential building, designed in 1922 by the significant Lincoln architectural partnership of Fiske and Meginnis." Lincoln Landmark status restricts exterior changes to designated buildings.

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The following information is the same for all six photographs:

Antelope Grocery, 2406 J Street
Lincoln, Lancaster County, Nebraska
NEHBS#LC13:D8-364
Photographer: E Zimmer
Negatives at Lincoln/Lancaster County Planning Dept.

Photo 1 of 6
June 1987
Neg. 8706/1:4
View of Antelope Grocery from the south-southeast,
showing the principal (south) and east facades.

Photo 2 of 6
Dec. 1987
Neg. 8712/1:19
View of Antelope Grocery from the southwest,
showing the south (right) and west (left) facades.

Photo 3 of 6
Dec. 1987
Neg. 8712/1:20
View of Antelope Grocery from the northwest,
showing the north (left) and west (right) facades.

Photo 4 of 6
June 1987
Neg. 8706/1:16
Detail of Antelope Grocery from the south,
showing the main entrance and transom.

Photo 5 of 6
Dec. 1987
Neg. 8712/1:7
Interior view in Antelope Grocery, looking
south through the principal entrance.

Photo 6 of 6
Sept. 1987
Neg. 8709/2:9a
Detail view of Antelope Grocery, looking
east toward the apartment entrance on
the west facade.