

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 Frank M. Spalding House

other names/site number LC13:D5-463

2. Location

street & number 2221 Sheridan Boulevard [N/A] not for publication

city or town Lincoln [N/A] 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 of certifying official [Signature] Date 2/18/99

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:

[Signature] Signature of Keeper Date of Action 3/25/99

- 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): _____

Frank M. Spalding House

Name of Property

Lancaster County, Nebraska

County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1	1	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Mission Style

foundation	_____	structural tile	_____
walls	_____	Colorado red sandstone	_____
roof	_____	composition shingle	_____
other	_____	_____	_____

Narrative Description

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

See Continuation Sheets.

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.
[x] 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.) See Continuation Sheets.

Areas of Significance

(Enter categories from instructions)

architecture

Period of Significance

1909

Significant Dates

1909

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Fiske, Ferdinand Comstock (architect)
Hansen, Peter, and Frank Ostrander (builders)

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 Record #
[] recorded by Historic American Engineering Record #

Primary Location of Additional Data:

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

Frank M. Spalding House
Name of Property

Lancaster County, Nebraska
County and State

10. Geographical Data

Acreage of Property 0.4 acres

UTM References

(Place additional UTM references on a continuation sheet)

- | | | | | | | | |
|----|------|---------|----------|----|----------------------------|---------|----------|
| 1. | 14 | 695400 | 4517900 | 3. | | | |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 2. | | | | 4. | | | |
| | | | | | [] See continuation sheet | | |

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet.

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Matthew G. Hansen, Historic Preservation Intern

organization Lincoln/Lancaster County Planning Department date September 11, 1998

street & number 555 South 10th Street telephone (402) 441-7491

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 John and Suzanne Rohde

street & number 2221 Sheridan Boulevard telephone (402) 438-5833

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 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 the time for reviewing instructions, ogathering 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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Frank M. Spalding House

Name of Property
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DESCRIPTION

The Frank M. Spalding House is a 2 ½-story, Mission Style residence in Lincoln, Nebraska. The home is located on three lots fronting Sheridan Boulevard. The hip-roofed structure is constructed of quarry-faced Colorado red sandstone blocks, and features Missions-shaped, curved-parapet dormers, arched windows, open eaves with exposed rafter ends, and wide projecting porches supported by square piers. It was constructed in 1908-1910 as the first residence in the Sheridan Place addition.

The Frank M. Spalding House is a 2 ½-story Mission Style residence located on Sheridan Boulevard in Lincoln, Nebraska. It was designed by Lincoln architect Ferdinand C. Fiske and built during the period of 1909-1910. The home is constructed primarily of quarry-faced Colorado red sandstone blocks.

The house was originally built on five residential lots comprising an entire block face along Sheridan Boulevard. The property remained in this state until the early 1970s when the north and south lots were sold off so that residences could be constructed on them. This change resulted in the need to construct a new garage to the northwest of the house, and its 1978 date of construction makes it a non-contributing structure on the property. The 1916 brick and tile garage, originally associated with the Spalding House, is still extant behind 2465 Ryons, but is not part of this nomination.

The primary facade of the Spalding House faces due west onto Sheridan Boulevard. It is symmetrically arranged around an axis defined by the centrally-located main entrance. A full-length porch projects from the facade on the first-story level, and is supported by large, square, stone piers. The porch and main entrance are accessed by a short flight of wide steps set between projecting, low, stone wing-walls. The second-story level of the west facade contains two central windows flanked by a pair of smaller windows. These small windows are in turn flanked by a larger window at either end of the facade.

The north face of the residence is considered to be a secondary but significant facade and contains a covered carriage-porch entrance on the first story. To the left of the carriage porch are two large windows separated by a projecting chimney. The second story of the this facade is composed of a central window flanked by large windows at the facade-ends.

Much like the north facade, the south facade a possesses a similar window arrangement and a projecting porch. Early photographs and the architect's drawing for the house reveal that this porch was originally open. It appears to have been enclosed very early on with beveled-glass windows to create a sun porch, complete with a tile and terra-cotta fountain.

The rear east facade contains a 2-story, frame and stone projection set on stone piers. The first floor level of this projection originally functioned as a servant's entrance to the home. Directly above this rear entrance is a frame sleeping-porch enclosed by screened windows.

The Spalding House also contains the characteristic Mission feature of dormers with curved parapets on its north, south, and west sides. The west-facing dormer contains a central arched window flanked by two smaller rectangular windows, while the dormers on the north and south contain only a central arched window. Tall stone chimneys pierce through the roof adjacent to the north and south dormers, and a central chimney at the rear of the hip-roof was designed to ventilate the home's stove and basement-level trash incinerator.

Another distinguishing characteristic of Mission Style architecture displayed in the Spalding House is the exposed rafter ends that project beneath the open eaves and occur in rhythmic repetition all around the perimeter of the house and porch roofs. When originally constructed, the house was roofed with green-glazed Spanish tile. This remained until about 1967 when the residence was re-roofed with asphalt shingles. When the house was sold in the mid 1990s, the roof was again in need of repair, and the new owners looked into the possibilities of restoring the tile roof, but found it to be cost prohibitive. As a feasible alternative, they selected composition shingles in a color to match the original green-glazed tile.

The interior of the Spalding House contains a variety of fine-quality woodwork. The choice of materials likely was influenced by Frank Spalding's ownership of numerous lumberyards in and around the state of Nebraska. Upon entering the home via the front entrance, one passes through the vestibule with a tiled floor and enters the central hall. The oak front door contains a large sculpted-bronze panel of two leaping deer in floral surroundings. The panel is removable to that it can be replaced in winter with glass. The central hall itself is composed of oak flooring and wainscoting, and terminates in the grand semi-circular stair which leads up to the second floor. Through oak and mahogany pocket doors

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on either side of the central hall are the living room and library. The living room contains a white marble fireplace along with highly-ornamental wood moldings and trim. The library features a glazed-brick fireplace, built-in oak and beveled-glass bookcases, and an oak-beamed ceiling. Through an arched entryway, just off the library, is the dining room. It continues the same oak-beamed ceiling detail of the library and contains a built-in oak buffet along the north wall. Among the other rooms on the first floor are the kitchen, the butler's pantry, and a hallway accessing the carriage-porch entrance.

The second floor of the Spalding House is primarily occupied by five large bedrooms. Of these, the west two bedrooms contain fireplaces which make use of same chimneys as the fireplaces in the library and living room below. Two bathrooms and a walk-out sleeping porch are also contained on the second floor. This level of the residence contains much the same kind of fine wood flooring and trim as the first floor.

Above the second floor is a half-story attic level. It is accessed by a secondary stairway near the rear of the house. The main space is generally cruciform in plan with projections out into the three dormers on the north, south, and west.

Overall, the Spalding House contains a high degree of its historical integrity. Although the sale of the corner lots of the property and subsequent construction on them diminishes the Spalding House's setting somewhat, the residence retains a large lot with a semi-circular driveway linking the house to Sheridan Boulevard. The majority of the home's historic exterior and interior materials are intact and unaltered from the time of construction. Although minor alterations have occurred over time, most notably to the roofing materials and the installation of large glass panes in the porch openings, they are reversible, and have had minimal visual impact on the appearance of the house. The Frank M. Spalding House is a rare and important example of Mission Style residential architecture in the city of Lincoln, and it continues to be the dominant house on the northern blocks of the boulevard.

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STATEMENT OF SIGNIFICANCE

The Frank M. Spalding House is significant under Criterion "C" as an important work of master architect Ferdinand C. Fiske, and as the best representative example of Mission Style architecture in the city of Lincoln, Nebraska. The Spalding House appears to be the earliest and is certainly the most fully developed of several Lincoln homes that represent, display, and exemplify Mission Style locally. It retains lavish original interior finishes in wood and tile, and its exterior stone construction distinguishes it from all but one other Lincoln example.

THE ORIGIN, DEVELOPMENT, AND CHARACTERISTICS OF MISSION STYLE ARCHITECTURE

During the final decade of the nineteenth century a distinctive style of architecture began to appear in California. While an eastern-seaboard-inspired Colonial Revival style was gaining popularity in much of the United States, California chose to look to its Hispanic roots for architectural inspiration. Drawing from the Spanish Colonial missions in the area, the new style borrowed elements from the old to interpret in new ways.

The first example of Mission Style architecture to get wide-spread exposure in the United States was the California Building constructed at the 1893 World's Columbian Exposition in Chicago from a design by San Francisco architect Arthur Page Brown. Shortly afterward, the Southern Pacific Railroad adopted the style for its depots and resort hotels. Though never common outside of California and the Southwest, Mission Style slowly gained popularity across the country, reaching its high point in the early 1900s and declining after the first World War. While most popular for residential construction, Mission Style was also adopted for the design of commercial buildings and religious structures.

The characteristic elements which distinguish Mission Style architecture are curved and stepped shaped parapets on dormers or end-walls, arched windows, tile roofs, projecting porches, and open eaves with exposed rafter-ends. Wall surfaces are typically smooth, with stucco or plaster being the most common materials used. However, a limited number of Mission Style buildings were constructed of brick or stone. Curved Spanish tile is the most common roofing material, with red or green being prevalent color choices.

MISSION STYLE RESIDENTIAL ARCHITECTURE IN LINCOLN, NEBRASKA

Consistent with national trends, Mission Style architecture is not common in Lincoln, but is utilized on some commercial buildings, churches, and a few dozen houses. First and foremost among the houses is the Frank M. Spalding House at 2221 Sheridan Boulevard. Constructed in 1909, it is the earliest example of the style to be identified in the city, and was designed by talented local architect Ferdinand C. Fiske. His design for the Spalding House was unusual among Mission Style residences nationwide, and unique among local examples, for its Colorado red sandstone construction. The house prominently displays all of the characteristic Mission Style elements including shaped parapet dormers, arched windows, open eaves with exposed rafter ends, and projecting porches supported by square piers. In size, scale, and quality of materials, the Spalding House best represents Mission Style residential architecture in Lincoln.

Though the Spalding House is the boldest Mission Style residence in Lincoln, it is not the only example of the style. The Arthur H. Edgren House at 3530 'J' Street is of similar scale and postdates the Spalding House by more than a decade. Constructed in 1922 by Edgren, who was then serving as Lancaster County Engineer, the house was built of limestone veneer rather than solid stone blocks. No architect is listed on the building permit for the house, and it is possible that Edgren designed it himself judging from his profession. Its symmetrical facade, full-length front porch, and general window configuration contain many similarities to the Spalding House, and perhaps Fiske's design provided inspiration in the construction of the Edgren House.

While not of the same scale as the Spalding and Edgren homes, the Henry L. Ebner House at 1235 'A' Street displays several Mission Style characteristics including a shaped parapet and arched windows. It appears that the two and one-half story brick home was constructed from a Sears and Roebuck design entitled "The Monterey". The original tile roof of the house was subsequently replaced with asphalt shingles. Another residence of similar size and scale to the Ebner House is the Wekesser House (2624 Washington Street). This 1915-1916 brick home was designed by architect A.G. Peterson and built by W. Bruce Shurtleff. It features a shaped parapet, tile roof, open eaves, and a projecting front

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porch supported by square piers.

The majority of the Mission Style homes in Lincoln postdate the Frank M. Spalding house by more than a decade, and are of the single story, stuccoed variety. A good representative of this group is the Lapp House, just around the corner from the Spalding House, at 2454 Ryons (LC13:D5-057). As is typical of these small homes, the Lapp House contains only a couple of Mission Style elements and possesses white-stuccoed facades rather than stone.

FERDINAND C. FISKE, A MASTER ARCHITECT IN LINCOLN

Ferdinand Comstock Fiske arrived on the Lincoln architectural scene in 1887 from Minneapolis, Minnesota, where he had been practicing architecture since studying at Cornell University. He immediately established an architectural practice in the city and set to work. Fiske received prominent commissions almost immediately and was chosen to design such structures as the Lincoln Sanitarium (1892), the Barr Terrace (NRHP 1979), and the David E. Thompson mansion (1893), which later became Nebraska's governor's mansion, during his first decade of work.

During the course of his career in Lincoln, Fiske was engaged in a number of partnerships with other architects. Among those with whom he worked at one time or another were George W. Peters, Charles A. Dieman, Harry W. Meginnis, Edward G. Schaumberg, and Jesse Boaz Miller. Between partnerships, Fiske maintained his own architectural practice.

As Fiske's reputation as a quality designer grew, so did the number and significance of his commissions. He possessed an extraordinary ability to design in a wide variety of architectural styles, often simultaneously. For instance, while he was designing the Spalding House in Mission Style, Fiske was also working on the Shingle Style Ziemer House at 2030 Euclid Avenue (NRHP 1971). He also designed many significant residences in the Mount Emerald Historic District (NRHP 1980) and was the architect for the 1918-1919 remodeling of the Gillen House at 2245 'A' Street (NRHP 1998).

Though he excelled at residential design, Fiske's work in Lincoln was not limited to houses. He designed a number of buildings in Lincoln's Historic Haymarket (a 1982 locally designated, federally-certified historic district) including the Grainger Bros. warehouse at 744 'O' Street, the Stacy Bros. warehouse at 800 'P' Street, and the Apothecary building at 801 'P' Street. Fiske was the architect for Lincoln's Municipal Lighting and Waterworks Plant at 2901 'A' Street (NRHP 1986), Antelope Grocery at 2406 'J' Street (NRHP 1987), the Jacobethan Revival Style Prescott School at 1930 South 20th Street (1922), and the Neo-Classical style Whittier Junior High School at 2240 Vine Street (1923). And he also designed the Little Building in downtown Lincoln at 113 North 11th Streets (NRHP 1987) in 1908; a building which would be home to the Frank M. Spalding Lumber Company.

The Mission Style house Fiske designed for Frank Spalding remains one of his finest architectural designs. It represents the work of a master architect, and illustrates his ability to produce stylistically significant structures.

SIGNIFICANCE OF THE SPALDING HOUSE ON SHERIDAN BOULEVARD

Frank Merrill Spalding first came to Lincoln, Nebraska, in 1899 along with his wife Julia, son Phineas, and daughters Charlotte, Harriett, and Mary. Prior to his arrival, he had been engaged in managing a number of lumberyards in Nebraska, Kansas, and Minnesota. Once in Lincoln, Spalding established the F.M. Spalding Lumber Company, based out of an office in the Little Building at 10th and 'O' Streets. The business was a family affair, with Frank serving as president, Phineas as vice-president, and Harriett as secretary-treasurer. The Spaldings lived in at least two different homes prior to their decision to build on the newly developing Sheridan Place at the edge of Lincoln.

In 1908-1909 the Woods Bros. and Boggs real estate company began work on a new development they called Sheridan Place. Following on their success with the previous developments of Franklin Heights and Elm Park, the Woods Bros. heavily promoted Sheridan Place through a number of bold newspaper advertisements. The new addition was platted in May of 1909 and annexed by the city of Lincoln shortly thereafter. An almost carnival-like atmosphere prevailed when the lots were sold in the evenings during the month of June under "a blaze of electricity" generated by thousands of light bulbs strung up throughout the addition. Supposedly this was to accommodate the schedules of Lincoln's working people who were unable to attend daytime sales. Prospective buyers were offered free streetcar rides out to the development, and on a number of nights, free concert performances were given by August Hagenow's band in an effort to boost attendance.

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The first new residence to be constructed in Sheridan Place was that of Frank M. Spalding. On April 11, 1909 the Nebraska State Journal newspaper published a rendering of the house by the architectural firm of Fiske and Dieman, stating that it is "now under construction." This was followed by a Woods Bros. advertisement in late June 1909 shows a photo of the Spalding House under construction with its walls and roof completed. So much work had progressed by the time the ad appeared that construction of the house had likely began as early as the fall of 1908, long before the land had been officially platted and sold. Since Sheridan Place was outside of the Lincoln's corporate limits at the time, no building permit was required to build the house. However, the estimated cost of construction is known because of a June 20, 1909 Woods Bros. ad which speaks of "one of our wealthiest men, Mr. F.M. Spalding," who was constructing a "\$35,000 Colorado sandstone mansion."

Frank Spalding was around 61 years of age when construction of the house began. He passed away at home in December 1914 and his funeral was conducted from the residence. His wife and children continued to live in the home through 1920. During the next forty years the house was continuously occupied by only two different families. For a short time in the 1960s it served as a convent for the Blessed Sacrament Sisters of Mercy. Though changing owners several times in the next thirty years, the house managed to retain the majority of its historic materials and integrity. The current owners have gone to considerable expense and effort to restore the residence to its former glory on both the interior and exterior.

The significance of the Frank M. Spalding House lies primarily in its role as the best representative example of Mission Style residential architecture in Lincoln. It was built as the first "grand mansion" along Sheridan Boulevard and established a precedent for future homes in the area. For the very beginning, the Spalding House was designed to be a landmark with its size, scale, and materials. Though minor alterations have occurred over the years, the residence retains the majority of its historic integrity, and continues to play an important role in the architectural history of the city.

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Frank M. Spalding House

Name of Property

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BOUNDARY DESCRIPTION

The property is described as the S 21.64' of Lot 2, Lot3, and Lot 4, and E 1/2 of vacated N-S alley adjacent, Block 3, Sheridan Place addition, Lincoln, Lancaster County, Nebraska.

BOUNDARY JUSTIFICATION

These boundaries include all property currently associated with the Frank M. Spalding House.