

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 Hurlbut, Aeneas / Yates, Charles, House

other names/site number Yates House, Historic Eastlake Manor / LC13:D7-1

## 2. Location

street & number 720 South 16th Street not for publication [ ]

city or town Lincoln vicinity [ ]

state Nebraska code NE county Lancaster code 109 zip code 68508

## 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

8/10/99

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

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## 5. Classification

Ownership of Property  
(Check as many boxes as apply)

Category of Property

(Do not include previously listed resources in the count.)

Number of Resources within Property  
(Check only one box)

☒ private  
☐ public-local  
☐ public-state  
☐ public-Federal

☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	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

N/A

## 6. Function or Use

### Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Current Functions

(Enter categories from instruction)

DOMESTIC/multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 7. Description

### Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Queen Anne - Eastlake  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Materials

(Enter categories from instructions)

foundation STONE/limestone  
walls WOOD/clapboard  
\_\_\_\_\_  
roof WOOD/shingle  
other \_\_\_\_\_  
\_\_\_\_\_

### Narrative Description

(Describe the historic and current condition of the property on one or more 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.
- ☒ 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

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### Period of Significance

1891

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### Significant Dates

1891

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### Significant Person

(Complete if Criterion B is marked above.)

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### Cultural Affiliation

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### Architect/Builder

Ferdinand C. Fiske, architect

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## 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 Planning Dept., Record #LC13:D7-1

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## 10. Geographical Data

Acreage of Property less than one acre

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

	Zone	Easting	Northing		Zone	Easting	Northing
1.	14-	694350-	4519650	3.			
2.				4.			

[X] 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 Lilly A. Blase, Preservation Consultant

organization Lilly A. Blase

date 11-12-98

street & number 1735 Euclid Avenue

telephone 402-476-1691

city or town Lincoln

state NE zip code 68502

## 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 Larry Brandt and Donna Culwell

street & number 720 South 16th Street

telephone 402-486-4737

city or town Lincoln

state NE zip code 68508

**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, 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 Reduction Project (1024-0018), Washington, DC 20503.

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Built in 1891 from a design by Lincoln architect Ferdinand C. Fiske, the Hurlbut-Yates House is prominently located on a large corner lot in Lincoln, Lancaster County, near the Nebraska State Capitol (NHL). The Hurlbut-Yates House is the largest and finest example of its architectural type in Lincoln. The house is a 2 1/2 story frame Late Victorian/Queen Anne residence with Eastlake design influence. The house retains a high degree of integrity in its elaborate detailing, massing, and extensive ornate porches. One contributing building comprises this nomination.

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The Hurlbut-Yates House is one of Lincoln's largest and grandest Queen Anne style residences. Located on a large corner lot one block from the Nebraska State Capitol of 1922-1932 (NHL), the Hurlbut-Yates House anchors the southwest corner of Block 153 of the City of Lincoln's Original Plat. It shares this block with the Renaissance Revival Ferguson House of 1909-1911 (NRHP), and the Italianate Kennard House of 1869 (NRHP) to the north. The Hurlbut-Yates House is sited on a terrace raised from 16th and G Streets. The current hedge lining the edges of the property dates from the mid 20th century. A gravel parking area borders the alley on the north side of the lot.

Designed by Lincoln architect Ferdinand C. Fiske and completed in 1891, the Hurlbut-Yates House is an imposing, tall 2 1/2 story frame structure, with a broad wraparound porch encircling the west main facade. The house is generally symmetrical in its main mass and roofs, but asymmetrical in its rich detail and decoration. The main roof is a facade gable with an east-west ridge, elaborated with two large, matching dormers towards the west part of the roof and two larger, matching facade gables in the middle of the roof. The fascia boards on all the gable ends are ornamented with panels and rosettes.

Below the main roof, the first and second stories are elaborated with numerous bays, recesses, and secondary porches and balconies. On the principle, west facade, the second story wall undulates as two bays--polygonal on the south and rectangular north--with railings above the porch roof across each of the niches formed by the various recesses. The main west entrance is off-center to the north, in the second of the four bays of the porch. The wide stairs are marked by an ornamented pediment that projects from the simple shed roof of the porch. The highly detailed porch is defined by paired turned posts supporting a sturdy railing which combines stick work and spindles, and a lighter spindle screen at the top.

The east end of the porch on the north facade projects to incorporate a porte cochere, with its own low, cross-gabled roof with ornamented pediments. At the center of the north facade is a shallow projecting pavilion with a facade gable roof. The second floor of the pavilion includes an off-center bay window and a recessed balcony, with elaborate spindle railings or screens outlining a fine arch. At the east end of the porch on the south facade, another exterior entrance is provided, with its own steps, marked by another carved pediment in the porch roof. A round projecting porch, with a conical roof is located on the second story on the south facade.

The exterior sheathing of the house is clapboards, decorated with stick work. Carved ornament is used in the porch pediments, the wide belt courses defining the gable ends, and the fascia boards. Little decorative shingle work is employed on the Hurlbut-Yates House. The first and second stories are distinguished by the line of the wraparound porch and continued by belt courses of half timbered trim encircling the east half of the house. The second and third

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floor division is underscored by a wide paneled frieze below the roofline with corresponding brackets under the eaves. This richly appointed exterior, as a whole gives a balanced countenance to the house on its prominent site.

The Hurlbut-Yates House has interior features of comparable quality and elaboration to the exterior. The first floor is comprised of six major spaces. The front parlor, second parlor, and dining room each have a decorated fireplace; the foyer/stairhall, library, and kitchen do not have fireplaces. The rich interior features extensive use of quarter-sawn oak and decorative window glass. High ceilings with plaster coves are used in the first floor primary rooms. Immediately inside the west main door is a small vestibule with tile floor, oak wainscoting, and beveled glass in each of the two paneled doors. The tiled floor and wainscoting continue in the foyer/stairhall, which is dominated by an oak staircase with carved newel posts and turned spindles. The primary stair landing is highlighted by two large leaded, beveled and stained glass windows set in the house's corner. Two sets of paneled oak pocket doors lead south from the foyer to the first or front parlor and east to the dining room. The front parlor has a fireplace with a carved oak mantel piece, decorative tiles and a cast iron fire box. This room is lit by a large bay window on the west wall with a center leaded, beveled and stained glass transom. A matching pair of pocket doors on the east wall lead to the second parlor. This room also has a large bay window with another, stained glass center transom on the south wall. A door in the southwest corner exits to the broad front porch. A fireplace with a carved oak mantel and overmantel, beveled mirror, tile accents and cast iron fire box is set at an angle in the room's northeast corner. Paneled oak doors lead to dining room on the north wall, and the library to the east. The dining room also features a large bay window with a stained glass transom on the north wall. A built-in, carved oak buffet is set in a niche on the east wall. A fireplace with a carved mantel, tile accents and cast iron fire box is centered on the south wall between two single paneled oak doors leading back to the second parlor and the library. The remainder of first floor consists of the library with corner windows to the southeast, a pantry with oak cabinets, and a large kitchen with accompanying small pantries or closets.

The second floor originally had six bedrooms. Three feature large bay windows with center leaded and stained glass transoms that correspond to the first floor bay windows. The west bedroom has a fireplace with overmantel. The long hall has a finely detailed oak wainscot treatment. The third floor features a large ballroom that comprises over one third of this level. The ballroom has a bank of double hung windows in the house's west primary facade gable. The roof's two matching dormers are reflected in this room as the fireplace area to the south and a windowed dormer to the north providing a fine view of the State Capitol and environs. Small bed chambers are tucked in the eaves and gables in the other areas of the third floor.

The Hurlbut-Yates House incurred considerable alteration between the 1930's and 1983, when a painstaking rehabilitation and restoration was begun. In the 1930's the exterior was corseted in brown, false-brick asphalt siding, which was removed in the mid-1980's. The porte cochere was enclosed to create a garage and much of the spindlework was lost from the porches. The interior was subdivided into a dozen apartments in the 1930's, with changes including insertion of bathrooms into the foyer and the upper stairhall, addition of many new partitions, and reorienting of the lower run of the main stairs. The restoration has included rebuilding all the porch trim, from photographs and surviving remnants, restoring the porte cochere, and removing the asphalt siding. The repaired exterior has received a careful polychromatic paint scheme.

On the interior, the main staircase has been restored in configuration. Numerous bathrooms have been removed, including those in the stairhalls. Partitions have been removed and original doors rehung. Wood and tile floors have been repaired. The first floor kitchen and accompanying pantries were returned to their original function. The third floor ballroom was reopened to its original size. Interior photo documentation from the 1920's sorority house era guided this careful work.

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The Hurlbut-Yates House was built with a companion carriage house located on the northeast portion of the original, quarter-block sized property. The carriage house complemented the detailing of the main house in its massing, roofline and paneled fascia boards on a smaller, simpler scale. This building was moved from the alley and rotated 180 degrees, to face G Street, where it was converted into a separate residence. Since these modifications occurred after the Hurlbut-Yates House's period of significance, and since the converted carriage house sits on its own parcel subdivided from the main lot in 1937, the carriage house is not included in this nomination.

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The Hurlbut-Yates House, built in 1891, is eligible at the local level for the National Register of Historic Places under Criterion C in the area of architecture. The house is an early work of one of Lincoln's premier architects, Ferdinand C. Fiske, and is one of Lincoln's largest, most ornate, and best-preserved embodiments of the distinctive characteristics of Late Victorian/Queen Anne style architecture. The period of significance of the house is 1891, coinciding with its original construction.

The Hurlbut-Yates House was built near the end of Lincoln, Nebraska's most rapid period of growth, which extended from 1880 until the Panic of 1893. Lincoln began growing rapidly from the date of its designation as the new state's capital city in 1867. The small prairie hamlet of 30 people rapidly took to its new roles as the seat of state government, the state university, other state institutions, and as an emerging commerce center. The Burlington and Missouri Railroad reached Lincoln in 1870. This event hastened development further. By 1880, the Federal census listed Lincoln's population at 13,003. This population base grew 324 percent by the time of the 1890 census to 55,154 persons.

Among the new residents were several professional architects, joining the small cadre of building designers already residing in the capital city. John H. W. Hawkins, a graduate of Cornell University, arrived in 1885 and designed numerous houses, churches, and commercial buildings before relocating to Omaha in 1890. George W. Peters came to Lincoln around 1887 and worked for Hawkins as well as designing at least one large house (for Gov. J. M. Thayer). In 1889 Peters partnered with newly-arrived Ferdinand C. Fiske (1856-1930), who had also studied architecture at Cornell from 1878 to 1880. Unlike Hawkins or Peters, Fiske settled permanently in Lincoln, establishing a prolific architectural practice that spanned four decades.

One of his earliest Lincoln works was the Romanesque Revival Barr Terrace (1889, NRHP, 11<sup>th</sup> & H), a row house that reflected the growing city's increasing urbanism. The Queen Anne style Hurlbut-Yates House demonstrates his design sophistication and stylistic breadth at the very beginning of his Lincoln career. Throughout his career, Fiske demonstrated competency in a broad range of styles, often simultaneously. Soon after designing Hurlbut-Yates House, he produced a Neo-classical revival style mansion for David and Jeanette Thompson at 15<sup>th</sup> and H Streets, which served as the residence of Nebraska's governors from 1900 until the 1950's. In the late 1900's Fiske designed the Tudor Revival Reese House (1907, within the Mt. Emerald NRHP District, 1990 C St.), "Maple Lodge" as a delightful and anachronistic essay in the Shingle Style (1909, NRHP, 2030 Euclid), and Frank M. Spalding's Mission Revival style mansion (NRHP, 2221 Sheridan Blvd.). Fiske also designed a wide range of significant buildings in addition to residences including a half-dozen large warehouses in the Haymarket Landmark District; Prescott, Elliott, Clinton, and Whittier Schools; and Faith Methodist Church (1911, not extant).

The phenomenal growth in Lincoln that attracted Fiske and his fellows in the 1880's resulted in the construction of numerous buildings of increasing scale and richness. Elaborate new churches and business blocks created a downtown skyline, a new Burlington & Missouri River Railroad depot marked the west edge of downtown in 1880, and new buildings began filling the University of Nebraska campus north of the business district. A new State Capitol was constructed in the 1880's southeast of downtown, and mansions were built north, south, and east of the central business area, but especially in the vicinity of the capitol.



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The most prevalent style of new residences during Lincoln's big boom of the 1880's was Queen Anne. The Queen Anne style in this country was loosely patterned after contemporary English precedents which was in turn very loosely patterned after medieval English houses--hence the reference to Queen Anne. American Queen Anne houses are characterized by picturesque, asymmetrical rooflines and chimneys, rich ornament inside and out, often including carving, lavish use of turned spindles, cut shingles on walls, and windows of varied shapes and sizes, often with colored or beveled glass. Technology of the Industrial Age allowed for mass production of architectural elements and rail transportation made these decorative elements and standardized lumber widely available to new expanding Midwestern communities such as Lincoln. Advancements such as the power lathe, chisel, and gouge produced three dimensional ornamentation, often inspired by the popular design publications of English architect Charles Lock Eastlake. This exuberant style reflected and reinforced the growth and prosperity in Lincoln and other American cities of the 1880's, and flourished here until the economic downturn of the Panic of 1893.

The Hurlbut-Yates House is the largest and most ornate frame example of the Queen Anne style with Eastlake design influences still extant in Lincoln, Nebraska. The Hurlbut-Yates House demonstrates the style in its ample, numerous, and ornate porches, its varied roofline, its elaborate windows, and its abundant carved and turned ornamentation, both inside and out. The historic record reveals very few Queen Anne style houses in Lincoln that ever rivaled the Hurlbut-Yates House in scale and ornament, and those are gone. Chief among those was the Sawyer House nearby at the north east corner of 17th and F Streets, which was designed by Lincoln architect Artemas Roberts in 1887, and removed by 1925. Among extant examples, the Guy and Mary Brown House at 255 South 27th Street (1889, by J.H.W. Hawkins) is roughly as large as the Hurlbut-Yates House, but has a much plainer exterior in massing and decoration. The Murphy-Sheldon House (1887, NRHP, 2525 N Street), and the Albert Watkins House (1887, NRHP, by J.H.W. Hawkins, 920 D Street) are excellent local examples of smaller Queen Anne style houses, but are considerably more modest than the Hurlbut-Yates

House in scale and ornament. A few large Queen Anne style houses built of masonry survive in Lincoln, such as the Clark-Leonard House (1887, NRHP, 20th & F), the William Tyler House (1891, NRHP, 8th & D), and the Eddy-Taylor House (1891, NRHP, 25th & T). While important in their own right, they lack the exuberant multiplication of ornament possible in wood, which is a major trait of the American Queen Anne style in its fullest development.

While the primary significance of the Hurlbut-Yates House is architectural, it may be useful to briefly survey the history of its construction and early ownership to understand the house not only as the product of a certain place, but also of a specific set of early owners. The house was built in 1891 for Aeneas Hurlbut, a Civil War veteran, upwardly mobile local clothier, land developer, and hotel promoter. Hurlbut purchased three lots at the northeast corner of 16th and 'G' Streets in 1886 from the State of Nebraska. Two sewer permits of 1890 indicate the clothier had commenced construction on his new 'G' Street lots. The 1890 directory lists a "house building" at 744 So. 16th, and the 1891 directory and newspaper reports placed Aeneas Hurlbut's residence at "'G', northeast corner 16th." The 1891 Sanborn Map Company Atlas of Lincoln outlines the present house and its carriage house (since moved). Hurlbut chose the popular Queen Anne style and embellished the wide array of porches with Eastlake-type spindle work.

Charles and Ruth Yates entered the picture on this property by 1893, when Ruth obtained a mortgage of \$12,000 against the property. Apparently, the Yates exchanged their former house with the Hurlbuts, which had a value of \$20,000 in the deeds. The precise structure of the transactions and values of the properties is somewhat unclear, but the Yates were in residence at 16th and G by 1894, while the Hurlbuts occupied the Yates' former residence at 1541 M Street. That this transaction occurred during 1893, a year of national and local economic panic, probably was not a coincidence, though the Hurlbuts and the Yates both weathered the depression better than many of Lincoln's mansion builders and owners.

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Charles Yates (1836-1922) had been a prominent figure in Lincoln commerce, banking, and railroad circles from the 1870's and retained his stature into the 1920's. Yates moved to Lincoln from Plattsmouth in 1878 as the telegraph superintendent for Burlington and Missouri River Railroad. He was one of the chief officers for that key business in Lincoln. Mr. Yates' obituary stated he served as the "right hand man" to Burlington President C. E. Perkins." Both Mr. and Mrs. Yates were prominent figures in Lincoln's cultural and social community. They opened their home to social events and fund-raisers throughout their tenure. In addition he served on the boards of several other Lincoln-based banks and land companies. Ruth and Charles had two daughters, Anna and Grace, and two sons, Willard and Halsey. The sons were founders of the Yates Coal and Lumber Company in Lincoln. Willard married into the Burnham family, who were prominent businessmen and bankers in Lincoln. His son Silas Burnham Yates had a long-time affiliation with First National Bank of Lincoln and the Burnham Yates Conference Center at Cornhusker Hotel bears his name. Halsey Yates was Commandant of ROTC at the University of Nebraska. The Yates family ceased using the residence following Ruth Yates death in 1925.

The Hurlbut-Yates House is locally significant under Criterion C, as it demonstrates an important early work of a master architect, Ferdinand C. Fiske, and it embodies the distinctive characteristics of Late Victorian Queen Anne architecture as executed in frame construction in Lincoln, Nebraska. The house is significant as an outstanding local example of Late Victorian architecture of the Queen Anne style with Eastlake design influences.

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**Primary Sources on House and Occupants:**

Capital City Courier, Lincoln, NE, society columns 1890 - 1894.

City of Lincoln Building and Sewer Permit Records

Lancaster County Register of Deeds Records

Lincoln City Directories, 1873 - 1894

Nebraska State Journal and Lincoln Star, February 8, 1922. Lincoln newspaper obituaries on Charles Yates.

Sanborn Fire Insurance Maps, editions from 1891 (first time house is shown), 1928 (shows carriage house moved forward with new alley garage)

The Cornhusker. University of Nebraska - Lincoln yearbooks. Pictures and articles on Halsey Yates, 1910 & 1911. Pictures of house and Phi Mu Sorority, 1927 & 1928.

**References Regarding Lincoln History and Development:**

Copple, Neale. Tower on the Plains: Lincoln's Centennial History 1859 - 1959. Lincoln, NE: Lincoln Centennial Commission Publishers, 1959.

McKee, James L. Lincoln, The Prairie Capital: An Illustrated History. Northridge, CA: Windsor Publications, 1984.

Sawyer, Andrew J., ed. Lincoln the Capital City and Lancaster County. Vol. 1 and 2. Chicago, IL: S. J. Clarke Publishing Company, 1916.

**References Regarding Architect:**

Pen and Sunlight Sketches of Lincoln. Chicago, IL: Phoenix Publishing, 1893, p. 95.

Lincoln Star, January 27, 1930, obituary.

Cornell University Alumni News, February 20, 1930, obituary.

**References Regarding Style:**

Blumenson, John J. -G. Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945. Nashville, TN: American Association for State and Local History, 1977. (See pages 58 - 59, 62 - 63)

Eastlake, Charles L. A History of the Gothic Revival. London: Longmans, Green, and Co., 1872; reprint introduced and edited by J. Mordaunt Crook, New York: Humanities Press, 1970.

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Eastlake, Charles L. Hints on Household Taste. 3rd ed. London: Longmans, Green, and Co., 1872; reprint, Salem, NH: Ayer Company, Publishers, Inc., 1984.

Guthrie, Hugh, ed. Late Victorian Decor: From Eastlake's Gothic to Cook's House Beautiful. Library of Victorian Culture, American Life Foundation. Watkins Glen, NY: Century House, 1967.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1990. (See pages 262 - 275)

Poppeliers, John C., S. Allen Chambers, Jr., and Nancy B. Schwartz. What Style is it? A Guide to American Architecture. Building Watchers Series. Washington, D.C.: The Preservation Press, 1983. (See pages 56 - 59)

Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles. rev. ed. Cambridge, MA: MIT Press, 1992. (See pages 114 - 126)

**Published References on House:**

Beutler, Patty. "Labor of Love." Lincoln Journal Star. Lincoln, NE: Sunday, December 13, 1998. (See Section J, Pages 1 and 3)

McAlester, Virginia and Lee. A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States. New York: Alfred A. Knopf, 1998. (See page 401)

Pomada, Elizabeth, Michael Larson, and Douglas Keister. America's Painted Ladies. New York: Dutton Studio Books, Penguin Group, 1992. (See page 177)

Zimmer, Edward. The Near South Walking Tours. Vol. 2, Mount Emerald and Environs. Lincoln, NE: Near South, 1990. (See pages 6 and 7)

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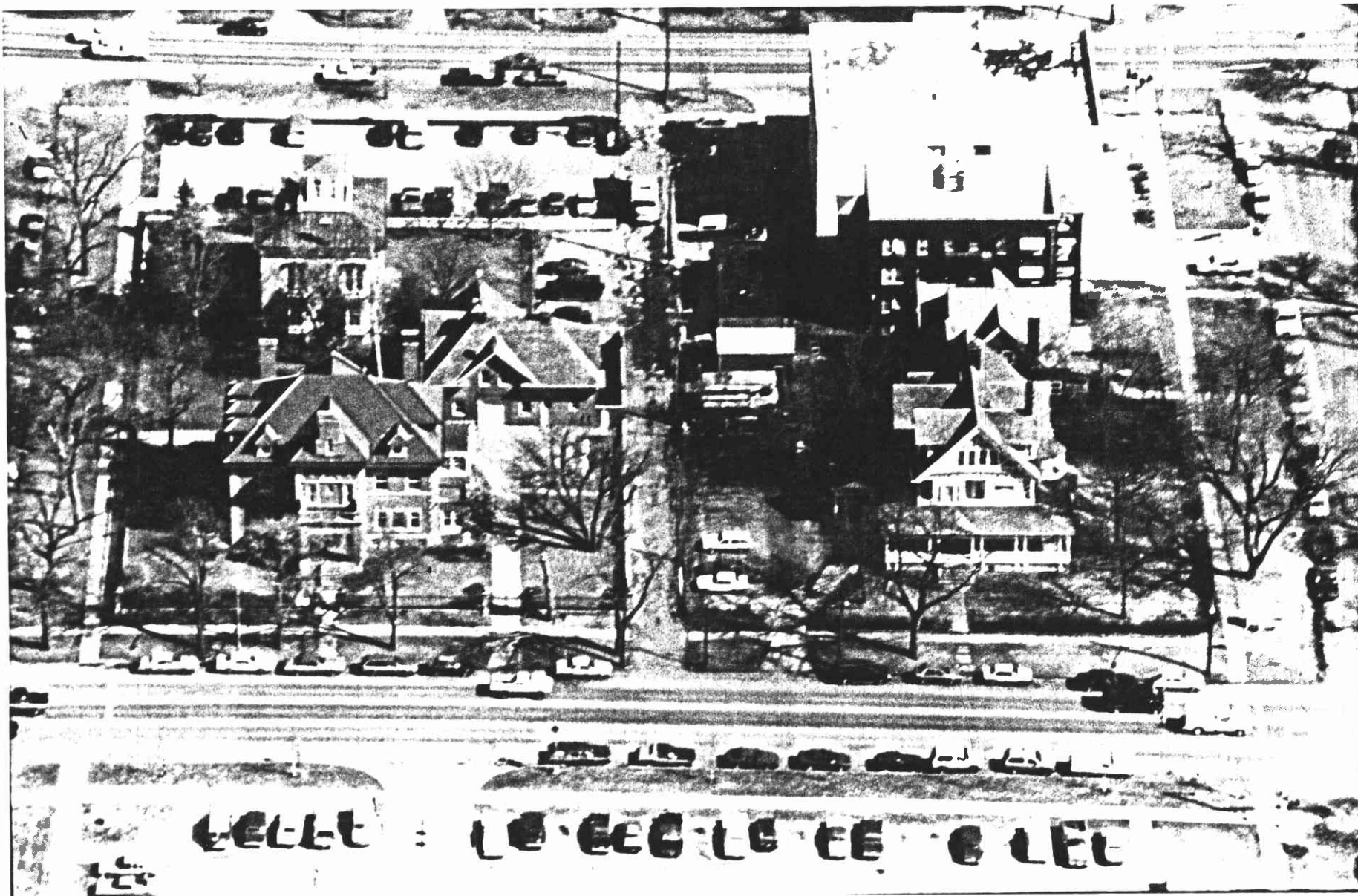
**Verbal Boundary Description:**

A parcel measuring 142' north-south by 105' east-west, consisting of Lots 7 & 8, and west 5' of Lot 9, Block 153, of the Original Plat of Lincoln, Lancaster County, Nebraska.

**Legal Description: ORIGINAL PLAT BLOCK 153 LOTS 7 & 8 W5' LOT 9**

**Boundary Justification:**

The boundaries include 105' of the 150' (east-west) originally associated with the house during its construction and period of significance. The remaining east 45' of Lot 9 containing the relocated and altered carriage house, were subdivided from the original house lot in 1937, after the period of significance.



Hurlbut-Yates House  
 NeHBS #LC13:D07-001  
 Lincoln, Lancaster Co., NE

photo by Ed Zimmer  
 Lincoln Planning Dept, 1989

Aerial view from W showing Yates Hse at lower right  
 Photo 1 of 7



Hurlbut-Yates House  
NeHBS #LC13:D07-001  
Lincoln, Lancaster Co., NE

photo by Ed Zimmer  
Lincoln Planning Dept, 12-97

Principal (W) façade looking E  
Photo 2 of 7





Hurlbut-Yates House  
NeHBS #LC13:D07-001  
Lincoln, Lancaster Co., NE

photo by Ed Zimmer  
Lincoln Planning Dept, 12-97

S façade looking N with Nebr. State Capitol at left  
Photo 3 of 7





Hurlbut-Yates House  
NeHBS #LC13:D07-001  
Lincoln, Lancaster Co., NE

photo by Ed Zimmer  
Lincoln Planning Dept, 12-97

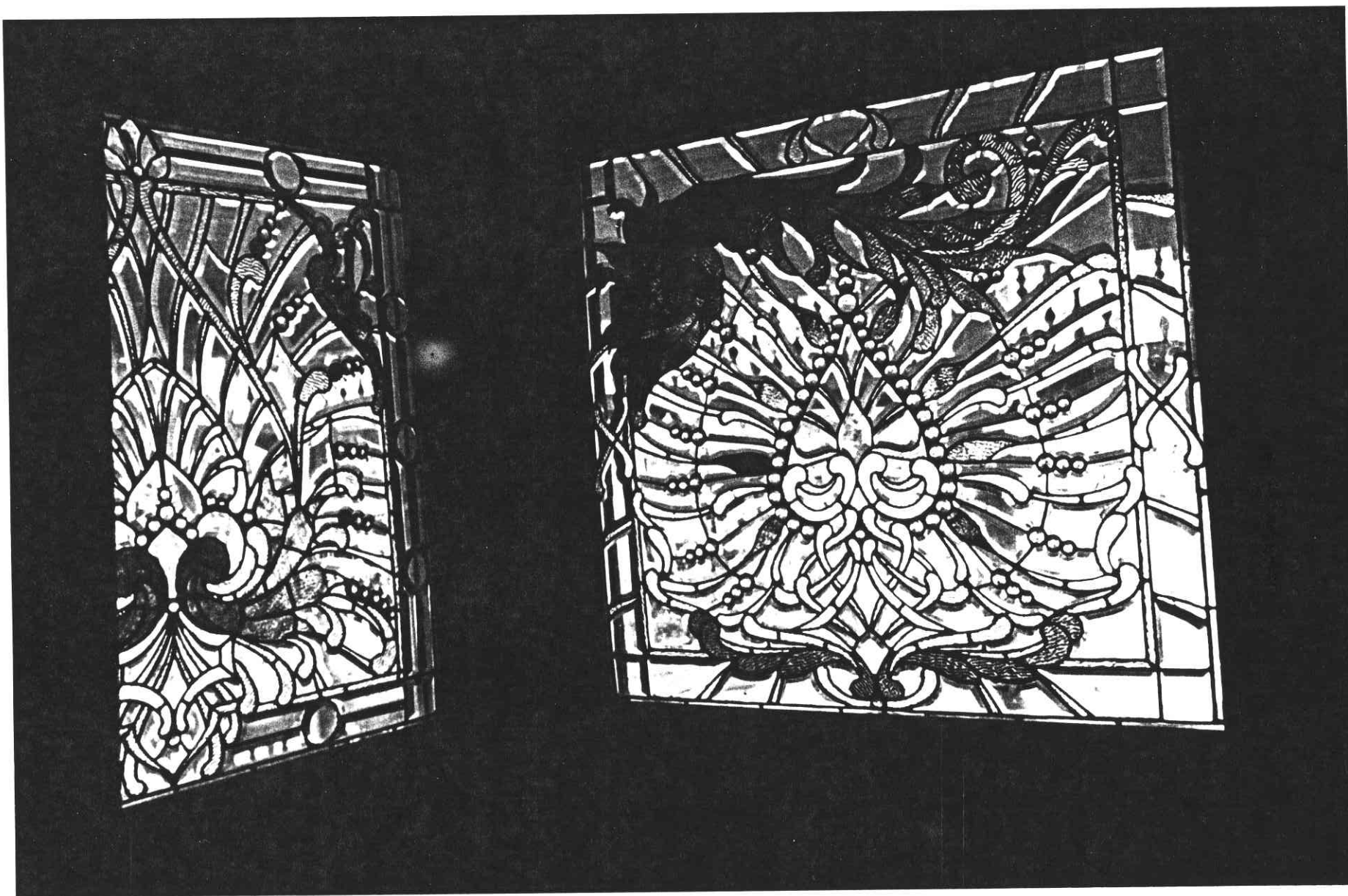
view from NW of N (left) & W (right) facades  
Photo 4 of 7



Hurlbut-Yates House  
NeHBS #LC13:D07-001  
Lincoln, Lancaster Co., NE

photo by Ed Zimmer  
Lincoln Planning Dept, 12-97

Detail of 2nd floor porch, N façade looking SE  
Photo 5 of 7

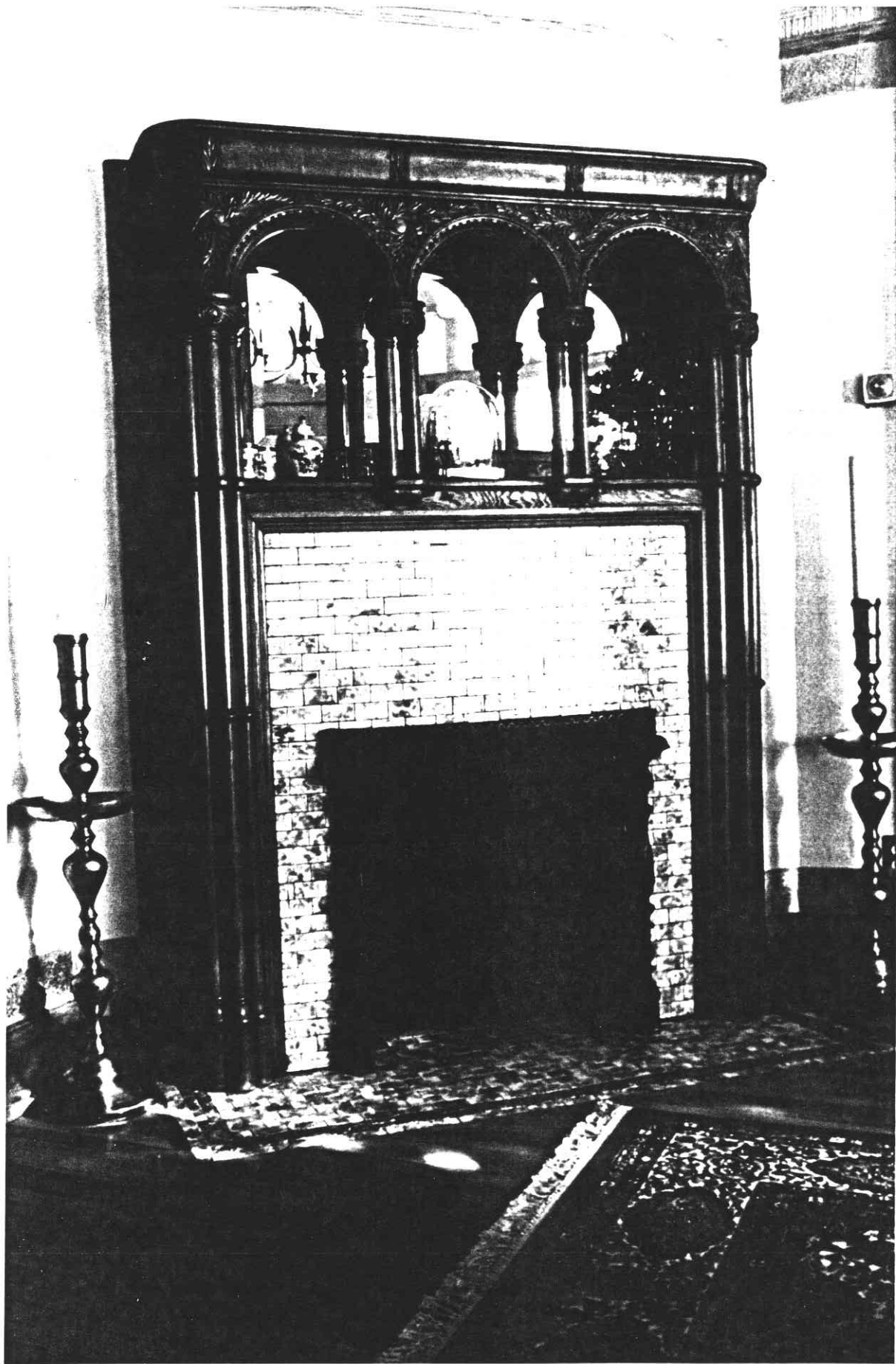


Hurlbut-Yates House  
NeHBS #LC13:D07-001  
Lincoln, Lancaster Co., NE

photo by Ed Zimmer  
Lincoln Planning Dept, 1-98

Detail from interior of windows at main stair landing, NWC of house looking NW  
Photo 6 of 7





Hurlbut-Yates House  
NeHBS #LC13:D07-001  
Lincoln, Lancaster Co., NE

photo by Ed Zimmer  
Lincoln Planning Dept, 1-98  
Photo 7 of 7

Detail of fireplace in NEC of E parlor, main floor, looking NE