

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

Historic name Yates-Martin House

Other names/site number Bennett S. & Dorothy B. Martin House; LC13D05-052

Name of related multiple property listing _____

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

2. Location

Street & Number 2109 South 24th Street

City or town Lincoln

State Nebraska

County Lancaster

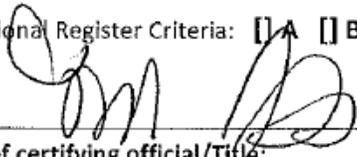
Not for publication Vicinity

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance: national statewide local

Applicable National Register Criteria: A B C D


Signature of certifying official/Title:

SHPO/Director

5/23/22
Date

Nebraska State Historical Society

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of Commenting Official

Date

Title

State of Federal agency/bureau or Tribal Government

4. 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): _____

Signature of Keeper

Date of Action

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5. Classification

Ownership of Property (Check as many boxes as apply)

- Private
- Public-local
- Public-state
- Public-federal

Category of Property (Check only one box)

- Building(s)
- District
- Site
- Structure
- Object

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

Contributing	Noncontributing	
1	1	Buildings
		Sites
		Structures
		Objects
		Total

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 instructions.)

HEALTHCARE/sanitarium

7. Description

Architectural Classification (Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY REVIVALS/Colonial Revival

Materials (enter categories from instructions.)

Principal exterior materials of the property: Foundation: Stone, Walls: Brick, Roof: Asphalt

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Description

Summary Paragraph (Briefly describe the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Yates-Martin House is a two and a half story, frame Colonial Revival style house with a modified square plan, a gambrel roof, and a full width front porch that wraps the southeast corner. The walls are finished with brick that has been painted white, the roof is rolled asphalt, the foundation is stone, and the chimneys are built of brick. Above the front porch is a nearly full-length shed dormer with three bays of windows. The house is located on the southwest corner of South Street and S. 24th Street and sits in the center of four 50-foot-wide lots (Lots 1-4) which have a depth of 131 feet. Mature trees and shrubs, and an ornate wrought iron fence provide some privacy and separation from the traffic on South Street. The neighborhood is a mix of moderate to large single-family dwellings with brick and asphalt streets. Architectural styles are varied with homes ranging from one to three stories in height. Given its large lot and front yard, as well as the established shrubbery, the home feels separated from its surroundings. A surface parking lot is located to the west of the home on Lot 4, the westernmost portion of the site. Adjacent to the alley behind the house is a two-bay garage. The property is in excellent condition as has very little alteration on its primary facades since its construction. Most intrusions result from egress and accessibility installations and are located on the side and rear facades.

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

The Yates-Martin House sits on a large parcel of land composed of four urban lots. The grade slopes down from the north and west towards the adjacent streets and terminates in a low limestone wall on both property lines. The primary sidewalk entrance is from South 24th Street, while vehicles enter the U-shaped driveway from South Street. A second entrance from South Street at the western end of the site leads to the surface parking lot with angled parking stalls that exit onto the unpaved alley to the south.

A small landscape strip separates the parking lot from the U-shaped driveway entrance that leads to the non-contributing one-story garage behind the house. Modern garage doors have been installed in what appears to be original openings. The 1911 garage was expanded in 1947 by Bennett Martin. It is unclear if this is when the roof was raised several feet or if that addition came later. The garage has vertical wood siding on the original portion, with stucco and plywood on the addition. The east side of the garage has two six over six double hung wood windows.

All of lots 1 and 2 without buildings on the east half of the property are well landscaped with established shrubs framing the property on the east lot line adjacent to the sidewalk. Two mature deciduous trees frame the front walkway while a line of mature coniferous trees provides a year-round block to the busy South Street on the north. Additional shrubs and vegetation have been planted adjacent to the front and rear porches.

A significant landscape feature of the site is seven original lamps. Two are located between lots 3 and 4 on the west, three along the north property line, and one next to the sidewalk leading up to the house. The black posts supporting a square glass lantern with a metal top holding a decorative frosted glass cover that terminates in a beveled metal cap.

Front (east) Façade

The front entrance is set above the adjacent grade by three steps with white lattice enclosing the underside of the porch. The deep covered porch extends the full length of the façade and wraps approximately fourteen feet down the south façade with a small projection to the east. The porch has a simple wood balustrade painted white with paired square columns with recessed panels and square Tuscan capitals that carry the entablature. The columns are white with navy trim. The columns frame an X-pattern white lattice which terminates in a wooden circle punctuated by four key forms. The paired columns frame the front door and are located at each corner of the porch.

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The painted white brick is laid in a running bond pattern. Wooden pilasters matching the design of the porch columns are located at the façade ends as well as framing the front door and sidelights. The oak front door is centered on the façade with three columns of panels, the outer two narrow and smooth while the inner panels are floral carvings with a bronze door knocker. The sidelights fixed eight panel recessed windows. Located on the pilasters on the outside of the sidelights are kerosene lanterns, covered at some point to electricity. The entrance is one step up from the blue painted wood tongue and groove floor porch on a poured concrete base. Two symmetrical double doors with 8 lights each are located on the first floor of the front façade. Each are protected by a hinged 8 pane wood storm window.

The second floor features a shed dormer that runs nearly the entire length of the rolled asphalt gambrel roof. Centered over the ridgeline is a raised stained glass skylight. The symmetry of the first floor is carried above with three bays of two double-hung windows, each window featuring six over six double hung sashes. The sills appear to be stone. Two modern intrusions are the AC units installed on the porch roof, one at the northern end and the other just south of center.

Side (north) Façade

The painted brick in a running bond pattern continues to the north façade. A stone base protrudes out from the brick wall where three wells with metal grades are located at various intervals along the façade. The first floor has an asymmetrical pattern of windows with a ribbon of 10 pane fixed windows with stone sill on the eastern end, followed by three single six over six wood windows, and a pair of double hung six over six wood windows at the end. The second level has one six over six wood window with stone sill at the eastern end, followed by one four over four window with stone will, and at the end a pair of six over six double hung windows with stone still. The upper half-story has three double hung windows evenly spaced at the center of the façade. The two outer windows are four over six, while the center window is a one over one and all three have stone sills. Wide bargeboard frames the gambrel ends at the eaves which overhang approximately two feet. The eaves have a boxed return on each end with a bedmold and capital matching the front façade pilasters. The capital on the western end is a half pilaster, with the remainder of the façade to the west, under the flat roof, set back the width of one brick. A portion of the modern accessible ramp is located on the western end of the façade, wrapping to east façade. A metal railing is attached to the brick wall, while the ramp itself is constructed of wood.

Side (south) Façade

A pair of two six pane egress windows are located at the base of the façade with two pane storm windows. The front porch wraps around the eastern third of the south façade and leads to the rear yard down a set of brick steps. The same double door with 8 lights seen on the front façade is in the eastern bay of the façade. Located directly above the pair of egress windows are a pair of six over six double hung wood windows on the first floor. A wooden egress stair was built from the western end of the façade up to the 2nd floor with a small sitting area on top of the porch roof, obscuring portions of the 1st floor windows. The modern door at the top of the stairs was added by expanding an original window opening on the second floor. In the middle bay is the same six over six double hung windows as the first floor, however the western bay has a single wider double hung window. The half story has the same configuration of three window as the north façade level, however the middle window has been replaced and is a one over one, while the two adjacent windows on either side are original eight over eight double hung wood windows.

On the southwest corner of the building is a projecting white stucco addition to the second story, spanning equally down the south and west facades. The period of construction is uncertain; however, the 1949 Sanborn Map doesn't show the projection. The small room is approximately eight feet square, projecting about four feet from the façade. The small sunroom has three windows on the south façade and four on the west façade. Simple brackets support the projecting base.

Rear (west) Façade

Viewed at an angle, the northern half of the western façade which projects from the main portion of the gambrel roof portion of the dwelling appears almost as an addition. This L-shape footprint dates to at least the 1928 Sanborn Maps (1903 Sanborn did not map this neighborhood), so any addition would have been done at an earlier date.

At the east end of the west façade is another set of egress windows matching those of the south façade with a ribbon window comprised of four 12 pane wood windows above at the first floor. A set of concrete steps leads down to a wooden door for the basement on the south side of the dwelling's projection from the west façade. Above the stairwell is a wooden

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staircase leading to the roof which has a smaller dormer with fixed 8 pane wood window. Also visible is the brick chimney with stone cap.

The northern half of the façade features a small one-story porch, identical in its styling to the front porch with similar columns and railings. Instead of an open base with lattice as in the front, this smaller porch is enclosed underneath with a stucco wall. The original six panel wooden door is painted white, while the smooth white door adjacent appears to be a modern alteration. Adjacent to the porch is a bay of three six over six double hung wood windows with storms. The porch has a wooden ramp leading to it from the north and three wooden steps leading down to the west. The porch roof has a wooden railing and condenser unit added to it. The only fenestration on the projecting portion of the west façade is a modern door that was likely added where a window once was located.

Interior

The interior of the home retains a high degree of integrity. Hardwood floors are seen throughout the home, along with hexagonal tile flooring in the original bathrooms. The only room with major alterations is the original kitchen. Most rooms retain their same walls, without consolidation or removal to open the spaces up. Original radiators, many original doorknobs, fireplaces and mantels, window and door moulding, as well as woodwork on the ceilings remains. Most woodwork has been painted white.

The foyer is the centerpiece of the home. Straight ahead upon entering is the open staircase with wooden banister. The walls are covered in white wainscotting. The hallway to the left of the stairs leads back to the kitchen or bedrooms. The hall and stair are framed with a rounded partial wall terminating in intricate brackets on either side. The original sitting room to the left of the foyer retains a high degree of integrity with the yellow tile fireplace with ionic columns and cornice and the dentils and crown moulding at the ceiling. The dining room to the right of the foyer has white wainscotting surrounding the room and a built-in cabinet with an arch and keystone in one of the corners. The entrances to both rooms are framed with ionic columns and an intricate entablature.

The second-floor hallway ceiling is framed with wooden box beams, at the center of which is a stained glass light. On the third floor the stained glass has been framed in with a wooden cap and railings to avoid damage as it is in the floor of the third floor. Exterior light would enter the stained glass and shine into the second floor, and down the open stairwell to the first floor through the two modern skylights in the ridgeline of the roof if a wood lid were not protecting the glass.

The upper floors and basement have a mix of new laminate flooring and carpet, with various levels of finish. One of the second-floor rooms has original built-in cabinets in a closet. Most of the baseboards and window and door moulding remains but has all been painted white.

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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.
A reconstructed building, object, or structure.
- E** A commemorative property.
- F** Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1911

Significant Dates

1911-Year of construction

Significant Person

(Complete if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Willard S. Yates

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Yates-Martin House is significant at the local level under Criterion C as an excellent example of the Colonial Revival style of architecture. Although there are several other houses of the same style in Lincoln, there is no other of this size, nor of its design quality. In addition to its architectural qualities, the structure was home to two prominent Lincoln residents who impacted the physical and civic development of the community. Willard S Yates, the man who built the home, operated one

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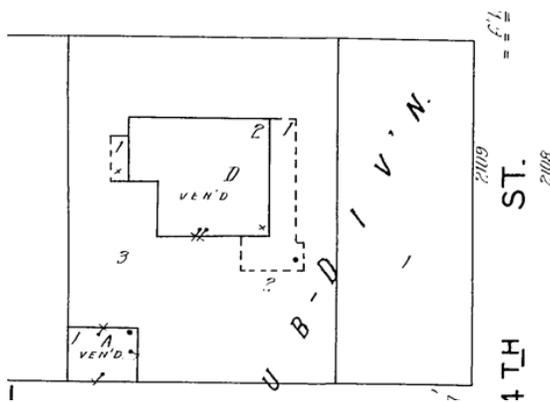
of Lincoln's early lumber yards, supplying the material necessary during Lincoln's early years of growth. The subsequent homeowner, Mr. Bennett S. Martin, was a leading business, civic, and political figure in Lincoln and the state for 50 years. Yates constructed the home in 1911 (which also marks the period of significance) and resided there during his formative years until retirement where he left the state, all showcasing the value it had as a piece of architecture that prominent Lincolniters have lived in it.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Colonial Revival Architecture in Lincoln

Willard S. Yates built his house at the corner of 24th and South Streets in 1911 for \$5,000.¹ On the building permit application Yates listed himself as the architect, as well as contractor on the building permit. The house was located on Block 1 of the Yates & Thompsons Subdivision—platted by C. E. and Ruth S. Yates and Calvin and Sue E. Thompson.² An article published in the Nebraska State Journal in July 1911 indicated the home was already under construction with the basement excavation about to begin and hopes of finishing the home before winter. The article goes on to state “The new Yates home is to be one of the most modern in that new section of the city. It will be of frame construction with brick veneer. The house will be large and spacious. A large veranda will cross the front. It will be of old colonial architecture. The house will be finished in hard woods throughout.”³

Figure 1: 1928 Sanborn Fire Insurance Map



The Yates family sold the house to Bennett S. Martin and wife Dorothy B. in 1935. The Martins remained in the house until Bennett Martin's death in 1975.⁴ The 1949 Sanborn Fire Insurance Map confirmed that the footprint of the house remained unchanged since the earlier 1928 Sanborn Map.

The Colonial Revival style was popular during the electric house movement between 1880 and 1940. The name refers to the “rebirth of interest in the early English and Dutch houses of the Atlantic seaboard. The Georgian and Adam styles form the backbone of the Revival, with secondary influences from Postmedieval English or Dutch Colonial prototypes.”⁵ Early version of the Colonial Revival style were often stylistic impressions of the original colonial style of architecture. By the early 1900s however, the style became more accurate in its reflection of its origins with accurate proportions and detailing. The indication by Yates that he was the architect and contractor may reflect a lack of adherence to the change to a formal replication of the early style, as features of the home diverge from a stricter interpretation of the colonial house that the new fashion promoted.

¹ Building Permit 4206, City of Lincoln building permits.

² Plat of Yates & Thompson's Subdivision of Lot 2 SE ¼ of Sec 36-10-6E, Lancaster County survey.

³ The Nebraska State Journal, 23, July 1911, P.5, “Early Construction.”

⁴ City of Lincoln directories.

⁵ Virginia and Lee McAlester, *A Field Guide to American Houses*, p.324.

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For example, the west side of the house was designed with a two-story boxy projection with a shed roof. The use of returns on the gambrel roof was also uncommon for the style which often flared out or came straight down. The gambrel roof featured on the Yates-Martin house is somewhat rare for this style of home. Only about 10 percent of Colonial Revival houses have gambrel roofs, and most were one-story in height. Only a small percentage were three stories high. Looking at the South Bottoms Historic District, Lincoln has a ton of single-story Colonial Revivals. The Yates-Martin home led the transition of these homes to brick veneer which was introduced around 1915.

Other prominent 3-floor Colonial Revivals, like the Park Hill house in Lincoln, also include a mix of different influences from other, prior styles. The Park Hill house itself, built in 1896, exhibits more Eastlake influences, for example.⁶ However, McAlester's Field Guide notes that around 25% of Victorian shingle-style houses have a gambrel roof, noting that most of those are one or two stories.⁷ Even fewer Colonial Revivals have gambrel roofs, at around 10%, noting that the side-gambrel type did not become popular until the 1920's.⁸ The presence of a gambrel roof on a prominent Colonial built in 1911 that draws influences from those shingle style homes complete with a Gambrel roof is quite rare for Lincoln. The most common version of the Colonial Revival in Lincoln is the two-story gable end with portico porch in which nearly all are clapboard coverings instead of brick. In addition to being an excellent example of the Colonial Revival architectural style, there are also no documented homes with the same unique stained-glass skylight found in the Yates-Martin home. In this case, the material, the size, the year built, and architectural influences within the Yates-Martin house all showcase its uniqueness among the Lincoln builtscape and highlight its eligibility for the National Register of Historic Places under Criterion C for its architecture.

Willard S. Yates

Charles E. Yates (1836-1922) was one of Lincoln's most prominent early citizens. C. E. Yates was born in New York, where he married Ruth. Mr. and Mrs. Yates first moved to Burlington, Iowa—headquarters of the Burlington and Missouri River Railroad Company, which later became the Chicago, Burlington & Quincy Railroad. After a short time as telegraph operator, Mr. Yates met and became close friends with C. E. Perkins, railroad President.⁹

Just after the close of the civil war, Mr. Perkins began making plans to extend his lines west of the Missouri River. When the general headquarters for the new lines opened at Plattsmouth, Nebraska, Mr. Yates was sent there as a train dispatcher. Only a few years later in 1878, the headquarters were moved to Lincoln, and C. E. Yates came to Lincoln as superintendent of telegraph and as C. E. Perkins' "right-hand man." After Perkins' departure from the railroad, C. E. Yates and Calvin Thompson, another railroad employee, became business partners in real estate. They platted several additions to the city of Lincoln.¹⁰

Both Mr. and Mrs. C. E. Yates' were prominent figures in Lincoln's cultural and social community. C. E. Yates served on the boards of several other Lincoln-based banks and land companies. Charles and Ruth had two daughters, Anna and Grace, and two sons, Willard and Halsey. Willard S. Yates, born May 1, 1880, was a founder of Yates Coal and Lumber Company in Lincoln. Col. Halsey Yates was Commandant of ROTC at the University of Nebraska.¹¹

Willard S. Yates (1880-1948) received an A. B. degree from Union College in Schenectady, New York in 1902. He began his business career in the Valparaiso office of the Searle & Chapin Lumber company before partnering with A. H. Weir, one-time Mayor of Lincoln, in the lumber and coal business.

A. H. Weir was the long-time manager of the Badger Lumber Co., "the oldest established lumber business under the same continuous management in the city."¹² In 1905 A. H. Weir partnered with Willard S. Yates and the yard became the Yates

⁶ Edward Zimmer, "Park Hill", *National Register of Historic Places Form*, 2010,

⁷ Virginia Savage McAlester, *A Field Guide for American Houses*, Alfred A. Knopf, 1984,

⁸ *Ibid*, 410.

⁹ The Lincoln Star, 8 Feb 1922, P. 1, "Charles E. Yates Lincoln Pioneer, Dead on Coast."

¹⁰ *Ibid*.

¹¹ Lilly A. Blasé, Section 8, Page 3, Hurlbut-Yates House NRHP Registration Form.

¹² The Nebraska State Journal, 14 May 1905, P. 20, "The Yates Lumber and Coal Co., Incorporated."

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Lumber & Coal company with Willard S. Yates as secretary-treasurer. When A. H. Weir died in 1907, they sold the coal business but maintained Yates Lumber.¹³ Willard S. became its president and owner before selling it to the Holland Lumber Company in 1917.

Willard S. Yates married into the Burnham family—prominent businessmen and bankers in Lincoln. Carrie “Louise” Burnham and William Stuart Yates were married in June 1908. They had two sons. Silas “Burnham” Yates was vice president of the First National Bank of Lincoln, and the Burnham Yates Conference Center at Cornhusker Hotel bears his name.¹⁴ Son George V. Yates was assistant secretary of the First Trust Company.¹⁵

Active in Boy Scout work, Mr. Yates was one of the charter members of the Cornhusker council, helping organize it in 1919. He was the first council president from 1920 until 1925, and he continued to serve on the executive board until 1936. Willard S. Yates held the Silver Beaver, the highest recognition a volunteer Scouter can receive in a Scout council for service to boyhood. Mr. Yates served in France during World War I with the Red Cross. He was a member of the Lincoln Country Club, the University Club, and was a Mason and a Shriner.¹⁶

Yates retired from active business in the late 1930s.¹⁷ In 1935 he sold the home to the Martin’s and auctioned a good number of their belongings.¹⁸ Willard and Louise retired to Salinas, California where in September 1948 Willard Yates passed away.¹⁹ He was remembered as “a man ‘whose interest in business, social and philanthropic affairs made him a valuable member of society.’”²⁰ It was while he was residing at his home at 2109 S 24th Street that Yates contributed most to the civic and economic development of Lincoln.

Bennett S. Martin

Bennett S. “Abe” Martin moved to Lincoln in 1921 when he enrolled at the University of Nebraska. After graduating in 1925, Martin launched his investment career at First Trust Co., later becoming a vice president of the company. In 1953 he organized the Martin Investment Co., serving as president and director until 1961.

Martin’s business holdings included the Lincoln Hilton Hotel and the Lincoln Terminal Co., which operated the Terminal Building. He was a director of First National Bank and Trust Co., Central Telephone and Utilities Corp., and Fidelity Title Insurance Co. of Lincoln. He was also a partner in Hollywood Bowl.

Martin was elected to the Lincoln City Council in May 1955 and 14 months later was appointed Mayor of Lincoln following the resignation of Clark Jeary. He was re-elected in 1957 and was mayor until 1959.

Bennett S. and Dorothy B. Martin contributed to numerous charitable and civic improvements. The most notable was in 1960 when they gave the original gift of \$300,000 for construction of the city’s main downtown library, which would bear his name. In 1962 they established a \$3,750 annual professorship to the University of Nebraska, and they also made arrangements for an annual athletic scholarship.

Mr. Martin was a delegate to the Republican National Conventions in 1960 and 1964, and he was president of the Nebraska Association of Commerce and the Nebraska Economic Development Commission. He was past president of the Lincoln General Hospital board, an advisory board member at St. Elizabeth Community Health Center, and active in the Lincoln Chamber of Commerce.²¹

¹³ The Nebraska State Journal, 7 Jul 1907, P. 8.

¹⁴ Lilly A. Blasé, Section 8, Page 3, Hurlbut-Yates House NRHP Registration Form.

¹⁵ Lincoln Journal Star, 25 Sep 1948, P. 1, “Willard Yates, Lumberman, Dies in West.”

¹⁶ Lincoln Journal Star, 25 Sep 1948, P. 1, “Willard Yates, Lumberman, Dies in West.”

¹⁷ Lincoln Journal Star, 25 Sep 1948, P. 1, “Willard Yates, Lumberman, Dies in West.”

¹⁸ The Lincoln Star, 11, Jun 1935, P.15, “Auction Sale Wed.”

¹⁹ Ibid.

²⁰ Lincoln Journal Star, 29 Sept. 1948, P.12, “Willard Yates Eulogized as ‘Friendly Man’”.

²¹ The Lincoln Star, 4 Jan 1975, P. 3, “Funeral Monday for Bennett S. Martin.”

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9. Major Bibliographic References

Bibliography (Insert bibliography here – cite the books, articles and other sources used in preparing this form.)

The Lincoln Star, 8 Feb 1922, P. 1, "Charles E. Yates Lincoln Pioneer, Dead on Coast."

Hurlbut-Yates House NRHP nomination.

Lincoln Journal Star, 25 Sep 1948, P. 1, "Willard Yates, Lumberman, Dies in West."

The Lincoln Star, 4 Jan 1975, P. 3, "Funeral Monday for Bennett S. Martin."

Plat of Yates & Thompson's Subdivision of Lot 2 SE ¼ of Sec 36-10-6E, Lancaster County survey.

Building Permit 4206, City of Lincoln building permits.

City of Lincoln directories.

The Nebraska State Journal, 7 Jul 1907, P. 8.

The Nebraska State Journal, 14 May 1905, P. 20, "The Yates Lumber and Coal Co., Incorporated."

The Nebraska State Journal, 23, July 1911, P.5, "Early Construction."

McAlester, Virginia and Lee, A Field Guide to American Houses, New York: Alfred A Knopf, Inc. (1984).

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 #
- recorded by Historic American Landscape Survey #

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other (Name of repository)

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of property 0.6 acres USGS Quadrangle Lincoln

(Use either the UTM system or latitude/longitude coordinates. Delete the other.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

- | | | | | |
|----|----------|-------|-----------|-------|
| 1. | Latitude | _____ | Longitude | _____ |
| 2. | Latitude | _____ | Longitude | _____ |
| 3. | Latitude | _____ | Longitude | _____ |
| 4. | Latitude | _____ | Longitude | _____ |

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OR UTM References

Datum (indicated on USGS map): _____

___ NAD 1927 or X NAD 1983

1.	Zone	<u>14 N</u>	Easting	<u>695104</u>	Northing	<u>4518190</u>
2.	Zone	_____	Easting	_____	Northing	_____
3.	Zone	_____	Easting	_____	Northing	_____
4.	Zone	_____	Easting	_____	Northing	_____

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary encompasses all of Lots 1 through 4, Block 1 Yates & Thompsons Subdivision.

40.79154605933116, -96.68753598875236

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes all the lots historically associated with the property.

11. Form Prepared By

Stacey L. Hageman, Urban Design & Historic Preservation Planner & Stephanie Rouse,
name/title Transportation Planner
organization Lincoln-Lancaster County Planning Department date _____
street & number 555 South 10th Street, Ste. 213 telephone 402-441-6361
city or town Lincoln state NE zip code 68508
email slhageman@lincoln.ne.gov

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Additional items:** (Check with the SHPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property Yates-Martin House

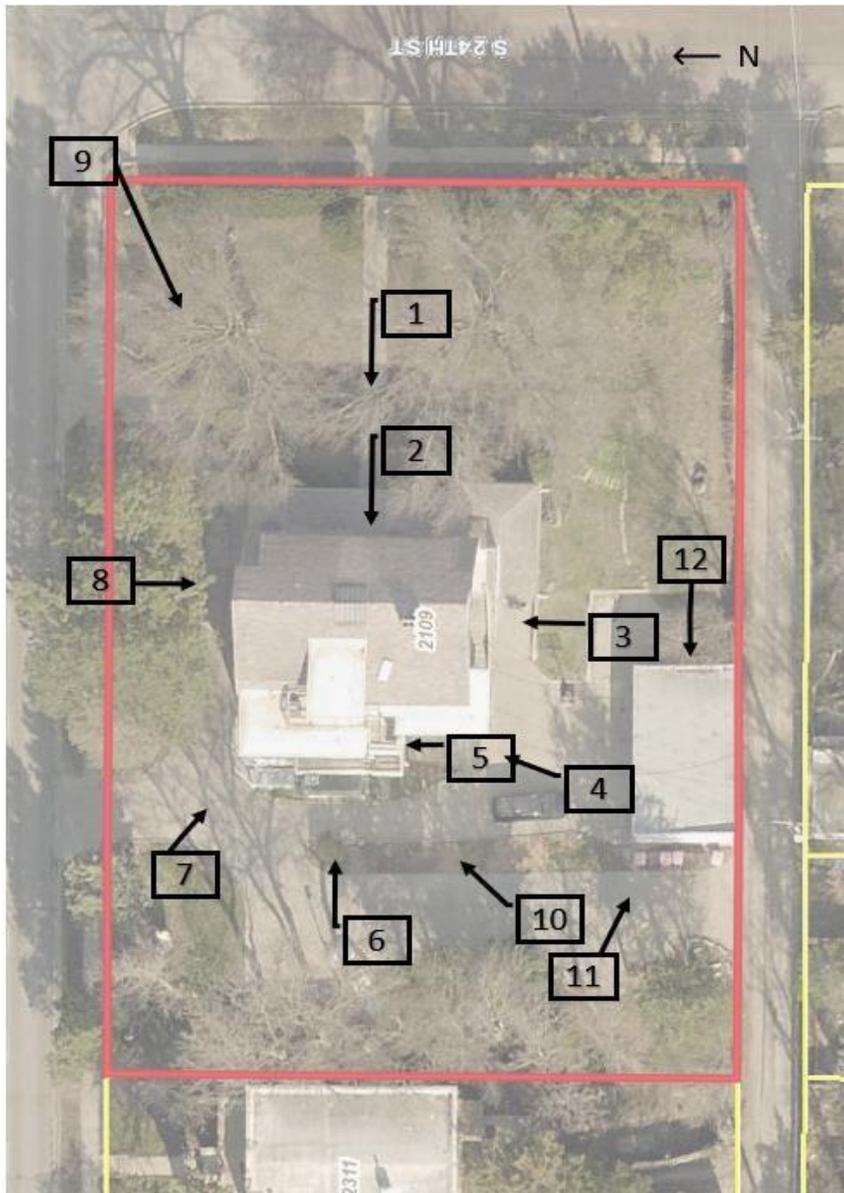
City or Vicinity Lincoln

County Lancaster

State Nebraska

Photographer Stephanie Rouse

Date Photographed 11/5/2021 and 11/12/2021

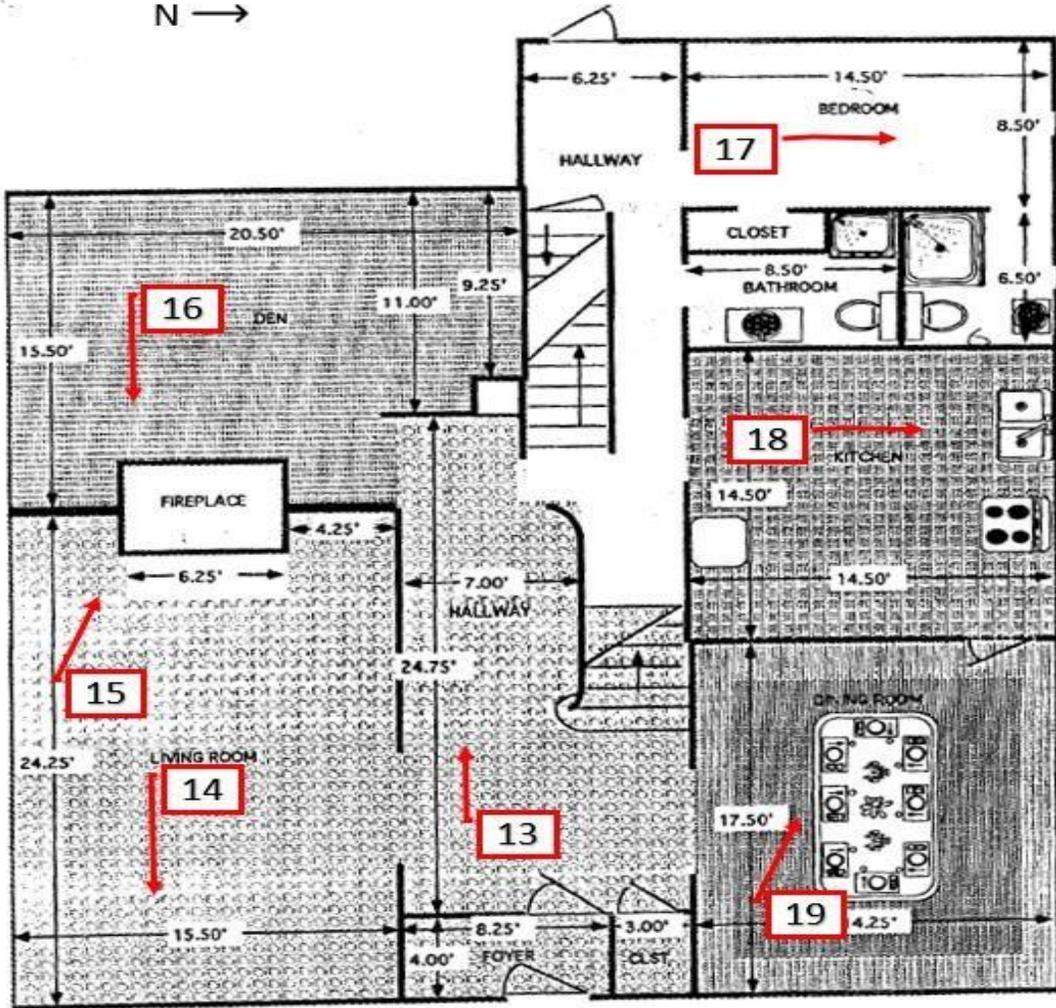


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First Floor Plan

N →

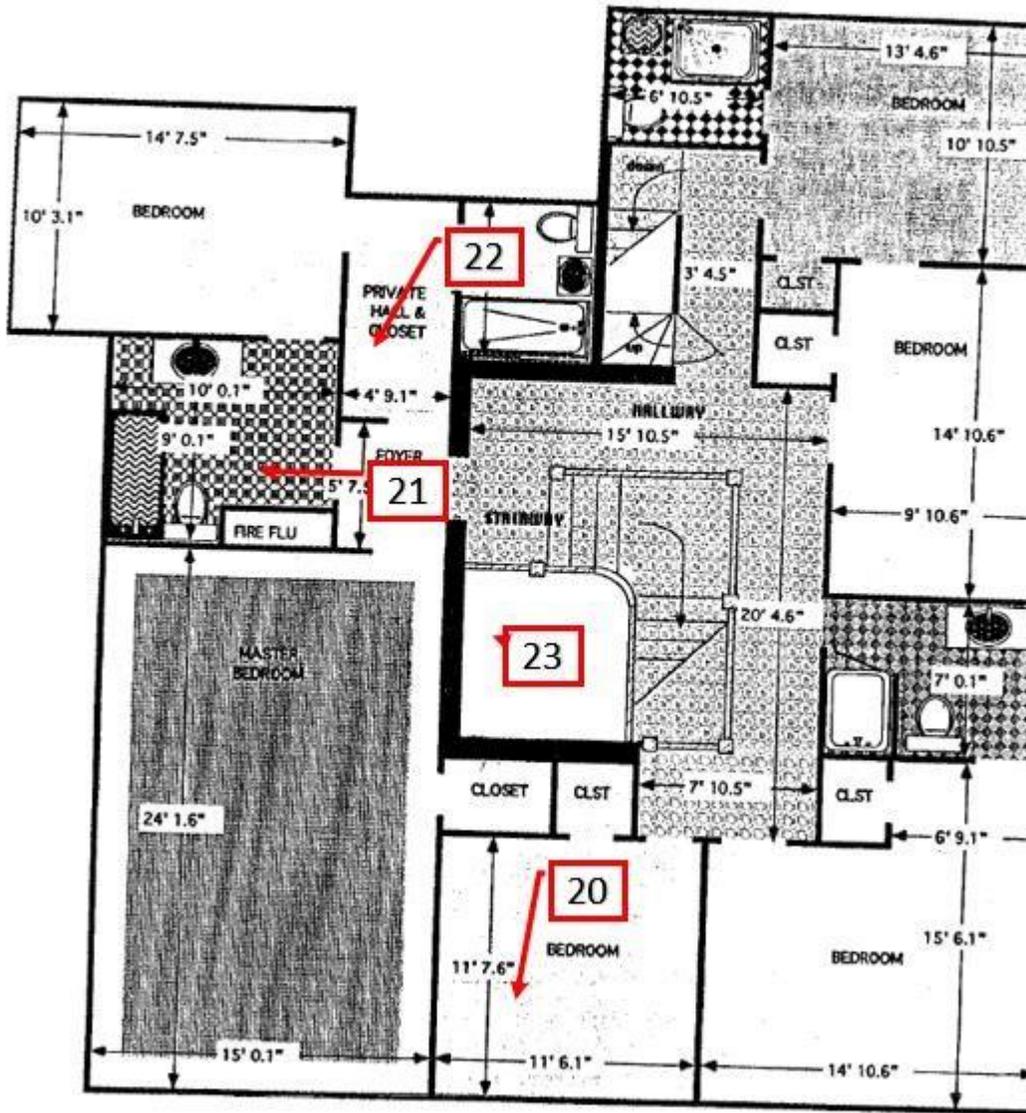


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Second Floor Plan

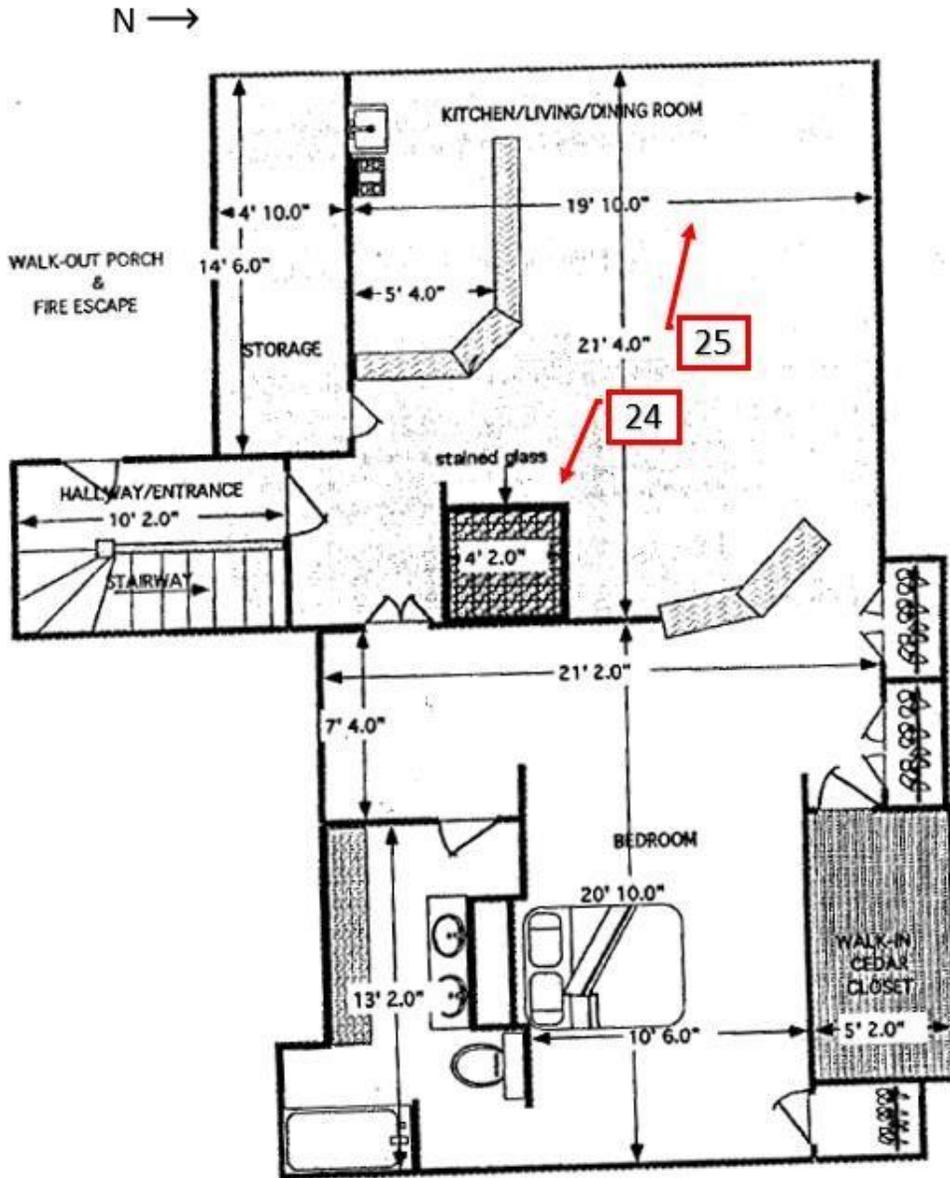
N →



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Third Floor Plan

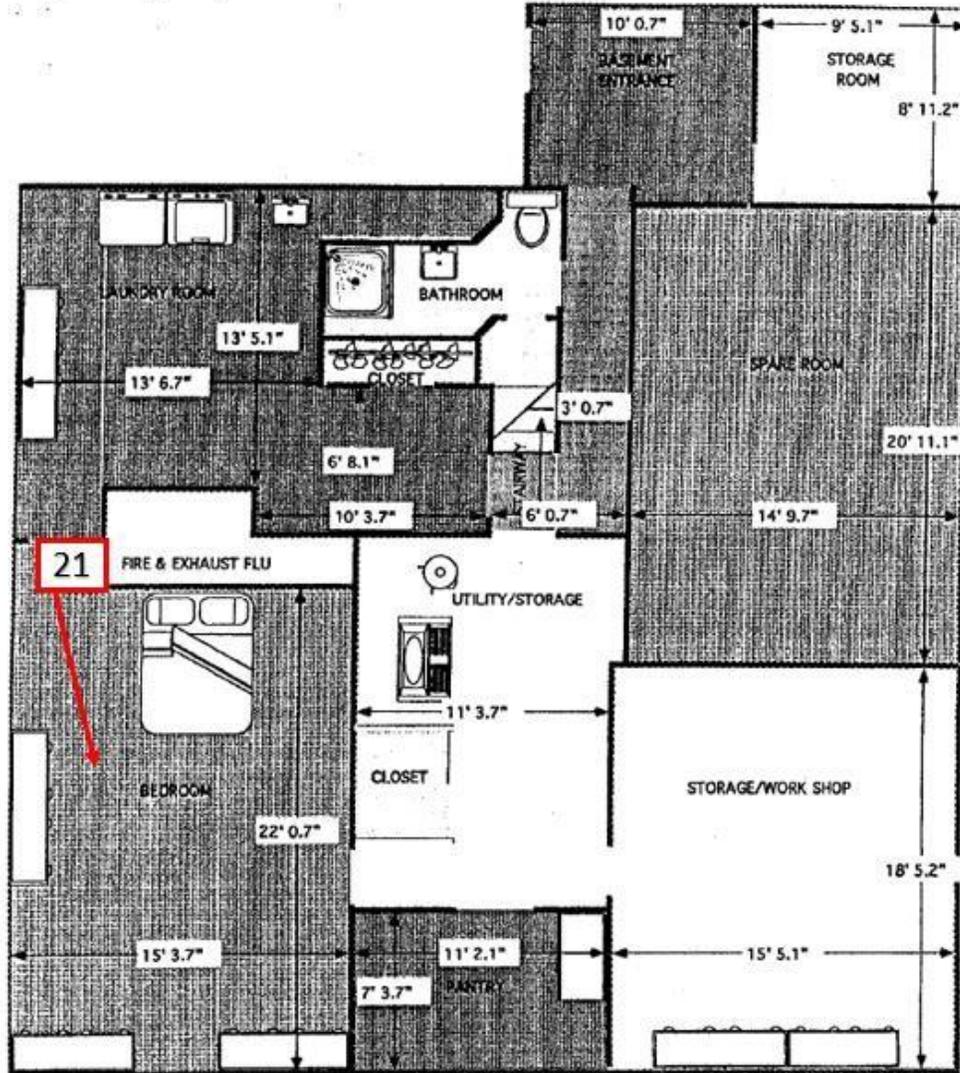


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Basement Plan

N →



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1. Looking west at front entrance. Visible on the center of the roofline is the skylight.



2. Looking west at front entrance with original wood door, pilasters, wood sidelights, and converted gas lights.

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3. Looking north at south façade with the modern egress stair and entrance to the second floor on top of the porch roof.



4. Looking northeast at the second floor sunroom addition with the basement entrance below along the west façade.

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5. Looking north towards the basement entrance on the southern end of the façade.



6. Looking east towards the small porch leading to the back hallway with modern egress stairs for the second and third floors.

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7. Looking southeast showing the undated addition on the west side of the home, as well as the modern ramp leading to the porch.



8. Looking south at the north façade with the horseshoe driveway in the foreground.

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9. Looking slightly southwest toward the front of the home. Visible in the foreground is one of the original gas lampposts, wrought iron fence, and established landscaping.



10. Close up of one of the converted gas lampposts on the property (this one is located adjacent to the western driveway at the rear of the property)

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11. Looking west at the east façade of the stucco garage with the original wood double hung windows.



12. Looking southeast at the garage with modern doors and siding.

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13. Front foyer looking west towards the main staircase leading to the second floor.



14. Living room looking east towards the wood French doors on the east and south facades. To the north (left of image) is the front foyer.



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15. Original fireplace on the west end of the living room with doorway to back den (left of image). Original dentils and moulding can be seen along the ceiling.



16. Original fireplace in the den looking east. On the right is the entrance to the living room. On the left is the entrance to the back hallway that leads to the back stairway.



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17. View into the back bedroom on the first floor looking north.



18. View looking east into kitchen with modern upgrades



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19. Dining room at the front of the home, looking northwest towards the kitchen door



20. View of a standard second floor bedroom which has painted window trim and baseboards and new flooring.



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21. The second floor bathroom with original tile floor.



22. Original built in cabinet in a second floor bedroom hallway.

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23. View of stained glass in the second floor ceiling which is lit from a skylight on the third floor.



24. View of the skylight from the third floor and the protective barrier for the skylight in the floor of the third floor/ceiling of the second floor.



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25. View of the common space room on the third floor looking northwest.



26. View of a portion of the partially finished basement.

