

Chronicle

COUNTRY CLUB NEIGHBORHOOD ASSOCIATION

CCNA HISTORY: The Frank M. Spalding House

2221 Sheridan Boulevard, First Home Built in Sheridan Place

(Note: Matt Hansen, Spalding House historian and architect for Bahr Vermeer Haecker, contributed greatly to this piece. Quotes attributed to Hansen come from his article:

“Architecturally Significant Lincoln Residence Nominated for National Register Listing” in the Fall 1998 issue of the Preservation Association of Lincoln Newsletter and from his nomination form to the National Register of Historic Places.)

In June 1909, a massive advertising campaign was underway in Lincoln. Local development company, Woods Bros. & Boggs, had recently platted Sheridan Place (24th to 27th, South to Lake Streets) and their ads in local newspapers proclaimed: *Sheridan Place is undoubtedly the most beautiful addition ever platted in Lincoln, it being located high and slightly and overlooking the surrounding country for miles...*

The ads touted the extensive work which had been done to “modernize” the new area: *They have moved over 50,000 yards of earth. They have put in over two and a half miles of five-foot cement walks, have planted many hundreds of beautiful elm tress, have laid a complete system of city water all through the addition... They have sodded and parked the lawn and park spaces. In fact, they have spent \$45,000 in modernizing, beautifying and making Sheridan Place the most attractive home-building spot in the city of Lincoln.*

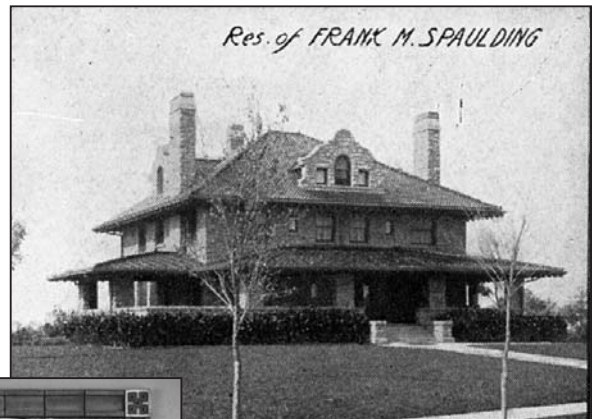
When the lots (ranging in price from \$2,500 to \$15,000) went up for sale, Woods Bros. & Boggs advertised: *It is impossible for one to describe this addition. It must be seen to appreciate its wonderful location, its many*

advantages, its beautiful surroundings and the magnificent views. To entice prospective buyers to view the new area, the company hosted special events which were held in the evening for the benefit of Lincoln’s working people. The promotional ads promised that thousands of electric lights would provide a *dazzling scheme of illumination with every corner of the addition being as light as day* as well as musical entertainment and free street car rides to the addition.

One of the first people to take advantage of the offerings was local lumberman, Frank M. Spalding. His residence at 2221 Sheridan Blvd. was the first to be constructed on the street. Its presence became yet another selling point for the Woods Brothers: *...one of our wealthiest men, Mr. F. M. Spalding, is erecting there a \$35,000 Colorado sandstone mansion.*

Indeed, the Spalding home was an impressive structure. Spalding had purchased not one, but five lots on Sheridan between Ryons and Sewell. He then employed renowned local architect, Ferdinand Fiske, to design the stately residence.

Fiske chose to utilize the unusual Mission style for the 8,000 square-foot home. Notable



The Frank M. Spalding House, 2221 Sheridan, as pictured in the 1912 edition of “Beautiful Lincoln.” Photo Courtesy of Lincoln Planning Department



The tile and terra cotta fountain in the sunroom on the southern side of the Spalding house. Photo Courtesy of Lincoln Planning Department

exterior elements of that style include decorative shaped parapets above the windows, exposed rafters under the eaves and a long, deep porch supported by massive stone piers.

However, Fiske deviated from the typical Mission materials of stucco and brick and used Colorado quarry-faced red sandstone for the structure. He complemented the sandstone with a green-glazed Spanish tile roof.

According to Matt Hansen, “The home is a masterpiece of Ferdinand Fiske’s work and showcases his extraordinary ability to design in a wide variety of styles, often simultaneously. While working on the Spalding House, Fiske also was designing another landmark residence, the Shingle-style ‘Maple Lodge’ at

continued on page 3...

Upcoming CCNA Meetings:

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

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

June 15, 2004

August 17, 2004

September 21, 2004

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

Business card ad:

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

Half page ad:

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

Full page ad:

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

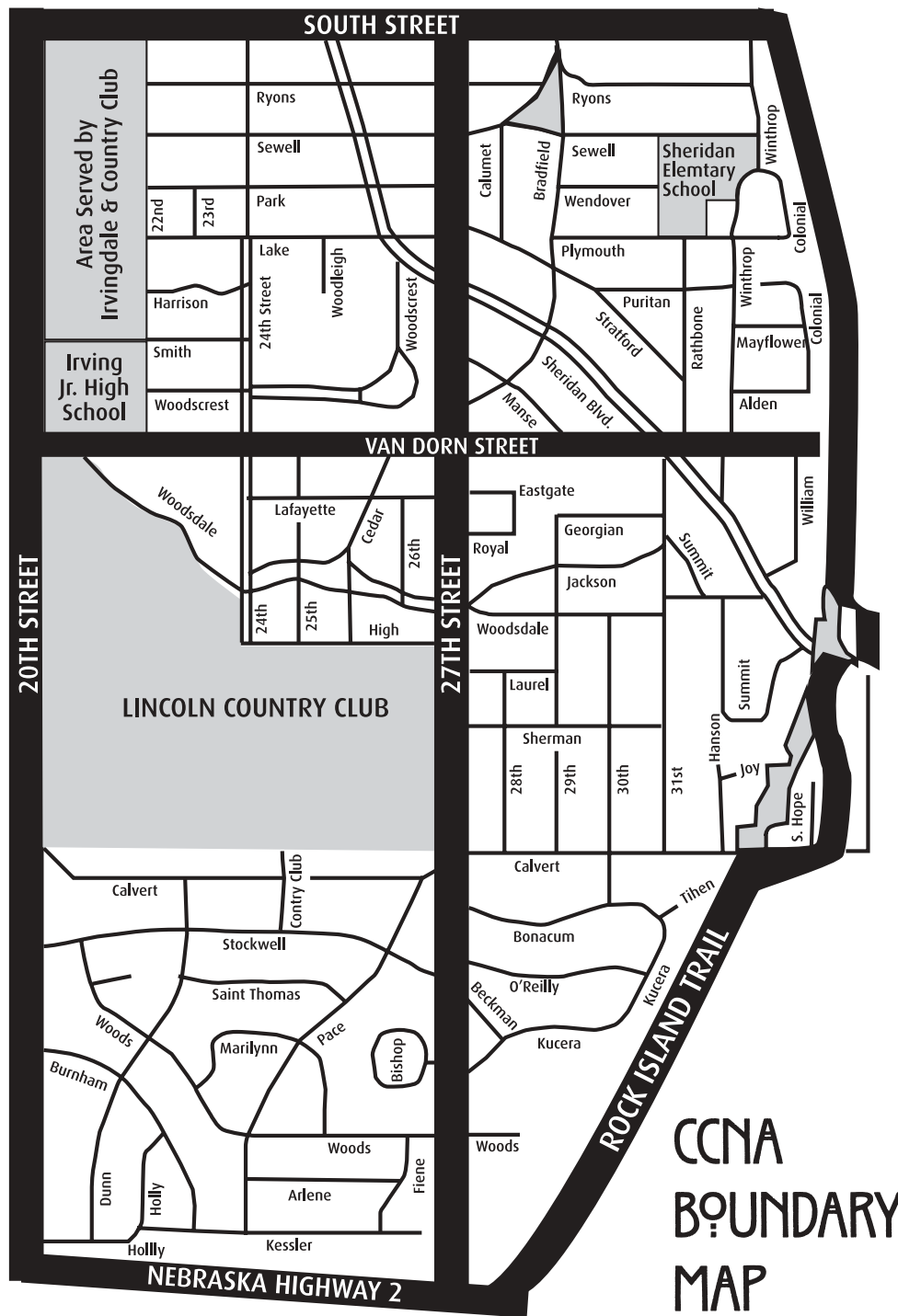
Contact Kay Hesse 489-6346

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

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



IMPORTANT PHONE NUMBERS

Animal Complaints 441-7900
Buried Lines 477-0547
City Council Representatives 441-7515
Crime Stoppers 475-3600
Household Hazardous Waste 441-8022
Housing Codes 441-7785
Mayor's Office 441-7511, 441-6300
Neighborhood Watch 441-7204
Parks and Recreation 441-7847
Quality of Life (24 hour anonymous com-

plaints, suggestions) 441-6300
Sidewalks (repair, shovel, etc.) . . . 441-7541
Weed Problems 441-7817
Zoning Violations 441-7521

Visit www.ccnalinc.org to find:

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

Spalding House *continued from page 1...*

2030 Euclid Avenue." The Spalding Home is considered one of the finest examples of Mission-style residential architecture in Lincoln and is listed on the National Register of Historic Places.

The interior of the home is filled with beautiful woodwork, a testament to Spalding's occupation as a lumberman. The entrance hall is dominated by a grand semicircular oak staircase with cantilevered steps. The ceilings in the living and dining rooms utilize an oak-beam construction. A large, oak built-in buffet is an impressive feature of the dining room.

The second floor is devoted to five bedrooms, two bathrooms and a porch. The third-floor, once utilized as the servants' quarters, is now a self-contained apartment space with a commanding view of the neighborhood.

Frank Spalding lived in the house until his death in 1914. His wife and children continued to live in the house through 1920. Through the 1960s, the house was continuously occupied by only two different families and, for a short time, served as a convent for the Blessed Sacrament Sisters of Mercy. It went through several other owners over the next thirty years, one of whom sold the outer lots as well as the original garage (still in existence behind 2465 Ryons.) Hansen states, "The current owners (John and Suzann Rohde) have gone to considerable expense and effort to restore the residence to its former glory on both the interior and exterior."

The Rohdes had snapped up the house when it went on the market in 1994 and have

since undertaken vast restoration projects. They broke through poured concrete in order to remove all of the lead plumbing, replaced the plaster ceilings (twice), had the entire house tuck-pointed, installed copper gutters, did a major kitchen overhaul, and had all of the floors refinished. While preparing for that last job, they discovered all of the carpeting was crawling with fleas. Suzanne admits, "That was a challenging period. Thank goodness we had a lot of graduate students who were willing to help us pull up the carpet and push it out the windows." They filled 13 roll-off dumpsters with infested flooring.

Another major project was the reroofing of the house. Says Suzanne, "We priced what it would take to do the roof in the green-glazed Spanish tile as it had been done originally. When the bid came in at \$150,000 for the materials alone, we knew we needed to find another alternative." They chose composition shingles which replicated the green color of the original roof.

The end result of their labors of love is a stunning, and surprisingly comfortable, home for the Rohdes, their three children and third-floor tenant, Matt Hansen. John contends, "Even though the house is large, I've never found it overwhelming or intimidating. None of us mind being here alone or going down into the basement when it's dark. I can't say I've felt that way in every old home we've restored."

According to Hansen, "The home...stands as a monument to the architectural legacy of

Ferdinand Fiske, who designed many notable buildings in Lincoln. From the very beginning, the Spalding House was designed to be a landmark residence, a role which it continues to fulfill to the present day." The house is also a monument to the vision of the initial developers who claimed in their ads that the area was *certainly destined to be not only the beauty spot of Lincoln but the bon ton residence portion of the city for all time to come.*

Additional photos of the exterior and interior of the Spalding house and images of the Woods Bros. ads are available on the "Newsletters" page of our web site, www.ccnalinc.org.

From the Membership Committee

Thank you to the over 650 households who have already returned their 2004 dues cards. Your support of the organization is what keeps it thriving. Not sure if you've joined during 2004? Just look at the mailing label on this Chronicle. If your name is listed, then you have already sent in your dues. If it says "CCNA Neighbor," then you can become a member by simply returning the statement below to CCNA Dues, P.O. Box 21953, Lincoln, NE 68542. Your small dues payment helps CCNA do enormous good.

CCNA DUES STATEMENT 2004

Name _____
 Address _____
 Phone _____ Email _____

Annual CCNA membership dues (*good until January 2005*) = \$ 15.00

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

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

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

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

TOTAL Enclosed = \$ _____

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

Please check your areas of interest

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

Mary Lynn W. Schaffer

CCNA Board News

As spring has arrived and summer is approaching, there are a lot of changes in our Country Club neighborhood and some within our Association. In March two new members were elected to our Board of Directors, Rifka Keilson and Bob Beecham. Rifka moved to our neighborhood within the last few years, had been active within the neighborhood where she lived, and quickly became involved with our Association. Bob was one of the founding members of the Association and the first president. We welcome him back after being away for a few years. Julie Enersen and Linda Wibbels were reelected for additional terms.

Regrettably, Ian Doremus, an active Board member and editor of the Chronicle, resigned as he has taken a new job in Oregon. Using his professional journalistic skills and contacts, Ian had updated our Chronicle, providing us with a top-notch look and quality articles. Ian's hard work also provided us with a user-friendly, up-to-date website. We appreciate all of Ian's volunteer work, we will miss him, and wish him our best in his new job and home. Rifka Keilson will now coordinate our Chronicle editorial committee.

I would also like to thank Bob Ripley for his work as our President the last two years. Our Association is vibrant and actively engages a number of neighbors in its work, largely because of Bob's work and contacts. Fortunately, Bob will continue to serve on our Board of Directors.

Lights and Bikes

A number of new and exciting projects are happening within our neighborhood. Around the first of June we will start to see the installation of new ornamental street lights from 20th to 27th Streets, Van Dorn to High Streets - an area that is currently very dark and in need of safe lighting that will also enhance the appearance of our neighborhood. This project is the result of the cooperative, diligent efforts of a number of neighbors and we are all excited that the winning project bid was 1/3 less than the cost projected by the city.

As you walk and drive through the neighborhood you will also see that several of the Tour de Lincoln bicycles which had been on display in the Country Club area are finding their permanent home among us. This is the result of the generous contribution of the purchasers. Some of the bicycles are on private property; others have been donated to the city and are displayed on public property. While some people are concerned the bicycles may become victims of vandalism, it is the responsibility of all of us to be good stewards so we may enjoy these works of art for many years.

Pocras Park

I encourage you to read carefully the articles about the planned renovation of Pocras Park and the cooperative efforts of the CCNA and Irvingdale Neighborhood Association in protecting and providing single family housing by petitioning the Planning Commission and City Council to "down zone" a portion of our neighborhoods from R-4 to R-2. This is an important step in protecting our home values, avoiding congested street

parking, and preserving our quality of life. (Additional information is available on our website www.ccnalinc.org)

Traffic


The closings of South Street and the intersection of 40th and Sheridan Blvd. this summer will have a big impact on the traffic in our neighborhood. No doubt there will be more traffic on Van Dorn, 27th Street, Sheridan Boulevard, and 33rd Street. Soon there will also be construction at the intersection of 27th Street and Highway 2. I encourage all of us to be patient. There are a number of concerns about the traffic in our area, and we have established a new CCNA committee to work on these issues. Bob Ripley will be chairing this committee. If you would like to work on this committee or have ideas/concerns you would like to express, please let Bob know.

Resources

Neighborhood safety is always a concern, and on our website you will find links to various city and state agencies, including Parks and Recreation, the Health Department, and the Lincoln Police Department. Recently, we added the Nebraska State Patrol. Some of the most successful ways to have a safe neighborhood are to know our neighbors and talk with them, talk with our children not just about traffic safety but personal safety, be vigilant, and contact city and state agencies when we have questions or concerns. I encourage you to visit these websites regularly for current information.



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Home Safety Checklist for Spring

For further information about these and other home maintenance items, go to www.statefarm.com/lifevents/

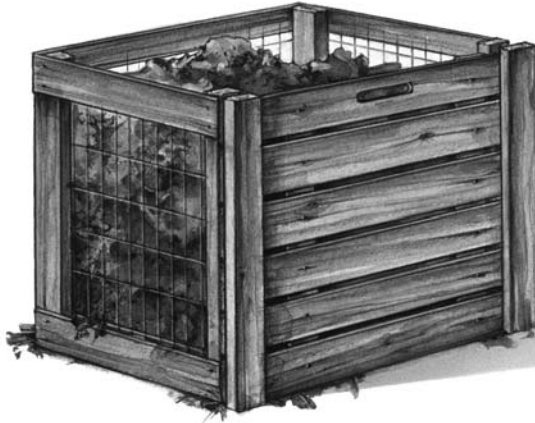
- Replace your furnace filter
- Clean the kitchen exhaust hood and air filter
- Protect all your electrical appliances from power surges and lightning
- Check for damage to your roof and gutters
- Run through a severe-weather drill with your family
- Repair all cracked, broken, or uneven driveways and walks to help provide a level walking surface
- Check all the fascia and trim for deterioration
- Check your water heater to make sure it's functioning properly
- Clean clothes dryer exhaust duct, damper, and space under the dryer

Lawn and Garden Information

Need to control pests in your garden? Want to know the best plants for your soil conditions? The Cooperative Extension (www.lancaster.unl.edu, 441-7180) and the Backyard Farmer (www.byf.unl.edu) are excellent local lawn and garden resources.

Learn to Compost Your Yard Waste

Attend a composting workshop and receive a FREE compost bin or compost thermometer. Workshops are scheduled at an actual Compost Demonstration Site, at University Place Park, 50th and Colby beginning at 8:30 on June 19, July 17, Aug. 21, Sept. 18, Oct. 16. For more information, call City of Lincoln Recycling Dept. at 441-8215 or Cooperative Extension at 441-7180.



Disposal of Paint and Hazardous Materials

The Lincoln-Lancaster County Health Dept. has information about disposing of household waste at approved collection sites or by recycling. To find out more, go to www.lincoln.ne.gov/city/health/enviro/kllcb/hazard.htm or call 441-8040.

Dog Reminders

It is unlawful for any person to own, keep or harbor any dog which by loud, continued or frequent barking, howling or yelping annoys or disturbs any neighborhood, person or persons. Animal Control encourages neighbors to contact each other in order to resolve any barking issues. If such attempts are unsuccessful, then Animal Control may be contacted for assistance.

Dog owners are also required by law to pick up any "deposits" left by their pet on public property or on the private property of another. Please carry and use plastic bags when out with your dog this summer. It's the right...and lawful...thing to do.

Water Conservation

The City of Lincoln offers these suggestions about water usage to assist homeowners in conserving water during the summer months:

- Water during the cool part of the day.
- Water your lawn once or twice a week, allowing water to soak down to the roots (six to eight inches).
- Do not water on windy days.
- Adjust sprinklers to water only the lawn, and not the sidewalk or street.
- Use a broom, not a hose, for outdoor cleaning.
- Wash your car with a pail of soapy water, using the hose only to rinse the car. ♻️



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Spring Is The Time To Improve Curb Appeal

Warmer months bring out many good things about our neighborhood.

Piles of snow and icy streets are a memory, and we're again eager to be driving, walking, biking, running, playing, and just breathing in warm sunny air. We'll do just about anything to maximize our use of daylight savings time. And now that the blankets of winter have been put away, we can again see the visual beauty of our verdant neighborhood. Neatly manicured lawns grow lush and green. Gorgeous perennials and ever-changing annuals colorfully punctuate the landscape. New trees and old buds come alive along our lovely green boulevards.

Not many people would disagree that the Country Club Neighborhood is one of Lincoln's most visually beautiful. However, from time to time, we encounter some unsightly blips on our neighborhood radar screens--

"visual offenses." Spring is a good time to assess the curb appeal of each of our residences, as well as do our part to clean up public places in our neighborhood (i.e., boulevards, parkways, and trails).

Please take a few moments to look at the accompanying "Checklist" and help do your part to make our neighborhood beautiful, not only for yourself and your family but for your neighbors and our visitors.

Are my garbage cans out of sight from the street? On garbage day, do I promptly put them away and out of sight?



- Are my garage sale signs placed only in my own yard, and do I remove them as soon as the sale is over? It is against the law to staple signs to poles and trees--and hurts the trees we work so hard to nurture.
- Is my remodeling debris hauled away in a timely manner?
- Is my lawn mowed regularly and my weeds kept to a minimum?
- Are my holiday decorations removed from my house and yard soon after the holiday has passed?
- Are my cars parked in my garage or driveway whenever possible, rather than on the street?
- Are my family's bikes and toys kept out of sight from the street?
- Do I pick up litter when I see it anywhere in the neighborhood? Do I take along plastic poop bags when walking my pet?
- Do I offer my assistance if I know of a neighbor who may find it difficult to maintain his/her yard?

Thank you for your consideration. Let's work together to keep our neighborhood beautiful!



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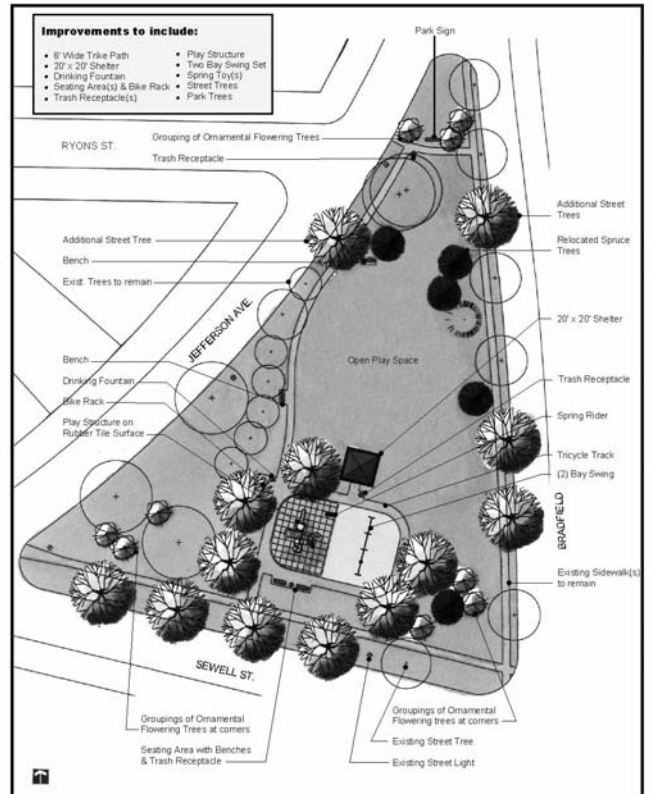
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Pocras Park needs a few friends

The neighborhood park (nestled between Bradfield, Sewell and Jefferson) has outdated playground equipment that no longer meets safety codes. With limited shade trees, the metal equipment is often too hot for children to play on. A committee of neighbors and parents has worked with Lincoln Parks and Recreation <www.ci.lincoln.ne.us/city/parks/index.htm> to develop a master plan from a “wish list” of ideas from area parents and residents. This plan, currently posted on the CCNA website, is the result of committee recommendations and revisions by participating neighbors. CCNA board members approved the plan at their last meeting, so fundraising for the park can officially begin. If you have questions about the plan, want to help raise funds, or would like to make a donation to help Pocras Park renovations, please contact Katie Dimon Graf, 476-9750, or kgraf@neb.rr.com.

Pocras Park Conceptual Master Plan



Your CCNA membership dues bring this newsletter to your mailbox.