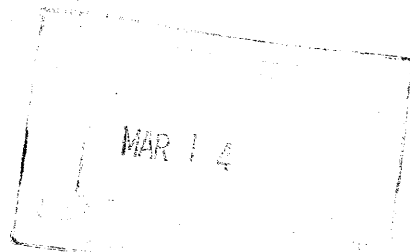


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**United States Department of the Interior
National Park Service**

**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 Stake, R.O., House
other names/site number LC13:E8-416

2. Location

street & number 145 South 28th Street [N/A] not for publication
city or town Lincoln [N/A] vicinity
state Nebraska code NE county Lancaster code 109 zip code 68510

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. ([] See continuation sheet for additional comments.)
Signature of certifying official [Signature] Date 3/9/05
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 [Signature] Date of Action 4/27/05

5. Classification

Ownership of Property

(Check as many boxes as apply)

Category of Property

(Check only one box)

Number of Resources within Property

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

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

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

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
~~DOMESTIC/secondary structure~~

 DOMESTIC/multiple dwelling
 DOMESTIC/secondary structure

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
~~DOMESTIC/secondary structure~~

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY AMERICAN
 MOVEMENT
 Arts and Crafts Bungalow

Materials

(Enter categories from instructions)

foundation cast in place concrete
 walls brick

 roof tile
 other limestone trim

Narrative Description

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

See Continuation Sheets.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- [] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
[] B Property is associated with the lives of persons significant in our past.
[x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
[] D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- [] A owned by a religious institution or used for religious purposes.
[] B removed from its original location.
[] C a birthplace or a grave.
[] D a cemetery.
[] E a reconstructed building, object, or structure.
[] F a commemorative property.
[] G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

architecture

Period of Significance

1919

Significant Dates

1919

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

George A. Berlinghof (architect)
R. O. Stake (builder)

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheets.

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- [] preliminary determination of individual listing (36 CFR 67) has been requested.
[] previously listed in the National Register
[] previously determined eligible by the National Register
[] designated a National Historic Landmark
[] recorded by Historic American Buildings Survey
Record #
[] recorded by Historic American Engineering Record #

Primary Location of Additional Data:

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

10. Geographical Data

Acreege of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

- 1. 14 695800 4520450
Zone Easting Northing
2.
3.
4. [] See continuation sheet

Verbal Boundary Description

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

See Continuation Sheet.

Boundary Justification

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

11. Form Prepared By

name/title David A. Gaspers, historic preservation intern and Edw. F. Zimmer, historic preservation planner
organization Lincoln/Lancaster County Planning Department date December 1, 2004
street & number 555 South 10th Street telephone (402) 441-6360
city or town Lincoln state NE zip code 68508

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Michael D. and Carol J. James
street & number 145 South 28th Street telephone (402)476-0899
city or town Lincoln state NE zip code 68510

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, ogathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number

7Page 5R. O. Stake House

Name of Property

Lancaster County, Nebraska

County and State

DESCRIPTION

The R. O. Stake House is a 1½-story, American Bungalow style residence in the Woods Park neighborhood of Lincoln, Lancaster County, Nebraska. The home is located on a corner lot measuring 90' by 110' with the house oriented east toward S. 28th Street. The structure is constructed of brown brick, and features a complex, green-tile gabled roof with broad eaves and stuccoed soffits. It was built in 1919 by contractor R. O. Stake for his own family, from designs by Lincoln architect George Berlinghof.

The R. O. Stake House is a 1½ story American Bungalow style residence located on South Twenty-eighth Street in Lincoln, Nebraska. It was designed by the Lincoln architect George A. Berlinghof and built during 1919 by R. O. Stake. The home is constructed of brown brick with limestone trim.

This Stake bungalow is one of the most substantially built examples of that prevalent house type ever constructed in Lincoln. Builder Reese O. Stake constructed the house for his own family, working with prominent architect George Berlinghof. Both men often worked on commercial or public buildings, sometimes collaborating on projects. The Stake House's cast-in-place concrete foundation and basement, the tile and brick walls, and the tile roof are more commonly seen in public or commercial construction than on Lincoln bungalows.

The bungalow has textured brown bricks cladding the structural-tile walls of the exterior, with restrained limestone trim on the south chimney and front steps. The wide eaves have stuccoed soffits and the raking eaves have substantial wooden brackets. The complex, interlocking gable roofs are permanently finished in glossy, green-glazed tiles.

The principal, east façade features limestone steps between brick cheek walls, leading to doorway centered in an enclosed porch. The porch itself is off-center on the façade and is roofed with an extended pitch of one of the house's main gable roofs, emphasizing the horizontality which is characteristic of bungalows. The south façade, towards N Street is clearly secondary but well-finished, with an end wall chimney, ornamented with limestone, piercing the eaves of the east gable. A second long gable, perpendicular to the end-wall gable covering the east porch, spans the length of the house. A smaller gabled dormer echoes the east gable, near the west end of the south wall, capping a recessed section of wall articulated with a trio of narrow windows on the first floor and a pair in the upper level. The north wall echoes this feature, with a larger gable near the center of the wall, including the trio of windows on the first story and pair on the second, but the north element projects forward as a pavilion rather than receding.

On the west (rear) side of the house an exterior wooden stair has been added that spans the driveway and provides separate access to an attic apartment.

A frame garage, sided with old diamond-pattern asphalt shingles, occupies the northwest corner of the lot. An iron fence with brick posts has been added along the east and south property lines in recent years; it is a well-designed and entirely compatible site improvement. The house has a very wide range of window sizes and shapes, including a tiny oriel in the front gable end.

The front porch appears to have been enclosed from an early time, perhaps as a modification during the original construction. The porch has a tile floor and is provided with a radiator. Double French doors with beveled clear glass connect the porch to the living room, which is richly finished in dark-stained wood and has a brick-faced fireplace in the south wall.

An unusual, glazed pocket door connects the living room to a small office at the northeast corner of the plan. The west wall of the living room consists of built-in bookcases and square piers, framing a large opening to its dining room. The dining

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National Park Service**

**National Register of Historic Places
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R. O. Stake House

Name of Property

Lancaster County, Nebraska

County and State

room has a beamed ceiling and a built-in buffet in the west wall. The kitchen, pantry and service rooms are at the west side of the house, while two bedrooms and a bathroom occupy the north and northwest side. The bathroom is finished in white tile on the floor and on all four walls.

A narrow staircase in the northwest corner of the house provided access to the second floor, which has been converted into an apartment without significant period finishes. The high basement has poured concrete walls and ceiling with cast-concrete beams and ceiling.

The high degree of integrity of the exterior and interior of the Stake House is testament to the durability of Berlinghof's design and to Stake's construction and choice of materials. This is especially the striking considering that for many years in the later half of the 20th century, the house was subdivided into apartments and lodging rooms. It has returned to the careful stewardship of owner-occupants in recent years.

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R. O. Stake House
Name of Property
Lancaster County, Nebraska
County and State

STATEMENT OF SIGNIFICANCE

The R. O. Stake House is locally significant under Criterion "C" in the area of architecture as one of a small group of residential projects of the master architect George Berlinghof and as an especially rare example of his work in the American Bungalow style.

A HOUSE FOR R. O. STAKE

Reese O. Stake (1884-1956) was a Lincoln builder with a regional business in the first half of the 20th century. In addition to appearing on many Lincoln building permits for houses, commercial and public buildings, Stake also worked regionally on such structures as the Milligan (Nebr.) Auditorium of 1928-30. Stake's daughter, who grew up in the house at 28th and N Streets, recalled in 1992 that the architect for the house was "Mr. George Berlinghof," hardly a household name but a collaborator with Stake on several projects, including 328 S. 10th Street ("Green Gateau" Building) in 1919 (City of Lincoln building permit 8271).

GEORGE A. BERLINGHOF, A MASTER ARCHITECT IN LINCOLN, NEBRASKA

George A. Berlinghof (1858-1947) was born in Germany and studied architecture and construction at the Polytechnicum in Darmstadt, Germany. He settled in Omaha, Nebraska in 1881, and practiced architecture in Omaha and Council Bluffs, Iowa through the late 1890s, before moving to Beatrice, Nebraska around the turn of the century. He arrived on the Lincoln architectural scene in 1905, establishing an architectural practice in the capital city. Berlinghof received prominent commissions almost immediately and was chosen to design such structures as the Lincoln Northeast Branch (Carnegie) Library in 1908, the Seward County Courthouse (1905 NRHP, SW09-93) and the A. O. Thomas House (1906 NRHP, BF05-136) in Kearney. In 1907 Berlinghof was chosen architect for the State of Nebraska and designed additions to the penitentiary, fireproof wings at the asylums at Hastings and Norfolk, and the Soldiers and Sailors Home in Grand Island.

During the course of his career in Lincoln, Berlinghof partnered with only one architect. His associate from 1911 to 1918 was Ellery Davis, who earned a degree in architecture from Columbia University in 1909. After their partnership ended Berlinghof maintained his own architectural practice, while Davis joined with Walter F. Wilson by 1921 as Davis & Wilson, one of the most prolific and prestigious architectural firms in Lincoln's history, which continues today (2002) as Davis Design--the dean of Lincoln's architectural practices.

As Berlinghof's reputation as a quality designer grew, so did the number and significance of his commissions. He was best known for his designs in the neo-classical style. The aforementioned Courthouse and Library display that style, as do Berlinghof and Davis's Lincoln High School (1913) and Scottish Rite Temple (1915 NRHP, LC13: D8-13), both in Lincoln. Later in his career, Berlinghof also designed the Colfax County Courthouse (1922 NRHP, CX06-1).

Although Berlinghof is most notable for his large commercial and institutional buildings, he designed a few residences, which varied greatly in style. His earliest identified residence in Nebraska was the Dr. A. O. Thomas House, a neo-classical design built in Kearney in 1906. The next residence built by Berlinghof was the John H. Yost House of 1912, displaying the Renaissance Revival style. Berlinghof designed the A. H. Koop House at 15th & A Streets in Lincoln in 1915 with Mission School features. He worked again in the Renaissance Revival style in Lincoln for Thomas J. Doyle in 1917 (18th and D St.), but that house was divided into apartments in the 1940s and lacks the integrity. The last known single-family residence built by Berlinghof in Lincoln is the Stake House, a bungalow of 1919, a unique excursion into that residential style in Berlinghof's oeuvre.

The bungalow house Berlinghof designed for R. O. Stake remains one of his finest residential designs and retains a very high degree of integrity. It represents the work of a master architect, and illustrates his ability to produce a range of building types in a range of styles--a very rare example of the German-born architect applying his hand to the American Bungalow form.

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National Register of Historic Places
Continuation Sheet

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R. O. Stake House

Name of Property

Lancaster County, Nebraska

County and State

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R. O. Stake House

Name of Property

Lancaster County, Nebraska

County and State

BOUNDARY DESCRIPTION

The property is described as East Lincoln, Block 1, east 110 feet of Lots 9 & 10, Lincoln, Lancaster County, Nebraska.

BOUNDARY JUSTIFICATION

These boundaries include all property originally associated with the Stake House.

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Photographs

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R. O. Stake House

Name of Property

Lancaster County, Nebraska

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PHOTOGRAPHS

The following information applies to all photographs:

Stake, R. O., House

Lincoln, Lancaster County, Nebraska

All Photos by E. Zimmer, January 2005

All negatives at Lincoln/Lancaster County Planning Dept., Lincoln, NE

Photo 1 of 7

View from the northeast of the Stake House, showing the principal, east facade (left) and the north facade (right).

Photo 2 of 7

View from the southeast of the Stake House, showing the principal, east facade (right) and the south (N St.) facade (left).

Photo 3 of 7

View from the south of the Stake House, showing the south facade and the garage north of the house (left).

Photo 4 of 7

View from the west of the garage at the Stake House.

Photo 5 of 7

Interior view on the main floor of the Stake House, looking east from the dining room to the living room and front porch.

Photo 6 of 7

Interior detail of the fireplace in the living room, looking south.

Photo 7 of 7

Interior view into the dining room, looking west.