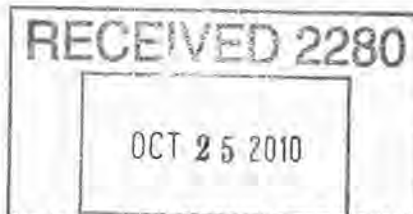


United States Department of the Interior
National Park Service

1003



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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Marion and Ruth Ann Dole House

other names/site number GA03-364

2. Location

street & number 1908 South 4th Street

city or town Beatrice

state Nebraska code NE county Gage code 067 zip code 68310

☐ not for publication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 x 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 x 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 x local

Michael J. Hall Director

October 18, 2010
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 or 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):

Edson H. Beall
Signature of the Keeper

12.10.10
Date of Action

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5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property

(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

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

Contributing	Noncontributing	
1	0	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
1	0	Total

Name of related multiple property listing

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

NA

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT: Ranch Style

LATE 19th and 20th CENTURY REVIVALS:

Neo-Classical Revival

Materials

(Enter categories from instructions.)

foundation: Poured Concrete

walls: Brick Veneer

roof: Asphalt Shingles

other:

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Marion and Ruth Ann Dole House is a Neo-classical Revival Ranch style house completed in 1960 and designed by Selmer A Solhiem. It is located in Beatrice, the county seat of Gage County, Nebraska, which had a population of 12,496 in 2000. The Dole House is in the Belvidere Neighborhood, which lies south of Big Blue River and across from the majority of Beatrice. The house sits on a large, roughly rectangular property created from a combination of lots on the southeast corner of S. 4th Street and Franklin Avenue. Smaller and less elaborate Ranch houses on smaller lots characterize this part of the Belvidere Neighborhood. Trees and bushes are used for landscaping around the house and mature trees surround the property to the east, south and north providing privacy. The main façade faces west and a drive off of S. 4th Street leads to the attached garage with an entrance on the south elevation. The sidewalk along S. 4th Street in front of the Dole House is paved with pink and brown bricks that create a geometric pattern. This pattern is continued in the walk that leads from the sidewalk to the offset main entrance of the Dole House.

Narrative Description

The one-story, pinkish-red brick Dole House sits on a four foot high poured concrete crawl space with concrete floors. The elongated house is approximately 120 feet long and 56 feet wide and sprawls over approximately 3,550 square feet under a complex roof covered in asphalt shingles. The asymmetrical east façade faces S. 4th Street and is characterized by a series of projecting and recessed walls under the continuous eave. The soffit is decorated with denticulated molding in accordance with the overall Neo-classical Revival styling of the house. Also classically-inspired is the impressive one-story tetrastyle portico that shelters the main entrance, which is located in the second bay from the north. Four square Doric style columns support a large but simple pediment of smooth wood paneling and dentils. An arched louver vent is located in the center of the pediment.

The patterned brick pavers of the sidewalk and walk are continued under the portico in front of the main entrance, which contains a paneled wood door flanked by multi-paned sidelights and crowned with a decorative keystone. Also under the portico, immediately to the south of the entrance, are paired six-over-nine double-hung windows that light the dining room. Decorative panels are fixed between the windows and the ground, and like most of the house's windows, these are flanked by decorative shutters painted white.

To the north of the portico (Photo 1) is a slightly recessed bay dominated by a bay window with a hipped roof of ridged metal that provides light to the formal living room. The window has a nine-light fixed unit in the center flanked by slender six light units. All windows are original wood sashes with wood surrounds (usually painted white) unless otherwise specified. A wide brick chimney with three uniquely shaped chimney pots is located on the ridge of this bay's gable roof. To the south of the portico bay (Photo 2) is a slightly recessed bay with two window openings: a ribbon of three fixed panes with a brick sill to the north and paired six-over-nine double hung windows. The former originally held stained glass in a diamond pattern (identical to windows in the garage bay) but was later replaced with clear panes. The stained glass was said to have been installed to dissuade hired help from gazing out the windows while working in the kitchen. Both window openings have shutters.

At the south end of the Dole House is a projecting cross gable with a gable end decorated similarly to the pediment of the portico. Two distinctive bays are located under this roofline. The first is a recessed bay clad in wide horizontal wood siding that breaks up the brick façade. This bay, which contains one six-over-nine window, provides a visual cue to the increasingly utilitarian portion of the house that includes the laundry and housekeeper's quarters. It also visually separates the living space from the attached garage on the south end of the house. On the east façade, the two-car garage is indicated by a projecting brick bay with a lower and offset gable roof. Three fixed panes containing stained glass in a polychrome diamond pattern are arranged in a ribbon with a brick sill. A square cupola with decorative weathervane caps the garage.

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The west (side) façade (Photo 3) of the Dole House is clad in wide horizontal siding and is dominated by a large overhead garage door, a sensitive vinyl replacement with paneling and small divided lights at the top. The roofline is made up of the eave of the garage bay on the facade and a cross gable with returning eaves that covers about two thirds of the garage and then extends over a walkway to the east. Both the eave and the gable end of the cross gable are decorated with denticulated molding. The south walls of the main house, as well as the terrace and screened-in porch—which project from the rear of the house—are all visible further to the north. The symmetrical, brick-clad east side is the house's least complex façade (Photo 5). Paired six-over-nine windows are located under a wide gable with returning eaves. A single six-over-six window is located near the top of the gable end. All windows have shutters and brick sills.

The rear (east) elevation is dominated by projecting and recessed bays (Photos 4 and 5). From south to north these include: the recessed garage, the main house, a projecting terrace, a projecting screened in-porch added onto the terrace, and the remainder of the main house. The garage and south-facing wall of the main house are both clad in wide horizontal siding. A paneled door with a square light allows access to the garage and a single six-over-nine light window lights what was the housekeeper's bedroom. Moving north, the rear of the main house and the south-facing wall of the terrace are clad in brick and both contain six-over-nine windows. The brick clad terrace, which projects approximately nine feet from the rear of the house, has a flat roof and is approximately thirty feet long. The soffit of the terrace is decorated with the same denticulated molding found elsewhere. A frame, screened-in porch was added to the rear of the terrace sometime after 1974. The remainder of the rear elevation is clad in wide horizontal siding. A curved brick wall creates a small exterior "solar terrace" accessed through a sliding glass door off the master bathroom. To the north, a six-over-six and paired six-over-nine light windows light the dressing room and master bedroom, respectively. Neither have shutters.

Interior

Constructed just after Ruth Ann Dole suffered a serious fall which confined her to a wheelchair, the Dole House was designed to be handicap accessible. Entrances are flush at the ground level or served by a ramp. The main entrance on the façade enters into a formal foyer (Photo 6), which features the original pendant crystal chandelier, patterned parquet flooring and crown molding decorated with scrolls, cable molding and a floral/palm leaf motif. From ceiling to floor the walls in the foyer are decorated with wallpaper, a chair rail, smooth plaster wainscoting and a baseboard. Entrances to formal rooms are surrounded by molding as well, and the main entrance and living room entrance are capped with a keystone. Before turning south and converting into the formal hallway the foyer provides access to the living room and dining room through double, folding, paneled doors. Closets flank the entrance to the dining room.

The dining room (Photo 7) is located to the west of the foyer and features the same decorative molding and an elaborate chandelier. The kitchen is accessible through a door opening to south. In this room, the plaster walls are painted taupe, molding is white and the wainscoting has been covered with patterned wallpaper. The living room, located to the north of the foyer, is the most formal room in the Dole House. Featuring similar molding to the foyer, it adds paneled north, south and west walls and an even more elaborate east wall. Here a fireplace with marble hearth and elaborately-carved wood mantel decorated with a floral motif is flanked by identical inset shelving. This shelving is capped by nautilus shell openings and keystones. A table panel above the fireplace and paneled wainscoting complete the east wall (Photo 8). All plaster walls are painted yellow, while the molding and wainscoting is white. Both the dining room and living room floors are currently covered with a cream-colored carpet.

Behind the formal portion of the house is the master bedroom suite, which includes the large bedroom, bathroom and a wardrobe/dressing room. Large windows dominate the north and west walls of the bedroom. The paneled west wall—which is shared with the living room—has built-in shelving and an offset brick fireplace and cherry mantel decorated with reversed cymas supporting a cornice (Photo 9). The wardrobe is located between the bedroom and the bathroom, and features a vanity flanked by original built-in cabinets located behind paneled doors. Ample closet space, accessed by sliding doors with louvers, lines the north, south and west walls of the wardrobe. Crown molding identical to that found in the foyer decorates the bedroom, while simplified moldings (crown, chair and baseboard) are found in the wardrobe and bathroom. The master bathroom (Photo 10) once featured pink marble and elaborate decoration, but has been entirely remodeled by the current property owners. It currently features beige square tiles laid in a diamond pattern, a counter with double sinks and large mirror along the north wall. A glass shower, ceramic bathtub and toilet line the opposite wall. An original sliding glass door accesses the solar terrace, a small outdoor space screened by a curved brick wall (Photo 11).

Between the foyer and the den is a formal hallway with rose-colored wallpaper above a chair rail and white wainscoting. Smooth rounded corners were used for the jog north at the kitchen (Photo 12). To the east of the hall, between the master suite and the den, is the guest bedroom and bathroom. The guest bedroom (Photo 13) walls are painted taupe with a chair rail and simple molding. The real highlight of the room, however, is the pink polka-dot candlestick chandelier. The pink

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guest bathroom (Photo 14) is probably a miniature, and less elaborate, sibling of the original master bathroom. Accessed on the north side bedroom, it has sconces matching the bedroom's chandelier, pink tile and pink fixtures. The legs and faucet of the pink marble sink are gold plated. Three cherubs decorate the faucet.

Guests can access the indoor terrace at the back of the house through a wood framed glass door flanked by large sidelights. The indoor terrace has three brick walls but the easternmost (or rear) wall is plaster and contains large picture windows flanking a wood door with rectangular light. The door may date from the late 1970s when the Dole House's second owners added a frame, screened-in porch onto the back of the terrace. Glazed red tile laid in a geometric pattern decorates the floor and a brick planter adds life to the south wall. Side windows and skylights add outdoor feeling. The terrace is also accessible from the den through double glass doors framed with cherry (Photo 15).

The formal hallway empties into the den, a semi-formal room that divides the formal and informal portions of the house. Decorated in rich cherry paneling with a beamed ceiling, the den contrasts greatly with the yellows, pinks, tans and whites of the formal areas. The south wall contains a brick fireplace with a classical cherry mantle, which is flanked by floor-level cabinets with built-in shelving on the west side. A low wall and screen of double hourglass balustrades divides the den from the hallway to the west (Photo 16). The den is carpeted and has recessed lighting that was added by the current property owners. A less formal hallway, characterized by cherry paneling, a perpendicular beamed ceiling and hardwood flooring, begins between the den and kitchen and extends to the garage (Photo 17). Molding and trim in this section of the house is usually cherry with a simple profile. Tucked between the den, kitchen and breakfast room is a small bar with built-in shelving, cabinets and a green marble counter with a sink. The bar is accessed from the den by a small swinging "bar" door and has a pass through with louvered double doors into the breakfast room.

The kitchen (Photo 18) is located on the west side of the house between the formal dining room and the informal breakfast room, and can only be accessed via those rooms. It has a cherry paneled ceiling with beams and red tile flooring identical to that found in the interior terrace. While the kitchen retains its original plan with an island and sink surrounded on four sides by counter space, it was updated with new cabinetry and appliances by the house's third owners. A pass through is located between the kitchen and the breakfast room. The latter is actually the house's informal dining room, and retains its original hardwood floors and cherry paneled ceiling. The utility room is accessed from the hall or the breakfast room. It has been recently remodeled with new tile, lighting and furnishings. A bathroom, one of four in the Dole House, is located between the utility room and the hall. With its original fixtures and yellow and black tile, this bathroom also has a unique walkthrough shower exiting into an area between the hall and utility room (Photo 19).

Opposite the utility room is the housekeeper's quarters, which includes a bathroom, bedroom and closet. The bedroom features a simplified version of the molding found in the more formal spaces of the house in addition to built-in shelving and a built-in desk (Photo 20). The small bathroom has original green and mint tile, sink, toilet and bath, as well as an aluminum and glass medicine cabinet and built-in soap holders above the sink. At the end of the hall is a cherry paneled door that provides access to the two-car attached garage, which features built-in storage on its north and east walls.

Integrity and Condition

The Dole House retains excellent integrity of design, materials, workmanship, setting, location, feeling and association on both its exterior and interior. Outside of the rear porch, the exterior is completely original and comparing the house to Solhiem's 1959 floor plan reveals no significant change. While subsequent owners have made minor changes to make the house their own (the screened-in porch, the kitchen remodel and the master bathroom remodel) these alterations do not significantly detract from the overall character of the home. Even the master bathroom, which has changed the most, still retains a feeling of luxury, albeit a much more restrained luxury than that of Ruth Ann Dole's original pink marble. Most of the finishes are also still present from the foyer's elaborate crown molding to the soap holders in the housekeeper's bathroom. Only some wallpaper and carpeting have been replaced. Just as importantly, subsequent owners have clearly appreciated the house's architectural significance over the years, leaving the Dole House in excellent condition.

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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.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1960

Significant Dates

1960

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Selmer A. Solheim & Associates

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 grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The period of significance is limited to 1960, the year the house was constructed. This year represents the Dole House's architectural significance as an example of the combined Neo-classical Revival and Rambling Ranch styles in domestic architecture.

Criteria Considerations (explanation, if necessary): NA

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Marion and Ruth Ann Dole House is significant at the local level under Criterion C in the area of architecture. Not only is the house one of the largest and most elegantly-designed Ranch House of any style in Beatrice, Nebraska, it is definitely its finest example of a Neo-classical Revival Ranch. In 1959, Marion and Ruth Anne Dole were perfectly situated to build their dream home in the Beatrice's Belvidere Neighborhood. To do so, the affluent couple secured the services of Selmer A. Solhiem, the architect who had recently designed the new Governor's Mansion in Lincoln, Nebraska.

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

The Marion and Ruth Ann Dole House is architecturally significant as Beatrice, Nebraska's best example of a Ranch house designed in the Neo-classical Revival Style. It clearly embodies the distinctive characteristics of both the "rambling ranch" house type and the Neo-classical Revival style. This sprawling one-story home with no basement "rambles" over a large lot with an asymmetrical façade containing multiple setbacks and changes of materials. An attached garage and two rear terraces are further hallmarks of the Ranch type, which put a premium on private backyard living space and the automobile. In contrast, most interior and exterior details are classically-inspired.

Definition and Occurrence: The Rambling Ranch

The Rambling Ranch, a subtype of the overall Ranch house form, is characterized by an elongated form, at least three setbacks and a complex roofline.¹ While the Rambling Ranch subtype is not uncommon in Nebraska, this was the only house of this type recommended as individually eligible during a recent survey of Beatrice, Nebraska.²

Definition and Occurrence: Neo-classical Revival / Neo-colonial Revival / Colonial Revival Ranch Houses

According to *A Field Guide to American Houses*, Neo-colonial Revival and Neo-classical Revival are two separate sub-styles of the overall Neo-eclectic Revival Style. Neo-colonial Revival houses began occurring in the 1940s as "very free adaptations of English Colonial precedents that grew from the preceding, and generally more historically precise, Colonial Revival Style," whereas Neo-classical Revival:

...borrows full-height columns from the preceding Neoclassical Style, but freely applied them to a variety of house forms with little concern for historically accurate detailing. Its most common expression is seen in Neoclassical entry porches added to the one-story Ranch form.³

However, other sources classify any Ranch with historically-inspired detailing as Neo-colonial Revival or Colonial Revival. For instance, *The Ranch House in Georgia: Guidelines for Evaluation*, one of the first documents to fully address this house type, states, "Combining traditional accents with the new house type, Colonial Revival style Ranch Houses feature details such as porticos, shutters, cornice moldings and columns."⁴ The Dole House fits easily within either of these definitions, but it seems to exemplify Neo-classical Revival style as described by McAlester. Therefore, that stylistic terminology has been officially selected for the Dole House's architectural style.

Regardless of what terminology is used, very few outstanding examples of Neo-classical or Neo-colonial Revival Ranches have been uncovered during recent Reconnaissance-level surveys of mid-century subdivisions in Nebraska. None have been recommended as potentially eligible in surveyed areas of Omaha or Lincoln, Nebraska.⁵ More significantly, the Dole House was the only Ranch type residence of this style to be identified for potential listing in the National Register during a recent survey of Beatrice, Nebraska.⁶

¹ New South Associates. "The Ranch House in Georgia: Guidelines for Evaluation," 2003, 50. Accessed online.

² Alley Poyner Macchietto Architecture, "Reconnaissance-Level Historic Buildings Survey of Beatrice, Nebraska," 2010.

³ McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2006 [1884], 487.

⁴ New South Associates. "The Ranch House in Georgia: Guidelines for Evaluation," 2003, 54.

⁵ Surveys of mid-20th Century Residential Neighborhoods: Mead & Hunt, Inc. "Survey Findings Report: Eastridge Neighborhood, Lincoln, Nebraska," 2006; Nebraska SHPO, Survey of Park Manor Subdivision, Lincoln, NE," [unpublished, NeHBS Database], October 2008; Mead & Hunt, Inc., "Reconnaissance Survey of Portions of Omaha, Nebraska (Fairacres, Dillon's Fairacres)," 2009; Mead & Hunt, Inc. "Reconnaissance Survey of Portions of Omaha, Nebraska (Maenner, Robin Hill, Western, Karen, etc.)," 2009.

⁶ Alley Poyner Macchietto Architecture, "Survey of Beatrice, Nebraska," 2010.

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Additional Significance under Criterion C

In addition to being an exceptional example of the Rambling Ranch type and Neo-Classical Revival style, the Dole House is also a significant example of the architecture of Selmer A. Solhiem & Associates. Solhiem designed Nebraska's Governor's Mansion (NRHP listed in 2008) in 1956 and his Mid-20th Century works in and around Lincoln, Nebraska are being viewed with increasing interest with gained historical perspective. In time, Solhiem may be considered a local "master" of Mid-Century Modern architecture. Finally, the Dole House is an important example of the melding of traditionalist and modernist forces during the turbulent architectural debates of the 1950s and 1960s that were spurred by the increasing dominance of Modernism.

Developmental history/additional historic context information (if appropriate)

Criterion C: Traditional Style Meets Modern Living

According to Virginia and Lee McAlester's *A Field Guide to American Houses*, first published in 1984, "Although not yet a major Neoelectic style, [Neoclassical Revival] has been gaining in favor through the 1970s. In the late 1960s and early '70s the most frequent Neoclassical influence was a pedimented portico grafted onto a one-story, rambling Ranch house form."⁷ Although the Dole House predates the late 1960s, McAlester could have used it as a model for the style. This is not to say that the Dole House is the first, or even an early, example of combining the Ranch form and the Neo-classical Revival style. Boston architect, Royal Barry Wills had been promoting Neo-Colonial Revivals in residential architecture since the 1930s. His books *Better Houses for Bugeteers* (1941), *Houses for Homemakers* (1945) and, in particular, *Living on the Level: One Story Houses*, were heavily illustrated with ideas about how to bring Colonial (and Classical) charm to modern residential forms like the Ranch.⁸ Ultimately, it matters little whether it was an early example of Neo-classical Revival as suggested by McAlester or designed in the tradition of Wills. The Dole House is by far the best property in Beatrice to represent a period of domestic architecture and the work of one of its most proficient (and prolific) practitioners in the Lincoln, Nebraska area.

The Architecture of Selmer A. Solhiem, 1956-1961

Popular culture was destined to respond to the growing dominance of Modern and Contemporary styles with a series of Revivals, or "Neo-Revivals" in the 1950s, 1960s and 1970s. Furthermore, affluent families like the Doles naturally saw the grand Classical Revival and Colonial homes of the past as a model for their new residences. In retrospect, the mixing of traditional styles—which had never really disappeared—with modern forms was a natural step in architecture that foreshadowed Postmodernism. As Leland M. Roth explains in his seminal survey of American architecture:

Postmodernism was later defined by its principle theorist, Charles Jencks, as a double-coded architecture, one that combined modern techniques with traditional forms, so as to communicate not only with a small number of other architects but with the public as well... Modernism had failed to remain credible because it has not communicated effectively with its users and didn't make effective links with the city or with history.⁹

Selmer A. Solhiem was not a postmodernist or a theoretical architect, but his pedimented porticos and shuttered windows did respond to a perceived disconnect between architecture and history. In 1956, for instance, he described his design for the Nebraska Governor's Mansion as "Modified Georgian Revival," and explained his selection of a "style which leaned so heavily on our basic American heritage," as a more prudent choice than a contemporary style that, "might appear quite dated 25 or 30 years from now."¹⁰ For that important building, Solhiem's design was met with a wide variety of opinions. One architect called it an outright "anachronism" that had no place next to the Nebraska State Capital, which was already considered a modern masterpiece, while another retorted, "a little glass box opposite that that magnificent capital would look ridiculous."¹¹ Clearly, Solhiem had stepped into an ongoing debate that was magnified by the high-profile nature of his project and its proximity to Nebraska's most important architectural treasure.

⁷ McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2006 [1884], 494.

⁸ Cloues, Richard, Ph.D., "[Presentation] Ranch Houses in Georgia: A Guide to Architectural Styles," Georgia Historic Preservation Division, May 2010, Accessed online; at Gebhard, David, "Royal Barry Wills and the American Colonial Revival," in *Winterthur Profolio*, 27(1), Spring 1992, Accessed online.

⁹ Roth, Leland M. *American Architecture: A History*, Boulder, CO: Westview Press, 2001, 483.

¹⁰ "Modified Colonial Design in U.S. Tradition: Governor's Mansion to be Finished in May," in *Lincoln Sunday Journal Star*, 19 August 1956. As quoted in "National Register Nomination: Governor's Mansion," NPS #: 08000173.

¹¹ Dolberg, Jill. "National Register Nomination: Governor's Mansion," NPS #: 08000173

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Of course, Solhiem (and his design) survived the controversy, and the Governor's Mansion was completed in 1958 to great public fanfare. It has been listed in the National Register since 2008 for its "association with state government," however; its architectural merit can still prompt heated debate among historians and architects in Nebraska. While his predilection toward historicism is clear in the Governor's Mansion and the Dole House, Solhiem's 1961 Skypark Manor, a high-rise apartment complex just blocks from the State Capitol, readily established his credibility as practitioner of the Modern architectural style as well.

The Dole House

After the Governor's Mansion, Solhiem was probably pleased to receive a commission from Marion (b. 1903) and Ruth Ann (b. 1901) Dole in Beatrice, Nebraska, located approximately 40 miles south of Lincoln. The Doles, married since 1923, were retiring with a small fortune from the recent sale of the Beatrice Steel Tank Company. Founded in 1911 by Ruth Ann's father, Thomas Edward Adams, the ownership and management of the plant passed to his sons, Thomas and James, and son-in-law, Marion Dole, after his death in 1935. During WWII the company received a bevy of naval contracts, and by 1946 Beatrice Steel Tank Company had approximately 275 employees producing everything from beer barrels to culvert pipe. In 1959, the company was purchased by the Universal Wire Spring Company of Bedford, Ohio.¹² Not surprising, this is the same year the Doles hired Selmer Solhiem & Associates to design their new house. Solhiem had plans drawn up by June of 1959.¹³

It is difficult to establish exactly when the Dole House was finished, but local sources suggest the Doles were living there by 1960.¹⁴ Comparing the June 1959 plans with the house today suggests these were the finalized plans. Moreover, Mrs. Dole had recently suffered an accident and Mr. Dole is said to have pushed the construction so Ruth Ann had something to look forward to during her convalescence. Her accident also may have also influenced the design of the house including the creation of wide hallways for easy wheelchair mobility and quarters for a live-in maid and/or nurse. On the other hand, the Doles may have always planned to hire full-time domestic help.¹⁵

What is clear is that the Doles wanted to spend their retirement years in comfort and luxury. The couple either visited the Governor's Mansion and liked what they saw or simply figured what was good enough for the Governor of Nebraska was good enough for them, because the similarities between the two residences are striking. While there is an obvious difference in scale and form, the overall design of both the exterior and interior undeniably came from the same architect. Both houses utilize red brick with contrasting white trim, shutters, paired double hung windows with multiple lights, columned porticos and chimneys with multiple chimney pots. (See Supplementary Materials, Figures 7-8). On the interior, much of the molding in the Dole House is a simplified version of that found in the Governor's Mansion. Enlarged doorways between the formal spaces differ somewhat between houses, but both utilize identical keystones. It is in the Dole's living room where visitors can get the best sense of the classically-inspired opulence Solhiem created for Nebraska's governors. Here the interior design of paneled walls, grand fireplace and decorative built-in shelving found in the Governor's Mansion are also present.¹⁶ (See Supplementary Materials, Figures 1-6).

Moving down the hall and away from the formal spaces, the Dole House displays Solhiem's skill at mixing Revivalism and Modernism. The den, in particular, showcases his understanding of mid-century modern interior design without completely sacrificing the historicism found elsewhere. The walls and beamed ceilings are covered with rich cherry paneling, a design element that was finding increased popularity in Modern or Contemporary Style homes and offices at the time. The double hourglass balustrade screen is another obviously Modernist element. But instead of creating a room composed solely of clean lines and abstract geometric shapes, Solheim adds a classically-inspired cherry fireplace mantel replete with fluted pilasters and a full entablature. Swinging back to modernism, the interior terrace and the master suite's "solar terrace" are both fully in keeping with the idea of modern living.¹⁷ Other features found in the Dole House also show how Solheim

¹² "Thomas Edward Adams," entry in *Nebraskana: Bibliographic Sketches of Nebraska Men and Women of Achievement*.... Hebron, NE: The Baldwin Company, 1932; Hansen, Joelyn. "Hoover Materials Handling Group, Inc., is Closing its Beatrice Plant," in *Beatrice Daily Sun*, 20 November 2008. After a handful of other mergers and buyouts, in 1977 the original company and plant became Hoover Universal, Inc. It closed in 2008/2009 as Hoover Materials Handling Group, Inc., a division of Citycorp Venture Capital.

¹³ Selmer Solheim and Associates, "House for Mr. & Mrs. M.E. Dole, Beatrice, Nebraska, June 5, 1959, Revised June 16, 1959." Plans in possession of current property owners.

¹⁴ The Gage County Assessor's Office lists the year built as 1960. Parcel ID# 01043900.

¹⁵ Personal Correspondence, Pugsleys (current owners) and Laureen Riedesel (Director, Beatrice Public Library), 09 Sept 2009.

¹⁶ Dolberg, Jill. "National Register Nomination: Governor's Mansion," NPS #: 08000173.

¹⁷ New South Associates. "The Ranch House in Georgia: Guidelines for Evaluation," 2003, 61-62. Accessed online.

Marion and Ruth Ann Dole House

Name of Property

Gage County, Nebraska

County and State

embraced modern living and new technologies in the late 1950s and early 1960s. Spring-loaded drawers, cork floors and automatic lights in the closets, built-in garage storage and low voltage lighting all made the Dole House state-of-the-art despite its classical façade.

In Beatrice, Solheim was able to design a house for the Doles that combined richly finished spaces, classic style and modern efficiency without having to face the controversy he experienced with the Governor's Mansion in Lincoln. Marion and Ruth Ann Dole were able to enjoy their retirement and lived in their 1908 S. 4th Street residence until their deaths in 1972 and 1974, respectively. That so little has changed since its construction is a testament to the quality of Selmer A. Solheim's talent as an interior designer and architect.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Cloues, Richard, Ph.D., "[Presentation] Ranch Houses in Georgia: A Guide to Architectural Styles," Georgia Historic Preservation Division, May 2010. Accessed 22 August 2010. Available online at http://gashpo.org/assets/documents/ranch_house_styles.pdf.

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Mead & Hunt, Inc. "Survey Findings Report: Eastridge Neighborhood, Lincoln, Nebraska," 2006; "Reconnaissance Survey of Portions of Omaha, Nebraska (Fairacres, Dillon's Fairacres)," 2009; "Reconnaissance Survey of Portions of Omaha, Nebraska (Maenner, Robin Hill, Western, Karen, etc.)," 2009.

Nebraska State Historic Preservation Office, "Reconnaissance Level Survey of Park Manor Subdivision, Lincoln, Nebraska," 2008.

New South Associates. "The Ranch House in Georgia: Guidelines for Evaluation," 2003. Accessed 18 August 2010. Available online at http://gashpo.org/assets/documents/Ranch_House_Guidelines.pdf.

Roth, Leland M. *American Architecture: A History*, Boulder, CO: Westview Press, 2001

The Nebraskana Society. *Nebraskana: Bibliographic Sketches of Nebraska Men and Women of Achievement...* Hebron, NE: The Baldwin Company, 1932. Accessed 26 July 2010. Available online at <http://www.usgennet.org/usa/ne/topic/resources/OLLibrary/Nebraskana/index.htm>.

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 of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Marion and Ruth Ann Dole House

Gage County, Nebraska

Name of Property

County and State

recorded by Historic American Landscape Survey #

Historic Resources Survey Number (if assigned): GA03-364

10. Geographical Data

Acreage of Property Approximately 1 Acre

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 14 631540 4457272
Zone Easting Northing

3 Zone Easting Northing

2 Zone Easting Northing

4 Zone Easting Northing

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

A roughly rectangular area covering lots in two subdivision, described as: Lot 1, the North 45 feet of Lot 2, and the vacated alley adjacent thereto, all in Block 17, Brumback's Third Addition to the City of Beatrice, Gage County Nebraska, and the West 23 feet of Lot 3, all of lots 4 and 5, the, the North 45 feet of Lots 6 and 7, the West 32 feet of the North 40 feet of Lot 8, and the vacated alley adjacent to said Lots, all in Block 6, Brumback's First Addition to the City of Beatrice, Gage County, Nebraska.

Lots 1 and 2 (except south 95') and vacated alley, Block 17, Brumbacks 3rd Addition, Beatrice, Gage County, Nebraska and west 32' Lot 3, Lots 4-5, north 45' of lots 6 and 7, west 32' of the north 40' of lot 8 and vacated alley of Block 6, Brumbacks 1st Addition, Beatrice, Gage County, Nebraska.

Boundary Justification (Explain why the boundaries were selected.)

The boundary contains all of the property originally associated with the Marion and Ruth and Dole House.

Marion and Ruth Ann Dole House
Name of Property

Gage County, Nebraska
County and State

11. Form Prepared By

name/title Jessie Nunn / National Register Coordinator

organization Nebraska State Historical Society

date August 2010

street & number 1500 "R" Street, P.O. Box 82554

telephone 402-471-4775

city or town Lincoln

state NE

zip code 68501

e-mail jessienunn@nebraska.gov

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Marion and Ruth Ann Dole House
Name of Property

Gage County, Nebraska
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Marion and Ruth Ann Dole House

City or Vicinity: Beatrice

County: Gage

State: Nebraska

Photographer: Jessie Nunn, Nebraska State Historical Society

Date Photographed: June 9, 2009

Description of Photograph(s) and number:

- 01 of 20. Primary (West) Façade, Aspect: NE
- 02 of 20. West Façade, Aspect: SE
- 03 of 20. Attached Two-Car Garage, South Façade, Aspect: N
- 04 of 20. Rear (East) Façade, Aspect: NW
- 05 of 20. Rear Façade and North Façade, Aspect: SW
- 06 of 20. Main Entrance Foyer with Dining Room, Aspect: SW
- 07 of 20. Dining Room with Chandelier toward Kitchen, Aspect: SE
- 08 of 20. Formal Living Room with Fireplace, Paneled Walls and Decorative Shelving, Aspect: E
- 09 of 20. Master Bedroom, Sitting Area, Aspect: NW
- 10 of 20. Master Bathroom (remodeled), Aspect: W
- 11 of 20. Solar Terrace accessed from Master Bathroom, Aspect: NW
- 12 of 20. Formal Hallway from Foyer into Den, Aspect: S
- 13 of 20. Guest Bedroom with original Chandelier and access to Terrace, Aspect: SE
- 14 of 20. Guest Bathroom with original Sink, Tile and Scones that match Guest Bedroom Chandelier, Aspect: N
- 15 of 20. Den, Terrace and added Screened Porch (c. 1975), Aspect: E
- 16 of 20. Den with Fireplace, Beamed Ceiling, Shelving and Double Hourglass Screen, Aspect: SW
- 17 of 20. Informal Hallway between Den and Kitchen exiting at Garage, Aspect: S
- 18 of 20. Kitchen (remodeled), Aspect: SE
- 19 of 20. Exterior Door to Walk-through Shower in Bathroom #4 and Utility Room (remodeled), Aspect: W
- 20 of 20. Housekeeper's Quarters with Built-in Desk, Aspect: E

Property Owner:

Marion and Ruth Ann Dole House
Name of Property

Gage County, Nebraska
County and State

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

name Jerome and Carolyn Pugsley

street & number 1908 S 4th Street

telephone

city or town Beatrice

state NE

zip code 68310

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Supplementary Materials



Figure 1-2. Built-in Shelving with Nautilus Shell

Right—Governor's Mansion, State Dining Room

Left—Dole House, Formal Living Room

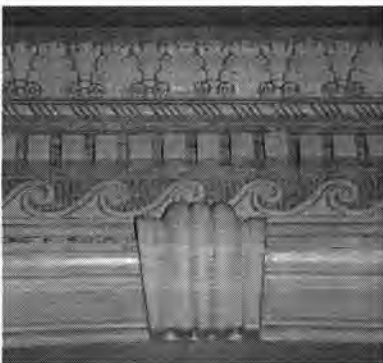


Figure 3-4. Crown Molding

Right—Governor's Mansion

Left—Dole House

Marion and Ruth Ann Dole House
Name of Property

Gage County, Nebraska
County and State



Figure 4-6. Fire Place and Mantel
Right—Governor's Mansion; Left—Dole House, Formal Living Room

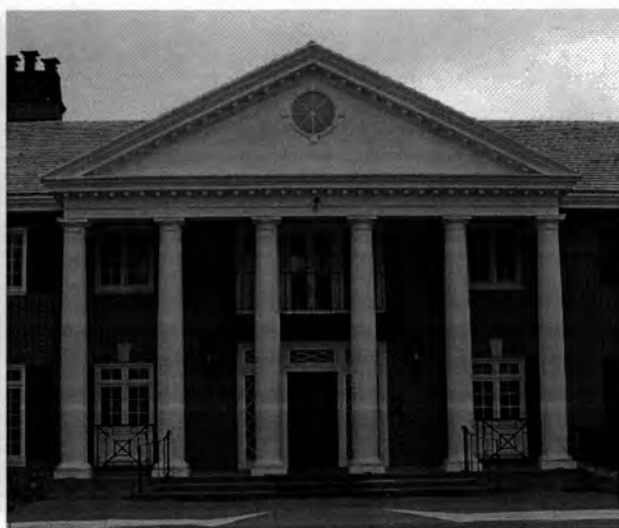


Figure 7-8. Dole House Portico (Left) and Governor's Mansion Portico (Right)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Dole, Marion and Ruth Ann, House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEBRASKA, Gage

DATE RECEIVED: 10/25/10 DATE OF PENDING LIST: 11/30/10
DATE OF 16TH DAY: 12/15/10 DATE OF 45TH DAY: 12/10/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10001003

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 12-10-10 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Marion and Ruth Ann Dole House
1908 S. 4th St.

Beatrice
Gage County, Nebraska

NEHRSI #: GA03-364

Photo 1 of 20

NE-GageCounty-DdettHouse-0001



Marron and Ruth Ann Dole House
1908 S. 4th St.

Beatrice

Gage County, Nebraska

NeHRSI #: GA03-364

Photo 2 of 20

NE-Gage County-Dole House-0002



Marion and Ruth Ann Dole House
1908 S. 4th St., Beatrice
Gage County, Nebraska

NHRSI #: GA03-364

Photo 3 of 20

NE-GageCounty-DoleHouse-0003



Marion and Ruth Ann Dole House
1908 S. 4th St., Beatrice
Gage County, Nebraska

NetHSI #: GA03-364

Photo 4 of 20

NE-GageCounty-DoleHouse-0004



Marion and Ruth Ann Dole House
1908 So. 4th St., Beatrice
Gage County, Nebraska

NeHRSI #: GA03-364

Photo 5 of 20

NE-GageCounty-DoleHouse-0005



Marion and Ruth Ann Dole House
1908 S. 4th St., Beatrice
Gage County, Nebraska

NetHSI #: GA03-364

photo 6 of 20

NE-Gage County-Dole House. m.v.



Marion and Ruth Ann Dole House
1908 S. 4th St., Beatrice
Gage County, Nebraska

NetHSI #: GA03-364

Photo 7 of 20

NE-Gage County-Dole House-0007



Marion and Ruth Ann Dole House
1908 S. 4th St., Nebraska
Gage County, Nebraska

NetHS1 #: GA03-364

Photo 8 of 20

NE-GageCounty-DoleHouse-0008



Marion and Ruth Ann Dole House
1908 S. 4th St., Beatrice
Gage County, Nebraska

NetHSI #: GA03-364

Photo 9 of 20

NE-Gage County-Dole House-0009



Marion and Ruth Ann Dole House
1908 S. 4th St., Beatrice
Gage County, Nebraska

NetHS1: GA03-364

Photo 10 of 20

NE-GageCounty-DoleHouse-0010



Marian and Ruth Ann Dole House
1908 S. 4th St., Beatrice
Gage County, Nebraska

NeHRS1 #: GA03-364

Photo 11 of 20

NE-GageCounty-DoleHouse_0011



Marion and Ruth Ann Dale House
1908 S. 4th St., Beatrice
Gage County, Nebraska

NeHRSI #: GA03-364

Photo 12 of 20

NE - Gage County, Dale House m17



Marion and Ruth Ann Dole House
1908 S. 4th St., Beatrice
Gage County, Nebraska

NeHRS1 #: GA03-364

Photo 13 of 20

NE-GageCounty-DoleHouse-0012



Marion and Ruth Ann Dde House
1900 S. 4th St., Beatrice
Gage County, Nebraska

NERS1 #: GA03-364

Photo 14 of 20

NE-GageCounty-DdeHouse-0014



Marion and Ruth Ann Dole House
1908 S. 4th St., Beatrice
Gage County, Nebraska

NeHRSI #: GA03-364

Photo 15 of 20

NE-Gage County-Dole House - 0015



Marion and Ruth Ann Dole House
1908 S. 4th St., Beatrice
Gage County, Nebraska

NEHRSI #: GAB3-364

photo 16 of 20

NE Gage County - Dole House - 00110



Marion and Ruth Ann Dde House
1908 S. 4th St., Beatrice
Gage County, Nebraska

NetHSI #: GA03-364

Photo 17 of 20

NE-GageCounty-DdeHouse-0017



Marion and Ruth Ann Dole House
1908 S. 4th St., Beatrice
Gage County, Nebraska

NEHRSI #: GAD3-364

Photo 18 of 20

NE-Gage County-Dole House-0018



Marion and Ruth Hnn Dole House
1908 S. 4th St., Beatrice
Gage County, Nebraska

NeHRSI #: GA03-364

photo 19 of 20

NE-Gage County-Dole House-0019



Marion and Ruth Ann Dole House
1900 S. 4th St.
Gage County, Nebraska

NetHSI #: GA03-364

photo 20 of 20

NE-GageCounty-DoleHouse-0020

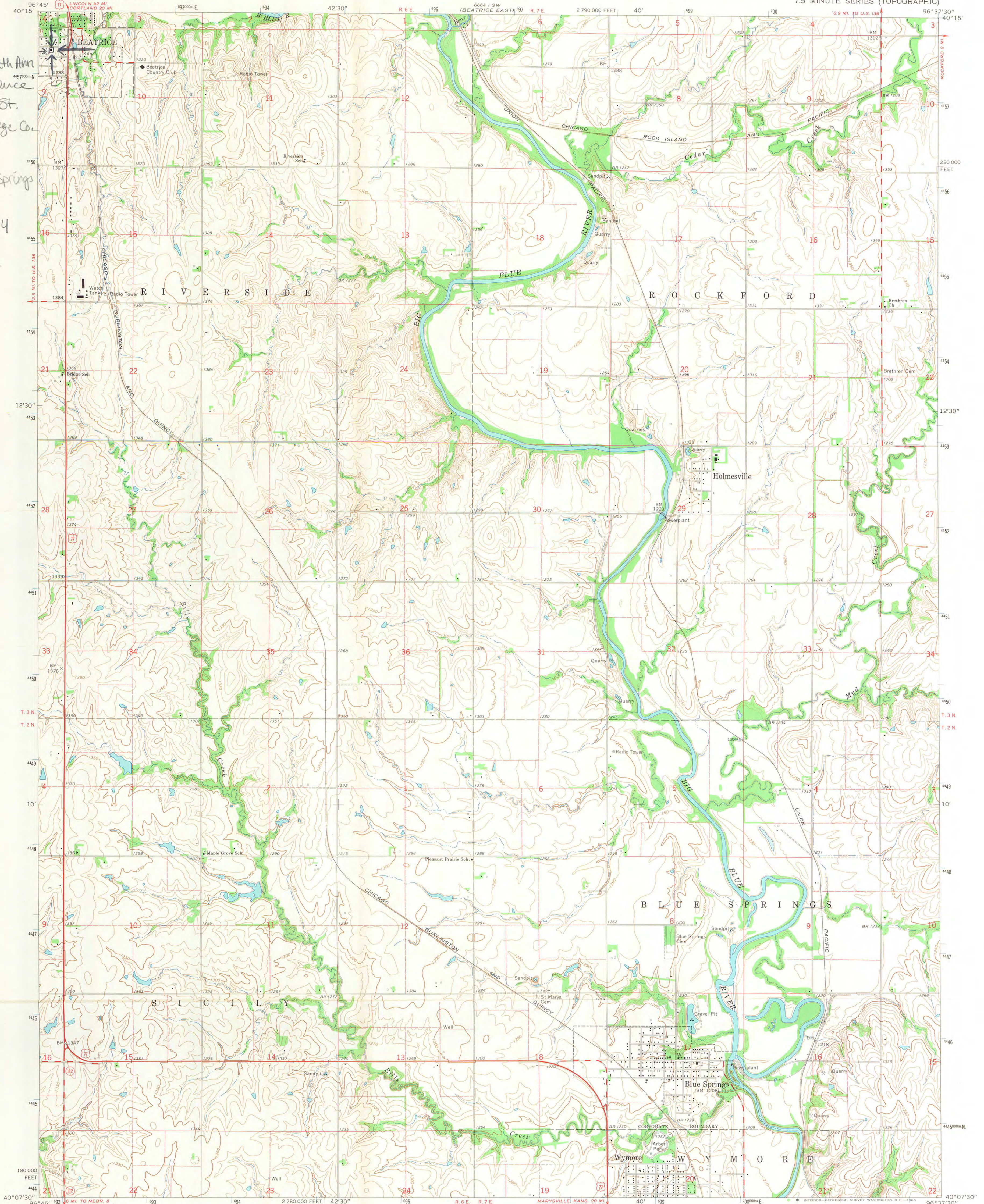
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

BLUE SPRINGS QUADRANGLE
NEBRASKA—GAGE CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

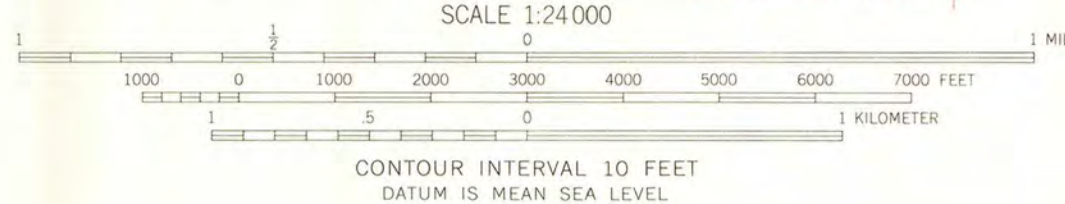
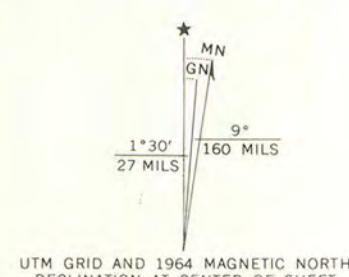
Maion and Ruth Ann
Dde Residence
1908 S. 4th St.
Beatrice, Gage Co.
Nebraska

Quad: Blue Springs
Nebr.

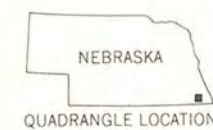
UTM: Zone 14
E691540
N4457272



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Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1962. Field checked 1964
Polyconic projection. 1927 North American datum
10,000-foot grid based on Nebraska coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 14, shown in blue
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked



CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
U.S. Route ——— State Route ———

BLUE SPRINGS, NEBR.
N4007.5—W9637.5/7.5

1964

AMS 6664 II NW—SERIES V875

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
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A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



October 19, 2010

J. Paul Loether
National Register—National Historic Landmarks Programs
National Park Service
1201 "I" Street NW, 8th Floor
Washington, DC 20005

RE: Marion and Ruth Ann Dole House
Beatrice, Gage County, Nebraska

Dear Mr. Loether:

Please find enclosed the National Register of Historic Places nomination form for the above resource. This form has met all notification and other requirements as established in 36 CFR 60.

If you have any questions concerning this nomination, please let me know.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bob Puschendorf".

L. Robert Puschendorf
Deputy State Historic Preservation Officer

Enclosure

1500 R Street
PO Box 82554
Lincoln, NE 68501-2554
p: (800) 833-6747
(402) 471-3270
f: (402) 471-3100
www.nebraskahistory.org



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, D.C. 20240

December 10, 2010

Notice to file:

This property has been automatically listed in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45th day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

Edson Beall
Historian
National Register of Historic Places
Phone: 202-354-2255
E-mail: Edson_Beall@nps.gov
Web: www.nps.gov/history/nr