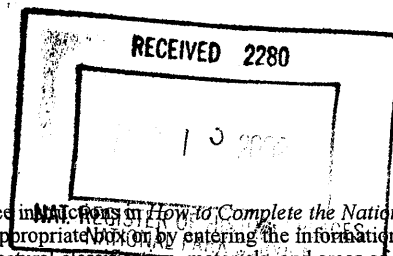


**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**

OK
410



This form is for use in nominating or requesting determinations for individual properties and districts. See NPS Form 10-900a for instructions on 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 Yost, John H. & Christina, House

other names/site number LC13:D6-165

2. Location

street & number 1900 South 25th Street [N/A] not for publication

city or town Lincoln [N/A] vicinity

state Nebraska code NE county Lancaster code 109 zip code 68502

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 *Marshall Summer* Date 3/8/02

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 *Edson A. Beall* Date of Action 4/26/02

Yost House
Name of Property

Lancaster County, Nebraska
County and State

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.)		
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing	
<input type="checkbox"/> public-local	<input type="checkbox"/> district	2	0	buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	1	0	structures
	<input type="checkbox"/> object	0	0	objects
		3	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

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 REVIVALS
Italian Renaissance

Materials
(Enter categories from instructions)
foundation structural tile
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.
- 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

1912

Significant Dates

1912

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

George A. Berlinghof (architect)
Nathan Bishop (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
 - Local government
 - University
 - Other
- Name of repository:
Lincoln/Lancaster County Planning Department

Yost House
Name of Property

Lancaster County, Nebraska
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10. Geographical Data

Acreage of Property less than one acre

UTM References
(Place additional UTM references on a continuation sheet)

1. 14	695460	4518060	3.			
Zone	Easting	Northing	Zone	Easting	Northing	
2.			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 Timothy Noerlinger, Historic Preservation Intern; Norma Burlington, Allied member, ASID; and E. F. Zimmer, planner
organization Lincoln/Lancaster County Planning Department date October 12, 2001
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 Dallas D. Jones and Trisha N. Gade
street & number 1900 South 25th Street telephone (402) 475-1075
city or town Lincoln state NE zip code 68502

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 Serv 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 7 Page 1

John & Christina Yost House
Name of Property
Lancaster County, Nebraska
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DESCRIPTION

The John H. Yost House is a 2 ½-story, Italian Renaissance Revival style residence in the Franklin Heights area of Lincoln, Lancaster County, Nebraska. The home is located on a corner lot measuring 125' by 142' with the house orientated west toward S. 25th Street. The structure is constructed of red brick, and features a red-tile hipped roof with broad eaves and heavy brackets. It was built in 1912 from designs by George Berlinghof.

The John H. Yost House is a 2 ½ story Italian Renaissance Revival style residence located on South Twenty-fifth Street in Lincoln, Nebraska. It was designed by the Lincoln architect George A. Berlinghof and built during 1912 by Nathan Bishop. The home is constructed of primarily red brick with limestone trim.

The primary facade of the Yost House faces due west onto Twenty-fifth Street, which slopes down to the north. The building site is terraced to place the house on a level plane, creating a very prominent position for the house above the intersection. The site is further enhanced with a small grove of mature Austrian pines at the northeast (rear) corner of the lot along Franklin Street, and three mature Scotch pines at the rear of the lot. A brick boundary wall with a stone coping extends along the full length of the east (alley) side and the east half of the south boundary. A final segment of wall extends from the south boundary to the edge of a concrete driveway on the south side of the house, framing a side yard. That wall segment, and a portion of the south boundary wall, is lowered in sections and infilled with wooden latticework panels between tall brick posts, providing additional light and air into the walled yard. The wall is a contributing feature, as is a period garage at the center of the rear yard, which matches the house in brickwork and stone trim. A curved parapet marks the front (west) facade of the garage.

The main west facade of the house consists of three bays with a central entrance pavilion. A full length porch projects from the facade on the first-story level, with a flat roof supported by six Tuscan columns. While the porch has a solid roof, early photos show it was treated as a pergola, with rafter ends ornamenting the porch frieze. These rafter ends have been removed but their reconstruction is planned. Flanking the porch is a carriage porch to the south and a sunroom to the north, framing a symmetrical front facade. Both the sunroom and the carriage porch have limestone coping, which complements the limestone water table at the base of the house. The porch and main entrance are accessed by a short flight of wide steps. The brickwork of the house is noteworthy in its rough surface and varied hues, ranging from tan to dark red, laid in common bond. The mortar joints are not raked, but rather are struck at the surface of the brick, reinforcing the rough texture of the exterior. Another noteworthy feature of the brickwork is a basket work frieze running the length of the front facade, halfway between the second-story and the attic. The second-story level of the west facade contains a tripartite window in the central bay and larger single windows at either end bay of the facade. The attic level of the west facade contains nine windows, evenly interspersed by large brackets with molded composition bosses.

The south face of the residence is considered to be a secondary but significant facade and contains a carriage porch entrance on the first story. The first and second story windows are very asymmetrical, including a tripartite window for the dining room on the first-story next to the carriage porch and a banded window on the second-story of a sleeping porch at the end of the house. The attic of the south facade has six small windows, matching the front facade, interspersed with brackets.

The north face of the residence is very different from the south face. Instead of a carriage porch, the north facade has a sunroom. The second-story has a small, centrally located window flanked by two larger windows, with the chimney between the smaller and larger window on the right. The attic of the north facade has four small windows, with three to the left of the chimney that separates them from the fourth.

The rear (east) facade contains a flat-roofed, two-story brick wing located behind the residence on the south side, containing the kitchen on the first floor and a sleeping porch above.

The interior of the Yost House has a very high degree of integrity and displays a variety of fine-quality woodwork, befitting the original ownership of the house by the proprietor of numerous lumberyards in and around the state of Nebraska. The 40-inch-wide front door opens onto the central foyer/stair hall. The foyer has oak flooring, a beamed ceiling, and a grand central stair which leads to the second floor. Pocket doors on the north and the south sides of the foyer lead to the south dining room and north parlor. The dining room doors are oak on the foyer side and mahogany on the dining room side. Ionic columns flank wide doorways off the foyer to the north and south. The dining room is rich in mahogany woodwork including pocket doors, the column screen, paneling and ceiling beams. A floor-to-ceiling buffet and cabinet with

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John & Christina Yost House

Name of Property

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beveled glass doors encompasses the entire east wall. The dining room also has a large, arched-top, tripartite window on the south wall that floods the room with sunlight.

The parlor to the north side of the foyer is finished in oak, including a fireplace with an oak mantle and large mirror. On the east side of the parlor, pocket doors separate a music room from the parlor, complete with a large window facing east and a large mirror on the north wall. Among the other rooms on the first floor are the east kitchen and north sunroom.

The second floor is served by the wide central stairs and a secondary staircase off the kitchen. The main staircase is lit by east windows at the landing. On the second floor the railing curves into the stairwell, forming a balcony-like feature above the wide stairs. A wide central hall runs north-south on the second floor connecting four bedrooms, including a large master bedroom to the south with its own dressing room, bathroom, and rear sunporch, and three ample bedrooms across the west front and north end of the house, served by a second bathroom. The third floor is accessed by the secondary staircase and contains additional smaller bedrooms, well lit by the many attic windows.

Overall, the Yost House retains a high degree of its historical integrity, inside and out. It commands a prominent corner setting in a well-preserved local landmark district. The majority of the home's historic exterior and interior materials are intact from the time of construction. Minor alterations have occurred over time, most notably the replacement of the sunroom windows, but they have had minimal visual impact on the overall appearance of the house.

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John & Christina Yost House

Name of Property

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STATEMENT OF SIGNIFICANCE

The John H. Yost House is locally significant under Criterion "C" in the area of architecture as a rare residential work of the master architect George Berlinghof and as a locally rare example of Renaissance Revival Architecture.

GEORGE A. BERLINGHOF, A MASTER ARCHITECT IN LINCOLN

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 Lincoln. 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 Yost House of 1912, displaying the Renaissance Revival style. Berlinghof designed another 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 of the Yost House. 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 oeuvre.

The Renaissance Revival house Berlinghof designed for John H. Yost remains one of his finest residential designs. It represents the work of a master architect, and illustrates his ability to produce stylistically significant structures in a range of functional types.

JOHN H. YOST

The Yost House is emblematic of an American immigrant's rags-to-riches story. John H. Yost was born in Norka, Russia on July 20, 1859 to German parents. The family moved to the United States in 1876 and settled in Dorchester, Wisconsin. In Dorchester, a seventeen year-old Yost began to work at a lumber yard for 75 cents an hour. John decided to move to Nebraska in 1877 because of the free land being offered by railroads. He eventually settled in Sutton, Nebraska and worked for Burlington Railroad as they extending their line to Sutton. In 1880, he married Christina, who was also a Russian German and a distant relative to John. Shortly after his marriage, Mr. Yost returned to the lumber business when he took a job as a yard employee for \$15 a month in Beatrice, Nebraska. After a year in Beatrice, the Yost family returned to Sutton, where John took a job with John D. Baine & Co. lumber yard, where he worked for the next five years. The company was then sold to Tidball and Fuller Co., who quickly made Mr. Yost the bookkeeper and foreman of the yard in Sutton. Mr. Yost retained the job for ten years. During this time he was able to save up enough money to buy a half interest in the C. Rockhill Lumber Co. yard in Harvard, Nebraska. Mr. Yost eventually bought the whole interest in the Rockhill Lumber yard and used his profits to start his own series of lumberyards, which at its height numbered sixteen yards throughout eastern Nebraska. Mr. Yost's success in business allowed him to move his family from Sutton to Lincoln in the early 1900s. They rented a house until the completion of the Yost home in 1912, which showcased both the quality of Yost's lumber and his success. Mr. Yost died in Lincoln at his home on December 30, 1939.

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John & Christina Yost House
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THE CHARACTERISTICS OF RENAISSANCE REVIVAL STYLE ARCHITECTURE

The resurgence of Neo-classicism in American architecture in the late 19th century prompted a parallel interest in Italian Renaissance models, especially for large public buildings such as McKim, Mead, and White's Boston Public Library (1892). Less frequently applied in residential architecture, Renaissance Revival houses tended to be large masonry structures. Characteristic elements included flat or low-pitched tile roofs, broad boxed eaves with substantial brackets, symmetrical facades, small attic story windows with large arched lower story windows, and entries framed with Tuscan columns.

RENAISSANCE REVIVAL HOUSES IN LINCOLN

Lincoln has only a handful of residential examples of the Renaissance Revival style, all large, masonry, architect-designed houses of the 1910s. The William Ferguson House of 1911 (LC13: D08-003) was designed by Cleveland architects Seales, Hirsch, and Gavin and is individually listed on the NRHP, as is the Frank Woods House at 2501 Sheridan Blvd., by Chicago architect Paul V. Hyland. The Whitney-Stephenson-Merrit House of 1916 at 1965 B St. was one of the many Lincoln homes designed by F.C. Fiske, and is a contributing resource in the Mount Emerald Historical District (NRHP).

The Yost House is among the finest examples of the Renaissance Revival style in Lincoln, depicting what McAlester would categorize as the "hipped roof with projecting wing" type (in *A Field Guide to American Houses*), although as in many examples of this style, the "wing" might better be identified as a central pavilion. Characteristic features include the symmetry, low hipped roof with tile covering, wide eaves, prominent brackets, and the classical-columned porch. The small attic windows are typical of the style, but Burlinghof did not use the arched windows commonly seen in the style. However, the curved parapet of the garage recalls that form.

Burlinghof's Yost House demonstrates a leading Lincoln architect's venture into this "mansion" style. There are few houses designed in the Renaissance Revival style in Lincoln, and Yost House is especially well preserved in its site, exterior, and interior. It ranks as of the premier residences of the style in Lincoln.

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John & Christina Yost House

Name of Property

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John & Christina Yost House

Name of Property

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BOUNDARY DESCRIPTION

The property is described as Lots 23 & 24 and the north half of Lot 22, Block 4, Franklin Heights Addition, Lincoln, Lancaster County, Nebraska.

BOUNDARY JUSTIFICATION

These boundaries include all property originally associated with the Yost House and its walled yard.