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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Amel H. Koop House

Other names/site number: Arthur J. Abbott House, LC13:D06-294

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

2. Location

Street & Number: 1401 South 15th Street

City or town: Lincoln State: Nebraska County: Lancaster

Not for publication [] Vicinity []

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [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

Applicable National Register Criteria: [] A [] B [x] C [] D

Michael J. Smith SHPO/Director — 10/15/2014
Signature of certifying official/Title: **Date**

Nebraska State Historical Society
State or Federal agency/bureau or Tribal Government

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

Signature of Commenting Official **Date**

Title **State of Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I, hereby, certify that this property is:

[✓] entered in the National Register.
[ ] determined eligible for the National Register.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register.
[ ] other, (explain):

Signature of Keeper 12.2.2014 **Date of Action**

Amel H. Koop House | Lancaster, Nebraska
Name of Property | **County and State**

Historic Functions (Enter categories from instructions.) | **Current Functions** (Enter categories from instructions.)

5. Classification

Ownership of Property (Check as many boxes as apply)

- [x] Private
- [ ] Public-local
- [ ] Public-state
- [ ] Public-federal

Category of Property (Check only **one** box)

- [x] Building(s)
- [ ] District
- [ ] Site
- [ ] Structure
- [ ] Object

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

Contributing	Noncontributing	
2		Buildings
		Sites
1		Structures
		Objects
3		Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

DOMESTIC: single dwelling	DOMESTIC: single dwelling
DOMESTIC: secondary structure (garage)	DOMESTIC: secondary structure (garage)

7. Description

Architectural Classification (Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Other—Academic Eclecticism with bungalow, Prairie School, and Tudor Revival elements

Materials (enter categories from instructions.)
Principal exterior materials of the property:

Walls: BRICK, STUCCO
Roof: COMPOSITION SHINGLE
Other: WOOD TRIM

Description

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

The Amel H. Koop House is a 2 ½ story residence located at the southwest corner of A and South 15th Streets in Lincoln, Nebraska, built in 1915. The home is constructed of masonry (structural tile) with brick and stucco exteriors. The house displays a sophisticated composition in the style described as Academic Eclecticism, designed by a well-trained and broadly experienced architect, George Berlinghof of Lincoln.

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

Located on a corner lot at the end of Goodhue Boulevard (formerly called South 15th Street), the south mall of the Nebraska State Capitol, the house has its principal entrance orientation to the east onto 15th Street, with a secondary but important façade north towards A Street. South 15th Street from the Capitol to A Street had been paved and landscaped with a generous center median just three years before the house's construction, the first of the cardinal axes to the Capitol to be substantially improved with a landscaped streetscape[1]. The site has a wide lawn to the north by A Street, featuring a tall gingko tree, and has a large side yard to the south with a mature sycamore between the house and a brick garage. Younger conifers are planted between the garage and alley, which is bordered by a brick wall with a stone coping. At one time, the boundary wall extended north to frame the side yard.[2] The wall is a contributing feature, as is a period garage south of the house. The single-story, flat-roofed garage faces 15th Street and matches the house's brickwork. Above the wide, modern garage door, a tile visor roof and shallow triangular parapet (now sheathed with wide vinyl siding) top the front (east) façade of the garage.

The Koop House has a red brick and stucco exterior with limestone trim. The structural-tile walls of the exterior are clad at the base with several courses of smooth, red pressed bricks, topped with a rowlock course. The remainder of the first story is clad in darker, rough-textured red-brown bricks, extending to a wide wooden stringcourse which separates the first and second stories. The molded string course projects out several inches, which is met on the upper story by a flared base in the stuccowork. As is characteristic of Prairie School houses, stucco covers the second story to the eaves, with a diamond-shaped brick detail emerging from the stucco at the main roof peaks. The wide eaves have stuccoed soffits with substantial wooden brackets. The complex, interlocking gable roofs are permanently finished in red tiles.

While the roof pattern is virtually a cross-gable, the north-south ridge is the predominant roof, its ridge extending the width of the house. Its east pitch continues on the northeast all the way to cover the east entry porch, with the eaves at the one-story level, while the west pitch terminates at a two-story height. The large east-west roof is positioned within the east pitch of the main roof, there resembling an oversized dormer. On the west pitch of the main roof, a hipped-roof true dormer provides three small windows at the attic level.

The principal, east façade features an off-center porch projecting from the facade with square brick piers. The porch is roofed with an extended pitch of the house's main gable roof, cut back over the south half of the porch to provide a second floor balcony over the porch. The east front entrance, accessed by the porch, consists of an oak door with transom and side lights. The door and windows have beveled glass and a rectalinear pattern of muntins. To the south of the porch is a projecting bay window with single pane windows and stained glass transoms. At the south end of the façade, trios of narrow windows on the first and second floor light a sun room and sleeping porch, respectively. Centered within the front facing gable on the second floor is a symmetrical pattern of double hung windows flanking a small central window. On the left, the double hung window features a planter box. An attic-level row of three small windows is centered within the gable.

The north façade towards A Street is highly visible but secondary to the east entrance facade. Large single pane operable sash windows with stone sills adorn the first floor. A symmetrical pattern of double-hung windows with planter boxes flank a brick ornament protruding from the stucco on the second floor. As on the east façade, a row of three small windows is

[1] Correspondence with Office of the (Nebraska) Capitol Commission, March 11, 2014.
[2] Interview with Bob Ripley, AIA, March 10, 2014

centered within the gable at the attic level, beneath a projecting wall section, flanked by the top pair of brackets. Also on the north side, an exterior stairwell was added in the late 1970s to provide access to the basement.

The west side of the house is positioned close against the west property line and the neighboring driveway. The adjacent houses stand approximately 12 feet apart, and their wide eaves cover about half of that separation. The materials of the west side of Koop House match the street facades, except that a stuccoed oriel window projects near the center of the façade at a mid-story level, above a side entrance. The oriel has a tile hipped roof, as does the dormer in the west pitch of the main roof.

The south façade towards the garage and alley features nearly continuous bands of windows on both first and second stories. On the lower story, the east side is sunroom, while the west side offers an entrance flanked by windows, onto a rear porch. The uppers story has a sleeping porch above the sunroom, under its own gable roof. The main block of the house is recessed behind the porch and rises to the full two-and-one-half story height.

The interior has large rooms on the main floor, including a living room immediately inside the main, east entrance, with a beamed ceiling, large crown moldings and a brick fireplace on the south side. The north trio of windows facing the Capitol are single-pane openings, framed with simple dark woodwork that extends below the sills to the baseboard level.

The central fireplace is built of the same rough-textured brick as the exterior, laid up in a modified Flemish bond. A thick oak mantel rests on two massive oak blocks, and is topped by a large mirror framed in a wide oak frame. The hearth is paved with square tiles of a mottled green and reddish glaze.

Open doorways to each side of the fireplace link the living room to the dining room on the south, which has a similar fireplace back-to-back with that of the living room. The dining room has a beamed ceiling with broad beams that meet and form coffers at each corner, into which are set light fixtures with exposed bulbs. The windows of the dining room include stained glass transoms in the east bay window, and stained glass windows and bevel-glass French doors opening onto the south sunroom.

Two other small rooms make up the remainder of the first floor--a small kitchen is set in the southwest corner, which also provides access to the rear porch, and a possible library in the northwest corner. The latter room has been converted to a bathroom but still displays elaborate wide and deep oak cornices composed of complex moldings.

The staircase to the second floor rises from the west side of the living room to a landing in the west oriel. Its three windows are stained glass, with a sailing ship figured in the central sash. The upper floor has a bathroom, several bedrooms, and a large south sleeping porch.

Both the attic and the basement are ample and well-lit with several windows.

Amel H. Koop House | Lancaster, Nebraska
Name of Property | **County and State**

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
1915

Significant Dates
1915

Significant Person
(Complete if Criterion B is marked above.)
n/a

Cultural Affiliation
n/a

Architect/Builder
George A. Berlinghof

Statement of Significance

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

The Koop House in Lincoln, Lancaster County, Nebraska is significant at the local level under criterion C as an excellent example of the academic eclectic style of the early 20th century, designed by the well-trained and broadly experienced architect George A. Berlinghof and built in 1915.

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

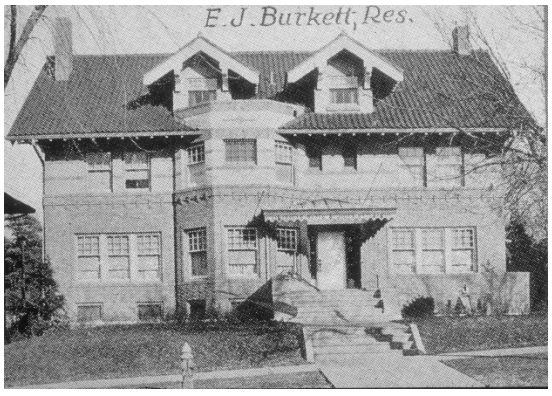
Academic Eclecticism

The McAlesters point out in *A Field Guide to American Houses* that while "Most American houses have been built in one of the many architectural styles outlined in the preceding sections..." a smaller number of residences "do not fit neatly into one of these…categories but, instead, have characteristics of two or more styles….Many architects and builders experimented with fanciful combinations of…styles…"[3] Richard Longstreth argues that among the most experienced architects, this was not random experimentation, but rather was based on a recognition that "given the enormous amount of historical information that had been discovered during the last hundred years [the 19th century]," architectural innovation as an "unconscious process…was conceded to be forever lost."[4] Instead, universal design principles could be derived from an understanding of diverse periods, and "By drawing from a variety of sources and synthesizing them into designs that were decisively new, the architects removed their work from ties to a single period or place."[5] He calls this stylistic approach "academic eclecticism" and explains that "It provided ways to expand the possibilities of creative design without abandoning ties to tradition."[6]

In Lincoln, architects such as Ferdinand C. Fiske and George A. Berlinghof brought formal education and developed deep experience through their long practices, and typically designed in a broad range of period revival styles. In the early 20th century, Fiske simultaneously designed Mission Revival, Shingle Style, and Tudor Revival residences, while his school buildings included Neo-classical Revival Whittier Junior High School and Elizabethan Revival Elliott and Prescott Elementary Schools.

Berlinghof's county courthouses evolved from Richardson Romanesque to Beaux Arts Neo-classical to a stripped-down Neo-classical in the course of his long career. His residential designs had a similar progression, from Queen Anne and Chatequesque in the late 19th century, to the Neo-classical A. O. Thomas House[7] in Kearney, Nebraska in the early 20th. His Lincoln residences included the Renaissance Revival John Yost House[8] in 1912 and a bungalow of 1918 for builder R. O. Stake[9]. But both Fiske and Berlinghof also produced a few eclectic combinations, especially in residential designs, that demonstrate the McAlesters' and Longstreth's observations.

On the 1900 block of B Street in Lincoln's Mount Emerald District, in 1915-1916 Fiske designed side-by-side the Renaissance Revival Whitney-Stephenson-Merritt House (1965 B St.) and the Tudor Revival Don Love House (1953 B St.), while across the street his design of 1914 for Senator Elmer Burkett (1944 B St.) combined stylistic elements in a highly eclectic but well-balanced fashion.



Senator Burkett House, 1944 B St., 1914

[3] Virginia & Lee McAlister, *A Field Guide to American Houses,* pp. 12, 14.
[4] Longstreth, Richard, "Academic Eclecticism in American Architecture," *Winterthur Portfolio,* 17:1, Spring 1982, p. 58.
[5] *Ibid,* p. 63.
[6] *Ibid.* p. 70.
[7] "Dr. A. O. Thomas House," NRHP, 1980.
[8] "Yost, John & Christina, House," NRHP, 2002.
[9] "Stake, R. O, House," NRHP 2005.

A few blocks west at 1601 A Street, Fiske's design for 1915 for Lola and Robert Funk sweeps down to a bungalow-like one-story eave on the front, while the rear of the house rises to a full two stories. Instead of a bungalow porch, the front entrance is acknowledged with just a subtle eyebrow curve in the eave.

Funk House, 1601 A St., 1915

One block west of 1601 A Street, the Amel H. Koop House stands at the southwest corner of the intersection of 15th and A Streets. The richly textured, red-tile roof has almost playful complexity, especially on the east, main façade. There the main roof sweeps down in a bungalow-like manner to encompass the small front porch, but is cut back to suggest a balcony above half of the porch. A pent eave to the south echoes the roof extension over the porch, while a high cross gable crowns the façade. The secondary but very prominent north (A Street) façade is a full 2 ½ stories tall. The Koop House interior combines a bungalow's interior use of exterior brick, with very large-scale, dark woodwork, and beamed and coffered ceilings. This free-form combination of stylistic elements by an architect who typically designed in very specific Period Revival styles is the essence of "academic eclecticism." Berlinghof's residential works typically display a bold scale and even a heaviness, especially of interior woodwork, but most hew closely to contemporary styles. The Koop House is his most prominent venture into academic eclecticism.

Koop may have developed the house for resale, moving before 1920 to an even larger house in the newly developing Sheridan Boulevard neighborhood. The next owners of the house at 15th and A Streets were the Abbott family, prominent ranchers from central Nebraska, providing housing while their children attended the University of Nebraska. The Abbotts were certainly a significant family in Nebraska history, but their association with the Koop House was insufficient to justify National Register Criterion B. It is noteworthy, however, that when the Abbotts constructed a new, large brick and tile American Foursquare on their ranch in Hyannis, Grant County, Nebraska in 1923, they chose for their architect George Berlinghof, designer of the townhouse they had occupied in Lincoln.

George A. Berlinghof (1858-1944)

George Berlinghof was born in Germany and educated at the Polytechnic School of Darmstadt in masonry and architecture, before immigrating to America in 1881. He practiced architecture in Omaha and Beatrice, Nebraska, and in Council Bluffs, Iowa, before permanently relocating to Lincoln in 1905. His diverse practice included county courthouses in Iowa, Nebraska, and Oklahoma, other public buildings throughout Nebraska, residences, academic and commercial buildings. Approximately two dozen of his buildings are listed on the National Register of Historic Places. While little recognized today beyond Nebraska, where many of his substantial buildings are still in use, Berlinghof was certainly the type of well-trained and broadly experienced architect Longstreth described as occasionally but purposefully venturing into "academic eclecticism."

9. Major Bibliographic References

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

McAlester, Virginia and Lee, *A Field Guide to American Houses,* New York: Alfred A. Knopf, 1986.

Longstreth, Richard, "Academic Eclecticism in American Architecture," *Winterthur Portfolio,* 17:1, Spring 1982, pp 59-82.

Kidney, Walter C., *The Architecture of Choice: Eclecticism in America 1880-1930,*
New York: George Braziller, Inc., 1974.

Zimmer, Ed, *The Near South Walking Tours: Vol. 2, Mount Emerald & Environs,* Lincoln, NE: Near South Neighborhood Assoc., 1990.

City of Lincoln Building Permit (and application) #6184, August 21, 1915.

Lancaster County Register of Deeds.

Lincoln City Directories.

F. C. Fiske file, Lincoln/Lancaster County Planning Dept.

George A. Berlinghof file, Lincoln/Lancaster County Planning Dept.

Spencer, Janet Jeffries, "Dr. A. O. Thomas House," NRHP nomination, listed 1980/02/28.

Chatfield, Penelope, and Daniel Kidd, "Mount Emerald and Capitol Additions Historic District," NRHP nomination, 1980/06/05.

Burlington, Norma, Timothy Noerlinger & E. F. Zimmer, "Yost, John H. & Christina, House," NRHP nomination, 2002/04/26.

Gaspers, David & Ed Zimmer, "Stake, R. O., House," NRHP nomination, listed 2005/04/27.

Previous documentation on file (NPS):

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

Primary location of additional data:

___ State Historic Preservation Office
___ Other State agency
___ Federal agency
x Local government
___ University
___ Other (Name of repository)
Lincol/Lancaster Co. Planning Dept.

Historic Resources Survey Number (if assigned): LC13:D06-294

Amel H. Koop House | Lancaster, Nebraska
Name of Property | **County and State**

10. Geographical Data

Acreage of property 0.15 acres USGS Quadrangle Lincoln

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

Latitude/Longitude Coordinates

Datum if other than WGS84:

1. Latitude 40.798875 Longitude 96.699999
2. Latitude Longitude
3. Latitude Longitude
4. Latitude Longitude

OR

UTM References

Datum (indicated on USGS map):

___ NAD 1927 or ___ NAD 1983

1. Zone Easting Northing
2. Zone Easting Northing
3. Zone Easting Northing
4. Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)
North 90 feet of Lot 6, Lillibridge Addition, in Lincoln, Lancaster County, Nebraska.

Boundary Justification (Explain why the boundaries were selected.)
Includes all the property historically associated with the Amel Koop House.

11. Form Prepared By

name/title Ed Zimmer and Stacey Groshong Hageman, historic preservation planners
organization Lincoln/Lancaster County Planning Dept. date Oct. 7, 2014
street & number 555 S. 10th St. telephone 402-441-6360
city or town Lincoln state NE zip code 68508
email ezimmer@lincoln.ne.gov; slhageman@lincoln.ne.gov

Additional Documentation

Submit the following items with the completed form:

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

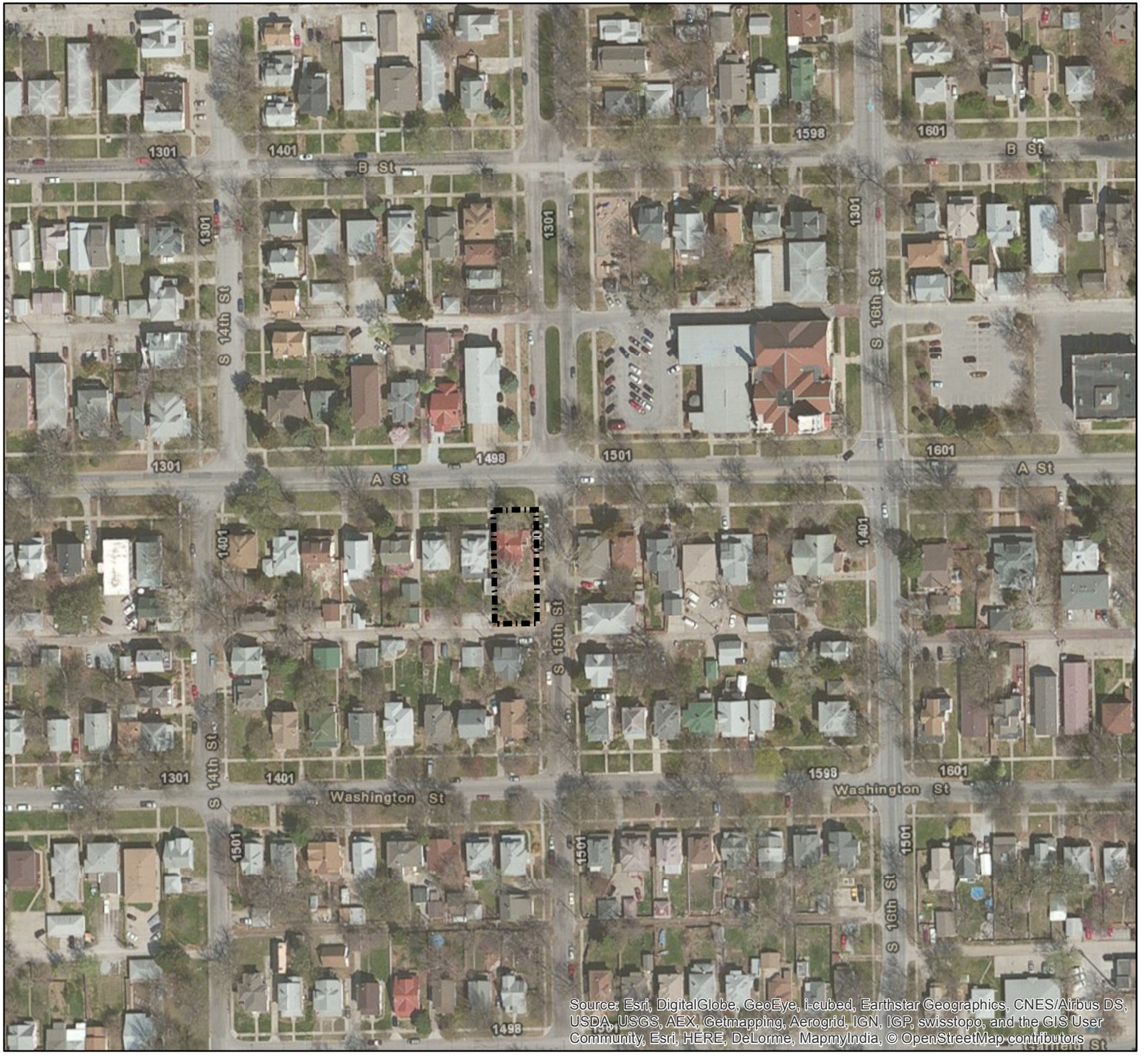
Amel H. Koop House

1401 South 15th St.
Lincoln, Lancaster Co., Nebraska

Latitude/Longitude Coordinates:

40.798875, -96.699999

Datum: WGS84



Legend

Property Boundary

0 37.5 75 150 225 300 Feet

1:2,000

N

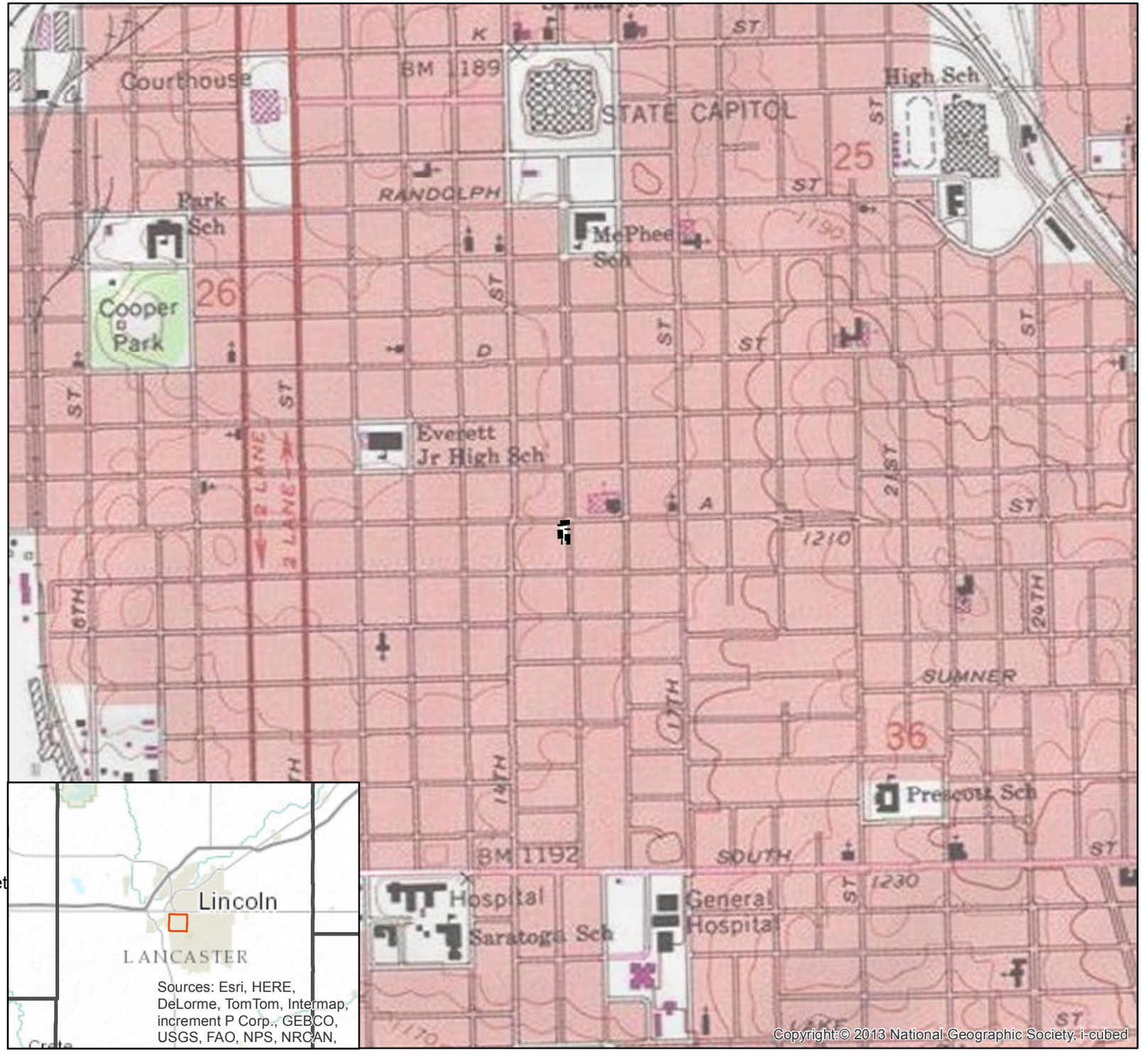
Amel H. Koop House

1401 South 15th St.
Lincoln, Lancaster Co., Nebraska

Latitude/Longitude Coordinates:

40.798875, -96.699999

Datum: WGS84



Legend

Property Boundary

0 235470 940 1,410 1,880
Feet

1:12,000

Amel H. Koop House | Lancaster, Nebraska

Name of Property | **County and State**

Photographs

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

Photo Log

Name of Property **Amel H. Koop House**

City or Vicinity Lincoln County Lancaster State Nebraska

Photographer Stacey Groshong Hageman (SGH) and Ed Zimmer (EZ) Date Photographed Sept 29, 2014 (interiors, SGH) Oct 6, 2014 (exteriors, EZ)

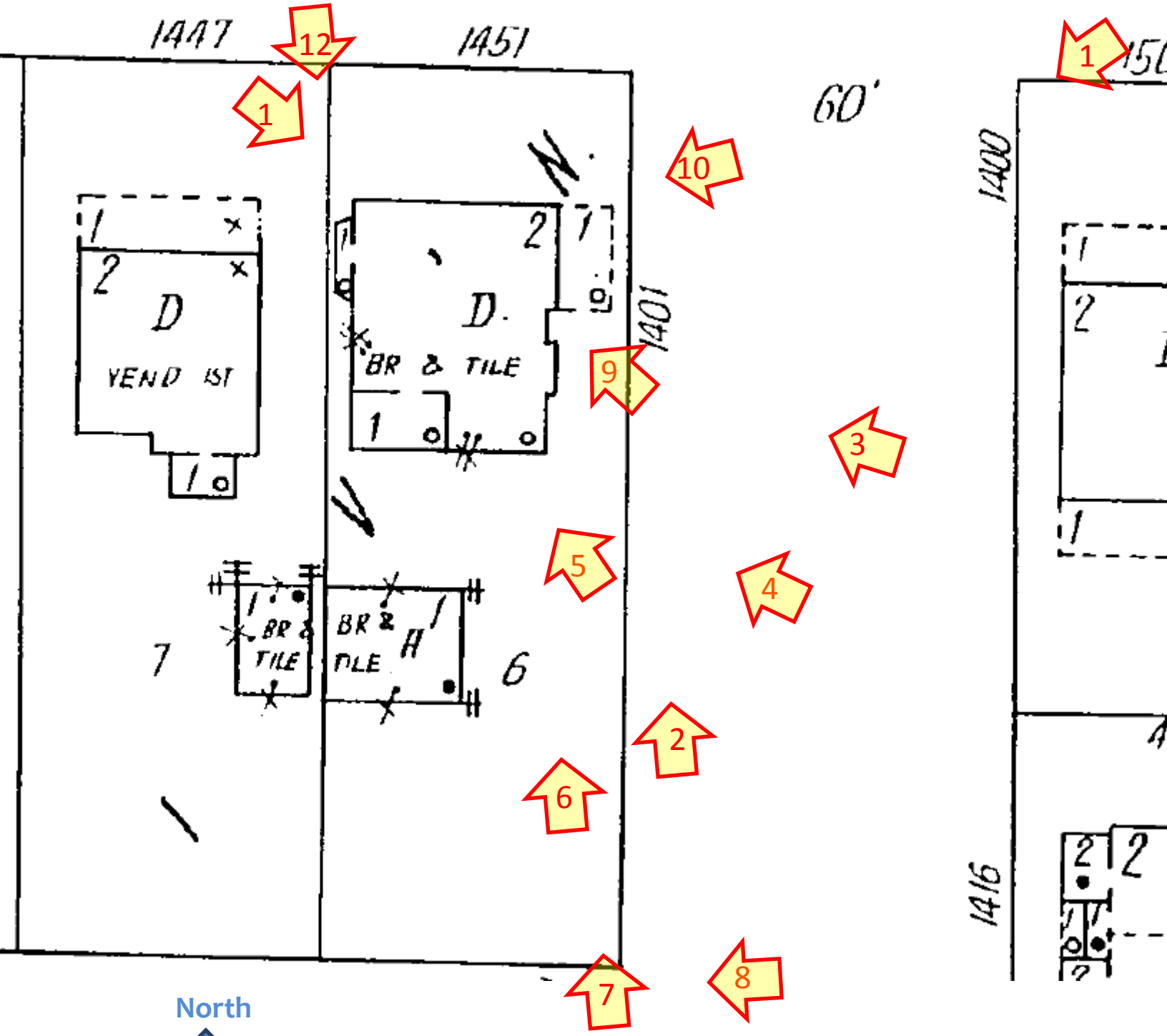
Description of Photograph(s) and number, include description of view indicating direction of camera.

1 of 24. EZ, view from NE of 15th St. (left) and A St. (right) facades.
2 of 24. EZ, view from S on of Koop House 15th St. façade and of Nebr. State Capitol.
3 of 24. EZ, view from E of 15th St. facade.
4 of 24, EZ, view of Koop House from SE showing south (left) and east/15th St. facades.
5 of 24, EZ, view from SE of sun porches on south facade.
6 of 24, EZ, view form SE of garage and Koop House.
7 of 24, EZ, view from S of corner of alley wall and south façade of Koop House.
8 of 24, EZ, view from E of alley wall on south end of Koop House site.
9 of 24, EZ, close-up view from SE of upper story and gable peak, 15th St. façade.
10 of 24, EZ, view form NE of 15th St. porch (left) and A St. façade (right).
11 of 24, EZ, view from NW of A St. facade.
12 of 24, EZ, view from N of west facade.
13 of 24, SGH, interior view from SW of living room windows.
14 of 24, SGH, interior view from NW of living room fireplace.
15 of 24, SGH, interior view from SW of dining room fireplace.
16 of 24, SGH, interior view from S, looking toward front door from dining room.
17 of 24, SGH, interior view from W of dining room bay window.
18 of 24, SGH, interior view from W of south wall between dining room and sun room.
19 of 24, SGH, interior view from N of leaded glass borrow light between dining room and sun room.
20 of 24, SGH, interior view from N in NW corner room, 1st floor, showing ceiling moldings.
21 of 24, SGH, interior view from E of stained glass windows at stair landing.
22 of 24, SGH, interior view from W of linen cabinet, built-in 2nd floor hallway.
23 of 24, SGH, interior view from N of 2nd floor sunporch windows.
24 of 24, SGH, interior view from S of north entrance to basement.

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 100 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.

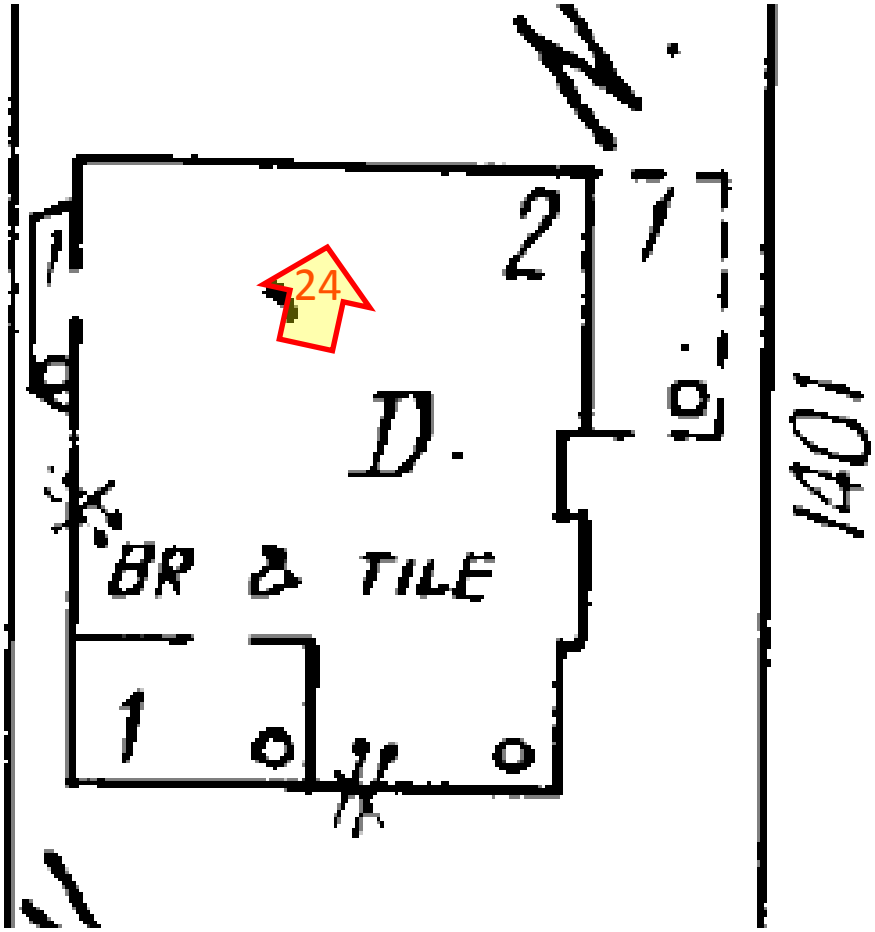
Amel H. Koop House | Lancaster, Nebraska
Name of Property | **County and State**

Exterior Photo Key:



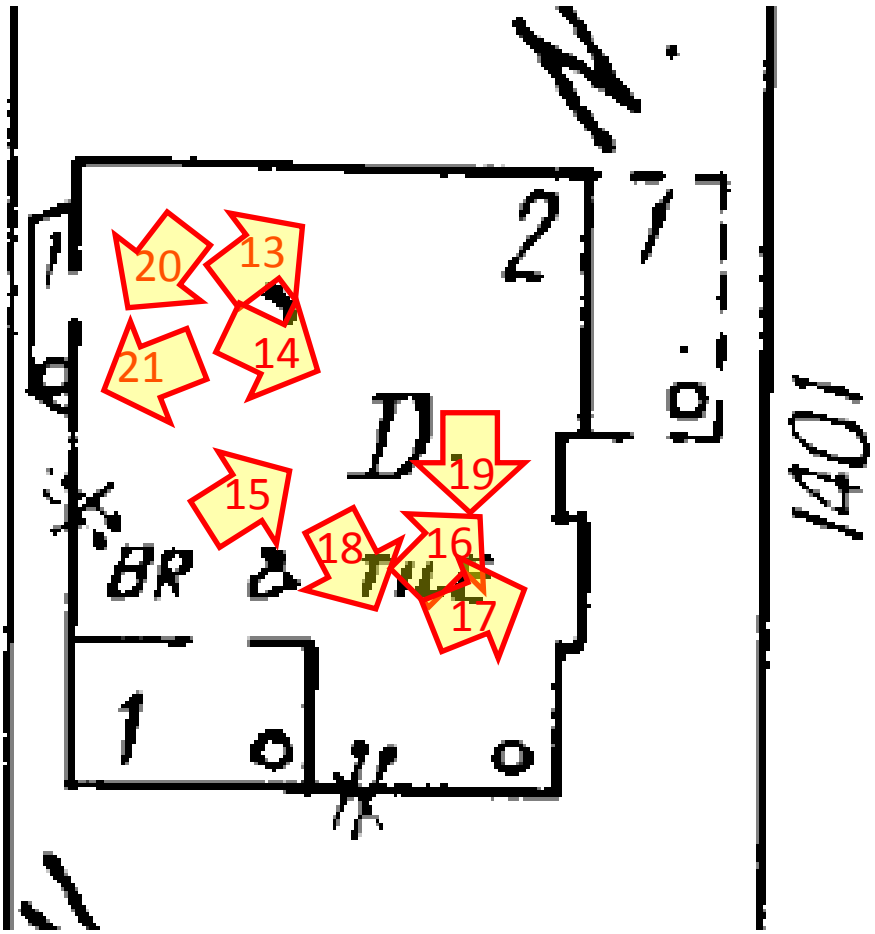
Amel H. Koop House | Lancaster, Nebraska
Name of Property | **County and State**

Interior Photo Key, Basement:



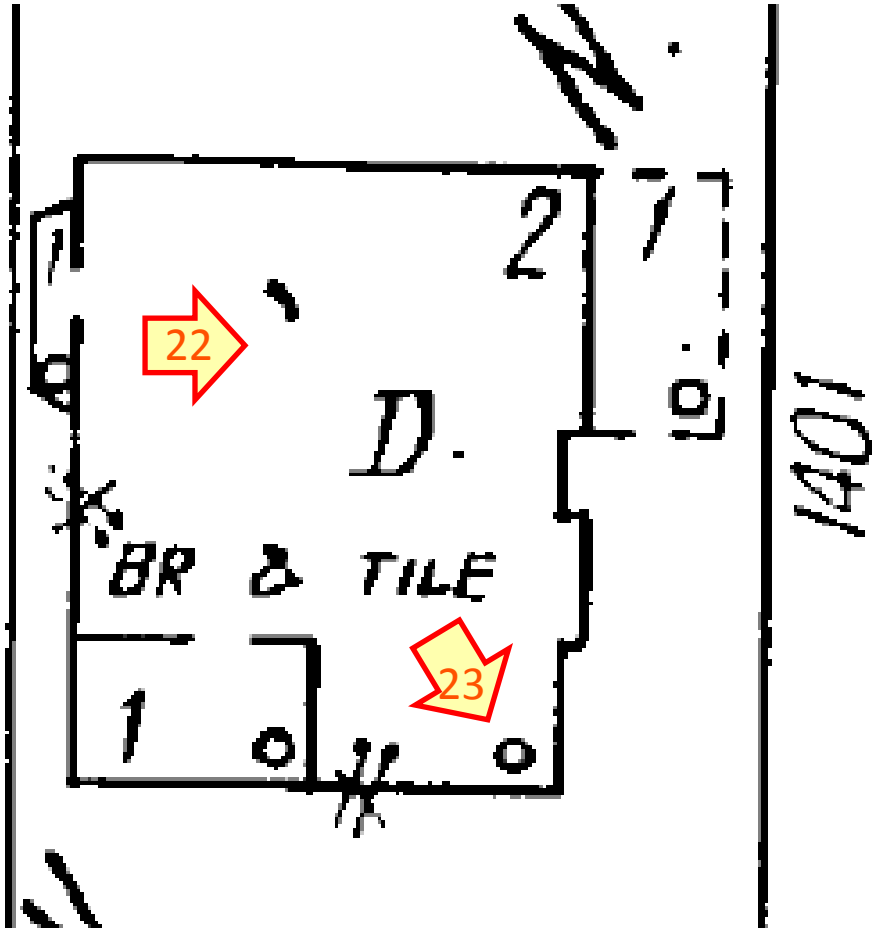
Amel H. Koop House | Lancaster, Nebraska
Name of Property | **County and State**

Interior Photo Key, First Floor:



Amel H. Koop House | Lancaster, Nebraska
Name of Property | **County and State**

Interior Photo Key, Second Floor:



S 15TH ST
A STREET

1401

1401