

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

Historic name Kinner House
Other names/site number PP04-293

2. Location

Street & number 515 Tibbals Not for publication
City or town Holdrege Vicinity
State Nebraska Code NE County Phelps Code 137 Zip code 68949

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.)

Lawrence Summer 3/25/04
Signature of certifying official Date
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): _____

Edson H. Beall 4/14/04

[Signature] _____
Signature of Keeper Date of Action

Kinner House

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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.

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.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

ca. 1903

Significant Dates

ca. 1903

Significant Person

(Complete if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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 # _____
- Recorded by Historic American Engineering Record # _____

Primary location for additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local Government
- University
- Other
- Name of repository: _____

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10. Geographical DataAcreage of property Less than one

UTM References (place additional UTM references on a continuation sheet).

	Zone	Easting	Northing		Zone	Easting	Northing
1.	14	467579	4476408	3.			
2.				4.			

[] See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Stacy Stupka-Burda / National Register Coordinator

organization Nebraska State Historic Preservation Office date 12/09/03

street & number 1500 R Street, PO Box 82554 telephone 402-471-4770

city or town Lincoln state NE zip code 68501-2554

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/title Joseph and Debra Kolnick

street & number 515 Tibbals telephone 308-995-2057

city or town Holdrege state NE zip code 68949

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determined 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, (15 USC 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, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Located in Holdrege, Nebraska (pop. 5,636; 2000), the Kinner House was constructed in the western portion of the community. Holdrege is the county seat of Phelps County and is situated in the south central portion of the state approximately 165 miles southwest of Lincoln, the state capital. Phelps County is characterized by acres and acres of irrigated cropland. Holdrege is home to several manufacturing companies and also serves as a regional destination.

The Kinner House is a two story Neoclassical Revival frame house clad with wooden clapboards. Facing east, or toward the city center, the main façade is dominated by a full height porch supported by four classical columns. These fluted ionic columns support a closed pediment featuring a fan light. The cornice has a moderate overhang with a wide frieze band and dentils. Wooden pilasters were utilized at each corner of the house. Symmetrically placed double hung one over one windows and a centered front door complete the front façade. The front door features leaded glass sidelights and a simple entablature which mimics the entablature of the pediment.

The secondary façades are more modest. The north and south façades feature gables with wide returning eaves. Fan lights are centered in the gable end and dentils continue at the base of the cornice. Window styles on these façades are mixed and include double hung one over one, as well as fixed windows that feature diamond lights.

The rear façade includes a one story hipped projection, as well as a smaller two-story gabled projection. This gable duplicates the larger gable ends on the north and south sides and features the same wide returning eaves.

A grand staircase is positioned immediately opposite the front entry and dominates the front entry. A formal dining room and a formal sitting room flank either side of the staircase. The kitchen and the pantry are located to the rear of the house. Wooden floors gleam throughout the first floor and the second floor hall. Woodwork, including baseboards and crown molding are intact throughout the house. Bedrooms are located on the second floor, positioned south of the central staircase. Utility rooms and a restroom are opposite the bedrooms.

The Kinner House retains excellent physical integrity. Exterior changes are limited to a rear entry that was reconfigured when a garage was added along the north side some time ago. The attached garage was positioned to the rear of the north façade and is minor in scale compared to the main body of the house.

A small gable roofed building at the rear of the lot may have originally been a summer kitchen or an office and contributes to this nomination.

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The Kinner House is architecturally significant at the local level under Criterion C. Built ca. 1903, this house retains excellent integrity and exemplifies the Neoclassical Revival style that was prominent throughout the United States at the turn of the century.

The community of Holdrege literally sprung up overnight when buildings from nearby Phelps Center were picked up and moved to Holdrege's current location in 1883 in order to be near the newly constructed Burlington railway line. The family who constructed this property migrated to Nebraska from Connecticut in the middle 1880's and played a role in the history of Holdrege for the next five decades.

The Tibbals family, including a daughter married to Francis M. Kinner, arrived in Holdrege in 1885 and built their Neoclassical Revival house sometime around the turn of the century. The ionic columns, decorative door surround and the symmetrical façade are elements that harken back to this building form's classical roots, giving rise to the term "Neoclassical Revival".

Neoclassical Revival is characterized by formal compositions with a symmetrical façade. The façade is dominated by a full height porch with the roof supported by classical columns.¹ In typical fashion, the primary façade of the Kinner House is the most impressive, while decoration on the secondary façades is kept to a minimum. Choose a style that was made fashionable by the World's Columbian Exposition in Chicago during the previous decade, the Kinner family constructed a magnificent home that remains as dramatic today as when it was completed one hundred years ago.

Preliminary data from the Nebraska Historic Buildings Survey indicates that there are 20 residences classified as Neoclassical Revival across the state. Most of these homes are located in the eastern portion of the state, however, four additional houses of this style are recorded in the central region of the state. No other Neoclassical Revival style homes are recorded in Phelps County.

The exterior and the interior physical integrity of this historic is excellent. All of those design elements that allow us to recognize the Neoclassical Revival style of this impressive house are intact. The garage addition is small in scale and is not out of character with Neoclassical Revival designs including wings.²

Significant at the local level under Criterion C for architecture, the Neoclassical Revival design of the Kinner House was a style made popular by the World's Columbian Exposition in 1893. The Kinner House exemplifies a style that, while fashionable throughout the country at the time of its construction, was then and remains rare in Phelps County.

¹ Virginia McAlester and Lee McAlester, A Field Guide to American Houses, (New York: Alfred A. Knopf, 1991), pp. 342-345.

² *Ibid.*

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Bibliography

Holdrege Citizen, "Old Time Resident of Holdrege Dies", December 30, 1926.
"Mrs. L.B. Tibbals", February 12, 1904.

McAlester, Virginia and Lee
A Field Guide to American Houses. New York: Alfred A. Knopf, 1991.

United States Government
"Twelfth Census of the United States" Holdrege City Township, Phelps County, Nebraska" June 2, 1900.
"Thirteenth Census of the United States: 1919 Population" Holdrege City Township, Phelps County, Nebraska
April 15, 1910.

Verbal Boundary Description

The boundary of this property includes lots 2 and 3, Block 30, Einsel's Second Addition to Holdrege, Phelps County, Nebraska.

Boundary Justification

This nomination includes all the space historically occupied by the Kinner House.

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Section photos Page 1

Photographs

The following information pertains to all photographs:

The Kinner House
Phelps County, Nebraska
Photographer: Stacy Stupka-Burda, NeSHPO
September 2003
Negatives in the collection of the Nebraska State Historic Preservation Office

Photograph	Description of Photograph	View
1 of 8	View of Kinner House, primary facade	W
2 of 8	View of Kinner House	NW
3 of 8	View of Kinner House	SW
4 of 8	View of Kinner House, south and rear facades	NE
5 of 8	View of Kinner House, detail of rear gable	NNE
6 of 8	Interior view, staircase	
7 of 8	Interior view, living room	
8 of 8	View of outbuilding	NW