

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 NPS Form 10-900a, 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 Huff, Lee, Apartment Complex

other names/site number NeHBS # HL06-164, HL06-165, HL06-166, and HL06-168

2. Location

street & number 213-215 1/2 S. Walnut, 316-318 1/2 and 324 W. Koenig not for publication [n/a]

city or town Grand Island vicinity [n/a]

state Nebraska code NE county Hall code 079 zip code 68801

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 Sommer
Signature of certifying official

5/23/94
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

7.1.94

for
Signature of Keeper

Entered in the
National Register

Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

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

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

Contributing	Noncontributing	
4		buildings
		sites
		structures
		objects
4		Total

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

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

DOMESTIC/multiple dwelling

DOMESTIC/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Renaissance

foundation Concrete

walls Brick and Limestone

roof Synthetics/rubber

other _____

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1920-1928

Significant Dates

1920-1921
1928

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/ Builder

Allen, James
Sothman, Paul

Narrative Statement of Significance

(Explain the significance of the property on one or more 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 #
[] recorded by Historic American Engineering Record #

Primary Location of Additional Data:

- [x] State Historic Preservation Office
[] Other State agency
[] Federal agency
[] Local government
[] University
[] Other
Name of repository:

Lee Huff Apartment Complex
Name of Property

Hall County, Nebraska
County and State

10. Geographical Data

Acreege of Property Less than one acre.

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

	Zone	Easting	Northing		Zone	Easting	Northing
1.	14	555540	4530005	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 Karen S. Flodman

organization _____ date February, 1994

street & number 1705 Spring Road telephone (308) 384-7123

city or town Grand Island state NE zip code 68801

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 Virgil and Karen Flodman

street & number 1705 Spring Road telephone (308) 384-7123

city or town Grand Island state NE zip code 68801

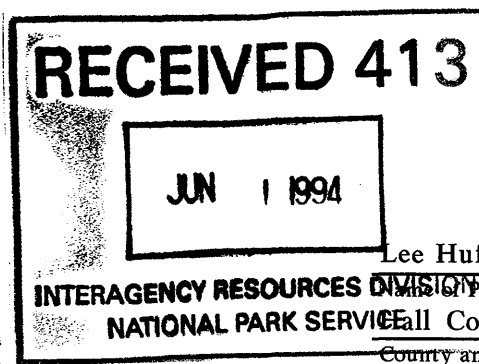
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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, 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.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1



Lee Huff Apartment Complex

City of Property

Full County, Nebraska

County and State

Description

Located in Grand Island, Nebraska (1994 pop. 39,487) the Lee Huff Apartment Complex is composed of two flats, one apartment building, and a garage. The two Renaissance Revival style flats and garage were built in 1920-1921. The three-story Second Renaissance Revival style apartment building was constructed in 1928. Although built at different times, the complex is an historically and functionally related unit. Interior and exterior integrity is very good. The nomination consists of four contributing buildings.

The Lee Huff Apartment Complex is located at 324 West Koenig, 213-215 1/2 South Walnut, and 316-318 1/2 West Koenig on the south side of Grand Island's downtown district. It was constructed in two different phases and displays two different architectural styles; however, all the buildings were designed by Omaha architect James Allen and constructed by contractor Paul Sothman of Grand Island.

Built in the Renaissance Revival style, the flats are two-story U-shaped brick buildings with flat roofs and two-story frontal porches. Limestone and corbelled brick form a cornice just below the parapet. Quoins mark the front corner on each building. The main facade of the buildings is covered with a dark brown brick while a common red brick is on the sides and rear. Each building consists of four apartment units, two on the first floor and two on the second. The individual units are accessed by their own private entrances located on the main facade. The L-shaped garage, which was also built in 1920-1921, is a ten-stall concrete block building. Eight of the stalls open to the central court and the other two face the alley.

The Second Renaissance Revival style building has three-stories with a raised basement and was constructed in 1928. The building has blond brick on the west and south facades as well as on an additional nineteen feet on the north and east corners. From the street this gives the appearance of the entire building being done with this type of brick. However, the remaining areas not visible from the street are done in common red brick. A stone wall cornice separates a brick parapet from the main body of the building. The brick parapet is articulated in a diaper pattern using two colors of brick. The first-floor windows are set within blind-arched openings. The larger more dominant arched openings rest upon an engaged stone capital at the spring line. Second-story windows are articulated by a stone sill with a brick and stone jack arch. The third-floor windows are similar to the second floor with the exception of a soldiered brick lintel spanning each window opening. A stone watertable separates the raised basement and first floor. The primary entrance on the south facade is a combination of a projecting door surround with engaged stone pilasters, metal canopy, and an engaged first-story window. A second-story window is aligned with this entrance defining the south stair core and forms a balanced fenestration pattern within the facade. Both the West Koenig and South Walnut street facades are treated with masonry returns and highlighted with brick quoins which are primary elements associated with the Second Renaissance Revival style.

A unique feature on the interior is a common service vestibule flanked on both sides by an apartment. The service area is accessed through the kitchen. When in use, this allowed deliveries to be made without having to use the main apartment door.

The flats and apartment building are still being used as multi-family dwellings. The owners are currently using the historic preservation tax incentives program to rehabilitate the buildings.

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National Register of Historic Places Continuation Sheet

Lee Huff Apartment Complex

Name of Property

Hall County, Nebraska

County and State

Section 8 Page 2

Statement of Significance

The Lee Huff Apartment Complex in Grand Island, Hall County, Nebraska, is significant at the local level under Criterion C, in the area of architecture as an excellent local example of a multiple-dwelling complex that incorporates both an apartment building and two flats. Apartment buildings and flats were popular forms of multi-family housing during the early twentieth century. These apartments/flats were ubiquitous property types in large urban centers such as Omaha (pop. 191,600 - 1920 and 214,000 - 1930), but rare for a community the size of Grand Island (pop. 14,000 - 1920 and 18,000 - 1930) in the 1920s. The period of significance is from 1920 which marks the first period of construction to 1928 when the complex was completed.

The complex includes two two-story flats and a one-story garage built in 1920-1921 and a three-story with raised basement apartment building constructed in 1928. It was built as an investment property for Lee Huff who resided in Omaha, Nebraska. Mr. Huff was a car sales agent who worked out of Omaha. He traveled to Grand Island where he sold the cars and then had them delivered. Mr. Huff, who was also connected with the telephone company, eventually became the state agent for Buicks.

On January 9, 1911, Lee Huff purchased lots 5 and 6 on block 98 in the Railroad Addition of Grand Island. In 1920, he procured the services of Omaha architect James Allen to design the two flats and garage; and Grand Island contractor Paul Southman to build them. The same two people were employed in 1928 to design and build the apartment building.

James Allen was undoubtedly influenced by the styles of multi-family dwellings popular in Omaha during this time. These building types included rowhouses, flats, and apartment houses. Rowhouse construction in Omaha occurred primarily during two periods of economic prosperity. The first from about 1886 to 1890 and the second throughout most of the first quarter of the twentieth century. During these two periods rapid growth resulted in the need for new housing of various types. The rowhouse was one of the most favored forms of multi-family housing built during these two periods (Meyers, "Rowhouses in Omaha", 1989). After 1900, however, two other forms of multiple dwellings, the flat and the apartment building, became popular.

The flat was similar to the rowhouse in that each living unit had its own entrance, but differed because each flat contained more than one unit. This type of construction was less expansive than the rowhouse and was able to ease housing problems more efficiently by providing space for more than one family within a single building.

The apartment building took this concept one step further. It differed from both the rowhouse and the flat by having only one main entrance with individual apartments opening into a central corridor. The construction costs for this type of building were less than for a flat (because of the decreased number of outside entrances and stairways) and provided at least as many living units.

When designing the flats in 1920, Allen utilized a style that was popular in Omaha, but not well-known in Grand Island. Still, this modest form of multi-family dwelling was better suited to Grand Island's smaller population. By 1928, however, circumstances were changing as Grand Island was experiencing an unprecedented population increase. In response, Mr. Huff again hired James Allen to design a multi-family

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Lee Huff Apartment Complex

Name of Property

Hall County, Nebraska

County and State

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Statement of Significance (continued)

housing unit. This time the architect used a design, the apartment building, that was also popular in Omaha and reflected a more rapid growth.

The Nebraska Historic Buildings Survey indicates that only one other flat has been surveyed outside of Lincoln and Omaha. (It is also located in Grand Island HL06-011). Additionally, no apartment complexes dating from this period have been surveyed in Grand Island.

The Lee Huff Apartment Complex is significant under Criterion C at the local level. It reflects the influence of a larger urban center (Omaha) where the owner lived and the architect worked. Flats, a popular multi-family dwelling type in Omaha in the early 1900s, was a rarity in communities the size of Grand Island. But this transplanted property type suited the multiple dwelling needs in the smaller urban center in the early 1920s. Towards the end of the decade, however, Grand Island's population was growing at a relatively rapid rate. Mr. Huff responded by importing another multi-family dwelling popular in larger cities--the apartment building which contained more living units than the flats. The construction of the garage also indicates the automobile was a more integral part of everyday life. Finally, the buildings have excellent integrity on the interior and exterior and a sense of being an historically and functionally related unit. Although there is no evidence the complex was planned as it now exists, it does display the historical construction stages which occurred in response to an increased housing demand through the utilization of property types most commonly associated with larger urban centers

Bibliography

- Blumenson, John J.-G. Identifying American Architecture: A Pictorial Guide to Styles and Terms 1600-1945. Nashville: American Association for State and Local History, 1977.
- Buechler, A.F., ed. History of Hall County. Lincoln: Western Publishing and Engraving Company, 1920.
- Meyer, Lynn. "Rowhouses in Omaha." Mimeographed. Omaha, Nebraska, 1989.
- Ramsey, Charles George and Sleeper, Harold Reeve. Architectural Graphic Standards. New York: John Wiley & Sons, Inc., 1932.

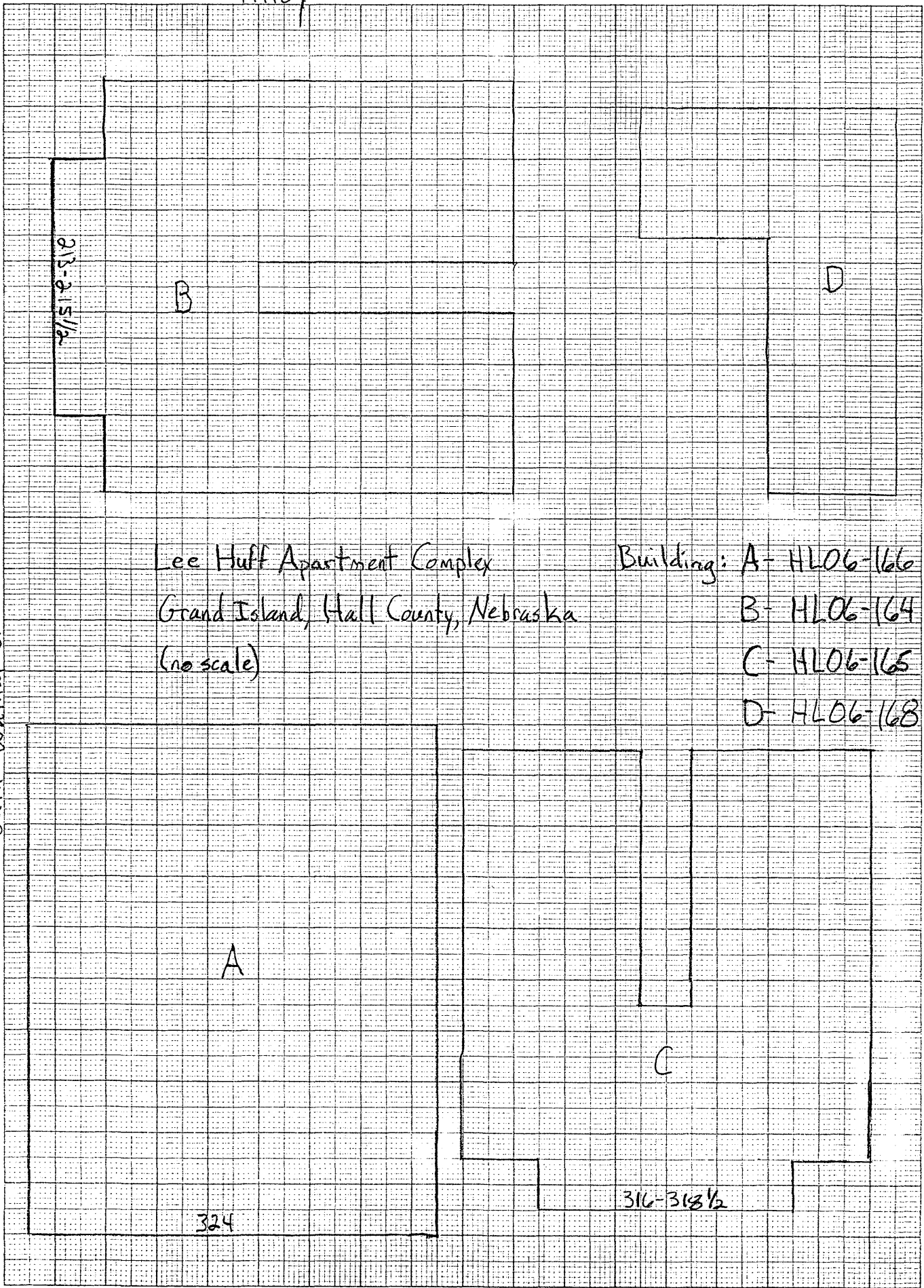
Verbal Boundary Description

Described as lots 5 and 6, block 98, Railroad Addition of Grand Island, Hall County, Nebraska.

Boundary Justification

Boundary includes all historically associated real estate.

Alley



Lee Huff Apartment Complex
 Grand Island, Hall County, Nebraska
 (no scale)

Building: A- HLO6-166
 B- HLO6-164
 C- HLO6-165
 D- HLO6-168

South Walnut St

West Koenig St