

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Section number _____ Page _____

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 100003094


Date Listed: 11/5/2018

Property Name: Dommer-Haase Farmstead

County: Norfolk

State: NE

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

11-5-2018

Date of Action

Amended Items in Nomination:

Section 8: Criteria Considerations

Criteria Consideration B is hereby removed.

One of the outbuildings on the property was moved within the confines of the farmstead. As a minor resource, not directly tied to the significance of the property, the granary and its move do not necessitate justification under the criteria consideration for the building to contribute.

The Nebraska State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

- National Register property file**
- Nominating Authority (without nomination attachment)**

563094



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 Dommer-Haase Farmstead
Other names/site number MD00-092
.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 2400 West Eisenhower Avenue
City or town Norfolk State Nebraska County Madison
Not for publication Vicinity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 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 at the following level(s) of significance: national statewide local

Applicable National Register Criteria: A B C D

[Signature] SHPO/Director
Signature of certifying official/Title:
Nebraska State Historical Society
State or Federal agency/bureau or Tribal Government

9/20/18
Date

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]
Signature of Keeper

11-5-2018
Date of Action

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Madison County, Nebraska
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5. Classification

Ownership of Property (Check as many boxes as apply)

- Private
- Public-local
- Public-state
- Public-federal

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

- Building(s)
- District
- Site
- Structure
- Object

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

Contributing	Noncontributing	
<u>4</u>	<u>2</u>	Buildings
<u>1</u>	<u>0</u>	Sites
<u>0</u>	<u>0</u>	Structures
<u>0</u>	<u>0</u>	Objects
<u>5</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions (Enter categories from instructions.)

DOMESTIC/Single Dwelling
AGRICULTURAL/Agricultural outbuilding

Current Functions (Enter categories from instructions.)

DOMESTIC/Single Dwelling
AGRICULTURAL/Agricultural outbuilding

7. Description

Architectural Classification (Enter categories from instructions.)

OTHER/No Style

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

House: rockfaced block (façade), concrete (foundation), asphalt shingles (roof). Outbuildings: wood (façade), asphalt & wood shingles (roofs).

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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 Dommer-Haase Farmstead is anchored by a two-story rockfaced concrete block farmhouse with a hipped roof, polychromatic corner quoins and window accents and front and side porches. There are four associated outbuildings which contribute to the farm complex: corncrib, machine shed, garage, and granary. The farmstead originally contained a horse stable, hog barn, and a large milk barn, plus a small chicken coop, all of which have since been demolished. Within the nomination boundary there are two non-contributing resources: a small shed in the southeast corner of the boundary and a second chicken coop which does not retain sufficient integrity. All of the contributing buildings retain a high degree of historic integrity and functionality, still serving the operations of the farm. The farmhouse has a small addition, but it is to the rear of the building, not visible from the prominent facades and was constructed in a manner that compliments the original building. The farmstead retains its setting. Just outside of the proposed boundary to the east is a contemporary green house and to the north are a small horse barn as well as small guesthouse, both of which were moved onto the property.

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

Site

The Dommer-Haase Farmstead is located in rural Madison County, roughly a half-mile outside of Norfolk city limits. The area surrounding the house is presently typified by farmland interspersed with scattered modern residential development. The house is located in a valley with a grove of large cottonwood trees to the west and several grand old cottonwood and Chinese elm trees surrounding the house. The farm is located approximately 1 mile north of downtown Norfolk. The farm is eighteen miles north of the county seat of Madison and about 130 miles northwest of Lincoln, the state capital.

The farmstead is located on the W ½ of the SW ¼ of section 9, township 24N of Range 1 west of the 6th P.M. Over the years, portions of the original farm have been sold. Approximately 37 acres of the original farm remains intact. The residential portion of the property has a grove of large cottonwood trees west of the house and original farmyard. The rest of the land was used both for agriculture production, as well as pasture for cattle. There is a sparse grove of cedar trees to the east of the farmyard which serves as a windbreak.

The farm is entered from the south via a gravel drive that is sheltered on either side by a single row of trees. The drive divides the farmstead into two distinctive functional zones. To the west is the domestic farming area composed of the single family home with an extensive yard surrounding the house. On the eastern portion of the property are several structures that include a grain barn, garage, machine shed, and the remains of a chicken coop. The corncrib is located north of the house near the machine shed.

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Figure 1: c.1950 aerial of farmstead; non-extant dairy barn and horse stables located on right, non-extant hog barn on left; view south (property owner's private collection).

House: Exterior

The farmhouse was constructed c.1910 and is a two-story rockfaced block farmhouse with a hipped roof, polychromatic corner quoins and window accents and front and side porches. The farmhouse is a two-story building primarily situated north-south, with an original two-story wing to the west. A small one-story addition is present on the rear of the building, not visible from the prominent facades, and was constructed to compliment the original building. The windows in the house were double hung windows in poor repair. To maintain the integrity of the house, they were replaced with Marvin wooden double-hung windows of the same original dimensions and one-over-one grid pattern. The window openings are trimmed in a decorative white rockfaced block pattern – alternating one large block and one small block – with solid smooth stone sills and lintels. The farmstead retains its setting.

The principal elevation, facing south, is rockfaced block with a large porch that has four concrete steps leading up to it and two rockfaced block pillars supporting the porch roof. The porch ceiling is wainscoting. The first floor of the façade contains an oversized single-hung window with an original stained glass upper panel; above the oversized first floor window is a standard double-hung window on the second story. The southern façade of the west wing is visible from the primary elevation and contains a small double-hung window on the first floor

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with a second story standard double-hung directly above it. The entrance to the house has its original solid wood door with a single pane of glass over a trio of raised panels, the top panel being divided into 3 small squares. The door has its original knob and hardware. The porch is single story with a hipped roof, rockfaced block columns, original concrete floor and original wainscoting ceiling.

The west elevation is rockfaced block with three distinct profiles. The southernmost profile contains two windows – one of the first floor and one on the second – centered on the façade, with an original exterior chimney running the full length of the façade before being capped at the roofline. The center profile – the façade of the original wing – contains four windows openings. The first floor contains a circa 1970 bay window which replaced an original double-hung window. A single light fixed window to the north contains an ornate stained glass panel that was installed after the period of significance. The second story contains two double-hung windows. The northwest corner of the house has a small 14' x 14' one story addition (c.2000) that is sensitive to the historic structure, built out of salvaged antique rockfaced block that matches the rest of the house. The footprint of addition does not extend past the walls of the original north and west walls of the house. The roof of the addition is flat with a concrete baluster railing and is wrapped by a pent covered in asphalt shingles. The back entrance is located in this addition and has the original solid wood door with a single pane of glass over a trio of raised panels. The door has its original knob and hardware.

The north side of the house is rockfaced block. One the original two-story portion, there are two double-hung windows on the first floor and one double-hung window on the second floor. The one story addition includes a single double-hung window.

The east side of the house is also rockfaced block. There is a porch on the east side of the house that is identical to the south porch, yet slightly smaller. It has two rockfaced block pillars supporting the porch roof and the ceiling is wainscoting. The first floor contains a single-light fixed window and a double-hung window south of the east entrance, and two double-hung windows to the north. The east entrance also has its original solid wood door with a single pane of glass over a trio of raised panels, the top panel being divided into 3 small squares and has its original knob and hardware. The second story has four double-hung windows laid-out in an identical pattern to the first story double-hung windows and door.

House: Interior

The interior of the farmhouse retains a moderate degree of integrity. The layout of the first-floor remains the same with two exceptions. An original hallway that was directly in front of the primary south entrance has been removed the space incorporated into the front parlor, also leading to the shifting of openings into that space (c.1940). At that time the staircase also transitioned to its current open configuration. The layout of the house has been expanded due to the circa 2000 addition to the northwest corner of the house, which includes an office area and bathroom.

The first floor, south to north, includes the front parlor, dining room, and a family room that was originally utilized as a first-floor bedroom. The entrance from the east façade opens into the center dining room, directly opposite the open entry from the dining room to the kitchen. These rooms include the original hardwood floors, baseboards, window trim, wainscoting, and doors. The floors in the kitchen are original and were temporarily covered with linoleum. When the linoleum was removed and the original floors restored in the early 1970s, the homeowner accented the floors with fake plugs (Image 5). The same style of flooring, including fake plugs, is continued on from the kitchen into the circa 2000 addition. The kitchen cabinets were replaced during both the 1940s and the 2000s remodel, but the room retains its historic layout. Also included in the NW addition is a bathroom, a short hallway, and stairs to the basement. The basement stairs, originally accessed from the exterior, have been moved to the northern edge of the addition and enclosed.

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The second story contains historically contained five bedrooms. The bedroom on the north end of the house, has transitioned into a large bathroom. The west wing contained two bedrooms – one very small – which have been combined into one room with two closets; the door to the small bedroom has been walled off. The other two bedrooms remain unaltered. Like the first floor, the original hardwood floors, baseboards, window trim, wainscoting, and doors remain. At the top of the stairs, a segment of original wallpaper is preserved.



Figure 2: c.1990 aerial of farmstead; view southwest (property owner's private collection).

Outbuilding: Gardening Shed

Southeast of the farmhouse is a small wooden gardening shed that was added to the property in 2015. It is a non-contributing resource to the property.

Outbuilding: Granary

The granary is a side gable, one-story structure divided into 4 bins with a central hallway and an access door to each bin. The hallway is accessed by a single sliding door on the front (south) façade, which has been removed and the opening downsized to incorporate a standard hinged door. The south façade also contains a non-original door opening and single-light fixed window on the west end. The west façade contains two original openings – one of which access the loft – and a third opening that has been lowered from its original location. The building has its original cedar shingles with original siding. In the early 1970s, the building was moved

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approximately 300 feet west of its original location to its current location. From that time through 1997, the building was used as a dog grooming and boarding facility. Minimal modifications were made to the building, maintaining much of its historic integrity. The building is now used for storage.

Outbuilding: Garage

North of the granary is the garage (c.1920) that matches the architectural style seen across the property. The building's original siding is well maintained and while the roof is covered with asphalt shingles, it retains its original form. The vehicular opening is situated on the west façade and contains a modern, roll-up garage door. The north and south facades each contain an original four-light single sash window. The east façade contains no openings or character defining features. The garage retains its historic concrete floor.

Outbuilding: Machine Shed

To the north of the garage is a machine shed (c.1920), measuring twenty-eight foot wide by forty foot deep. This building was used to store and repair machinery; that use continues today. It has a gabled roof with asphalt shingles. Sliding doors are extant on the west and south façades. The west façade contains two windows. On the first floor is a one-over-one single-hung on the southern end of the façade. Off-center in the gable is a four-light fixed window. The windows are four-light single sash original to the building. Two fixed windows were added on the south façade to accommodate the southwest corner of the interior being enclosed to create an 8-foot by 16-foot woodworking shop. There is one window on each side of the pedestrian door, all of which is west of the south façade sliding door. The floor is concrete. The historic integrity of this building remains intact.

Outbuilding: Chicken Coop

The chicken coop is a noncontributing structure that originally stood at the current site of the granary. Along with the granary, it was moved during the early 1970s. It is now situated directly east of the machine shed where it was converted into a kennel house and used for dog boarding. This building has deteriorated significantly over the years retaining just the original framework and does not retain sufficient integrity to be considered a contributing resource.

Outbuilding: Corncrib

The corncrib dates to a period of earlier construction than the rest of the extant outbuildings, likely c.1890 when the farmhouse and non-extant horse and dairy barns were constructed. The corncrib is located north of the house just across the gravel driveway. It is a drive through structure with a gable roof and sliding doors on the north and south façades. The building has its original cedar shingles with its original ventilated siding. This building maintains much of its historic integrity, with slight modifications to store hay bales.

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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.
A reconstructed building, object, or structure.
- E** 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

c.1890-c.1920

Significant Dates

c.1910 – Construction of concrete block farmhouse

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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 Dommer-Haase Farmstead is significant at the local level under Criterion C in the area of architecture as a good example of rockfaced concrete block construction (farmhouse) and fine representation of a turn of the twentieth century farmstead (farm complex). The period of significance begin with the construction of the oldest outbuildings, c.1890, and concludes with the construction date of the most recent outbuilding, c.1920. The property bears the surname of both Wilhelm Dommer, who established the farmstead and built the earliest

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outbuildings, and William Haase, who is believed to have built the rockfaced block farmhouse and the later outbuildings. Both men lived on the property for two-and-a-half decades; Dommer from 1871-95 and Haase from 1899-1924.

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

Located in northeast Nebraska, Madison County was established by the Territorial Legislature in 1856, and was formally organized in 1867.¹ A group of Germans settled in the northeast portion of the county in 1866, near present-day Norfolk. The Homestead Act of 1862 encouraged many people to travel west to receive up to 160 acres of public land. In addition to paying a nominal filing fee, prior to receiving ownership to the land settlers were complete five consecutive years of residency on the land. Settlers were also allowed to purchase the land from the government at \$1.25 per acre, following the first six months of residency.² Soon after organization of the county and the establishment of the railroad network even more settlers came to Nebraska fueled by the easy transportation and the promise of good farmland.

Wilhelm Dommer was born in West Prussia on October 24, 1830. In 1863 he sailed to Canada, eventually making his way to Michigan in 1866 and to Nebraska in 1871.³ Although homesteading on the land since 1871 Dommer didn't purchase the original 160 acres until May 1881, recorded at the Madison County Courthouse. The transaction was approved by the United States General Land Office eleven months later, signed by President Chester A. Arthur on April 10, 1882.⁴ The family's first home was a dug-out, which the exact location of it on the property is unknown. By 1892 Dommer had established a reputation as a successful farmer with 320 acres and had a net worth estimated at \$15,000.⁵

In October 1894, Wilhelm sold the farm to his son and daughter-in-law, Rudolph and Mary. It was agreed upon that Wilhelm remain in the house with "2 rooms (his own selection)" and also be provided with an annual amount of money and food, with medicine supplied as needed. A year later Rudolph and his wife sold the farm to Frederick and Louisa Haase, and in 1899 the farm was sold to their son, William, and his wife, Wilhelm's daughter, Mathilda. From 1895 until 1912, Wilhelm split time between the homes of two of his daughters. He is recorded to be living with Frank and Elizabeth Haase in Hadar, two miles north of the farmstead in 1910, and with William and Mathilda at the Norfolk farm where he died on May 15, 1912.⁶

William Haase's thirty year ownership of the farmstead began in 1899 when he purchased it from his parents for one-dollar. He sold it in 1929 to his son, Emil, for \$10,000. William and Mathilda had the means to take a five-week vacation to Hot Springs, S.D. in the summer of 1905 and purchase and purchase an automobile in 1911, suggesting a relatively profitable farming operation. With five children – their sixth wouldn't be born until 1913 – an aging father-in-law, and a successful farm, signs point to c.1910 as a reasonable date for construction of a

¹ Elton A. Perkey, *Perkey's Nebraska Place Names, 4th edition* (Lincoln, NE: J&L Lee, Co., 2003), 125.

² Library of Congress, "Homestead Act" *Primary Documents in American History*, <https://www.loc.gov/rr/program/bib/ourdocs/Homestead.html>, accessed May 30, 2018.

³ United States Census Bureau, "1880 United States Census" accessed via www.ancestry.com, June 5, 2018. Beulah O'Neal, *The Dommer Family: Dommer Family History* (Yorba Linda, CA: Past Finders-Fast Binders, 2004), 8.

⁴ Madison County (NE) Register of Deeds, "Final Receiver's Receipt, W ½ of SW ¼ of Section 9, Township No. 24 North of Range No 1 W of 6 PM," Book 5, Page 81, filed May 27, 1881. United States of America General Land Office, "Certificate 3488" Book 9, page 614, filed April 10, 1882.

⁵ "Made it All Farming" *Omaha Daily Bee*, April 24, 1892. O'Neal, 8.

⁶ Madison County (NE) Register of Deeds. United States Census Bureau, "1910 United States Census" accessed via www.ancestry.com, June 13, 2018. *Norfolk Daily News*, May 17, 1912.

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large, new house on his farmstead northwest of town.⁷ Over the years portions of the original farm have been sold, leaving approximately 37 acres of the original farm intact.



Figure 3: Wilhelm and Rosina Dommer, c.1890 (O’Neal, *The Dommer Family*)

The history of rockfaced concrete block construction in the Norfolk area mirrored that of the rest of the country. Non-existent prior to 1900, the new century brought an explosion in the popularity of the new building material. The combination of Harmon S. Palmer’s patent for a portable machine that created hollow block, improved techniques for the production of Portland cement, and high lumber and brick prices, all contributed to a three-decade boom in concrete block construction. This was especially true in northeast Nebraska here timber was not overly abundant and the Norfolk area had materials – sand and gravel – of “such a fine quality anywhere in the state” that “Norfolk is certainly well equipped with this material and especially fine buildings ought to be easily built.”⁸

⁷ Madison County (NE) Register of Deeds, “Warranty Deed, W ½ of SW ¼ of Section 9, Township No. 24 North of Range No 1 W of 6 PM,” Book 305, Page 310, filed September 1, 1889. Madison County (NE) Register of Deeds, “Agreement, W ½ of SW ¼ of Section 9, Township No. 24 North of Range No 1 W of 6 PM,” Book 80, Page 291, filed August 23, 1929. “Saturday Siftings,” *Norfolk News*, September 22, 1905. “Saturday Siftings,” *Norfolk Weekly News-Journal*, August 25, 1911. United States Census Bureau, “1910 United States Census” accessed via www.ancestry.com, June 13, 2018.

⁸ Pamela H. Simpson, “Cheap, Quick, and Easy: The Early History of Rockfaced Concrete Block Building,” *Perspectives in Vernacular Architecture, III*. (Columbia, MO: University of Missouri Press, 1989), 108, 111. “Good Building Material” *Norfolk Weekly News-Journal*, August 28, 1903.

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Michael Endres, who was reported doing concrete sidewalks and crosswalks in Norfolk in 1903, announced in 1904 that he would begin making cement building blocks.⁹ Early in 1905 an article ran in the *Norfolk Weekly News-Journal* about the increasing importance of concrete block manufacturing:

A coming industry in Norfolk and northern Nebraska – or one, indeed, which may be said to have already fairly arrived – is the manufacturing of cement building block for use in both foundations, walls, and partitions of homes and business structures. Already the process of manufacturing these blocks in Norfolk, under the direction of M. Endres, who founded the industry here and how has been increasing its importance month by month, has come to be factor in the commercial being of the town and half a dozen workmen, employed every date a good wages, attest to the field that it has begun to fill....A number of foundations have been made from the blocks in Norfolk, and some houses. More and more inquiries are being received every day.¹⁰

The Norfolk Commercial Club recognized the growing industry and organized a convention of cement block buildings in January 1906 to “establish a better acquaintance amongst these tradesmen and those contemplating building, with the merits of the cement concrete block.” Attendance was expected to reach 300 convention-goers. A final tally was never reported but the *Norfolk Weekly News-Journal* reported “good attendance” and that the convention was made a permanent affair as delegates were appointed to establish a State convention.¹¹

Norfolk embraced the new building material and boasted of being home to multiple cement block factories, a sign of the city’s continual growth. The private residences were built, smaller commercial enterprises utilized the material as a bakery and ice cream factory was underway in the fall. When the Gund Brewery out of La Crosse, Wisconsin established a northwest distribution center in Norfolk, they determined that the material best suited for their 80 foot by 100 foot office and warehouse was concrete. Many articles of the day noted the block’s resistance of fire, resulting in those who lost properties by fire to rebuild with block. During 1907 no less than three barns were built with cement block.¹²

The growing popularity of cement block buildings across northern Nebraska was evident throughout 1905 as the papers were dotted with articles announcing various projects outside of Norfolk. A local business in Ainsworth erecting a 55 foot by 100 foot cement block building, block was being prepared for large residence in Bristow, and the contract for a new \$14,000 school building in Spencer built entirely of cement block was let.¹³

Spencer and Battle Creek each had their own cement block factories and Bristow continued building with block, adding a bank building in 1907. The growth of the use of concrete block in northeast Nebraska was anticipated to continue into 1908. In nearby Ainsworth, “There is talk of a building boom here in the coming summer. Some four or five two-story business blocks are already on paper. It is hoped that they may be on solid ground before

⁹ “To Make Building Blocks” *Norfolk Weekly News-Journal*, March 4, 1904.

¹⁰ “A Growing Home Industry” *Norfolk Weekly News-Journal*, April 14, 1904.

¹¹ “Hold Convention Here” *Norfolk Weekly News-Journal*, January 26, 1906. “Cement Meetings Close” *Norfolk Weekly News-Journal*, February 2, 1906.

¹² “The Situation in Norfolk” *Norfolk Weekly News-Journal*, August 10, 1906. “Saturday Siftings” *Norfolk Weekly News-Journal*, October 12, 1906. “Gund Will Build at Once” *Norfolk Weekly News-Journal*, October 26, 1906. “Cement Block Store Building” *Norfolk Weekly News-Journal*, December 21, 1906. “Saturday Siftings” *Norfolk Weekly News-Journal*, October 12, 1906. “New Buildings in 1907” *Norfolk Weekly News-Journal*, January 10, 1908.

¹³ “Ainsworth is Booming” *Norfolk Weekly News-Journal*, April 28, 1904. “Bristow Items” *Norfolk Weekly News-Journal*, August 8, 1914. “Spencer’s \$14,000 Schoolhouse” *Norfolk Weekly News-Journal*, September 15, 1914.

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fall snows set in. Cement is the material talked of.”¹⁴ A year later it was reported that in Ainsworth “Ezra Couglin, a dairy man, is putting a fine cement block welling and the Baldwin brothers have commenced the erection of their fine two-story cement block, 55x100 feet, on the southwest corner of Main and Second Streets.”¹⁵ At the close of the century’s first decade, Stanton, eleven miles southeast of Norfolk, could boast of having its own concrete block manufacture, multiple block houses, along with the office of the *Stanton Register* newspaper. Meanwhile, much of the downtown of Pilger – situated ten miles northeast of Stanton on the Chicago & Northwestern Railroad – was built of cement block, as was a large residence.¹⁶

No less than three block manufactures were in operation in Norfolk during this time. One outfit – Reynolds & Klug – spurned “cruder” concrete work such as building blocks and posts to focus solely on making decorative block to front buildings. In nearby Creighton, Amerine & Height relocated their operations to be near the depot to distribute their goods to spots along the rail line.¹⁷ While it is almost certain that the block for the Dommer-Haase farmhouse came from a manufacturer in Norfolk, the move of the Amerine & Height operation in Creighton to be nearer a rail line speaks to the need for distribution of block to building projects outside of city limits, where block factories were located. The Dommer-Haase farmhouse was one such project, conveniently located less than a mile from the now defunct Fremont, Elkhorn, and Missouri Valley Railroad. Similarly, there were earlier reports of “A handsome new home is now being built at a nearby town from Norfolk blocks,” demonstrating the demand for concrete blocks throughout the area.¹⁸

Although not widely mentioned in the papers, concrete block farm houses and outbuildings were popping up across rural Nebraska. There were the aforementioned barns built in 1907, a chicken coop with iron bars on the windows, and, of course, farmhouses such as at the Dommer-Haase farmstead.¹⁹ Block for the farm sites could be brought from the manufacturers in town by wagon (eventually truck) or by rail. What also made the use of concrete block possible on farms was the ability for anyone to buy their own block machine and, given the availability of materials, make their own block. This is evident in western Nebraska, where farmsteads were a greater distance from cities or towns with block manufacturing companies. In Deuel County, John H. Menter is credited with purchasing a block machine, building seven block buildings/structures on his property, and then constructing eleven buildings/structures spread out over eight farmsteads within thirty miles of his.²⁰ However, it is unlikely that Haase created his own block as he only built one building utilizing the material. Had he invested in the block-making machine and the materials necessary to produce block, he likely would have built other buildings on the property. As it is, outbuildings built at the Dommer-Haase Farmstead during the early twentieth century are of frame construction.

Late nineteenth century farmers were a resourceful, independent lot. While it is likely the Wilhelm Dommer built the frame house that sat north of the block farmhouse – where the non-extant horse barn was later

¹⁴ “Improvements at Spencer” *Norfolk Weekly News-Journal*, January 18, 1907. “Battle Creek” *Norfolk Weekly News-Journal*, August 2, 1908. “The Bristow Banks” *Norfolk Weekly News-Journal*, January 25, 1907. “Ainsworth Items” *Norfolk Weekly News-Journal*, April 3, 1908.

¹⁵ “Nebraska Happenings” *Stanton Register*, June 4, 1909.

¹⁶ *Stanton Register*, April 16, 1909. “Cement Stone Buildings” *Stanton Register*, July 2, 1909. Save America’s Heritage, *Historic Buildings Survey, Stanton County, Nebraska*, (Lincoln, NE: Nebraska State Historical Society, 1988), 34, 35, 43, 45, 49, 50.

¹⁷ “Thursday Tidings” *Norfolk Weekly News-Journal*, March 16, 1906. “Wednesday Wrinkles” *Norfolk Weekly News-Journal*, March 23, 1906.

¹⁸ “A Growing Home Industry” *Norfolk Weekly News-Journal*, April 14, 1904.

¹⁹ “Around Town” *Norfolk Weekly News-Journal*, September 7, 1906.

²⁰ Simpson, 110. “Menter Farmstead” National Register of Historic Places Nomination Form, NPS 11000886, listed December 7, 2011.

Dommer-Haase Farmstead

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constructed – early twentieth access to specialized tradesmen makes it more likely that Haase purchased the block from a local supplier and contracted the construction of his home to a local builder. Historical evidence suggests this was not an unheard of arrangement. Howell Rees, a shorthorn breeder near Pilger, contracted with a company out of Lincoln to use concrete block to build what was to believe to be the largest cattle barn in the state at the time.²¹

Given the popularity of and access to the construction material in the Norfolk area during the early 1900s, it would not be illogical to suspect that William Haase was motivated to build a new home during or shortly after the century's first decade. Historic wallpaper found on the second floor of the house was examined in 2004:

“It is a wonderful pattern that falls into the transitional period between Art Nouveau and Art and Crafts. The time frame is from approximately 1890 to 1910. I would think that this is toward the earlier date rather than the later, because there is a strong English influence in the design (English Arts and Crafts precedes [*sic*] American Arts and Crafts by a considerable length of time), as well as a definite Art Nouveau feeling to the overall pattern.”²²

The dating of the wall paper indicates that Haase likely was caught up in the early excitement of concrete block construction and the he, or possibly Mathilda, had a preference for slightly outdated wall paper. While there is no record of his attendance, he may have been present at Norfolk's January 1906 cement block conference and determined to construct a home from this new material in the years shortly thereafter.

Both the Dommer and Haase family histories contend that the home was built by their ancestor: by Wilhelm around 1890 or by William between 1900 and 1903. There is no historical record to support either of these contentions. Two of the key materials used in the construction used in the home – concrete block and wire nails – would not have been accessible to Wilhelm at that time. It is also unlikely that he would have built such a home five years prior to retiring from farming and selling the home. Had William contracted to have the home built by a non-Norfolk cement block builder in the timeframe suggested by Haase family tradition, this still would have been no less than a year ahead of the popular use of the material. Given this type of home was unheard of at the time and there likely would be some mention of it in the local press, of which there is no record. With Wilhelm's daughter as his wife and knowing Wilhelm was promised the use of two rooms until his death by his son, Rudolph, it is plausible that when constructing the new rockfaced house William designed the upstairs – with a bedroom and small study – with his aging father-in-law in mind near the close of the 1900s first decade.

Based on their method of construction and materials used, two of the contributing resources date from the late nineteenth century. The corncrib and the granary both have wide plank siding, shake shingles, and cut nails, all pointing to a construction date no later than 1890. The garage and the machine shed both rest on concrete slabs that show similar sings of aging, indicating they were built within the same timeframe. Both of these buildings have narrower plank siding, replacement asphalt shingles – used widely in the United States by 1911 – and wire nails.²³ This collection of buildings demonstrates different methods and materials on construction for agricultural outbuildings from both the late nineteenth and early twentieth century as farmers adapted to changing trends in architecture as well the needs from the agricultural producers. Combined with the rockfaced

²¹ “Chuck Haase to David Calease,” phone interview, June 26, 2018. *Stanton Register*, November 12, 1909.

²² Email from Robert Carter (Carter & Company) to Lori Petsche (property owner), “pattern recreation” received September 10, 2004.

²³ William C. Cullen, “The evolution of asphalt shingles: Survival of the fittest?” *Professional Roofing* (June 1992), R4. Thomas D. Visser, “Nails: Clues to a Building's History” University of Vermont, Historic Preservation Research webpage, University of Vermont, <https://www.uvm.edu/~histpres/203/nails.html>, accessed June 14, 2018.

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concrete block farmhouse, this collection of buildings exemplifies a variety of architectural trends during the period of significance.

When taken into consideration with the three non-extant barns that once on the property – horse stable, milk barn, and hog barn – the Dommer-Haase farmstead was once a successful and diverse farming operation that included multiple types of livestock, chickens, and oversaw corn and grain harvesting. While such operations were once common, when juxtaposed with late twentieth century single or dual commodity agricultural outfits the Dommer-Haase farmstead is a well preserved example of a now uncommon resource type. The significance of the farmhouse, in particular, is enhanced by the scarcity of early twentieth century concrete block houses. All but one of the half-dozen Stanton houses are non-extant, the Pilger residence remains but the downtown was obliterated in a 2014 tornado, and the Dommer-Haase farmhouse as the only property of its type identified and recorded in the most recent historic property survey of Madison County; no such properties were recorded in Pierce County.²⁴

Intact farmsteads are becoming less and less common. The late twentieth century shift from family farms to corporate farms has led to the demise of many of the buildings and structures that once dotted rural landscapes across Nebraska and the country. Now, only footprints of buildings and shelterbelts remain of what had once been a family farm. Many of the rural properties that remain have lost their historic integrity with old barns being replaced with metal pole barns and farm houses either replaced or greatly altered from its original appearance. Despite the loss of three large barns, the Dommer-Haase Farmstead retains a high level of its architectural integrity and is a fine example of both a rockfaced, single-family dwelling and a collection of late nineteenth and early twentieth century farm buildings. This property meets the requirements established under Criterion Consideration B in that one contributing resource, the granary, was moved from its original location after the period of significance. The granary retains sufficient architectural integrity to convey its significance despite its relocation.

9. Major Bibliographic References

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

Articles

Cullen, William C., "The evolution of asphalt shingles: Survival of the fittest?" *Professional Roofing* (June 1992), R4.

Books

Mead & Hunt, *Historic Buildings Survey, Madison County, Nebraska*, Lincoln, NE: Nebraska State Historical Society, 2001

Mead & Hunt, *Historic Buildings Survey, Pierce County, Nebraska*, Lincoln, NE: Nebraska State Historical Society, 2001

O'Neal, Beulah, *The Dommer Family: Dommer Family History*. Yorba Linda, CA: Past Finders-Fast Binders, 2004

Perkey, Elton A., *Perkey's Nebraska Place Names, 4th edition*. Lincoln, NE: J&L Lee, Co., 2003

Save America's Heritage, *Historic Buildings Survey, Stanton County, Nebraska*, Lincoln, NE: Nebraska State Historical Society, 1988

²⁴ Mead & Hunt, *Historic Buildings Survey, Madison County, Nebraska*, (Lincoln, NE: Nebraska State Historical Society, 2001), 46. Mead & Hunt, *Historic Buildings Survey, Pierce County, Nebraska*, (Lincoln, NE: Nebraska State Historical Society, 2001).

Dommer-Haase Farmstead

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Simpson, Pamela H., "Cheap, Quick, and Easy: The Early History of Rockfaced Concrete Block Building," *Perspectives in Vernacular Architecture, III*. ed. Thomas Carter and Bernard L. Herman, Columbia, MO: University of Missouri Press, 1989

Government Documents

Library of Congress, "Homestead Act" *Primary Documents in American History*,
<https://www.loc.gov/rr/program/bib/ourdocs/Homestead.html>, accessed May 30, 2018

Madison County (NE) Register of Deeds, "Final Receiver's Receipt, W ½ of SW ¼ of Section 9, Township No. 24 North of Range No 1 W of 6 PM," Book 5, Page 81, filed May 27, 1881.

Madison County (NE) Register of Deeds, "Warranty Deed, W ½ of SW ¼ of Section 9, Township No. 24 North of Range No 1 W of 6 PM," Book 305, Page 310, filed September 1, 1899.

Madison County (NE) Register of Deeds, "Agreement, W ½ of SW ¼ of Section 9, Township No. 24 North of Range No 1 W of 6 PM," Book 80, Page 291, filed August 23, 1929.

"Menter Farmstead" National Register of Historic Places Nomination Form, NPS 11000886, listed December 7, 2011.

United States Census Bureau, "1880 United States Census" accessed via www.ancestry.com, June 5, 2018

United States Census Bureau, "1910 United States Census" accessed via www.ancestry.com, June 13, 2018

United States of America General Land Office, "Certificate 3488" Book 9, page 614, filed April 10, 1882

Newspapers

Norfolk Daily News, Norfolk, NE, 1912

Norfolk Weekly News-Journal, Norfolk, NE, 1903-1912

Omaha Daily Bee, Omaha, NE, 1892

Stanton Register, Stanton, NE, 1905-1909

Other Resources

Email from Robert Carter (Carter & Company) to Lori Petsche (property owner), "pattern recreation" received September 10, 2004.

"Chuck Haase to David Calease," phone interview, June 26, 2018.

Visser, Thomas D., "Nails: Clues to a Building's History" University of Vermont, Historic Preservation Research webpage, University of Vermont, <https://www.uvm.edu/~histpres/203/nails.html>, accessed June 14, 2018.

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
- Local government
- University
- Other (Name of repository)

Historic Resources Survey Number (if assigned): MD00-092

Dommer-Haase Farmstead
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Madison County, Nebraska
County and State

10. Geographical Data

Acreage of property 2 acres USGS Quadrangle Norfolk, Nebraska

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

- | | | | | |
|----|----------|-------------------|-----------|-------------------|
| 1. | Latitude | <u>42.0628982</u> | Longitude | <u>-97.444650</u> |
| 2. | Latitude | _____ | Longitude | _____ |
| 3. | Latitude | _____ | Longitude | _____ |
| 4. | Latitude | _____ | Longitude | _____ |

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

The proposed boundary includes the historic farmhouse and contributing resources and a small portion of the surrounding yard; it does not include the surrounding farmland that is part of the legal 37-acre parcel. On the north the boundary runs along the backside of the corncrib, the nomination's northernmost resource. On the east, the boundary runs along the backside of the granary, garage, and relocated chicken coop. The southern boundary runs along a drainage ditch that is delineated with large shrubs and mature trees. The western boundary runs along the western wall of the farmhouse.

Boundary Justification (Explain why the boundaries were selected.)

The above described boundary has been determined as it would include all of the extant historic resources on the property – along with two non-contributing – that reflect the architectural significance of the property. The entire parcel was not selected as the boundary as that would include large amounts of farmland that is not related to the property's significance under Criterion C.

11. Form Prepared By

name/title Lori Petsche / property owner
organization N/A date July 27, 2018
street & number 2400 West Eisenhower Avenue telephone 402-371-8640
city or town Norfolk state NE zip code 68701
email lorileepetsche@telebeep.com

Additional Documentation

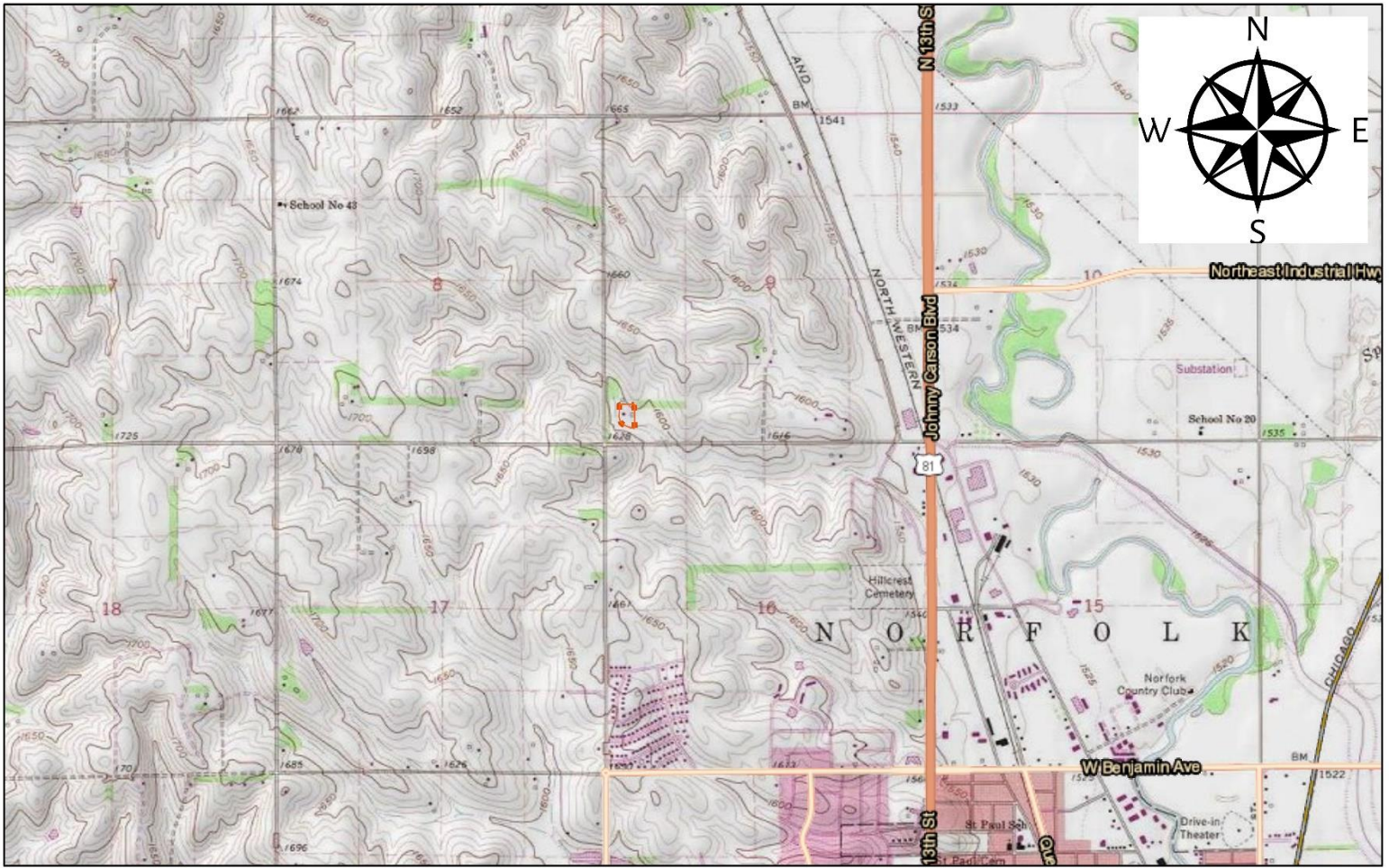
Submit the following items with the completed form:

- **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.)

Dommer-Haase Farmstead

Madison County, Nebraska

Dommer-Haase Farmstead, 2400 Eisenhower Avenue, Norfolk, Madison Co., Nebraska



7/11/2018, 12:17:35 PM
Proposed NRHP Boundary

1:36,000
0 0.23 0.45 0.9 mi
0 0.35 0.7 1.4 km
Esri, HERE, Garmin, © OpenStreetMap contributors, Copyright © 2013
National Geographic Society, i-cubed
North is Datum: WGS84

Dommer-Haase Farmstead

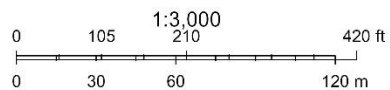
Madison County, Nebraska

Dommer-Haase Farmstead, 2400 West Eisenhower Avenue, Norfolk, Madison Co., Nebraska



7/5/2018, 9:18:29 AM

 Proposed NRHP Boundary



Esri, HERE, Garmin, © OpenStreetMap contributors, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community. Source: Esri, North
Datum: WGS84

Dommer-Haase Farmstead

Madison County, Nebraska

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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 Dommer-Haase Farmstead

City or Vicinity Norfolk County Madison State Nebraska

Photographer Patrick Haynes / NeSHPO Date Photographed April 24 & June 19, 2018

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

Image 1: Dommer-Haase farmhouse; south and east facades; view northwest.

Image 2: Dommer-Haase farmhouse; north and west facades; view southeast.

Image 3: Farmhouse interior; parlor and dining, kitchen to the left, family room through French doors; view north.

Image 4: Farmhouse interior; parlor and dining; view east.

Image 5: Farmhouse interior; kitchen flooring with fake plug embellishment; view east.

Image 6: Farmhouse interior; second floor, door at top of stairs; original wallpaper preserved; view north.

Image 7: Farmhouse interior; second floor bedroom; view west.

Image 8: Dommer-Haase Farmstead; corncrib, machine shed, garage, granary, farmhouse (left to right), view southeast.

Image 9: Outbuildings: machine shed, garage, granary (left to right); view northeast.

Image 10: Outbuildings: garage, granary, gardening shed (left to right); view east.

Image 11: Outbuilding: corncrib; view north.

Image 12: Outbuilding: machine shed with chicken coop in rear; view south.

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.

























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 9/25/2018 Date of Pending List: 10/17/2018 Date of 16th Day: 11/1/2018 Date of 45th Day: 11/9/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input checked="" type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 11/5/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : **Yes**

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

September 21, 2018

Jim Gabbert
NPS-National Register of Historic Places
1849 C Street, NW
Mail Stop 7228
Washington, DC 20240



Re: Dommer-Haase Farmstead, Norfolk, Madison County, NE

Dear Mr. Gabbert,

Enclosed is the complete nomination packet for the Dommer-Haase Farmstead, in Norfolk, Madison County, Nebraska. The enclosed contents are as follows:

- The signed first page of the Dommer-Haase Farmstead nomination;
- One (1) archival disc with the true and correct copy of the nomination for the Dommer-Haase Farmstead to the National Register of Historic Places in PDF format; and
- One (1) archival disc with the photographs for the Dommer-Haase Farmstead nomination.

If you have any questions regarding the submitted materials, feel free to contact me at the phone number or email address below.

Sincerely,

A handwritten signature in blue ink that reads 'David L. Calease'.

David L. Calease
National Register Coordinator
Nebraska State Historic Preservation Office

Phone: 402-471-4775
Fax: 402-471-3100
david.calease@nebraska.gov

Enclosures (3): Signed National Register nomination cover sheet
1 disc with Nomination
1 disc with National Register Photographs

1500 R Street
Lincoln, NE 68508-1651
P: 402.471.3270
P: 800.833.6747
F: 402.471.3100
history.nebraska.gov