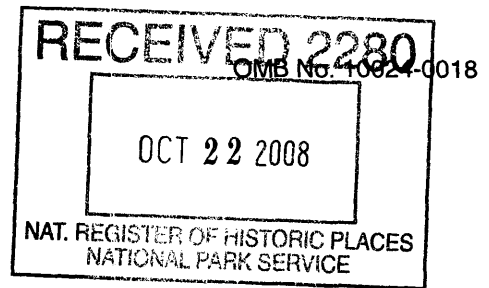


United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

1150



This form is for use in nominating or requesting determination for individual properties and districts. See instruction 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 an 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 Kivlehen House

other names/site number NA

2. Location

street & number 525 N. Jackson Street [N/A] not for publication

city or town Edmond [N/A] vicinity

state Oklahoma code OK county Oklahoma code 109 zip code 73701

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 nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] State Historic Preservation Officer 1020 08 Date

Oklahoma 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 the 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
 See continuation sheet.
- other, explain
 See continuation sheet.

[Signature] Signature of the Keeper
Edson H. Boell Date of Action 12-4-08

Kivlehen House
Name of Property

Oklahoma County, Oklahoma
County/State

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 count previously listed resources.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing.

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

N/A

Number of contributing resources previously listed in the National Register.

N/A

6. Function or Use

Historic Function

(Enter categories from instructions)

Domestic: Single Dwelling

Current Functions

(Enter categories from instructions)

Commerce/Trade: Business

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and 20th Century Revivals: Colonial Revival

Materials

(Enter categories from instructions)

foundation concrete
walls wood: weatherboard
roof asphalt
other

Narrative Description

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

Kivlehen House
Name of Property

Oklahoma County, Oklahoma
County/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.
- 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 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

Periods of Significance
1910

Significant Dates
1910

Significant Person(s)
(Complete if Criterion B is marked above).

N/A

Cultural Affiliation
N/A

Architect/Builder
Brock and Geyer, contractors; Brown, Frank, architect; Keith, Walter, architect

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:

- State Historic Preservation Office
 - Other State Agency
 - Federal Agency
 - Local Government
 - University
 - Other
- Name of repository:
Oklahoma Historical Society/SHPO

Kivlehen House
Name of Property

Oklahoma County, Oklahoma
County/State

10. Geographical Data

Acreage of Property less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1. 14 637853 394703
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

[] 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 Cathy Ambler, Ph.D., Preservation Consultant

organization _____ date July 2008

street & number 1129 E. 8th Street telephone 918-584-3566

city or town Tulsa state OK zip code 74120

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 SHPO or FPO.)

name Mariana Verga Lloyd

street & number 525 N. Jackson Street telephone 405 330-2626

city or town Edmond state OK zip code 73701

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 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 Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places
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National Park Service**

Kivlehen House

Section number 7 Page 1
Oklahoma County, Oklahoma**DESCRIPTION****SUMMARY**Location and Setting

Kivlehen House is located approximately one-half mile northeast of downtown Edmond. It is situated facing the east on the city grid which follows the cardinal directions at this location. The house is one block west of the University of Central Oklahoma, and at the southwest corner of the intersections of Wayne Avenue (east-west), and North Jackson Street (north-south). The house, used now as a real estate office, is in a primarily residential neighborhood. Figure 1 shows the Edmond location.

DESCRIPTION

This is a two and one-half story Colonial Revival style house of balloon frame construction, approximately 36' x 45' including the front porch. The footings are poured concrete and the foundation is pressed concrete block. The house is constructed with clapboard siding finished with corner boards, and the cross gable roof is shingled with asphalt and has a moderate pitch. The front façade roof which flares slightly at the moderately-wide eaves has a slope brick chimney. At each side of the horizontal roof apex, the gable outsets show in the front façade roofline. The house has three bays with the large front cross gable in the center bay with gabled roof dormers on each side. The gable dormers have clapboard siding and the walls are splayed slightly at their junction with roof, as well as taper. The dormer roofs also flare slightly which mimics the main roofline at the eaves. Dormer eaves join with a small shed roof in the gable at the junction of the roof and dormer façade. The single fixed wood windows have diamond panes.

There is a full façade porch sheltered under a secondary dropped hip roof with a deck which joins the house at the first/second floor junction. The porch is supported by square clapboard-sheathed columns with flat capitals. The two columns at the porch entry join as part of a round arch entryway. This arched opening creates a porch roof line that is also arched over the entry, and the arch repeats in the porch roof ceiling. There is a low clapboard-sided knee wall at the porch front and it is capped with wood trim. The porch floor is poured concrete and there are three steps with metal handrails.

The second floor has a three-sided oriel window in the center bay above the entry. It has a flat roof with a wood porch railing with balusters. Above the oriel window in the front façade gable is a large arched window opening with three wood windows; the fixed side windows are one-over-one, and the center window is double-hung. This bay and arched window combination spans both the second and third levels of the house. The arched opening complements the porch entry arch though smaller in size. Together the arched entry, the oriel window and the arched window in the gable draw attention to the symmetric façade of the house, and the impressive center entrance bay.

Other windows are wood, double-hung, and paired or triple, one-over-one panes. The entry door is a glazed wood panel with sidelights.

Decorative details on the front façade include the wide trim around and between the windows, the wrapped eaves in the façade gable, the stepped trim on the fascia, wide trim at the wall/roof junction, wide trim at the porch roof which appears supported by the columns and partial capitals. The first floor windows and door have stepped molding above the trim, there is a belt course of wood trim at the junction of the first and second floor, and the dormers have exposed rafters. See Photo 0001. The south façade is distinguished by the outset pediment at the gable apex and a bay window on the

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ground floor which has a half-hip roof. The pediment is shingled with wood and has a pair of closed keyhole openings. The pediment is supported by brackets. There is a triple window directly under the pediment with wood double-hung windows. This façade has four single pane fixed windows as well as a single, one-over-one double-hung, and the three wood double-hung bay windows. All are of wood and the decorative treatment on this façade is repeated from the front. A rear porch entry is open and recessed under the ground floor secondary roof at the rear and side. It is from this location that is a handicapped access ramp. The opening is supported at the corner by a column and capital like those on the front façade. There is wide trim at the junction of the foundation/wall which is a line carried from the front façade porch floor around the house. In the foundation under the bay window, there is double-hung metal window with a concrete window well surrounded by metal railing. See Photo 0002.

The rear façade roof has a slope brick chimney, a gable roof dormer which differs from the front façade because the walls are not sloped or tapered. The dormer has a one-over-one double hung window, wood shingles above the shed roof, and a round wood vent. The trim decoration is similar, however. There is a dropped secondary half-hip roof which joins the house at the first/second floor junction without an eave flare. This roof shelters the kitchen and pantry area which has two, two-over-two double-hung windows. Above the roof is a single fixed wood window, and the second floor has one double-hung, one-over-one wood window. The rear porch which is sheltered under the secondary roof has a metal hand rail. There are steps leading to a metal panel basement door on the exterior and a double-hung metal window with a concrete window well. Both the door and window are surrounded by metal railings. The rear façade trim repeats from other facades of the house. See Photo 0003.

The north façade is distinguished from the south façade by the bay window with three double-hung wood windows which is toward the rear of the house. The bay window roof wraps to connect to the rear façade secondary roof. The façade has a metal-frame basement window in the foundation with a concrete sill. The gable pediment is treated the same way as on the south façade with triple windows below. All other windows are wood, single and double-hung one-over-one, or a two-over-two. The north façade decorative treatment repeats from other façades of the house. See Photo 0004.

Interior

The ground floor has a large entry hall with a library and sitting room off to each side, and these rooms have large pocket doors (see Photos 0005 and 0006). All trim is oak. There is a small wood seating area to the side of the staircase opening. There is also a dining room (see Photo 0007), small parlor, butler's pantry, kitchen, and bathroom on the ground floor, and back stairs lead to the second level. The second level has four chambers and a bath; all doors are five panel, there are built in cupboards in the hall and the floors are hardwood. The third level has more modest pine trim and flooring, and is one large "T"-shaped room.

ALTERATIONS

The house was completely repaired and painted in 2007, during a federal preservation tax credit project. To meet handicapped accessible city code, a ramp was added to the rear and side of the south elevation. The ramp exits the rear kitchen door. The rear façade dormer was enlarged and ceiling raised above the stairs to accommodate head space. All concrete sidewalk, stairs and porch floors were replaced. The bulkhead entry to the basement on the rear façade has been replaced by steps leading to a metal door and the basement window near the entry has been replaced. Several window frames were manufactured to replicate originals damaged by weather and age. New window glass replaced broken original glass. Figure 2 is a 1913 historic photo and shows false vent openings above the second level arched window in the front façade gable which no longer are visible, but these

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Continuation Sheet****United States Department of the Interior
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Kivlehen House

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appear to have been covered at an earlier time. They were not visible at the time the current owner purchased the house.

CONDITION

The house is in good condition.

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Kivlehen House

Section number 8 Page 4
Oklahoma County, Oklahoma**SIGNIFICANCE****SUMMARY**

Kivlehen House is eligible for the National Register of Historic Places under Criterion C for its local significance in the context of early twentieth-century Edmond architecture. The house is a distinctive and an outstanding example of the more eclectic use of the Colonial Revival style in Edmond, and the house is one of the community's most outstanding historic homes.¹

BACKGROUND

The settlement of Edmond was made possible through the post-Civil War 1866 Reconstruction Treaties. These treaties made provisions for railroad access through confiscated lands once belonging to the Five Civilized Tribes. The treaties, written in retaliation for what was assumed as full support by all the tribes for the Confederacy during the Civil War, were punitive to all the tribes despite that some supported the southern cause, while others divided their loyalties between the Union and Confederacy. When politicians did not differentiate between real or assumed tribal allegiances, the tribes had little choice but to make concessions of land claims in the western half of present-day Oklahoma.² In 1884, congress granted the Southern Kansas Railroad Company (later the Atchison, Topeka and Santa Fe Railroad Company (ATSF)), the right to lay track from Arkansas City, Kansas, south through the now unassigned lands.³ As track was laid south in 1886, a small water and coal stop was established at mile marker 103 for the ATSF line. At first the stop supplied steam engines with water and coal, but by 1887 the stop became a small station with telegraph access, and was called "Edmond" for a Santa Fe traveling freight agent, Edmond Burdick.⁴ The stop also provided access for shipping cattle to other railheads.

The town of Edmond began slowly. The first real settlers were those who made the 1889 land run after President Benjamin Harrison made the two-million-acre unassigned lands available for settlement. About one hundred and fifty residents made land claims in or near Edmond, and a small town began to develop near the railroad station. The town site had been laid out by the Seminole Town and Development Company, which had ties to the ATSF, in anticipation of arrivals wanting town lots, though there was no legal means of establishing of town site settlements or the election of town officials.⁵ Others coming to Edmond from Chicago and Springfield, Missouri, made their own town site survey which created a conflict, although eventually the two surveys and town areas were integrated into a single town site.⁶ An initial unauthorized election of officials was held by the Chicago and Springfield residents, but office holders only served for forty days. A second unofficial election was held in 1889, and these elected officials helped create stability in the community with longer terms of

¹ At this time, there are no residential areas or houses listed in the National Register in Edmond.

² <http://digital.library.okstate.edu/encyclopedia/entries/R/RE001.html>. Also see Dr. James Crowder, Jr. Historic Edmond: An Illustrated History (San Antonio, TX: Historical Publishing Network, Lamont Publications, Inc, 2000), 6.

³ They were left "unassigned" as a place to create reservations for displaced Plains Indians and other tribes.

⁴ Crowder, *ibid.*, 7. Also see <http://digital.library.okstate.edu/encyclopedia/entries/E/ED002.html>.

⁵ Fordice, Stella B. History of Edmond, Oklahoma, Master of Arts Thesis, University of Oklahoma, 1927, 14.

⁶ Hoig, Stan. Edmond: The Early Years (Edmond, OK: Edmond Historic Preservation Trust, 1976), 8-10. Today's map shows partial plats with streets in the downtown area aligned with the railroad, and those away from the railroad running on north/south axis.

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Kivlehen House

service. In 1890, congress passed the Organic Act, which created Oklahoma Territory and a means for citizens to establish a legal city government. At the time, Edmond had a population of 294.⁷

Edmond, as many nascent small settlement towns, had hopes of rapid economic development. The community built a cotton gin, but the area did not support cotton agriculture; a flour mill was also constructed but it had little effect on the economy. The town had hopes to be the location of the University of Oklahoma, and while unsuccessful, it did become the location of the Territorial Normal School. This school was one of the most important institutions built in Edmond, and the school started classes in 1891. It was the first institution of higher learning that opened in Oklahoma Territory.⁸ The connection between Edmond and the Normal School gave the community its stable foundation for economic success in a land area where agriculture had cycles of boom and bust. The first classroom building was completed in 1893.

Edmond's population in 1892, was about 1000, and Anton H. Classen, a young lawyer from Michigan, saw that Main Street was extended from town, east through his orchards where he platted four housing subdivisions, one in three to five acre lots. The area was just west of the normal school and he intended to entice local farmers to move to Edmond and send their children to the school.⁹ To support the school further, he donated forty acres of land; thirty whose lot sales would raise \$3000 to support the school, and ten acres for school buildings.¹⁰ In 1901, he also graded and created one of Edmond's main north/south streets, the Boulevard, and planted trees on either side.¹¹ Although in 1895, a national depression created hardships in the community and agriculture, Classen considered the school the community's gold mine, and today, the school is one of the community's largest employers.¹²

Another strong community supporter and real estate developer, who sometimes worked with Classen, was Harry William Clegern.¹³ Clegern came with his parents to Edmond just after the 1889 run, and in about 1900 helped organize a land company with Robert Galbreath (James D. Kivlehen's brother-in-law) and Charles Colcord. The company developed the Orchard Park Addition among others.¹⁴ Clegern spent his real estate career boosting Edmond and promoting the need for an interurban line. Clegern, and his wife Hattie, platted the Normal Heights Addition, just to the north of Classen's four additions in 1903.¹⁵ (See Normal Heights plat on a continuation page.)

In 1900, the population of the community had grown to 1534. Finally, the interurban line was completed in 1911 and it helped bring students from other parts of Oklahoma to the normal school, now called the State Teachers College.¹⁶ By 1916, the interurban which ran through Oklahoma City,

⁷ Crowder, *ibid.*, 13.

⁸ *Ibid.*, 14.

⁹ Ed Carpenter, for example, was a farmer who built a home in the Classen Third Addition, and moved his family to town so his children could attend the Normal School. He remained on the farm to work during the week. See Edmond Historical Museum file on the Carpenter home, 525.03.

¹⁰ Classen established four additions on his property. Crowder, *ibid.*, 14.

¹¹ It is called "Classen Boulevard" on Sanborn Maps, but today is just the "Boulevard". Why the "Classen" was dropped is unknown. Lucille Warrick, interview July 18, 2008.

¹² *Ibid.*, 15. Also see <http://digital.library.okstate.edu/encyclopedia/entries/E/ED002.html>.

¹³ Ryan, Annette. Interview July 7, 2008.

¹⁴ Edmond Sun, February 18, 1943.

¹⁵ Hoig, *ibid.*, 30. Also see the Clegern Family vertical file at the Edmond Historical Museum. Wayne Clegern authored a twelve page family history; see 10-11

¹⁶ Evans, Charles. "The Old North Tower and Chimes at Edmond," Chronicles of Oklahoma, Vol. 23, #2, 23.

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Kivlehen House

had reached as far north as Guthrie, as far west as El Reno, and as far south as Norman. Access for students boosted the school's enrollment.¹⁷ Again Anton Classen, now a resident of Oklahoma City, helped bring the line to Edmond. Classen was president of the Oklahoma City Railway Company; he had worked for a number of years to establish the interurban in Edmond, called the Metropolitan Street Railway Company, whose line would eventually run down Broadway.¹⁸

By the 1920s, the population of Edmond was about 3000, and its chief pride was the now named Central State Teachers College.¹⁹ With the arrival of the automobile, the first paving bonds were passed in 1920 for improving the city's streets.²⁰ The days of the horse and buggy had passed into the automobile age. Edmond's economic base, which had grown from the railroad, the teachers college, and surrounding agricultural area, expanded with the discovery of oil in the West Edmond Field during the 1930s and 1940s.

The Kivlehen family's history is integrated into in Edmond's early settlement days. Daniel F. Kivlehen, railroad foreman from Illinois, came to the Territory during 1889.²¹ His children were James D. Kivlehen, whose house is at 525 N. Jackson, and Mrs. Robert (Mary) Galbreath, whose husband operated the Edmond Pioneer Dry Goods Company and served as city marshal in 1889. Other children were Mrs. Kate Joyner, Dan Kivlehen, Mrs. Joe Cunningham, and Mrs. H. J. Cullen. Daniel F. Kivlehen moved to Texas in 1905 to raise cattle, as did Dan his son. James and Mary remained in Edmond, and other sisters remained in the area.²²

James D. Kivlehen was a young man when he came to Oklahoma Territory with his parents. He attended the Normal School and graduated as valedictorian in the second class of eleven students in 1898. He was active in school activities and participated in track and baseball. After he received his teaching certificate, he was associated with banks in Cordell and Luther. In Luther, bank letterhead lists him as a cashier, and later, Kivlehen was also a cashier at the First National Bank in Edmond.²³ He left Edmond to attend the University of Texas to study law, and then returned to the bank at Luther. He eventually served as field representative of the Federal Land Bank at Wichita until 1940 when he retired.²⁴ Martha (Mattie), Kivlehen's wife graduated in the fourth class from Central State Normal School in 1900, taught Latin two years in Enid, and then became the secretary to the president of the Teachers College.²⁵ The Kivlehens married in 1904.

¹⁷ Fordice, *ibid.*, 32.

¹⁸ Chandler, Allison and Stephen D. Maguire. When Oklahoma Took the Trolley (Glendale, CA: Interurbans, 1980), 13. Also see Crowder, *ibid.*, 32. Classen had moved to Oklahoma City in 1895 to work in a land office. See Stan Hoig, Edmond, The First Century, (Norman, OK: University of Oklahoma Press, Edmond Historic Preservation Trust, 1987), 6.

¹⁹ Fordice, *ibid.*, 73.

²⁰ Crowder, *ibid.*, 73. 32. Also see Fordice, *ibid.*, 32.

²¹ His obituary in the Edmond Booster, October 31, 1967, says that he came from Kansas instead of Illinois. Local historian, Lucille Warrick, suggested that Daniel Kivlehen might have been from Kansas, perhaps because of his ties to the railroad.

²² Kivlehen House Papers, from Mariana Lloyd. They includes six pages of handwritten information which appears copied from newspaper articles, although no source is provided. They also include the specifications written by the Keith Company for the house and changes requested by Kivlehen.

²³ Interviews with Betty and J. Doyle Nicholson.

²⁴ Central Oklahoma University, Chapman Library Archives and Special Collections. Interstate Press Clipping company service in Oklahoma City, Oklahoma; Edmond Enterprise, September 2, 1941.

²⁵ Edmond Sun, April 9, 1936.

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Kivlehen House

The Kivlehens built their house in 1910, having purchased the property in 1909. The newspaper called it "one of the largest residences in Edmond," and estimated the cost then at \$5000.²⁶ Kivlehen had not only been involved in banking, but also was involved with his brother-in-law, Robert Galbreath, in oil discoveries at Glenpool.²⁷ He was involved in oil and gas leases with Bromide Oil and Gas Company in Roger Mills, McIntosh, Hughes, Logan, Coal and Beckham Counties in Oklahoma, and in Carrol County, Arkansas. Kivlehen owned property in Oklahoma City as well.²⁸ He served as Edmond's city treasurer for eighteen years, was on the city commission from 1910-1913, and was postmaster in 1917. He was a founding member of the board of directors of the Edmond Chamber of Commerce. After retirement, he became president of the Central State Alumni Association.

An active and well-respected community leader, Kivlehen died at his home in 1957.²⁹ His daughter, Colleen Jim Kivlehen, who died in 1993, inherited the house at her father's death. The house was sold once before the current owner purchased the home in 2006.

HISTORIC SIGNIFICANCE

The Kivlehen House was built in Block 10, Lots 17-21, of the Normal Heights Addition.³⁰ This addition was platted in 1903 by Harry W. Clegern and is one block west of the University of Central Oklahoma, once the Normal School. The house, befitting a well-off community leader, was in an ideal location near the school which attracted well-off Edmond residents to locate there. For example, I. D. Rodkey, owner of the local flour mill built next to Kivlehen in 1909.³¹ Kivlehen chose a house worthy of his position as a community leader in Edmond, and the house is distinctive in appearance from other early homes. The Kivlehens constructed the home in anticipation of the birth of their daughter, Colleen Jim.³²

The house is Colonial Revival style and for generations Colonial Revival has represented security, stability and rootedness in our nation. An initial burst of interest in early American houses occurred in the 1890s after the Philadelphia Centennial of 1878, as Americans awakened to interest in their Colonial past. Just four years after the 1889 land rush, which would establish Edmond, the 1893 Columbian Exposition in Chicago stimulated a renewed burst of national patriotism and pride in ancestry, and reintroduced another wave of emphasis on period styles such as the Colonial Revival. Borrowing details from early English and Dutch houses in the eastern United States, massed-produced products made it possible to apply detail to almost any house type, so classical columns, porticos, Palladian windows, or even just the portions from the classical orders were added to many eclectic house forms to create a visual sense of connection to America's past as a republic, which was so celebrated at the world's fair. These houses can vary greatly in form however, representing

²⁶ Handwritten Kivlehen House Papers from Mariana Lloyd..

²⁷ His sister named a son "Glenpool". Galbreath was also president and general manager of the Bromide Oolitic Stone Company, in Bromide, Oklahoma. This area in Coal County is known for its buildings constructed of this type of rock. Galbreath sent copies of oil leases to James Kivlehen that they were involved with together. See the Edmond Historical Museum's J. D. Kivlehen records:1992.44.002 to 1992.44.023.

²⁸ Properties were held in the Vendome and Industrial Additions, and McKinley's Subdivision. J. H. Kivlehen Records, *ibid*.

²⁹ Nicholson, Betty and J. Doyle, interview.

³⁰ There are no Sanborn Maps that show this addition in Edmond.

³¹ Hall, Honorable Russell D. (of Ed Carpenter's House near the Boulevard). "Historic Edmond Houses," Winter 1993-94, 162. Later Rodkey's daughter moved next to Kivlehen's house.

³² Tallant, Mildred. Interview July 18, 2008. Ms. Tallant said that Kivlehen laid out a floor plan on the 3rd floor of the home as a playhouse for his daughter.

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interpretations of the Colonial Revival style which could still invoke the desired image of patriotism and stability without the actual need to be historically accurate. In a state just created in 1907, the Colonial Revival style of the Kivlehen house not only represented national popular architectural tastes, but it was also an ideal image for a progressive businessman to link his home in Edmond and the new state of Oklahoma visually to the rest of the nation.

The James D. Kivlehen House was designed by the Keith Company, Architects from Minneapolis, Minnesota, as House Plan Number 582. Frank Brown, from Oklahoma City was the architect, and building contractors were Brock and Geyer.³³ (See Figure 2, 1913 Historic Photo of the Kivlehen House.)

Massed produced building materials and pattern books made a wealth of styles and options available to the home builder. Plans made it possible for home owners to approach builders with a wealth of design ideas that could be suited to their tastes, and the popularity of packaged plans was immense. As author, Daniel D. Reiff, has noted, "from the turn of the century through 1940, the demand for catalogs from which one could order house plans seems to have been insatiable. During this period, a great number of companies located in every part of the United States met this need with attractive, fully illustrated catalogues."³⁴

For Kivlehen, Brown drew his own blueprints, which was the likely result of changes that Kivlehen wanted to make to the stock plans such as moving the location of some interior walls and adding a fireplace.³⁵ Without accurate plans to reflect the desired changes, it would have been difficult for the contractors to complete the house. The Keith Company specifications include the smallest details, even brand names for finishing materials, such as Berry Brothers Liquid Granite Floor Varnish (Detroit, Michigan), and bathroom fixtures from Standard Sanitary Manufacturing (Pittsburg, Pennsylvania). The contractors furnished the materials according to the modified specifications, with lumber coming from local sources. According to Alan K. Lathrop, curator at the Minneapolis Northwest Architectural Archives, the plan was likely drawn by Walter Keith, who not only designed houses for pattern books, but also published a periodical, Keith's Magazine (1899-1928) and wrote a newspaper column about housing.³⁶ Kivlehen kept detailed records of his home's expenses including furniture, buying from the Grand Rapids Furniture and Carpet Company in Oklahoma City, rugs from D. N. McGowan in Edmond, wall paper from Eastland Brothers Paint and Paper Company, as well as supplies from other Edmond businesses. His nearly 3000 square foot house sat across five lots in the Normal Heights Addition.

The house is striking in appearance; unusual among other Edmond houses. A sketch of the house was included in a gallery exhibit in 1991, at Casady Square in Oklahoma City.³⁷ The house characteristics represent the centered-gable subtype, of which there are only about five percent of all Colonial Revival houses. Mimicking high-style Georgian or Adam prototypes, these houses have accentuated centered front doors (often with side lights as seen on the Kivlehen house), columns that

³³ J. D. Kivlehen Records, *ibid*.

³⁴ Houses from Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950: A History and Guide (University Park, PA: Pennsylvania State University Press, 2000), 149.

³⁵ Brown's blueprints are in the J. D. Kivlehen Records, 1992.044.001. Kivlehen's two page list of desired changes are attached to the Keith Plan house specifications. These specifications are in the Kivlehen House Papers, from Mariana Lloyd.

³⁶ Telephone communication with the author on June 20, 2006.

³⁷ The exhibit was part of Oklahoma Historical Month in April 1991.

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create the entry area, and symmetry of windows.³⁸ This subtype often has full façade porches. A striking characteristic of this house that reflects this sub-type is the impressive center entrance bay with its arched entry, the oriel window and the arched window in the gable which draws attention to the symmetric façade of the house.

Russell D. Hall produced a study of early Edmond houses in 1993-1994, which is a record of early homes, their location in Edmond and lists of residents in early additions. The University of Central Oklahoma Chapman Library Archives and Special Collections also has a vertical file of prints from glass plate negatives of early Edmond homes. These resources, along with a windshield survey has shown that there are no houses similar to the Kivlehen House although there are other versions of eclectic Colonial Revival houses which appear as variants of four-square houses, or forms of Folk Victorian, Gable Front and Wing National Style, Queen Anne, and others with Colonial Revival details.³⁹ These reflect the status of Colonial Revival's popularity at the time near and after the turn of the century – the houses can vary in form, representing interpretations of the style without being historically accurate. By the late nineteen-teens, careful research began to define the Colonial Revival more accurately with accurate proportions and details from Eastern prototypes.⁴⁰ The Kivlehen House, however, is a distinctive and an excellent example of the more eclectic use of the style in the center-gable subtype. It is one of Edmond's most outstanding historic homes. Kivlehen House is eligible for the National Register of Historic Places under Criterion C for its local significance in the context of early twentieth-century Edmond architecture.

³⁸ McAlester, Virginia and Lee. A Field Guide to American Houses (New York: NY, Alfred A. Knopf, 2002), 322.

³⁹ Hall, *ibid.* This spiral bound document is at the University of Central Oklahoma Chapman Library Archives and Special Collections, and the last pages of the document are photos of eighty-eight houses whose histories are provided. The prints from glass negatives are from a folder "Edmond Home Series."

⁴⁰ McAlester, *ibid.*, 326, 334.

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- Tallant, Mildred. July 18, 2008. Ms. Tallant was a close friend of Colleen Jim, Kivlehen's daughter. Telephone Interview.
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GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

Parcel Number: 4700184935625 (Oklahoma County Tax Assessor)
Block 10, Lots 17-21 of the Normal Heights Addition

BOUNDARY JUSTIFICATION

This boundary includes the area historically associated with the Kivlehen House.

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Kivlehen House, Oklahoma County, Oklahoma

Photographer: Cathy Ambler

No.	Subject	Dir.	Date
0001	Front Façade	W	4/25/2008
0002	South Façade	N	4/25/2008
0003	Rear Façade	E	4/25/2008
0004	North Façade	S	4/25/2008
0005	Entry Hall	W	4/25/2008
0006	Library	S	4/25/2008
0007	From the Sitting Room into the Dining Room	NW	4/25/2008