

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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

1. Name of Property

historic name Kiehm House

other names/site number NeHBS #BF05-220

2. Location

street & number 2215 9th Avenue not for publication

city or town Kearney vicinity

state Nebraska code NE county Buffalo code 019 zip code 68847

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature]
Signature of certifying official

2/18/99
Date

Director, Nebraska State Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:
 entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

[Signature: Olson A. Beall]

3/25/99

[Signature]
Signature of Keeper

Date of Action

Kiehm House

Name of Property

Buffalo County, Nebraska

County and 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 include previously listed resources in the count.)

Contributing	Noncontributing	
<u>2</u>		buildings
		sites
		structures
		objects
<u>2</u>		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
-0-

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instruction)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

late 19th & 20th Century Revivals: Tudor Revival

Materials
(Enter categories from instructions)

foundation concrete
walls stucco

roof wood shingle
other _____

Narrative Description

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

Klehm House

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1931

Significant Dates

1931

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Klehm, Walter

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary Location for Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Kiehm House

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10. Geographical Data

Acreege of Property less than one

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

	Zone	Easting	Northing		Zone	Easting	Northing
1.	14	492045	4505050	3.			
2.				4.			

[] See continuation sheet.

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title **Melissa Dirr, Architectural Historian**

organization **Nebraska State Historical Society**

date **December 1998**

street & number **1500 R Street**

telephone **402.471.4408**

city or town **Lincoln**

state **NE** zip code **68501**

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name/title **Stan & Pam Kaye**

street & number **2215 9th Avenue**

telephone **308.237.4111**

city or town **Kearney**

state **NE** zip code **68847**

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended, (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Klehm House

Name of Property

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The Walter Klehm House located in Kearney, Buffalo County, Nebraska was built in 1931 and exemplifies the popular small scale revival styles of the period. Located at 2215 9th Avenue, the house resides in a neighborhood adjacent to the University of Nebraska at Kearney. This section of town services the University and represents a wide age and stylistic variety of buildings.

Kearney is located on Interstate 80 approximately south-central portion through the state and has a population of 21,500. Although only recently becoming a part of the State University system, Kearney has always been home to a state college. Typical housing developments sprung-up around the University with a variety of buildings ranging from large high style Victorian Era places to the smaller owner built bungalow and Revival styles like the house Manual Arts professor Walter Klehm chose to build.

Klehm's own design of the small scale stucco English Cottage has a sharply sloping gable roof line and a matching detached garage. The main façade of the house has a central arched doorway with a low-sloping side gable roof terminating in a slight eyebrow projection above the door. The verticality of this façade is punctuated by two steeply pitched gables, one of which extends down to a flying archway leading to the backyard. A detached garage has the same steeply pitched roof with a flying extension.

Fenestration throughout the building remains true to its eclectic Tudor styling. It consists of asymmetrically placed multi-light double hung panes framed with dark wood surrounds. Arched window openings around the back and side of the house are reflected in a small arched opening above the original wood folding garage doors. These fenestration features as well as the textured stucco tie the two buildings together.

The interior remains true to its original detailing. The house is accented with dark wood throughout with most built-in cabinets and doors made of mahogany. The small bedrooms on the second level reflect the irregular roofline adding character to the tight floorplan. Hardware remains original throughout consisting of Art Deco geometric patterns in doorknobs and hinges mostly made of bakelite.

Overall, the house and garage both retain a high degree of historic integrity and are excellent representations of the Tudor Revival style.

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The Walter Klehm House is eligible for listing on the National Register as a representative of the eclectic Tudor Revival style popular during the late 1920's and early 1930s. Eligible under criterion C, the locally significant house contributes to an era of small scale construction scattered throughout the city of Kearney. Built in 1931 by Manual Arts professor Walter Klehm, the house is architecturally significant and contributes to a contextual period of infill and development which accounts for the odd location of the house on two separate half lots.

Kearney is home to the University of Nebraska at Kearney, formerly the State Normal School, State Teachers College, and Kearney State. With a population of 25,100 the city is located about midway across the state on a transportation corridor that has included migrant trails, the Union Pacific railroad, the Lincoln Highway and Interstate 80. This location has earned it the nickname "The Midway City of the Nation", as it is 1733 miles west to San Francisco and 1733 miles east to Boston. So confident was the city of the importance of its central location that one of its prominent citizens, Moses Sydenham, proposed relocating the nation's capital to Kearney.

The city was incorporated in December of 1873 and went through an initial construction boom with manufacturing facilities and factories dotting the landscape. With the collapse of the boom and loss of population Kearney suffered during the 1890s, innovative city planners organized to help keep life in the town by acquiring state institutions, the most important of which was the second State Normal School approved by the legislature for Kearney in 1903.

Securing this school cemented the long-term development of the city. In order to accommodate the incoming professors in response to the school's upgrade to a State Teachers College, construction in residential neighborhoods grew rapidly. Older houses were converted to office spaces and multi-family housing to augment campus facilities. During the 1920s and the late teens a large number of new homes were constructed primarily represented by modern bungalow and Prairie School designs. However, with the dawn of the 1930s and slower economic times this building trend shifted. One innovative college staff member planned the construction and design of his own new building.

Walter Klehm was the innovative manual arts professor who designed and built his own house, completed in late 1931. Upon arriving in Kearney and finding a tight housing market with few vacant lots, Klehm bought an existing plot consisting of two half lots to build his modest yet well crafted house. His design was based on the small-scale eclectic revivals becoming popular. Once his design was complete and using the manual resources at hand he hired students to help complete construction of the house which was being used for faculty receptions by the spring of 1932.

ARCHITECTURE

Historic housing stock in the city of Kearney predominantly dates from the 1910s through the 1920s, logically coinciding with the largest boom in residential construction. The Klehm House immediately post-dates this boom and represents a different scale and style of building. These Revival styles represent established architectural periods that were often reinvigorated and inviting during times of great growth. In fact, during its height of construction, the 1920's through early 1930's, the Tudor Revival style was rivaled only by Colonial Revival examples as vernacular building types present in rapidly expanding subdivisions erected throughout the country at the time. Built on the cusp of the financial boom of the 1920s and the depression era of the

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1930s, the Klehm House directly illustrates the stylistic eclecticism of the Tudor Revival. The main characteristics which define the style are present in the Klehm House like the steeply pitched multiple gabled façade, the stucco finish, arched openings, dark wood and divided multi-paned windows.

Although the eclecticism of Tudor Revival stylistically predominated American residential construction, the Klehm House represents the only one of its type in the city of Kearney. The Nebraska Historic Buildings Survey of Buffalo County recorded 962 individual properties and among these estimated 238 to be eligible or potentially eligible for listing on the National Register. Within the city of Kearney, and throughout the rural Buffalo County area, the Klehm House was the only one of its style identified. As would be assumed, numerous examples of Colonial Revival Houses are present in the same neighborhood as the Klehm House; however Walter Klehm's residence remains individual in its stylistic presence. It is therefore, architecturally significant based on its excellent representation of its type of building style as well as its high degree of historic integrity.

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BIBLIOGRAPHY

McAlester, Virginia and Lee. A Field Guide to American Houses. New York, Alfred A. Knopf, 1997.

Nebraska Historic Buildings Survey of Buffalo County, State Historical Society, 1993.

Recorder of Deeds, Buffalo County, Kearney, Nebraska.

Blue and Gold Yearbook, Kearney State College, 1929-1936.

Kearney Hub, April 9, April 23, July 25, 1931.

The City of Kearney, Nebraska. Historic Publication, no title page.

The City of Kearney, Nebraska 1873-1973 Souvenir Booklet, Souvenir Booklet Committee, 1973.

BOUNDARY DESCRIPTION:

The Walter Klehm house resides on lots 9 and 10 of block 5 of the Ashland Addition of the city of Kearney in Buffalo County.

BOUNDARY JUSTIFICATION:

The boundaries of the Walter Klehm house encompass the original plat of the land that has been historically associated with the house.