
CASS COUNTY
Nebraska Historic Building Survey

Prepared for:

Nebraska State Historical Society



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EXECUTIVE SUMMARY

The Nebraska State Historical Society (NSHS) contracted with Heritage Research, Ltd., to conduct a Nebraska Historic Buildings Survey (NeHBS) of Cass County. The survey was conducted in the fall of 2003 and winter of 2004 to document properties that possess historic or architectural significance. Cass County was previously surveyed in 1977, when 654 properties were identified and recorded in the NeHBS. These properties were reevaluated as part of this project. In addition, 242 properties were newly identified and documented.

Surveyed properties were evaluated for their potential to be eligible for the National Register of Historic Places (National Register). Fifty individual properties in Cass County are recommended as potentially eligible for the National Register.

Within the report, when a surveyed building is mentioned, its NeHBS site number follows its reference in the text (CC01-001, for example). These site numbers begin with an abbreviation of the county, CC for Cass County, and a two-digit number referring to its location within the county. Each community has a number, for example Alvo is "01" and rural sites are numbered "00." The last three numbers refer to the specific building or structure within the NeHBS inventory.

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Heritage Research prepared this report under contract to the NSHS. Architectural historians from Heritage Research who contributed to the survey and report include Michael McQuillen who was assisted by Brian Faltinson and John N. Vogel.

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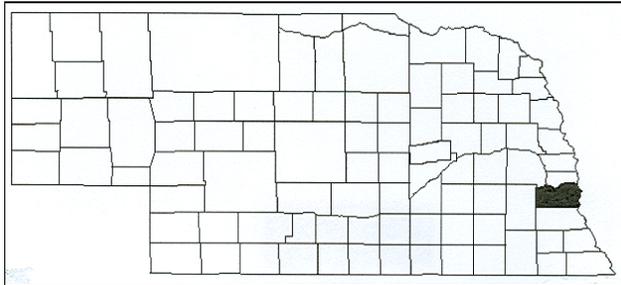
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CHAPTER 1: HISTORIC OVERVIEW



Map showing the location of Cass County in southeastern Nebraska.

Introduction

Cass County encompasses approximately 566 square miles in southeastern Nebraska. It is bordered on the east by the Missouri River, while the Platte River runs along most of its northern border. Neighboring counties include Lancaster on the west, Otoe on the south, Sarpy on the north and Saunders by the northwest corner. Cass County is situated within close proximity to Nebraska's largest metropolitan areas: Omaha is found approximately 14 miles from its northern boundary, while the state capital in Lincoln is located approximately 13 miles from the western boundary.

The landscape of the county is attractive. Characterized by undulating prairie that becomes more level traveling westward, it possesses numerous creeks and streams with Weeping Water Creek being the principal interior waterway. Cass County also contains mineral deposits including limestone and, in the vicinity of the Platte River, sandstone. Since Cass County's organization in 1855, agricultural pursuits have served as the economic foundation of the county, attracting and sustaining the majority of its residents. While this continues to be true today, population growth beginning in the mid-twentieth century has been spurred by improved transportation, which gives numerous residents the opportunity to work in nearby metropolitan areas.

Cass County

The area encompassed by Cass County was originally populated by the Otoe, Pawnee and Missouri Indian tribes. Non-native advancements into the region in the form of Mormons, goldseekers and others traveling west were occurring by the mid-nineteenth century and, in 1848, ferry service was established across the Missouri River. Settlements, however, were not permitted and the construction of a trading post at the confluence of the Platte and Missouri rivers in 1853 was allowed only by special authorization. Following treaties with the Omaha and Oto Indians, the Kansas-Nebraska Act of 1854 opened the Nebraska Territory for settlement. Pioneers rushed in to stake their claims and, on 14 March 1855, the Nebraska Territorial Legislature formally defined the boundaries of Cass County establishing Plattsmouth as the county seat. The county takes its name from Lewis Cass, former Brigadier General, United States Senator, Secretary of War, and 1848 Democratic presidential nominee.¹

The earliest settlement of Nebraska occurred within close proximity of the western banks of the Missouri River and, as one of the eight original counties, Cass County's population of 353 inhabitants in the first territorial census (1854) ranked it behind only Richardson, Douglas and Pierce/Forney counties (Pierce/Forney population figure listed together; Forney County later became Nemaha County). Among the newly surveyed communities granted charters by the first territorial legislature, Plattsmouth vied with Omaha City, Bellevue and Nebraska City in the hopes of becoming the gateway to the west. A year later, in 1855, Cass County recorded 712 residents many of whom had arrived from Kentucky and Ohio with lesser numbers from Tennessee, Indiana, Pennsylvania, New York and Virginia, respectively. County population continued to increase to 3,369 in 1860 and 8,151 in 1870. The 1870 census indicates that native-

born residents of Cass County primarily arrived from Ohio, Iowa, Illinois, New York, Indiana and, to a lesser extent, Pennsylvania, Missouri and Virginia. Most foreign-born county residents were German and Irish, while English, Swedes and Canadians were represented in smaller numbers.²

Railroad construction spurred inland settlement and was the primary catalyst behind the establishment of towns in Cass County. Early settlements, such as the Missouri River communities of Kanosha and Cleveland, withered when they were bypassed by the railroad. Conversely, most existing towns grew only after they received rail service. The railroad improved transportation, making it easier for farmers to ship their production to a wider market, while receiving goods from the same. As a result, these railroad towns became centers of trade for their wider area. Important railway lines in Cass County included the Missouri Pacific line between Atchison, Kansas and Omaha running through Avoca, Weeping Water, Manley and Louisville. Later, separate branch lines of the Missouri Pacific serviced Eagle, Elmwood, Murray, Mynard, Nehawka, Plattsmouth, Union and Wabash. Another railroad, the Chicago, Rock Island & Pacific, was routed through South Bend, Murdock and Alvo, while the Burlington & Missouri railway serviced Plattsmouth, Cedar Creek, Louisville, South Bend and Greenwood.³

Cass County's primary focus has always been on agriculture. Located on the Missouri River, the area was one of the first settled in the state. As a result, the county recorded 16,963 cultivated acres on the 1860 census, which ranked it third behind Otoe and Nemaha counties. However, the county's farms ranked second in cash value at \$518,381. By 1890, the county's farmers cultivated 166,712 acres. Over the next ten years, the number of farms in Cass County plateaued at 2,310. These farmers continued to improve their enterprises and cultivated 403,990 acres in 1910. However, the 1920s were a time of agricultural

depression in Nebraska and, by 1930, the county possessed 2,060 farms that tilled only 249,808 acres. Hard times continued into the 1930s and production continued to fall until World War II.⁴

From the county's earliest days, corn was by far the farmer's crop of choice. In 1860, census records indicate a harvest of 362,800 bushels, while the next closest crop, wheat, recorded a harvest of only 74,966 bushels. These amounts led all Nebraska counties. Smaller amounts of oats and potatoes also were raised. By 1890, the impact of railroads on cash crop farming and the settlement of the county's interior was evident in that corn production had skyrocketed to 5,652,470 bushels, while that of oats was 618,734 bushels. Barley had also replaced wheat as the number three crop, of which Cass County farmers harvested 145,345 bushels in 1890. These numbers remained relatively stable over the next decade, as shown by the 1900 harvest listed in bushels: corn—6.2 million; oats—1,024,560; and wheat—260,250. Ten years later, Cass County's crop production mirrored a statewide decline. The 1910 harvest totaled 4.8 million bushels of corn, 3.3 million bushels of oats and 700,892 bushels of wheat.⁵

Cass County ranked in the state's upper tier with regard to livestock farming. Pigs and hogs were among the first forms of livestock raised in any great quantity in the region. There were 4,392 swine present in 1860, a number that jumped to 89,075 by 1890 before declining to 43,869 in 1920. Cattle also proliferated in the county. There were 2,213 head of cattle present in 1860, a number that steadily increased to 37,344 in 1890 before declining to 27,711 in 1920. The majority of the cattle within the county were raised for beef, but dairying did exist and 10,303 cows produced 1.7 million gallons of milk in 1920.⁶

Fruit production has also been a very important part of Cass County's agricultural heritage. Located along the Missouri River, the county's fruit growers in 1890 raised 147,277 bushels of

apples, 306 bushels of peaches and 756 bushels of cherries. These numbers ranked the county within the state’s top five counties in fruit production. Twenty years later, fruit growers had increased their harvests significantly. The 1910 harvest included 174,011 bushels of apples, 1,983 bushels of peaches and nectarines, 3,307 bushels of cherries and 164,448 pounds of grapes. The Great Depression, prolonged drought, insects and a severe frost in 1940 virtually ended commercial fruit farming in Cass County.⁷



Snoke Farmstead near Eagle, CC00-025.

Presently, agricultural pursuits continue to figure prominently in the livelihood of many Cass County residents. As late as 1985, the county ranked first in Nebraska in dryland corn yield; first in grain sorghum yield; second in soybean production; and fifth in alfalfa hay yield. Two National Register of Historic Places-listed farmsteads are good physical examples of Cass County’s agricultural heritage and character. The Snoke Farmstead (CC00-025) near Eagle was established in the late nineteenth century, while the Kehlbeck Farmstead (CC00-036) near Avoca dates to the early twentieth century. Both properties possess distinctive complexes of farm buildings, which include barns, wash houses, cob houses, poultry houses, hog houses, and sheds. These farmsteads are illustrative of a period of expansion and prosperity in Nebraska general farming when the state contributed to the establishment of the United States as an

international leader in agricultural production.⁸



Kehlbeck Farmstead near Avoca, CC00-036.

Lewis & Clark Expedition

During their expedition to explore and map the American West, Meriwether Lewis and William Clark’s Corps of Discovery reached the confluence of the Platte and Missouri Rivers on July 21, 1804. Captain Clark described the event in his journal: “Arrived at the lower mouth of the Great River Platt... the Great River being much more rapid than the Missouri forces its current against the opposite shore. The current of this river comes with great velocity raking its sands into the Missouri... we found great difficulty in passing around the sand at the mouth of this river.”

Plattsmouth Chamber of Commerce, *Plattsmouth: A New Historic Destination, Official 2003 Guide* (Plattsmouth, NE: Plattsmouth Chamber of Commerce, 2003), 2.

Transportation improvements, especially the development of U.S. Highways 34 & 75 and Interstate 80, have altered the character of the county by making it easier to access Lincoln and Omaha. Individuals who desire to live in small towns and rural areas can reside in Cass County and easily commute to these metropolitan areas for work. Mid-to-late-twentieth century county population increases suggest this is a continuing trend. After reaching a high of 24,080 residents in 1890, the population of Cass County fell to

16,361 by 1950. Since this time however, the population has grown steadily, most recently totaling 24,334 residents.⁹

Community Development

Plattsmouth

Shortly after the Kansas-Nebraska Act opened the Nebraska Territory for settlement, the Plattsmouth Town Company was formed 26 October 1854 to survey and plat the town. On 14 March 1855, the Nebraska Territorial Legislature established the boundaries of Cass County and designated Plattsmouth the county seat, thereby making it the fifth town to be incorporated in Nebraska. Plattsmouth's early prosperity relied on river commerce and overland freighting. Located at the confluence of the Platte and Missouri Rivers, boats would dock on the former riverbank at the foot of Main Street to deliver and ship goods. Plattsmouth also served as a starting point for wagons bringing supplies to Fort Kearney or immigrants and miners to points west. These forms of transportation were soon made virtually obsolete by the railroad, which would dramatically advance Plattsmouth's prosperity.¹⁰

The Burlington & Missouri Railroad was a significant presence in Plattsmouth. In 1869, city officials and the railroad reached an agreement that placed the Nebraska headquarters of the Burlington & Missouri in Plattsmouth. Although the principal company offices were subsequently moved to Omaha, the railroad shops complex in Plattsmouth was extensive. By the 1880s, this complex covered fourteen acres and included a machine shop, blacksmith shop, woodworking shop, paint shop, boilerhouse, storehouse, lumberyard and three roundhouses. Described at the time as "the largest single industry of Plattsmouth" the shops complex employed approximately 500 individuals.¹¹

The burgeoning city provided ample opportunity

for many business interests as evidenced by an 1881 directory, which listed multiple restaurants, saloons and meat markets, in addition to dry goods, clothing, hardware and shoe stores. Industrial concerns included three wagon manufacturers, five brickyards and the Cass County Iron Works, which produced sash weights and cast iron storefronts among other items. Plattsmouth also possessed three cigar factories that collectively produced well over 375,000 cigars in 1881.¹²

Civic improvements matched the pace of business prosperity. By 1890, Main Street had been surfaced with granite pavers and the city boasted an electric plant, extensive water and sewer systems, even an electric streetcar line, although this last venture soon failed. At the time, the cost of these improvements totaled \$245,000. Plattsmouth also received additional rail service with the construction of a Missouri Pacific line in 1891.

Upon ultimately securing the county seat of government in 1888 following challenges from Weeping Water and Louisville, plans were approved for the construction of a new courthouse in the city. Designed by architect William Gray, the Romanesque Revival style building cost \$67,910.00 and was completed in 1892. J. Sterling Morton, then Secretary of Agriculture under President Grover Cleveland, gave the dedication address, at which time he presented the county with a painting of Lewis Cass. This painting is now housed at the Cass County Historical Society. The Cass County Courthouse (CC14-109) was listed in the National Register of Historic Places in 1990.¹³

Plattsmouth's population grew rapidly during its early history increasing from 474 residents in 1860 to 2,447 in 1870 and 5,873 in 1880. However, because the city was dependent on the Burlington & Missouri as a major employer, its fortunes began to decline when the railroad

transferred work from Plattsmouth to other locations. Work on locomotives ceased at the shops complex in 1911, as did work on passenger cars in 1928. Indeed, refrigerator cars were the only type of rolling stock constructed and repaired at the facility by 1931, a time at which Plattsmouth's population declined to 3,795 residents. In 1968, the Burlington & Missouri Railroad shops were closed and ultimately razed.¹⁴



Cass County Courthouse in Plattsmouth, CC14-109, listed in the National Register.



Plattsmouth Bridge, CC00-215, listed in the National Register.

Although activity at the railroad shops complex decreased during the twentieth century, other projects important to the city were pursued. Significant among these was the construction of the Plattsmouth Bridge (CC00-215) in 1929. Built by Omaha Structural Steel Works for approximately \$640,000.00, the bridge carries U.S.

Highway 34 traffic over the Missouri River and was funded as a private venture headed by the Plattsmouth State Bank. The bridge was listed in the National Register of Historic Places in 1993. Plattsmouth currently boasts a growing population of 6,887 residents. Its historic commercial district contains numerous shops, restaurants and businesses that continue to serve the community and surrounding countryside.¹⁵

Plattsmouth Main Street Historic District

Roughly bounded by 3rd and 7th Streets, Plattsmouth's Main Street is composed of commercial and government buildings, most of which date to the late nineteenth century and are Commercial Italianate in style. Listed in the National Register in 1985, the cohesive nature of the district is emphasized by the common height of its buildings and their use of brick and similar architectural features, which creates a distinct sense of time and place. Historic preservation activities within the district include Plattsmouth's participation in the Main Street Program for Commercial District Revitalization in cooperation with the National Trust for Historic Preservation.

"Plattsmouth Main Street Historic District," National Register of Historic Places Nomination form, Prepared by Mary Findlay, July 1985.



Built ca. 1871, the Fitzgerald Building was extensively rehabilitated approximately fifteen years ago and is part of the Plattsmouth Main Street Historic District, CC14-120.

Alvo

Similar to many of its neighboring towns in Cass County, the catalyst behind the development of Alvo was the arrival of the railroad, specifically, the construction of the Chicago, Rock Island & Pacific line built between Omaha and Lincoln from 1888-1891. By 1890, the railroad reached Alvo and its depot was the first permanent building erected in the village. Approximately ten years later, Alvo's population stood at 200 and the village possessed a weekly newspaper, hotel, bank, two churches and numerous commercial establishments including general merchandise, dry goods and hardware stores.¹⁶

The early twentieth century brought continued prosperity to Alvo. By 1917, its population had increased to 250 and the village boasted over a dozen stores and businesses. Electricity came to Alvo in 1927 and a village water system was installed in the 1930s. Following World War II, many changes affected Alvo. Passenger rail service was discontinued and the depot was torn down in 1957. School system consolidation resulted in the closing of the Alvo School, which was similarly razed in 1966. Alvo's population currently stands at 142 residents and its close proximity to Lincoln makes it an attractive bedroom community.¹⁷

Alvo, A Uniquely Named Community

Named after the first child born in town, Alvo has the distinction of being the only community with this name in the United States.

Jane Graff, *Nebraska Our Towns: East Southeast* (Seward, NE: Second Century Publication, 1992), 15.

Avoca

Amos Tefft, a settler from Illinois, arrived in the area in 1857 and, within a few months, a post

office and town had been registered under the name Avoca. For the next two decades, settlement progressed at a slow pace with many first- or second-generation Germans establishing homesteads in the vicinity. The arrival of the Missouri Pacific and Wabash railroad lines spurred growth and Avoca's population reached 150 inhabitants by 1884. A new plat was filed for Avoca in 1882 and the village was incorporated two years later. By 1890, Avoca was home to 250 individuals and included numerous businesses such as a hotel, restaurant, shoemaker, lumber dealer and two blacksmiths. General merchandise, hardware and drug stores were also present in the village at this time.¹⁸

Avoca suffered two significant setbacks in the 1920s. A wind storm caused damage to much of the village in September 1921 and, in February 1924, a fire destroyed nine businesses. In the 1930s, the population of the village briefly dropped below 200, however, the number of inhabitants had increased to 218 by 1960. Currently, Avoca has 270 residents.¹⁹

Sweet Vale of Avoca

The Thomas Moore poem, "The Meeting of the Waters," praises the beauty found in the "sweet vale of Avoca." The Avoca River and Village of Avoca are located in County Wicklow, Ireland and many towns in the United States bear this name.

Lilian Linder Fitzpatrick, *Nebraska Place-Names* (Lincoln, NE: University of Nebraska Press, 1960), 30.

Cedar Creek

Cedar Creek was platted as a "paper town" in 1865 by Swiss immigrant John Inhelder and two brothers, Isaac and George Sayles, who transferred their ownership to Inhelder soon after platting. John Inhelder owned a total of 520 acres

of land in the area at the time. The village received a post office in 1872, however, its development was slow and, by 1882, Cedar Creek consisted of a small store and a few dwellings. With its location on the Burlington & Missouri Railroad the village ultimately grew to include a lumberyard, hotel, blacksmith, hardware store and dance hall. It also had two banks with the opening of the First Security Bank in 1917. Fire later consumed many of the commercial buildings in the village. Cedar Creek now boasts a population of 396 with modern homes built on four man-made lakes.²⁰

Eagle

Samuel Prouty, an early settler in the area, had a post office established in his residence under the name of Eagle in November 1869. Reportedly, Prouty based the name on an eagle he had shot in the vicinity. The site that would be developed as the Village of Eagle was sold by Sam McClintic to the Missouri Pacific Railroad in 1886 as the railroad began to construct a branch line between Weeping Water and Lincoln. McClintic declined having the village named for him and, when the village was platted that same year, it took the name of the nearby post office and cemetery.²¹

A description of Eagle from 1886 reveals the immediate impact that the railroad would have on community development:

“The embryo village presented a slim appearance. All the portion of the town lying east of 4th street was an oat field while that west was a corn field. The Missouri Pacific track was not yet graded, although the graders had encamped on the town site... Uncle John Sumner had the foundation in and timbers up for his residence, while Dallenty’s shop was in fair way of completion. Joe Blanchard was the postmaster... Dr. Potter was also located in Blanchard’s building. George Wright was head

over heels in the smith business adjoining Blanchard, living in a tent.”²²

By 1890, Eagle had a population of 175 and supported a hotel, billiard hall, bank and two grain elevators. Other businesses in the village included a dressmaker, confectionary, tobacconist, blacksmith and harnessmaker, along with hardware and general merchandise stores. A Methodist Church (CC04-003) was also being constructed at this time. Eagle was subsequently incorporated on August 11, 1891.²³

Eagle continued to prosper into the twentieth century, providing frequent railroad freight service and three passenger trains a day to and from Lincoln. Additional businesses were established in the village including a lumberyard, stockyard, creamery and photography studio. The subsequent decline in the importance of the railroad did not hinder the growth of Eagle. Located on U.S. Highway 34, which provides easy access to nearby Lincoln, this roadway has been paved since 1934 when it was designated a federal highway. In fact, the village has physically grown with the development of modern housing subdivisions and its population has increased from approximately 600 in 1970 to 1,105 today.²⁴

Elmwood

A post office in the vicinity of Elmwood’s present location was established in the home of Civil War veteran David McCaig in 1868. The village was platted and incorporated in 1886 in response to the construction of a branch line of the Missouri Pacific Railroad originating from Union. Thereafter, Elmwood grew quickly with the number of residents increasing from approximately 100 in 1886 to 400 in 1890 and 900 in 1910; the height of its population. At this time, products shipped from Elmwood included grain, broom corn, apples, cattle and hogs. The village also supported such businesses as a millinery, harnessmaker and barber, and had more than one blacksmith, wagon maker, hardware

store and drug store. Catholic, Methodist and Lutheran congregations held services in Elmwood and, in 1886, a Christian church was built (CC05-002, no longer extant).²⁵



Former Christian Church in Elmwood, no longer extant, CC05-002.

After 1910, Elmwood's population declined to 456 by 1940 before growing to its present number of 668 residents. The Missouri Pacific branch line was discontinued in 1986; currently, Nebraska Highway 1 and nearby U.S. Highway 34 connect Elmwood with its surrounding environs.²⁶

Greenwood

Silas Greenwood, a hunter and trapper, was an early settler in the vicinity residing by Greenwood Creek, and later Salt Creek, in the 1850s. By

1869, the Burlington & Missouri Railroad was building its line from Plattsmouth to Lincoln. A year later the railroad entered Greenwood, which was made a post office at the same time. Village growth was slow. By 1873, Greenwood consisted of a depot, post office, one or two stores and a few residences. The village claimed 100 residents six years later and was incorporated in 1883.²⁷

Bess Streeter Aldrich

Bess Streeter Aldrich was an accomplished author who wrote from experience about small-town and pioneering life. Born in Cedar Falls, Iowa, Bess Streeter married Charles Aldrich in 1907 and, two years later, they moved to Elmwood upon purchasing part ownership in the American Exchange Bank (CC05-011). After having her entry chosen in a fiction contest conducted by the *Ladies Home Journal* in 1911, Bess continued to write and had her first compilation of short stories published in 1924. A regular contributor to such magazines as *Saturday Evening Post*, *Ladies Home Journal* and *Collier's*, her books include *Rim of the Prairie*, a story of life on the Nebraska prairie. Bess Streeter Aldrich was a resident of Elmwood from 1909-45. Her former home (CC05-008) is open to the public as a museum and is listed on the National Register of Historic Places. She was inducted into the Nebraska Hall of Fame in 1971-72.

Bess Streeter Aldrich Foundation website accessed online at www.lincolne.com/nonprofit/bsaf.



Bess Streeter Aldrich House in Elmwood, CC05-008.

With an estimated population of 290 residents by 1882, Greenwood boasted numerous businesses including three general stores, two millinery stores, two hotels and a drug store. Blacksmith, wagon, harness and carpenter shops were also found in the village. Rail shipments from Greenwood the year prior consisted of 482 carloads of corn, twenty-seven carloads of wheat and lesser quantities of rye, oats and barley. Seventy-nine carloads of hogs and twenty-eight cars of cattle were also shipped at this time. By 1890, Greenwood's population had increased to 750. Its business community was thriving having added a broom manufacturer, bee hive producer, jeweler and physician, among other concerns. Churches in Greenwood served Catholic, Methodist, Episcopal, Congregational and Christian congregations.²⁸

Greenwood's prosperity suffered setbacks in the early twentieth century. Fires in 1914, 1922 and 1924 destroyed many buildings within the commercial district. The 1930s brought the closure of the two banks and other businesses in town. As the automobile succeeded the railroad as the preferred mode of transportation, Greenwood's location on the D.L.D. Highway (later, U.S. Highway 6) and its close proximity to Interstate Highway 80 made accessing Lincoln and Omaha easier. Today, this gives many of Greenwood's 544 residents the ability to commute and shop in these metropolitan centers while enjoying the benefits of small town life.²⁹

The former railway depot (CC06-008) was donated by the Burlington Northern Railroad to the Greenwood Historical Society, which moved the building to the town park to house their collections. Two other community buildings of historical note are the United Methodist Church (CC06-003), built in 1916 for approximately \$10,000, and the former school (CC06-007). Constructed in 1907, the school was later converted into apartments following the consolidation of the Greenwood and Ashland

(Saunders County) school districts.³⁰



Historic image of Main Street in Greenwood.

Louisville

Initially settled and surveyed in 1857 by Gardner Powers, Louisville was incorporated by an act of the territorial legislature that same year. Little growth occurred, however, prior to the arrival of the Burlington & Missouri Railroad in 1870. Having the railway routed through Louisville was attributable to the efforts of John T.A. Hoover, a landowner in the area who became the first postmaster in town and a prominent businessman. Louisville, resurveyed in 1872, was ultimately reincorporated under state law ten years later. Providing further stimulus behind the early development of the village was the arrival of the Missouri Pacific line, which reached Louisville in 1881.³¹

Louisville was also blessed with natural resources that aided its prosperity. Clay deposits enabled the establishment of a pottery and stoneware manufactory in 1878 and, by 1890, a brick factory with a daily capacity of 35,000 bricks. Its limestone and sandstone quarries employed upwards of 500 men in the 1880s. Commercially, general stores, drug stores, a clothing store and jewelry store were a few of the businesses in town. A grain elevator, flour mill and two lumber yards were also operating at this time.³²

Louisville's population increased from 250 residents in 1879, to approximately 450 by 1882

and 800 in 1890. The village suffered a terrible flood on 28 September 1923 when Mill Creek overflowed its banks. The flood claimed twelve lives and caused significant property damage. Louisville was able to recover and, by 1933, its population stood at 969. In 2000, citizens voted to drop their village designation in favor of becoming a city. The community currently boasts a thriving business district and is home to 1,046 residents.³³

Louisville Sandstone

Use of the local sandstone as a building material is evident in many of Louisville's historic buildings. One of the nicest examples is the First Methodist Church (CC07-015) located at the corner of 3rd and Walnut streets.



First Methodist Church in Louisville, CC07-015.

Manley

In 1880, German immigrant August F. Wendt acquired land that would become the location for the Village of Manley. Three years later, he had a town site surveyed and established a post office. The formation of the village, once referred to as "Summit" due to its topography, was attributable to the arrival of the Missouri Pacific Railroad, which built a line from Atchison, Kansas to Omaha in 1881-82. Early businesses formed in Manley included two general stores, a hardware

store, drug store, shoemaker, blacksmith shop and a creamery. The village population of 80 residents in 1890 increased to 249 by 1940.³⁴

Manley has produced notable writers including Glen Fleischmann, who was also an illustrator for *Saturday Evening Post*, *Good Housekeeping* and *Collier's*, and Sophus Keith Winther who wrote *Take All to Nebraska*. Although governed by a village board since 1945, Manley was not officially incorporated until 1954. Today, Manley's population stands at 191 and younger schoolchildren continue to attend its two-room schoolhouse (CC08-005). The village offers the pleasures of small town life while nearby Nebraska Highways 1 and 50 provide access to larger neighboring towns and cities.³⁵

Murdock

The Murdock area had been substantially settled prior to the Chicago, Rock Island & Pacific Railroad establishing a station at this location in 1890. Many farms in the vicinity were owned by first or second generation Germans who had founded German-language churches. One of these congregations was attended to by Reverend Jacob Knoche, an Evangelical church missionary from Ackley, Iowa. This relationship proved fortuitous as several Ackley residents, sensing an opportunity in the fledgling village, established businesses in Murdock including a lumberyard, harness shop, and mercantile store. Other early commercial interests in the village consisted of a drug store, furniture store and funeral parlor, millinery and bank, in addition to the former Gillespie Hotel (CC09-005).³⁶

Incorporated in 1905, Murdock's population has remained relatively stable throughout its history. Soon after the arrival of the railroad, Murdock claimed approximately 200 residents. By 1933, this number had grown to 233 and, currently, its population stands at 269 inhabitants.³⁷

Murray

Settlement came slowly to the Murray area, which claimed a single resident as late as 1872. Six years later, a church from the nearby Rock Bluff community was moved to the vicinity in the hopes of supporting a town that would be named "Fairview." However, upon establishing a post office in 1884, it was determined that the name could be confused with other towns so, as a tribute to the church pastor, Reverend George Reed Murray, the name "Murray" was chosen.³⁸

Naomi Institute

East of Murray is one of the earliest institutions of higher learning founded in Nebraska. Unassuming in appearance, the Naomi Institute (CC15-002) was built in 1870 with Professor J.D. Patterson serving as headmaster. Patterson advertised that "the morals of the place are the very best there is, not a dramshop in the village, and the pupil will be free from the surroundings of vice that are usually found in larger and 'faster' towns in the West." Although initially successful, the school's debt forced Patterson to sell it in 1872. The building later served as the Rock Bluffs School. Listed on the National Register of Historic Places, the Naomi Institute stands as a testament to the educational pursuits of Nebraska's pioneers.

"Naomi Institute," National Register of Historic Places Nomination Form, Prepared by D. Murphy, 15 April 1976; Mary Skalak, ed., *History of Cass County, Nebraska* (Dallas: Curtis Media Corporation, 1989) 6, 7.



Naomi Institute, CC15-002.

At this time, Murray was a farming community consisting solely of the church, school, blacksmith shop and a couple residences. By 1890, its population stood at a mere 35 residents. Village growth was stimulated a year later when the Missouri Pacific Railroad connected Murray with Plattsmouth and Omaha. The town suffered a devastating fire in June 1927 that destroyed half of its businesses and the community hall. Although a plat was filed for Murray in 1891, it was not formally incorporated until 1935. Located on Nebraska Highway 1 and in close proximity to U.S. Highway 34/75, Murray's 481 residents can easily access nearby metropolitan areas.³⁹

Mynard

The development of Mynard was stimulated with the construction of a Missouri Pacific branch line in 1892 that extended from Union through Murray and Mynard to Plattsmouth. This unincorporated community received its name from Mynard Lewis, a former civil engineer with the Missouri Pacific. It and boasted by 1900 such businesses as two general stores, two blacksmith shops, a harness shop and farm implement store. Mynard's population peaked at 75 in 1907 and, as late as 1989, the community claimed approximately 50 residents.⁴⁰

Nehawka

The area that ultimately became the village of Nehawka was settled in 1855 by Samuel M. Kirkpatrick, who arrived from Iowa and established a sawmill. Other settlers soon followed, likewise staking their claims along the Weeping Water Creek. A town was platted in 1857, yet no parcels were sold and the plat was abandoned. In 1875, a post office for the community was approved under the name Nehawka, which is derived from a Omaha and Oto Indian word meaning "rustling water." Village growth ultimately received its stimulus in 1887 with the arrival of the Missouri Pacific Railroad.⁴¹

Another plat was filed in 1887 and, by 1893, the population of Nehawka was 200. The village soon boasted three general stores, two meat markets, two hotels, a hardware and furniture store, drug store, bank, millinery and weekly newspaper, *The Nehawka Register*. In 1910, the “Commercial Club” was created to promote village improvements such as street grading, sidewalk construction and the building of an auditorium completed in 1914 (CC12-010, no longer extant).⁴²



Former Nehawka auditorium, no longer extant, CC12-010.

Nehawka was also regionally notable for its limestone quarries, apple orchards, and the manufacture of concrete mixers. The village’s contributions to Nebraska’s political history includes sending representatives to the territorial legislature (Samuel Kirkpatrick and Lawson Sheldon) and U.S. Congress (E.M. Pollard), as well as producing the state’s first native-born governor (George Sheldon). The population of Nehawka currently stands at 232 residents.⁴³



Historic image of the former Missouri Pacific R.R. depot in Nehawka, no longer extant.

Nehawka Public Library

Listed on the National Register of Historic Places, the Nehawka Public Library (CC12-015) is a testament to the efforts taken in combating national unemployment during the Great Depression. In 1933, President Roosevelt established the Civil Works Administration (CWA) in order to provide funding for work relief projects; one of which was the construction of the Nehawka Public Library. Started in December 1933, the building was completed by September 1934 thanks to CWA grants, donated materials and the fund-raising efforts of the Nehawka Woman’s Club. The library’s log cabin form was chosen as a memorial to Nehawka’s pioneering families.

“Nehawka Public Library,” National Register of Historic Places Nomination Form, Prepared by Jill M. Ebers, 17 June 2002.



Nehawka Public Library, CC12-015.

South Bend

Named for its location on the “south bend” of the Platte River, the area was settled by W.H. Hill and T.W. Fountain in 1856 and a town was platted a year later by speculators. Little settlement occurred prior to the filing of a second plat in 1870 in anticipation of the arrival of the Burlington & Missouri Railroad. By 1872, the railroad had completed its line connecting Plattsmouth and Lincoln, and, in 1875, a third plat

was surveyed for South Bend.⁴⁴

C.H. Pinkham established a store in town in 1872 from which he also operated the post office. A lumber yard, hardware store, blacksmith shops, limestone quarries and, later, a sand and gravel company also aided the local economy. By 1882, the population of South Bend stood at approximately 250 individuals and, three years later, the town was incorporated. The population had decreased to approximately 80 persons by 1967 and, after seventy years of operation, the sandpit closed in 1990. Presently, the village claims 86 residents.⁴⁵

Union

Union was surveyed in 1887 by the Missouri Pacific Railroad with the planning of a line between Nebraska City and Lincoln. That same year, G.A. Rose established a store in anticipation of the arrival of rail service. The railroad was completed in 1888 and, in 1890, an additional branch of the Missouri Pacific was constructed connected the village with Omaha. Union was officially organized in 1892, at which time its population stood at approximately 400 residents.⁴⁶

By 1893, Union was serviced by eight passenger trains daily and it became an important shipping center. Businesses established in the village included general stores, a furniture and hardware store, stationary and drug store, harness shop, and a millinery. Additionally, a brick manufacturer, sawmill and weekly newspaper, *The Union Ledger*, were found in town. Multiple fires to Union's business district however, have necessitated its rebuilding more than once.⁴⁷

A schoolhouse was built in Union in 1889. This building burned in 1912 and was replaced by a large brick school (CC17-006) that served the community until 1956 when the Union school district merged with the Nebraska City district. By 1933, Union's population had decreased to 316

residents and, currently, its population stands at 260.⁴⁸

Union Jail

This former jail building (CC17-007) located on 1st Street in Union is a unique property type now rarely found in Nebraska.



Union Jail, CC17-007.

Wabash

Located on a branch line of the Missouri Pacific Railroad, Wabash was platted in 1886 and boasted a population of 200 residents by 1890. The town supported numerous businesses including general merchandise, hardware and drug stores, as well as a lumber and coal dealer, two physicians and a weekly newspaper, *The Wabash Weekly News*. The town's fortunes abruptly suffered following the construction of the Chicago, Rock Island & Pacific line through Alvo and Murdock and it claimed less than 40 inhabitants by the 1940s. Presently, this unincorporated community consists of a small number of residences.⁴⁹

Weeping Water

Originally settled in 1855, Weeping Water was platted in 1869 and subsequently incorporated a year later. During this period it supported a small community consisting of a few residences, a store

and a grist mill. The anticipated arrival of the Missouri Pacific Railroad stimulated growth and, by 1880, Weeping Water's population stood at 400 inhabitants. Two years later, this number increased to approximately 650 and, in 1890, the city boasted 1,350 residents.⁵⁰

Supporting this thriving city at the time were various commercial establishments. By 1882, these included general stores, hardware stores, drug stores, blacksmith shops, wagon shops, lumberyards, and hotels. Eight years later, two furniture dealers, three shoemakers and a tinsmith were also found in the city. Manufacturing interests included a broom producer, a pressed brick manufacturer and the Noble Sewing Machine Company, which employed approximately 120 men.⁵¹

In addition to its commercial and manufacturing concerns, the economy of Weeping Water was also sustained by its limestone quarries. Many buildings in the city were constructed from this limestone, which, due to the concentration of iron ore in the stone, creates distinctive staining patterns. Examples of this phenomenon are found on the United Methodist Church (CC19-030) and, to a lesser extent, the former Congregational Church and parsonage (CC19-071 and CC19-069). These latter two buildings were constructed between 1867-70 and are now listed on the National Register of Historic Places as part of the Weeping Water Historic District.⁵²



United Methodist Church in Weeping Water, CC19-030.

Today, with a population of 1,103 residents, Weeping Water continues to be a city with a healthy commercial district. Its limestone quarries also remain active.⁵³

The Legend of Weeping Water

The city of Weeping Water takes its name from the bordering Weeping Water Creek. An Indian legend claims that this stream was created following a battle between two tribes. Braves of one tribe were in pursuit of the tribal chief's daughter who had been kidnapped. They died in the ensuing fight with the tribe that had abducted her and, when their wives, daughters and mothers discovered their bodies on the plains, their tears of sorrow created the creek.

Andreas, ed., *History of the State of Nebraska* (Chicago: Western Historical Company, 1882), Part 9, 2; Jane Graff, *Nebraska Our Towns: East Southeast* (Seward, NE: Second Century Publication, 1992), 3.

Cass County Agricultural Society

Similar to the Nehawka Public Library (CC12-015) discussed earlier, the Cass County Agricultural Society building (CC19-095) was built using federal funding during President Roosevelt's administration. This facility was first proposed in 1935 and, by 1937, a Work Projects Administration (WPA) grant in the amount of \$40,307.00 was awarded for construction of the building. During the Great Depression, the WPA continued the general work relief projects of the Civil Works Administration (CWA). The Cass County Agricultural Society was originally formed in 1920 as the Cass County Agricultural Association. This group was involved in organizing and developing the Cass County Fair.

Weeping Water Centennial Scrapbook (Weeping Water, NE: Weeping Water Chamber of Commerce, 1970), 46-47.



Cass County Agricultural Society building in Weeping Water, CC19-095.

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9. Nebraska Department of Natural Resources, "Population of Nebraska Counties: 1860-1990," material accessed online at www.dnr.state.ne.us/databank/census/cencnty.txt. 2000 census information accessed online at www.fact-index.com/c/ca/cass_county__nebraska.html.
10. Skalak, 15, 17, 18; Alice Pollock Perry and Vernon L. Waterman, *Plattsmouth Centennial, 1854-1954* (Plattsmouth, NE: Plattsmouth Journal, 1954), 11, 12.
11. Andreas, ed., Part 4: 8, 9.
12. Perry and Waterman, 14, 18; Andreas, ed., Part 4: 8.
13. Skalak, 4, 5, 20; *Nebraska State Gazetteer, Business Directory and Farmers List for 1890-1891* (Omaha, NE: J.M. Wolfe & Co. Publishers, 1890), 9; Perry and Waterman, 14, 18. The *1890-1891 Nebraska Gazetteer* is located at www.rootsweb.com/~neresour/NSHS/1890Gaz/cassbus.htm#a.
14. Perry and Waterman, 11, 17; Skalak, 21; Jane Graff, *Nebraska Our Towns: East Southeast* (Seward, NE: Second Century Publication, 1992), 15; *Nebraska Highway Map* (Sinclair Oil Company, 1933).
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16. Graff, 16, 17; Skalak, 159, 161.
17. Skalak, 161; www.fact-index.com.
18. Graff, 18, 19; Andreas, ed., Part 12: 6; *Nebraska State Gazetteer, 1890-1891*, 1, 2.
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 21. Graff, 22; Skalak, 83.
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 23. Ibid.; *Nebraska State Gazetteer, 1890-1891*, 2, 3.
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 29. Greenwood Centennial Commission, *Centennial History of Greenwood* (Greenwood, NE: Greenwood Centennial Commission, 1967), 38, 62, 66; Skalak, 114; www.fact-index.com.
 30. Graff, 27; *Centennial History of Greenwood*, 28, 131, 224.
 31. Graff, 28; Andreas, ed., Part 10: 3.
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 34. Graff, 30, 31; *Nebraska State Gazetteer, 1890-1891*, 7.
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42. *Nebraska State Gazetteer, 1890-1891*, 8; Graff, 37.
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 45. Graff, 39; *Nebraska State Gazetteer, 1890-1891*, 14; Skalak, 174; www.fact-index.com.
 46. Graff, 41; *Nebraska State Gazetteer, 1890-91*, 15.
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CHAPTER 2: SURVEY RESULTS

Research Design

Objectives

The Nebraska State Historical Society (NSHS) contracted with Heritage Research, Ltd. (HRL) to identify and document significant historic, architectural and landscape resources within Cass County. Architectural historians from Heritage Research, Ltd. conducted a Nebraska Historic Buildings Survey (NeHBS) in the autumn of 2003 and winter of 2004. The survey builds upon the previous survey efforts undertaken by the NSHS in 1977. The survey verified the location and evaluated the current status of previously surveyed resources and identified additional resources that qualify for inclusion in the NeHBS. HRL examined the integrity and significance of each previously surveyed and newly identified resource, and its potential eligibility for listing in the National Register of Historic Places (National Register). The survey team also reviewed resources collectively to determine their potential to contribute to a National Register Historic District. For more information on the NeHBS refer to Chapter 4: Preservation in Nebraska.

Methodology

Prior to performing fieldwork, repositories including the Nebraska State Historical Society Library and University of Nebraska-Lincoln Love Library were visited in order to obtain general background and site-specific information on Cass County and its communities. For previously surveyed properties, additional information in the form of site files, survey cards and maps were collected from the Nebraska State Historic Preservation Office (NeSHPO). The Cass County Historical Society was also visited and consulted throughout the project for site-specific information.

Between September 2003 and January 2004, HRL surveyed every public road and street in Cass County. Based on a policy of avoiding trespassing on private property, distant properties that could not be photographed from the public right-of-way were not inventoried. Likewise, properties obscured by foliage were not surveyed. The HRL field crew identified properties with historic and architectural significance that met the following evaluation criteria outlined in the *Nebraska Historic Buildings Survey Manual*:

- C Have reached an age of 50 years or greater
- C Retain physical integrity
- C Situated in their original location

In accordance with Nebraska Historic Building Survey guidelines, properties that fell short of the 50-year-old criterion were included in the survey if they were of exceptional importance or are an unusual property type.

In order to retain integrity, a property must possess many original features and characteristics, for instance, size and scale, building materials and elements of its architectural style. To put it more simply, a property must retain a high degree of recognizability compared to its historic appearance. Integrity is affected in cases where original building materials and features, such as windows, doors and porches, have been removed or altered. Modern materials including new sidings (e.g. vinyl, asphalt, aluminum, permatone) and recently constructed additions that obscure historic materials and features also negatively affect integrity. Standards of integrity are more rigorously applied to houses than to other property types, such as commercial buildings, due to their generally greater number in county surveys.

Farmsteads and building complexes were evaluated in their entirety and, if the primary building of a farmstead (e.g. house and/or barn) or complex did not retain integrity, then associated

buildings were not surveyed. Abandoned buildings were surveyed if they dated to the nineteenth century, represented a unique property type or possessed construction materials, such as stone, that are indigenous to the area being surveyed. In terms of commercial buildings, first-floor storefront alterations are recognized as fairly common and did not exclude a commercial building from being surveyed.

The field survey involved taking at least two black-and-white photographs of newly surveyed properties. Description information (i.e. size, height, materials, roof type) were recorded in the NeHBS database and the property location mapped. These properties were documented according to the NeHBS manual and classified by the historic context and property type codes developed by NeSHPO. Previously surveyed properties were reevaluated and their survey card was updated and, for those retaining integrity, a new photograph taken.

Limitations and biases of the survey included a review of only those properties and resources identifiable from the public right-of-way and not obscured by foliage or other obstructions. HRL field crew noticed an increase in the amount of foliage and general vegetation, especially surrounding residential properties, than compared with the previous survey of Cass County conducted in 1977.

National Register of Historic Places

Properties were evaluated for their potential eligibility for listing in the National Register of Historic Places (NRHP). The NRHP is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. To be eligible for National Register-listing, a property must be at least 50 years old and possess historic significance and integrity.

Historic significance is recognized and categorized under any of the following four criteria established by the National Park Service:

- C *Criterion A* - Property is associated with events that have made a significant contribution to the broad patterns of our history.
- C *Criterion B* - Property is associated with the lives of persons significant in our past.
- C *Criterion 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.
- C *Criterion D* - Property has yielded, or is likely to yield, information important in prehistory or history. (Primarily applied to archaeological sites).

Certain kinds of properties are not usually considered for listing in the National Register including: religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past fifty years. However, these properties may be eligible for listing if they fall into any of the following categories:

- C Religious properties deriving significance from architectural or artistic distinction or historical importance.
- C Moved properties significant for their architectural value or that are the surviving structure most importantly associated with a historic person or event.

- C Birthplaces or grave sites of historical figures of outstanding importance if there are no other appropriate sites or buildings directly associated with that person.
- C Cemeteries that derive their significance from graves of people of outstanding importance, from age, from distinctive design features, or from association with historic events.
- C Reconstructed buildings that are accurately executed in an appropriate environment when no other building or structure with the same association has survived.
- C Commemorative properties whose design, age, tradition, or symbolic value has imbued it with its own significance.
- C Properties that have achieved significance within the past 50 years if they are of exceptional importance.

Integrity, the ability of a property to convey its significance, is also assessed in determining whether that property is eligible for listing in the NRHP. The National Park Service has defined seven qualities that help to determine the integrity of a property:

- C *Location* - the place where the historic property was built or where the historic event occurred.
- C *Design* - the shape, size, plan, structure, and style of the property.
- C *Setting* - the physical environment surrounding the historic property.
- C *Materials* - the building materials that were used to construct the property.

- C *Workmanship* - the evidence of the crafts, techniques and skills of a particular culture or people used to create the property.
- C *Feeling* - the property's expression of its historic sense of a particular period of time.
- C *Association* - the direct link between an important historic event or person and the historic property.

During the reconnaissance-level survey, color slides and digital images were taken of all properties deemed potentially eligible for listing in the NRHP.

All data acquired from the field survey was gathered and entered into the NeHBS database. This information, the history of Cass County and its communities, and recommendations for NRHP listing are compiled to compose this survey report. Additional products submitted to NeSHPO from this project include photograph contact sheets and negatives, color slides, maps, site plans, research files, as well as a CD-ROM consisting of digital images and copy of this report.

Survey Results

The 2003-2004 NeHBS of Cass County evaluated 896 properties including 654 previously surveyed properties. Heritage Research did not resurvey 329 previously surveyed properties that were not extant, suffered from a significant loss of integrity or were inaccessible due to minimum maintenance roads/unidentified location. In total, the survey team documented 567 properties, including 242 newly surveyed properties and 325 previously surveyed properties that meet NeHBS guidelines.

Illustrated Discussion of Significant Historic Contexts

The NeHBS of Cass County identified resources that reflect the historic contexts of the NeHBS manual as well as the NeSHPO. Distinct property types exist within each historic context, which provides an outline of a particular theme of Nebraska history. This survey identified nine significant historical contexts. A brief discussion of these contexts with photographs of representative properties follows. A list of potentially eligible properties associated with these contexts is found in Chapter 3: Recommendations.

Agriculture

Agriculture refers to livestock and crop production. A significant number of properties surveyed during the NeHBS belong in the agriculture context. The vast number of resources are farmsteads that are comprised of various outbuildings. Examples of outbuildings include dairy barns, hog barns, corn cribs, chicken coops and silos.



Kehlbeck Farmstead near Avoca, CC00-036, listed in the National Register.

Association

Resources identified with the association context refer to those utilized for interaction based upon membership or affiliation with organizations and

institutions. Properties that fall under this context generally encompass meeting halls used by fraternal and social organizations.



Nebraska Masonic Home in Plattsmouth, CC14-046, recommended as potentially eligible for listing in the National Register.

Commerce

The historic context of commerce is affiliated with the buying and selling of goods that are moved from one place to another. Stores were the primary associated resource type found in the survey. Generally, these stores include frame buildings and substantial masonry structures located in distinct commercial districts within the various communities of Cass County. Other types of resources found in Cass County that would be included under the historic theme of commerce would be hotels and grain elevators.



Davis Block in Weeping Water, CC19-032.



Gillespie Hotel in Murdock, CC09-005, is recommended as potentially eligible for listing in the National Register.

Education

The education context relates to the act or process of imparting or acquiring knowledge. Schools located within communities generally were masonry structures ranging between one and three stories in height. Meanwhile, rural schools included one-story, frame or masonry examples that were sparse in architectural detail.



Naomi Institute near Murray, CC15-002, listed in the National Register.

Government

The historic context of government relates to the act or process of governing involving its organization and machinery through which it deliberates decisions and delivers services. The NeHBS identified a number of properties related

to the government context. The most imposing is the Cass County Courthouse while, on a smaller scale, the Avoca Town Hall served its rural community. Other government-related resources include a Carnegie public library in Plattsmouth and a Civil Works Administration funded library in Nehawka.



Avoca Public School in Avoca (education), CC02-001.



Carnegie Library in Plattsmouth (government), CC14-077, listed in the National Register.

Religion

The religion context reflects a formalized and institutional belief and exercise of faith. Religious property types located during this survey are limited to churches and cemeteries. Churches generally range in form and building material from substantial brick or masonry structures to simple frame examples. A variety of architectural styles are evident and include Neo-Gothic Revival

to Neoclassical. Generally, religious properties are required to meet a special set of criteria for inclusion on the National Register. They are eligible if they derive their primary significance from architectural distinction or historical importance. Specifically, religious properties are evaluated on the historical, architectural, artistic and cultural value as opposed to the merits of a particular religious doctrine.



United Methodist Church in Greenwood, CC06-003.

Services

The services historical context refers to important support facilities such as banking, public utilities and health care. Examples in Cass County include the American Exchange Bank in Elmwood (CC05-011) and the Dr. Fate Office building in Weeping Water (CC19-070), which is part of the Weeping Water Historic District.



American Exchange Bank in Elmwood, CC05-011.



Dr. Fate Office in Weeping Water, CC19-070, listed in the National Register as part of the Weeping Water Historic District.

Settlement/Architecture

The settlement context relates to the division, acquisition, ownership and development of land. The primary historical resources associated with the settlement context are houses. These houses encompass many architectural styles, of which several are highlighted below:

Queen Anne – Briefly summarized, Queen Anne architecture is a late Victorian era building style characterized by an irregular plan, often evident through asymmetrical walls. A combination of various building materials ranging from shingles, clapboard and brick may be used on one structure, while typical details include large porches or verandas, turrets, bay windows and decorative patterns, such as fish-scale and diamond shingles. Leaded and/or stained glass windows are also present.

American Foursquare – Popularized by mail-order catalogues, the American Foursquare residence, which was prevalent from 1900 to 1930, is typically two stories and features a nearly square plan. It is topped with a low, broad hipped roof, which often features dormers, and also displays a large porch across the

front, symmetrical facade. Exterior materials range from clapboard to brick to concrete block and elements influenced by the Colonial Revival style are most often found on foursquare buildings.

steeply pitched gabled rooflines, and large decorative chimneys. Residential buildings typically display balloon frame construction with a stucco, brick or stone veneer.



An elaborate Queen Anne house in Plattsmouth, CC14-099.



An Italianate house in Plattsmouth, CC14-086.



Example of an American Foursquare house in Eagle, CC04-011.



Example of a Tudor Revival house in Louisville, CC07-032.

Italianate – Generally two-to-three-stories in height, Italianate residences often feature decorative elements including brackets under the roof eaves and heavy window hoods. Porches are commonly a single-story in height with squared or beveled posts with capitals and/or brackets.

Tudor Revival – Tudor Revival characteristics, dating from the early-to-mid-twentieth century, include half-timbering,

Craftsman and Craftsman-style Bungalow – The bungalow, which is perhaps more a form than a style, became popular in Nebraska between 1910 and 1940. Characterized as an economical dwelling with simple lines, the bungalow typically rises one-and-one-half stories and features a wide, projecting roof, often low-pitched and featuring a dormer window. This roof, which often features exposed rafter tails, allows for large, facade-length porches, which may be enclosed. Clapboard siding is generally found

predominant; however, stucco and brick are also commonly used. Woodwork, including knee braces and brackets, tends to be plain but solid.



Example of a Craftsman Bungalow in Murdock, CC09-008.

Vernacular – Refers to buildings without a distinct architectural style because they possess only minimal ornamentation or other elements that are attributable to a distinct style. Vernacular buildings are best identified by their roof form—front gable, side gable, hip-roof and pyramid.



Two-story side gable house near Plattsmouth, CC00-070.

Transportation

This context includes systems used to move people and material from one point to another. Fieldwork identified historical resources tied to

both the establishment of road and railroad networks. The most common road-related resources were early-twentieth century truss bridges found throughout Cass County. Additionally, early-to-mid-twentieth century service stations were also identified. Meanwhile, railroad-related structures include multi-span truss bridges in the Plattsmouth area.



Turkey Creek Bridge near Cedar Creek, CC00-218.

Statistical Analysis

Since the last Nebraska Historic Building Survey (NeHBS) of Cass County in 1977, the county has undergone a great deal of change and growth. A number of the county's historic resources have been lost to demolition and modern additions or modifications. This statistical analysis has been undertaken to illustrate what changes have occurred since the previous survey almost thirty years ago.

Heritage Research recorded which previously surveyed properties were resurveyed, demolished, not resurveyed due to loss of integrity or not resurveyed due to lack of initial integrity during the resurvey of Cass County. For those properties that were not resurveyed due to loss of integrity, Heritage Research compiled data noting the type and number of alterations. This data illustrates the specific changes that have occurred to a range of property types in Cass County since it was last surveyed in 1977.

For those properties not resurveyed due to loss of integrity, most alterations were due to one or a combination of the following three factors:

- Installation of modern siding
- Window alterations in the form of modifying the size or configuration of the window openings or removing the original windows
- Alterations to porches by removing historic materials and decoration or by entirely enclosing the porch to make it an interior space

To a lesser extent, other factors that contributed to a loss of integrity were also observed during the resurvey and included the following:

- Building on the verge of collapsing
- Portion of the building removed
- Historic features of the building removed

- Modern additions obscuring the historic building or materials

This statistical analysis looks at the previously surveyed properties that were not resurveyed and divides them into two groups: rural properties and those properties found in communities. It then further divides these properties into the following categories:

- Demolished
- Not resurveyed, loss of integrity
- Not resurveyed, lack of initial integrity

For those properties not resurveyed due to loss of integrity, the number and type of alterations are indicated. Note that the total number of alterations exceeds the number of properties not resurveyed due to loss of integrity because many properties exhibited more than one type of alteration.

Numerical Summary of 2003/04 Cass County Reconnaissance Survey Results

Total number of historic properties evaluated	896
Previously identified historic properties	654
Previously identified historic properties that have lost integrity or are nonextant or inaccessible	329
Previously identified historic properties with historic integrity	325
Newly identified properties with historic integrity	242
Total number of properties identified and documented	567

Number of surveyed properties

Previously surveyed properties in 1977	654	
Rural properties not resurveyed in 2003/04	119	18% of previously surveyed
Community properties not resurveyed in 2003/04	210	32% of previously surveyed
Total properties not resurveyed in 2003/04	329	50% of previously surveyed

Reason for exclusion from 2003/04 resurvey

(This table does not include those properties that could not be accessed):

Property location	Reason	Number	% of previously surveyed (654)	% not resurveyed (329)
Rural	Loss of integrity	43	7%	13%
	Demolished	59	9%	18%
	Initial lack of integrity	12	2%	4%
Community	Loss of integrity	86	13%	26%
	Demolished	86	13%	26%
	Initial lack of integrity	34	5%	10%

Type of alteration exhibited on rural properties with loss of integrity

(The total number of alterations exceeds the number of properties not resurveyed due to loss of integrity because many properties exhibited more than one type of alteration)

Type of alteration	Number	% of 43 not resurveyed, loss of integrity
Modern siding	25	58%
Porch alterations	23	53%
Window alterations	20	47%
Modern additions	8	19%
Building collapsing	2	5%
Part of building or historic materials removed	2	5%

Type of alteration exhibited on properties in communities with loss of integrity

(The total number of alterations exceeds the number of properties not resurveyed due to loss of integrity because many properties exhibited more than one type of alteration.)

Type of alteration	Number	% of 86 not resurveyed, loss of integrity
Modern siding	54	63%
Porch alterations	36	42%
Window alterations	39	45%
Modern additions	5	6%
Building collapsing	0	--
Part of building or historic materials removed	7	8%

CHAPTER 3: RECOMMENDATIONS

National Register of Historic Places Recommendations

A goal of the 2003 Nebraska Historic Building Survey (NeHBS) of Cass County is to identify properties potentially eligible for the National Register of Historic Places (National Register). National Register listing is an honorific status given to properties that possess historic or architectural significance at the local, state, or national level.

Thirteen properties and two districts in Cass County are currently listed in the National Register. These include various property types including buildings, archaeological sites and bridges. One of the National Register-listed archaeological sites has also been designated a National Historic Landmark. National Historic Landmark properties are nationally significant as they possess exceptional value and quality in illustrating or interpreting the heritage of the United States. Currently, less than 2,500 historic places bear National Historic Landmark designation.

The National Register and National Historic Landmark properties in Cass County include the following:

- C Ashland Archaeological Site near Ashland (Saunders County), listed in 1975
- C Cass County Courthouse in Plattsmouth, CC14-109, listed in 1990
- C Theodore Davis Site near Weeping Water, listed in 1972
- C Gibson House in Weeping Water, CC19-001, listed in 1986
- C Walker Gilmore Site near Murray, listed

- in 1966; National Historic Landmark designated in 1964
- C Kehlbeck Farmstead near Avoca, CC00-036, listed in 1985
- C McLaughlin-Waugh-Dovey House in Plattsmouth, CC14-067, listed in 1980
- C Naomi Institute/Rock Bluff School near Murray, CC15-002, listed in 1977
- C Nehawka Flint Quarries near Nehawka, listed in 1970
- C Nehawka Public Library in Nehawka, CC12-015, listed in 2002
- C Plattsmouth Bridge near Plattsmouth, CC00-215, listed in 1993
- C Plattsmouth Main Street Historic District in Plattsmouth, listed in 1985
- C Snoke Farmstead near Eagle, CC00-025, listed in 1998
- C “The Elms”/Bess Streeter Aldrich House in Elmwood, CC05-008, listed in 1977
- C Weeping Water Historic District in Weeping Water, listed in 1972

National Register-listed archaeological sites yield information that is important in understanding prehistoric and historic activities. Potential sites in Cass County deserve special consideration as the needs of a growing county population are met with increasing development. By protecting archaeologically sensitive areas, these undisturbed sites will retain the ability to teach future generations about our past.

As a result of this survey, the survey team recommends fifty additional individual properties

as potentially eligible for the National Register. These properties retain good integrity and possess the characteristics and significance that may allow them to be listed in the National Register. It should be noted, however, that during a reconnaissance level survey, research efforts are limited and most properties are identified based on their architectural style and historic integrity. Although the following properties appear to be good candidates for listing in the National Register, before any person were to pursue an actual National Register nomination, a great deal of additional contextual and historic research specific to these properties would be necessary

before eligibility could be definitively determined.

Due to the limitations of a reconnaissance level survey most of the following properties are recommended for listing under Criterion C: Architecture and demonstrate a significant architectural type or method of construction. Individual properties, such as religious properties, may also need to meet National Register Criteria Considerations to be eligible for listing. These potentially eligible properties are identified and illustrated below under their primary NeHBS historic context. For a discussion of historic contexts, see Chapter 2: Survey Results.

Individual Properties Recommended as Potentially Eligible for the National Register of Historic Places

NeHBS Site Number	Resource Name	NeHBS Historic Context	National Register Area of Significance
CC00-088	Stone barn/Propst Farmstead	Agriculture	Architecture
CC00-091	Farmhouse	Agriculture	Architecture
CC00-115	Weeping Water Creek Bridge	Transportation	Engineering
CC00-187	Ash Grove Cement Company	Building Materials	Architecture
CC00-208	Wulf Farmstead	Agriculture	Architecture
CC00-236	Farmstead	Agriculture	Architecture
CC00-238	Farmstead	Agriculture	Architecture
CC00-252	Farmstead	Agriculture	Architecture
CC00-274	Farmstead	Agriculture	Architecture
CC00-299	Farmstead	Agriculture	Architecture
CC00-309	Hansen Farmstead	Agriculture	Architecture
CC00-314	Pine Hill Stock Farm	Agriculture	Architecture
CC00-322	Farmstead	Agriculture	Architecture
CC00-324	Pratt Through Truss Bridge	Transportation	Engineering
CC00-331	Young Cemetery Cabin	Government	Politics/Gov't
CC00-335	Farmhouse	Agriculture	Architecture
CC00-339	Railroad Bridge	Transportation	Engineering
CC00-341	Railroad Bridge	Transportation	Engineering
CC02-017	Avoca Town Hall	Government	Architecture
CC02-018	Dr. Brenhold Office	Services	Architecture
CC06-005	House	Settlement/Architecture	Architecture
CC07-005	House	Settlement/Architecture	Architecture
CC07-015	First Methodist Church	Religion	Architecture
CC07-019	Ziers House	Settlement/Architecture	Architecture
CC07-025	House	Settlement/Architecture	Architecture
CC07-032	House	Settlement/Architecture	Architecture
CC08-005	Manley School	Education	Architecture
CC09-005	Gillespie Hotel	Commerce	Architecture
CC09-014	House	Settlement/Architecture	Architecture
CC14-040	Captain Palmer/Byron Clark Hse.	Settlement/Architecture	Architecture
CC14-046	Nebraska Masonic Home	Association	Architecture

CC14-069	Holy Spirit Catholic Church Rect.	Religion	Architecture
CC14-075	Former Public Library	Government	Architecture
CC14-076	St. Luke's Episcopal Church	Religion	Architecture
CC14-083	F. R. Guthmann House	Settlement/Architecture	Architecture
CC14-084	House	Settlement/Architecture	Architecture
CC14-085	House	Settlement/Architecture	Architecture
CC14-086	V.V. Leonard House	Settlement/Architecture	Architecture
CC14-087	Oliver Dovey House	Settlement/Architecture	Architecture
CC14-097	Paul Gering House	Settlement/Architecture	Architecture
CC14-098	Captain John O'Rourke House	Settlement/Architecture	Architecture
CC14-099	George Edward Dovey House	Settlement/Architecture	Architecture
CC14-100	Henry Herold House	Settlement/Architecture	Architecture
CC14-106	House	Settlement/Architecture	Architecture
CC14-194	Standard Oil Gas Station	Transportation	Architecture
CC14-203	House	Settlement/Architecture	Architecture
CC14-222	House	Settlement/Architecture	Architecture
CC17-007	Jail	Government	Architecture
CC17-011	Hotel	Commerce	Architecture
CC19-095	Cass County Agricultural Society	Association	Architecture

Agriculture



Stone barn/Propst Farmstead near Plattsmouth, CC00-088.



Wulf Farmstead near Avoca, CC00-208.



Farmhouse near Nehawka, CC00-091.



Farmstead near Eagle, CC00-236.



Farmstead near Greenwood, CC00-238.



Farmstead near Union, CC00-299.



Farmstead near Weeping Water, CC00-252.



Hansen Farmstead near Nehawka, CC00-309.



Farmstead near Murdock, CC00-274.



Pine Hill Stock Farm near Murray, CC00-314.



Farmstead near Weeping Water, CC00-322.



Cass County Agricultural Society building in Weeping Water, CC19-095.

Building Materials



Farmhouse near Plattsmouth, CC00-335.



Ash Grove Cement Company near Louisville, CC00-187.

Association



Nebraska Masonic Home in Plattsmouth, CC14-046.

Commerce



Gillespie Hotel in Murdock, CC09-005.



Hotel in Union, CC17-011.



Avoca Town Hall, CC02-017.

Education



Manley School, CC08-005.



Former Plattsmouth Public Library, CC14-075.

Government



Young Cemetery Cabin near Murray, CC00-331.



Jail in Union, CC17-007.

Religion



First Methodist Church in Louisville, CC07-015.



St. Luke's Episcopal Church in Plattsmouth, CC14-076.

Services



Dr. Brenhold Office in Avoca, CC02-018.

Settlement/Architecture



House in Greenwood, CC06-005.



House in Louisville, CC07-005.



Ziers House in Louisville, CC07-019.



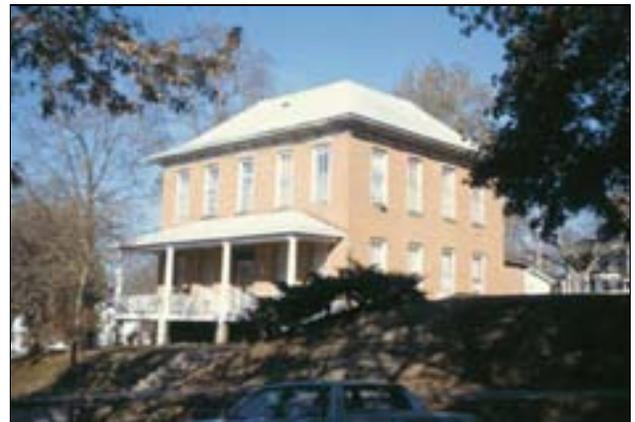
House in Louisville, CC07-025.



Captain Palmer/Byron Clark House in Plattsmouth, CC14-040.



House in Louisville, CC07-032.



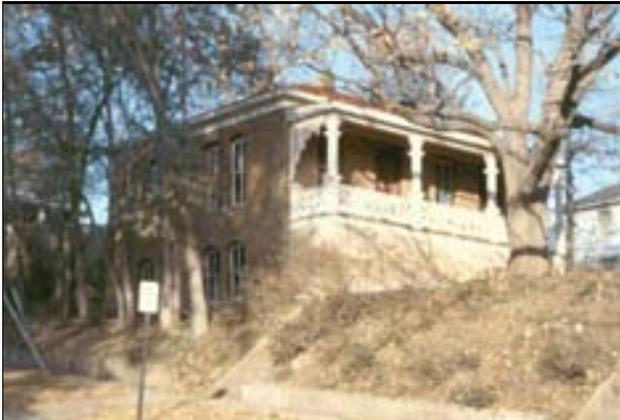
Holy Spirit Catholic Church Rectory in Plattsmouth, CC14-069.



House in Murdock, CC09-014.



F. R. Guthmann House in Plattsmouth, CC14-083.



House in Plattsmouth, CC14-084.



Oliver Dovey House in Plattsmouth, CC14-087.



House in Plattsmouth, CC14-085.



Paul Gering House in Plattsmouth, CC14-097.



V. V. Leonard House in Plattsmouth, CC14-086.



Captain John O'Rourke House in Plattsmouth, CC14-098.



George Edward Dovey House in Plattsmouth, CC14-099.



House in Plattsmouth, CC14-203.



Henry Herold House in Plattsmouth, CC14-100.



House in Plattsmouth, CC14-222.

Transportation



House in Plattsmouth, CC14-106.



Weeping Water Creek Bridge near Nehawka, CC00-115.



Pratt Through Truss Bridge near Avoca, CC00-324.



Standard Oil Gas Station in Plattsmouth, CC14-194.



Railroad Bridge near Plattsmouth, CC00-339.



Railroad Bridge near Plattsmouth, CC00-341.

Survey and Research Needs

The 2003 NeHBS of Cass County identified historic topics and resources types that would benefit from further study. The following research and survey activities would help to interpret Cass County's unique history for local residents, the NSHS, and interested historians.

National Register of Historic Places Multiple Property Documentation Form: Late Nineteenth and Early Twentieth Century Residences of Plattsmouth Business Leaders

The National Register of Historic Places Multiple Property Documentation Form nominates groups of related significant properties based on a shared theme or pattern of history. Plattsmouth possesses architecturally notable residences associated with the business leaders who contributed to the commercial development of the city. One of these dwellings, the McLaughlin-Waugh-Dovey House (CC14-067), has been listed in the National Register and this report recommends other residences of the same era that are likely individually eligible for listing. While the Multiple Property Documentation Form is not a nomination in its own right, it would serve as a

basis for evaluating the National Register eligibility of these related properties. Identifying and nominating those dwellings of business leaders whose business buildings are located within the Plattsmouth Main Street Historic District, would also allow Plattsmouth an additional opportunity to market itself as a historic destination.

Local Preservation Activities

Cass County has a significant amount of historic preservation potential. The continuing goal of historic preservation is to instill preservation as a community value and to consider the county's historic resources in future planning activities. The Cass County Historical Society and Plattsmouth Main Street are active organizations engaged in local history and related activities. The NSHS together with the Cass County Historical Society and Plattsmouth Main Street can increase public education of the county and state's historic

resources and preservation issues and initiate local preservation activities. Examples of activities include:

- C Establishing locally designated landmarks
- C Listing properties in the National Register
- C Continuing to encourage the rehabilitation of historic buildings
- C Strengthening county and regional preservation by partnering with neighboring counties and communities on projects such as interpretive driving tours, oral histories, and other projects to heighten public awareness.

For more information about the National Register and local preservation activities, see Chapter 4: Preservation in Nebraska.

CHAPTER 4: PRESERVATION IN NEBRASKA

Throughout much of Nebraska’s history, historic preservation was the province of dedicated individuals and organizations working alone in local communities. Since the passage of the National Historic Preservation Act of 1966, however, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts mandated by the Act. In Nebraska, the Director of the Nebraska State Historical Society (NSHS) serves as SHPO. The staff of the NSHS Historic Preservation Division forms the Nebraska State Historic Preservation Office (NeSHPO).

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include:

- C Conducting and maintaining a statewide historic building survey.
- C Administering the National Register of Historic Places (National Register) program.
- C Assisting local governments in the development of historic preservation programs and certification of qualifying governments.
- C Administering a federal tax incentives program for the preservation of historic buildings.
- C Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.
- C Providing preservation education, training, and technical assistance to

individuals and groups and local, state, and federal agencies.

What follows is a brief description of NeSHPO programs, followed by a staff guide with telephone numbers. Though described separately, it is important to remember that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the mission of the NSHS.

Nebraska Historic Buildings Survey

The Nebraska Historic Buildings Survey (NeHBS) was begun in 1974. The survey is conducted on a county-by-county basis and currently includes more than 65,000 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors do not enter private property without permission. In addition to this fieldwork, surveyors research the history of the area to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county such as an historic highway or type of industry.

The purpose of the NeHBS is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the wealth of historic properties in their community. Properties included in the survey have no use restrictions placed on them, nor does the survey require any level of maintenance or accessibility by property owners. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHBS provides a basis for preservation and planning at all levels of government and for

individual groups or citizens. Generally, the NeHBS includes properties that convey a sense of architectural significance. When possible and known, NeHBS also describes properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed “first look” at historic properties. Additionally, as the NeHBS is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. In short, the NeHBS is not an end in itself, but a beginning for public planners and individuals that value their community’s history.

For more information, please call the NeHBS Program Associate or the Survey Coordinator listed in Nebraska State Historic Preservation Office Contacts.

National Register of Historic Places

One of the goals of the NeHBS is to help identify properties that may be eligible for listing in the National Register. The National Register is our nation’s official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national levels.

Properties need not be as historic as Mount Vernon or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed.

It is important to note what listing a property in the National Register means or, perhaps more importantly, what it does not mean. The National

Register does not:

- C Restrict, in any way, a private property owner’s ability to alter, manage, or dispose of a property.
- C Require that properties be maintained, repaired, or restored.
- C Invoke special zoning or local landmark designation.
- C Allow the listing of an individual private property over an owner’s objection.
- C Allow the listing of an historic district over a majority of property owners’ objections.
- C Require public access to private property.

Listing a property in the National Register does:

- C Provide prestigious recognition to significant properties.
- C Encourage the preservation of historic properties.
- C Provide information about historic properties for local and statewide planning purposes.
- C Help promote community development, tourism, and economic development.
- C Provide basic eligibility for financial incentives, when available.

For more information, please call the National Register Coordinator listed in Nebraska State Historic Preservation Office Contacts.

Certified Local Governments

An important goal of the NeSHPO is to translate

the federal preservation program, as embodied by the National Historic Preservation Act, to the local level. One element of this goal is to link local governments with a nationwide network of federal, state, and local organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality, that has adopted preservation as a priority. To become a CLG, a local government must:

- C Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.
- C Promote preservation education and outreach.
- C Conduct and maintain some level of a historic building survey.
- C Establish a mechanism to designate local landmarks.
- C Create a preservation commission to oversee the preservation ordinance and the CLG program.

The advantages of achieving CLG status include:

- C A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
- C Contributing buildings within local landmark districts may be eligible for preservation tax incentives (see below), without being listed in the National Register.
- C Through the use of their landmarking and survey programs, CLGs have an additional tool when considering

planning, zoning, and land-use issues relating to historic properties.

- C CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
- C CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
- C Finally, but not least, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community's history.

Certification of a local government for CLG status comes from the NeSHPO and the National Park Service, and there are general rules to follow. A community considering CLG status, however, is given broad flexibility within those rules when structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and economic assistance from the NeSHPO.

Preservation Tax Incentives

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or a locally landmarked (by a CLG, see above) historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agriculture-related outbuildings may also qualify.

A certified rehabilitation is one that conforms to the Secretary of the Interior's Standards for Historic Buildings. The standards are a common

sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and a community. The program is not necessarily intended to reconstruct or restore historic buildings to exact, as-built specifications.

The tax incentive program in Nebraska has been responsible for:

- C Reinvesting millions of dollars for the preservation of historic buildings.
- C Establishing thousands of low- and moderate-income housing units and upper-income units.
- C Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- C Helping to broaden the tax base.
- C Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.
- C Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property (usually by listing the property in the National Register) and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office. For more information, please call the Review and Preservation Services Program Associate listed in

Nebraska State Historic Preservation Office Contacts.

Federal Project Review

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process, as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), through the Nebraska Department of Roads, contemplates construction of a new highway, FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed in, or eligible for listing in, the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been determined eligible for listing. This process is to take place early enough in the planning process to allow for alternatives that would avoid adverse effects to historic properties; i.e., in the example above, the modification of a new highway's right-of-way could avoid an archaeological site or historic barn.

It is important to note that public participation in this process is vital. The Section 106 process requires the federal agency to seek views of the public and interested parties if adverse effects to historic properties are discovered through

consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHBS, and the National Register; but often the most valuable information comes from comments provided by the public. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action. It is truly a law that gives the public a voice in an unwieldy bureaucratic system.

For more information about Section 106 review, please contact a member of the Federal Agency Review staff of the NeSHPO listed in Nebraska State Historic Preservation Office Contacts.

Public Outreach and Education

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spend considerable time conducting public meetings and workshops and disseminating information to the public.

The NeSHPO's goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

The above short descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source - the National Historic Preservation Act - they work best when they work together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve... the public.

For more information about the NeSHPO or the programs described above, please call (402) 471-4787 or 1-800-833-6747. Information is also available at the Nebraska State Historical Society web page at www.nebraskahistory.org.

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Appendix A: List of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity
RURAL			
CC00-003	Farmstead	Rural	Nehawka
CC00-008	Barn	Rural	Murray
CC00-010	Stone Wall	Rural	Nehawka
CC00-011	Steckley Seed Co. & Steckley House	Rural	Weeping Water
CC00-012	Immanuel Lutheran Church	Rural	Louisville
CC00-014	Barn	Rural	Avoca
CC00-017	Former Avoca Post Office/Farmstead	Rural	Avoca
CC00-021	Farmstead	Rural	Elmwood
CC00-025	Snoke Farmstead	Rural	Eagle
CC00-028	Barn	Rural	Elmwood
CC00-030	Eagle Cemetery	Rural	Eagle
CC00-035	Farmstead	Rural	Elmwood
CC00-036	Henry Kehlbeck Farmstead	Rural	Avoca
CC00-038	Baker Farmstead	Rural	Weeping Water
CC00-043	Farmstead	Rural	Avoca
CC00-052	Farmstead	Rural	Elmwood
CC00-055	Barn	Rural	Greenwood
CC00-058	Farmstead	Rural	Murdock
CC00-059	Trinity Lutheran Church	Rural	Murdock
CC00-061	Barn	Rural	Murdock
CC00-062	Farmstead	Rural	Manley
CC00-064	Patrick Blessington Stone House	Rural	Manley
CC00-065	College Hill Schoolhouse	Rural	Manley
CC00-066	Farmhouse	Rural	Louisville
CC00-067	Christ Lutheran Church	Rural	Cedar Creek
CC00-070	Farmhouse	Rural	Plattsmouth
CC00-073	Farmhouse	Rural	Manley
CC00-076	Farmstead	Rural	Murdock
CC00-078	Farmhouse	Rural	Greenwood
CC00-081	Farmhouse	Rural	Greenwood
CC00-082	Farmhouse	Rural	Greenwood
CC00-083	Farmhouse	Rural	Alvo
CC00-086	Farmstead	Rural	Louisville
CC00-087	Farmstead	Rural	Louisville
CC00-088	Martin Propst Farmstead	Rural	Plattsmouth
CC00-089	Farmhouse	Rural	Murray
CC00-090	Ervin School Dist #10	Rural	Union
CC00-091	Farmhouse	Rural	Nehawka
CC00-092	Farmhouse	Rural	Nehawka
CC00-093	Jean School	Rural	Plattsmouth
CC00-094	Hay Barn	Rural	Plattsmouth
CC00-098	Barn	Rural	Eagle
CC00-101	Farmstead	Rural	Alvo
CC00-106	Barns	Rural	Elmwood
CC00-109	Barn	Rural	Weeping Water
CC00-112	Banked Barn	Rural	Weeping Water
CC00-113	Barn and Corncrib	Rural	Weeping Water
CC00-114	Barn	Rural	Weeping Water

CC00-115	Weeping Water Creek Bridge	Rural	Nehawka
CC00-116	Farmstead	Rural	Nehawka
CC00-120	Farmstead	Rural	Nehawka
CC00-121	Windbreak	Rural	Nehawka
CC00-122	Farmstead	Rural	Avoca
CC00-123	Farmstead	Rural	Avoca
CC00-125	Farmstead	Rural	Avoca
CC00-128	Farmstead	Rural	Nehawka
CC00-131	Farmhouse	Rural	Murray
CC00-133	Farmhouse	Rural	Plattsmouth
CC00-134	Banked Barn	Rural	Plattsmouth
CC00-136	Farmstead	Rural	Cedar Creek
CC00-137	Cullom School	Rural	Cedar Creek
CC00-139	Barn	Rural	Cedar Creek
CC00-140	Farmhouse	Rural	Cedar Creek
CC00-141	Farmhouse	Rural	Cedar Creek
CC00-145	Barn	Rural	Manley
CC00-146	Farmstead	Rural	Manley
CC00-148	Farmstead	Rural	Manley
CC00-155	Farmstead	Rural	Weeping Water
CC00-157	Barn and Corncrib	Rural	Weeping Water
CC00-161	Barns	Rural	Louisville
CC00-163	Barn	Rural	Manley
CC00-164	South Cedar Creek Bridge	Rural	Weeping Water
CC00-165	Rubble Rock Wall	Rural	Avoca
CC00-166	Farmstead	Rural	Nehawka
CC00-168	Pleasant View School	Rural	Weeping Water
CC00-170	Farmhouse	Rural	Mynard
CC00-174	Little Brick School/Wetenkamp School	Rural	Mynard
CC00-175	Farmstead	Rural	Mynard
CC00-178	Farmhouse	Rural	Murray
CC00-180	Three Grove Post Office/ Buck House	Rural	Nehawka
CC00-184	Corncrib	Rural	Cedar Creek
CC00-185	Banked Barn	Rural	Cedar Creek
CC00-187	Ash Grove Cement Company	Rural	Louisville
CC00-189	Farmstead	Rural	Manley
CC00-190	Banked Barn	Rural	Manley
CC00-191	Farmstead	Rural	Manley
CC00-192	Farmstead	Rural	Manley
CC00-193	Farmstead	Rural	Manley
CC00-194	Windbreak	Rural	Nehawka
CC00-196	Farmstead	Rural	Manley
CC00-203	Michael Bourke Farmstead	Rural	Weeping Water
CC00-204	Limestone Farmhouse	Rural	Louisville
CC00-205	Red Sandstone House	Rural	Louisville
CC00-207	Omaha Junction School	Rural	Cedar Creek
CC00-208	Wulf Farmstead	Rural	Avoca
CC00-210	Hill Family Cemetery	Rural	South Bend
CC00-215	Plattsmouth Bridge	Rural	Plattsmouth
CC00-217	Warren Truss Bridge	Rural	Wabash
CC00-218	Turkey Creek Bridge	Rural	Cedar Creek
CC00-219	Bridge	Rural	Nehawka
CC00-224	Farmstead	Rural	Eagle

CC00-225	Farmstead	Rural	Eagle
CC00-226	Farmstead	Rural	Elmwood
CC00-227	Wright Family Cemetery	Rural	Eagle
CC00-228	Culvert marker	Rural	Elmwood
CC00-229	Culvert marker	Rural	Elmwood
CC00-230	Farmhouse	Rural	Elmwood
CC00-231	Farmstead	Rural	Eagle
CC00-232	Farmstead	Rural	Eagle
CC00-233	Culvert marker	Rural	Alvo
CC00-234	Brethren Cemetery/Dunkers Cemetery	Rural	Alvo
CC00-235	Farmhouse	Rural	Eagle
CC00-236	Farmstead	Rural	Eagle
CC00-237	Alvo Cemetery	Rural	Alvo
CC00-238	Farmstead	Rural	Greenwood
CC00-239	Pleasant Hill Cemetery/ Camp Creek Cemetery	Rural	Eagle
CC00-240	Farmhouse	Rural	Alvo
CC00-241	Farmstead	Rural	Cedar Creek
CC00-242	Farmstead	Rural	Cedar Creek
CC00-243	Farmstead	Rural	Mynard
CC00-244	Farmstead	Rural	Cedar Creek
CC00-245	Farmhouse	Rural	Cedar Creek
CC00-246	Farmhouse	Rural	Cedar Creek
CC00-247	Farmhouse	Rural	Murray
CC00-248	Farmhouse	Rural	Alvo
CC00-249	Cemetery	Rural	Murray
CC00-250	Farmhouse	Rural	Louisville
CC00-251	Pratt pony truss bridge	Rural	Louisville
CC00-252	Farmstead	Rural	Weeping Water
CC00-253	Farmhouse	Rural	Greenwood
CC00-254	Greenwood Memorial Cemetery	Rural	Greenwood
CC00-255	Farmhouse	Rural	Greenwood
CC00-256	Culvert marker	Rural	Greenwood
CC00-257	Belmont Cemetery	Rural	Alvo
CC00-258	Callahan Cemetery	Rural	Murdock
CC00-259	Farmhouse	Rural	Greenwood
CC00-260	Farmstead	Rural	Murdock
CC00-261	Farmhouse	Rural	Greenwood
CC00-262	Pratt pony truss bridge	Rural	Greenwood
CC00-263	Farmhouse	Rural	Alvo
CC00-264	Pratt pony truss bridge	Rural	Murdock
CC00-265	Farmstead	Rural	Murdock
CC00-266	Farmhouse	Rural	Murdock
CC00-267	Farmhouse	Rural	Murdock
CC00-268	Farmstead	Rural	Greenwood
CC00-269	Wortman Cemetery	Rural	South Bend
CC00-270	Pratt pony truss bridge	Rural	Greenwood
CC00-271	Farmstead	Rural	South Bend
CC00-272	Farmstead	Rural	Murdock
CC00-273	Farmstead	Rural	Murdock
CC00-274	Farmstead	Rural	Murdock
CC00-275	Farmstead	Rural	Murdock
CC00-276	Farmstead	Rural	Murdock
CC00-277	Farmstead	Rural	Manley
CC00-278	Abandoned Stone Farmhouse	Rural	Murdock

CC00-279	Farmstead	Rural	Murdock
CC00-280	Emmanuel Evangelical Cemetery	Rural	Murdock
CC00-281	South Bend Cemetery	Rural	South Bend
CC00-282	Farmstead	Rural	South Bend
CC00-283	Pratt pony truss bridge	Rural	Louisville
CC00-284	Pratt pony truss bridge	Rural	Manley
CC00-285	Grandview Cemetery	Rural	Weeping Water
CC00-286	Farmstead	Rural	Weeping Water
CC00-287	St. Patrick's Cemetery	Rural	Manley
CC00-288	Glendale Cemetery	Rural	Louisville
CC00-289	Farmstead	Rural	Louisville
CC00-290	Farmhouse	Rural	Cedar Creek
CC00-291	Farmhouse	Rural	Avoca
CC00-292	Farmhouse	Rural	Elmwood
CC00-293	Pratt pony truss bridge	Rural	Avoca
CC00-294	Farmhouse	Rural	Elmwood
CC00-295	Pratt pony truss bridge	Rural	Wabash
CC00-296	Wabash Cemetery	Rural	Wabash
CC00-297	Pratt pony truss bridge	Rural	Wabash
CC00-298	Elmwood Cemetery	Rural	Elmwood
CC00-299	Farmstead	Rural	Union
CC00-300	Farmhouse	Rural	Union
CC00-301	Sciota Cemetery/Eatons Cemetery	Rural	Union
CC00-302	East Union Cemetery	Rural	Union
CC00-303	Farmstead	Rural	Union
CC00-304	House	Rural	Union
CC00-305	Farmstead	Rural	Union
CC00-306	Lewiston Cemetery (Three Grove)	Rural	Murray
CC00-307	Otterbein Cemetery	Rural	Nehawka
CC00-308	Pratt pony truss bridge	Rural	Nehawka
CC00-309	Hansen Farmstead	Rural	Nehawka
CC00-310	St. John's Cemetery	Rural	Nehawka
CC00-311	Farmstead	Rural	Nehawka
CC00-312	Pratt pony truss bridge	Rural	Nehawka
CC00-313	Mount Pleasant Cemetery	Rural	Nehawka
CC00-314	Pine Hill Stock Farm	Rural	Murray
CC00-315	Buck Cemetery	Rural	Union
CC00-316	Union Cemetery	Rural	Union
CC00-317	Farmhouse	Rural	Union
CC00-318	Abandoned Farmstead	Rural	Union
CC00-319	Pratt pony truss bridge	Rural	Avoca
CC00-320	Farmstead	Rural	Avoca
CC00-321	Abandoned Farmhouse	Rural	Avoca
CC00-322	Farmstead	Rural	Weeping Water
CC00-323	Farmstead	Rural	Weeping Water
CC00-324	Pratt Through Truss Bridge	Rural	Avoca
CC00-325	Avoca Cemetery	Rural	Avoca
CC00-326	Farmstead	Rural	Weeping Water
CC00-327	Farmstead	Rural	Mynard
CC00-328	Farmstead	Rural	Murray
CC00-329	Pratt pony truss bridge	Rural	Murray
CC00-330	Rock Bluff Cemetery	Rural	Murray
CC00-331	Young Cemetery	Rural	Murray
CC00-332	Geodesic dome	Rural	Murray
CC00-333	Farmstead	Rural	Mynard

CC00-334	Pleasant Ridge/Horning Cemetery	Rural	Plattsmouth
CC00-335	Farmhouse	Rural	Plattsmouth
CC00-336	Pratt pony truss bridge	Rural	Mynard
CC00-337	Pratt pony truss bridge	Rural	Plattsmouth
CC00-338	Oak Hill Cemetery	Rural	Plattsmouth
CC00-339	Railroad bridge	Rural	Plattsmouth
CC00-340	Geodesic dome	Rural	Plattsmouth
CC00-341	Railroad bridge	Rural	Plattsmouth
CC00-342	Farmstead	Rural	Louisville

ALVO

CC01-002	Frame House	ES Washington between 1 st & 2 nd
CC01-004	Methodist Church	NWC Harrison & 2 nd
CC01-007	Stewart Building	ES Main between 1 st & 2 nd
CC01-008	Farmers and Merchants Bank	WS Main between 1 st & 2 nd
CC01-009	Frame House	NWC 1 st & Main
CC01-011	Frame House	WS Russel at the end of 2 nd Street
CC01-014	Elevator & Metal Bins	Intersection of Russel & Railway Avenue
CC01-015	House	SEC 2 nd & Harrison

AVOCA

CC02-001	Avoca Public School	ES Garfield between Porter & North
CC02-002	Frame House	SEC Garfield & House
CC02-003	Frame House	SWC Garfield & House
CC02-004	Frame House	NEC Garfield & Main
CC02-009	Frame House	SWC Polar & Porter
CC02-010	Frame House	SWC Polar & North
CC02-011	Frame House	NWC State & Tefft
CC02-013	Frame House	NEC Carter & House
CC02-016	Farmers State Bank	NS House between Polar & Tefft
CC02-017	Avoca Town Hall	NWC Polar & House
CC02-018	Dr. Brenhold Office	SWC House & Polar
CC02-020	First Church of Christ	NEC House & Polar
CC02-021	House	NS House between Polar & Garfield
CC02-022	House	SEC Porter & Tefft
CC02-023	House	Tefft Street south of Main Street

CEDAR CREEK

CC03-001	School	ES Main between B & Park Avenue
CC03-003	General Store	NEC Main & B
CC03-004	Grain Elevator & Office	E of Depot & S of RR Tracks
CC03-005	Pratt pony truss bridge	WS Main Street south of B

EAGLE

CC04-002	Immanuel Evangelical Lutheran Church	SWC 4 th & A
CC04-003	United Methodist Church	SEC 4 th & F
CC04-005	Frame House	NWC 5 th & E
CC04-006	House	540 Highway 34
CC04-007	House (?)	SS E between 4 th & 5 th
CC04-008	House	WS 5 th between E & F
CC04-009	House	SWC 5 th & F
CC04-010	House	ES 5 th between F & G (720 5 th Street)
CC04-011	House	SEC 5 th & F (710 5 th Street)
CC04-012	House	NEC 5 th & F
CC04-013	House	WS 4 th between E & F

CC04-014	House	ES 4 th between F & G
CC04-015	House	NEC 3 rd & Hwy 34
CC04-016	House	WS 4 th between G & Hwy 34
CC04-017	House	SWC 1 st & E

ELMWOOD

CC05-001	Frame House	NWC D & 6 th
CC05-008	Bess Streeter Aldrich House	NS F between 5 th & vacated 6 th
CC05-011	American Exchange Bank	SWC 4 th & D
CC05-012	House	NWC F & vacated 6 th
CC05-013	House	NEC E & 6 th
CC05-014	House	SS D between 6 th & Railroad
CC05-015	House	SS D between 5 th & 6 th
CC05-016	House	NWC C & 5 th
CC05-017	House	NS C between 5 th & 6 th
CC05-018	House	SWC 2 nd & C
CC05-019	House	SWC 1 st & F
CC05-020	House	NWC 2 nd & F
CC05-021	House	SWC 5 th & H

GREENWOOD

CC06-003	United Methodist Church	NWC Main & Ash
CC06-004	Frame House	SWC 3 rd & Ash
CC06-005	Frame House	SEC 1 st & Ash
CC06-007	Greenwood High School	SWC 4 th & Board
CC06-008	Burlington Northern Depot	NEC 5 th & Board
CC06-009	Frame House	SWC 6 th & Oak
CC06-012	Frame House	NWC Main & Oak
CC06-013	Frame House	SWC Main & Oak
CC06-014	Gas Station	NEC Hwy 6 and 4 th Street
CC06-015	House	NEC Main & Ash
CC06-016	Service Station/Garage	NWC Main & Walnut
CC06-017	Commercial	NS Main between Broad & Walnut
CC06-018	House and Barn	NWC North & Broad
CC06-019	Elevators	Alongside railroad tracks

LOUISVILLE

CC07-004	Frame House	505 Cherry (SWC Cherry & 5 th)
CC07-005	Brick House	ES Main Street south of 7 th (712 Main)
CC07-009	First Christian Church	ES Main between 3 rd & 4 th
CC07-010	Hotel	NEC 3 rd & Main
CC07-011	Commercial	NWC 2 nd & Main
CC07-015	First Methodist Church	NEC Walnut & 3 rd
CC07-018	House	407 3 rd Street (NWC Vine & 3 rd)
CC07-019	Ziers House	655 Oak (WS Oak between 5 th & 7 th)
CC07-021	Hasemeiers Opera House	229 Main (WS Main between 2 nd & 3 rd)
CC07-023	House	NWC Walnut & 3 rd
CC07-024	House	NWC Maple & 3 rd
CC07-025	House	NWC Oak & 2 nd
CC07-026	House	NS 2 nd between Vine & Maple
CC07-027	House	303 2 nd (NS 2 nd between Maple & Walnut)
CC07-028	Commercial	ES Main between 2 nd & 3 rd
CC07-029	Bank	WS Main between 2 nd & 3 rd
CC07-030	House	NEC Elm & 5 th (aka Koop Street)
CC07-031	House	ES Vine between 5 th & 7 th

CC07-032	House	SS 5 th between Main & Mill
CC07-033	House	NEC Cherry & 3 rd
MANLEY		
CC08-001	Frame House	SWC Broadway & South
CC08-005	Manley School	115 Cherry Street
CC08-006	Frame House	NEC Cherry & North
CC08-007	Frame House	NS North west of Cherry
CC08-009	Manley elevators	Along R.R. tracks at the foot of Main Street
CC08-010	House	NWC Main & Broadway
MURDOCK		
CC09-002	United Methodist Church	NWC Kansas & 2 nd
CC09-003	Frame House	NEC Kansas & 3 rd
CC09-004	Frame House	SWC Kansas & 3 rd
CC09-005	Gillespie Hotel	SEC Colorado & 3 rd
CC09-006	Frame House	ES Nebraska between 1 st & County Road
CC09-007	Concrete Block House	SEC Nebraska & 1 st
CC09-008	Frame House	WS Iowa between 1 st & County Road
CC09-010	False Front Commercial	WS Nebraska between 2 nd & 3 rd
CC09-012	House	SWC Iowa & 1 st
CC09-013	House	SEC West & 2 nd
CC09-014	House	SEC Kansas & 2 nd
CC09-015	House	SWC Kansas & 2 nd
CC09-016	House	WS Kansas between 2 nd & 3 rd
CC09-017	House	NEC Kansas & 4 th
CC09-018	Elevators	Railroad Street between 3 rd & 4 th
CC09-019	House	NEC Colorado & 3 rd
CC09-020	House	SWC Colorado & 4 th
MURRAY		
CC10-001	United Presbyterian Church	SS Main between Davis & Park
CC10-003	House	WS Davis between Young & Campbell
CC10-004	House	116 Campbell (NS Campbell between Davis & Park)
MYNARD		
CC11-002	Barn	NS Long east of Cook
CC11-003	House	NS Long west of Cook
CC11-004	House	NWC Cook & Fern streets
NEHAWKA		
CC12-002	Frame House	NS Lincoln between Main & Maple
CC12-004	First United Methodist Church	NEC Washington & Main
CC12-005	Commercial	NS Railway between Main & Oak
CC12-012	Bank	NS Elm between Main & Sherman
CC12-015	Nehawka Public Library	SEC Elm & Maple Street
CC12-016	House	NEC Sherman & North
CC12-017	House	NWC Washington & Oak
CC12-018	House	SWC North & Oak
CC12-019	House	SS Elm Street east of Maple
PLATTSMOUTH		
CC14-001	Commercial	305 Main Street
CC14-002	Excelsior Building	313 Main Street
CC14-003	Drew and Weckbach Buildings	317, 325 Main Street

CC14-004	Drew and Weckbach Buildings	317, 325 Main Street
CC14-005	Vienna Bakery	329 Main Street
CC14-006	Budweiser Building	339-341 Main Street
CC14-007	Hatt & Marthis Building	429 Main Street
CC14-008	Rasgorshek Building	447 Main Street
CC14-009	Carruth Block/Wescott Building	501 Main Street
CC14-010	Rockwood Building	505 Main Street
CC14-011	Commercial	517 Main Street
CC14-012	Dovey Building	533 Main Street
CC14-013	Union Block	609-615 Main Street
CC14-014	Doctor Office	317-319 Main Street
CC14-016	Colonial Apartments	129 6 th (ES 6 th St. between Main & Avenue A)
CC14-017	Sherwood Building	526 Main Street
CC14-018	V.V. Leonard Building	518 Main Street
CC14-019	First National Bank Building	516 Main Street
CC14-020	Wm. Schmidtman Building	438 Main Street
CC14-021	Commercial	436 Main Street
CC14-022	Stadelman Building	430 Main Street
CC14-023	Gund Building	402 Main Street
CC14-026	House	508 S. 10 th (SWC 10 th St & 4 th Ave)
CC14-028	Wendell House	1121 3 rd (SEC 3 rd Avenue & 12 th Street)
CC14-030	Rauen House	NWC 10 th St & 2 nd Avenue
CC14-031	Richey, Livingston House	SWC 11 th St & 2 nd Ave
CC14-032	Church of the Holy Rosary	NWC 1 st Avenue & 16 th Street
CC14-033	Dr. Edgar Cummins House	909 1 st Ave (SS 1 st Avenue between 9 th & 10 th)
CC14-034	J.C. Cummins House	901 1 st Ave (SWC 1 st Ave & 9 th Street)
CC14-036	1 st United Methodist Church	NWC 7 th & Main
CC14-037	High School	NS Main between 8 th & 10 th streets
CC14-038	Atwood House	SWC 8 th & Main
CC14-039	C.E. Wescott House	905 Main (SWC Main & 9 th)
CC14-040	Captain Palmer/Byron Clark House	SEC 10 th & Main
CC14-041	Gault House	1024 Main (NS Main between 10 th & 11 th streets)
CC14-044	Fred Egenberger House	SWC 7 th & A
CC14-046	Nebraska Masonic Home	NS D between 12 th & 15 th
CC14-047	J.G. Richey House	SEC Chicago & 9 th
CC14-052	House	810 S. 9 th St
CC14-053	House	904 S. 9 th St
CC14-054	House	ES 6 th St between 4 th & 5 th Ave
CC14-055	House	613 4 th Ave
CC14-058	G. L. Farley House	523 3 rd Ave
CC14-061	House	616 2 nd Ave
CC14-062	Dr. E. L. Siggins/K. P. Pence House	222 6 th St
CC14-063	House	NEC 2 nd Ave & 6 th St
CC14-065	House	SS B between 3 rd & 4 th Streets
CC14-066	House	SEC 4 th & B
CC14-067	McLaughlin-Waugh-Dovey House	414 B Avenue
CC14-069	Holy Spirit Rectory	NEC 6 th & B
CC14-071	St Paul's United Church of Christ	NWC 5 th & A
CC14-072	David Hawksworth House	442 Avenue A (NEC A & 5 th)
CC14-073	House	NS A between 4 th & 5 th
CC14-074	House	NS A between 4 th & 5 th
CC14-075	Former Plattsmouth Public Library	402 Avenue A (NWC 4 th & A)
CC14-076	St Luke's Episcopal Church	NWC 3 rd & A
CC14-077	Carnegie Library	4 th Street & Avenue A
CC14-080	City Hall (Former Post Office)	5 th Street & Avenue A

CC14-081	Sandstone House	SEC 6 th & B
CC14-083	F. R. Guthmann House	323 4 th Street (SEC 4 th & C)
CC14-084	Brick House	NEC 4 th & C
CC14-085	Brick House	409 4 th St (ES 4 th between C & D)
CC14-086	V. V. Leonard House	323 6 th Street (SEC 6 th & C)
CC14-087	Oliver Dovey House	404 6 th St (NWC 6 th & C)
CC14-088	Louis Lorenz House	609 Avenue C (SS Ave C between 6 th & 7 th)
CC14-091	House	NWC 9 th St & D Avenue
CC14-092	T. H. Pollock House	801 Avenue D (SWC D & 8 th)
CC14-093	Chaplain Alpha Wright House	502 8 th (NWC D & 8 th Street)
CC14-094	Peter E. Ruffner House	NEC 8 th St & D Avenue
CC14-096	House	510 6 th St
CC14-097	Paul Gering House	423 6 th Street (SEC 6 th & D)
CC14-098	Captain John O'Rourke House	424 6 th St (SWC 6 th & D)
CC14-099	George Edward Dovey House	423 4 th St (SEC 4 th St & D Ave)
CC14-100	Henry Herold House	418 4 th St (SWC 4 th St & D Ave)
CC14-101	House	SWC 9 th St & E Avenue
CC14-103	House	NWC 11 th St & F Avenue
CC14-105	House	710 F Ave (NS F Ave between 7 th & 8 th)
CC14-106	House	SEC 6 th St & F Avenue
CC14-109	Cass County Courthouse	NEC Main & 4 th Streets
CC14-111	Wetenkamp Block	337 Main Street
CC14-112	Waterman Opera House	401, 409, 419 Main Street
CC14-113	Commercial	417 Main Street
CC14-114	Waterman Building	435 Main Street
CC14-115	Commercial	437 Main Street
CC14-116	Commercial	441 Main Street
CC14-117	Pepperberg Cigar Factory	525 Main Street
CC14-118	White Building	543 Main Street
CC14-119	Boeck Bldg	6 th & Main Streets
CC14-120	Fitzgerald Block	524 Main Street
CC14-121	Weber Building	530 Main Street
CC14-122	Commercial	522 Main Street
CC14-123	Commercial	510 Main Street
CC14-124	Farmers State Bank Building	506 Main Street
CC14-125	Sherwood Block	502 Main Street
CC14-126	Cass County Jail	134 N. 4 th Street
CC14-128	Commercial	117-121 N. 6 th Street
CC14-129	Former First Methodist Church	112 S. 6 th Street
CC14-137	House	1700 Main (SWC Main & 17 th St)
CC14-148	House	1422 Ave C (NEC Ave C & 15 Street)
CC14-163	House	NEC 2 nd Ave & 15th St
CC14-166	House	1216 Main (NS Main between 12 th & 13 th)
CC14-167	House	1207 Main (SS Main between 12 th & 13 th)
CC14-168	House	1202 Main (NWC Main & 12 th)
CC14-169	House	1104 Main (NWC Main & 11 th)
CC14-170	House	1104 Main (NS Main between 10 th & 11 th Streets)
CC14-172	House	1009 Main (SS Main between 10 th & 11 th Streets)
CC14-173	House	1005 Main (SS Main between 10 th & 11 th Streets)
CC14-174	House	1001 Main (SWC Main & 10 th)
CC14-176	House	811 Main (SS Main between 8 th & 9 th)
CC14-177	T.H. Pollock/V.W. Perry House	NEC 8 th & Main
CC14-179	House	709 Main (SS Main between 7 th & 8 th)
CC14-187	House	1018 1 st Ave (NS 1 st Ave between 10 th & 11 th)
CC14-191	House	SS A between 5 th & 6 th streets

CC14-192	Service station	SWC 6 th & A
CC14-193	Former commercial (now Community Center)	SS A between 6 th & 7 th streets
CC14-194	Standard Oil Gas Station	SEC 7 th & A
CC14-195	M. L. White House	NWC 6 th & B
CC14-196	House	NS B between 6 th & 7 th streets
CC14-197	House	SS B between 6 th & 7 th streets
CC14-198	House	NS B between 3 rd & 4 th streets
CC14-199	Apartment Building	ES 7 th between Main & A
CC14-200	House	SS Main between 9 th & 10 th streets
CC14-201	House	SWC Lincoln & Smith (by 13 th Avenue)
CC14-202	House	NEC Lincoln & 17 th Avenue
CC14-203	House	NWC Chicago & Holdrege
CC14-204	House	NWC 4 th Avenue & 11 th Street
CC14-205	House	NWC 2 nd Avenue & 17 th Street
CC14-206	House	WS 9 th Street south of 5 th Avenue
CC14-207	House	NWC B Avenue & 22 nd Street
CC14-208	House	NWC 1 st Avenue & 10 th Street
CC14-209	House	SEC G Avenue & 9 th Street
CC14-210	Charles C. Parmele House	NEC F Avenue & 6 th Street
CC14-211	House	SS E Avenue between 7 th & 8 th streets
CC14-212	L. D. Bennett House	NEC D Avenue & 10 th Street
CC14-213	House	NS D Avenue between 9 th & 10 th streets
CC14-214	House	NS D Avenue between 10 th & 11 th streets
CC14-215	House	NWC C Avenue & 7 th Street
CC14-216	House	SS B Avenue between 7 th & 8 th streets
CC14-217	House	SS A Avenue east of 3 rd Street
CC14-218	T. H. Pollock Garage	SWC 1 st Avenue & 6 th Street
CC14-219	House	WS 9 th Street between 1 st & 2 nd Avenues
CC14-220	House	WS 9 th Street between 2 nd & 3 rd Avenues
CC14-221	House	SWC 4 th Avenue & 12 th Street
CC14-222	House	SWC 2 nd Avenue & 6 th Street
CC14-223	Robert Hayes House	NWC 3 rd Avenue & 5 th Street
CC14-224	House	NS 3 rd Avenue between 5 th & 6 th streets
CC14-225	House	SS 3 rd Avenue between 5 th & 6 th streets
CC14-226	House	SEC 4 th Avenue & 9 th Street
CC14-227	House	SS 5 th Avenue between 6 th & 7 th streets
CC14-228	House	ES 7 th Street between 2 nd & 3 rd Avenues
CC14-229	House	WS 7 th Street between 2 nd & 3 rd Avenues
CC14-230	House	WS 7 th Street south of 5 th Avenue
CC14-231	House	SS 3 rd avenue between 6 th & 7 th streets
CC00-095	Joseph & Mary Cook Log House	NS Main between 3 rd Street & R.R.

ROCK BLUFF

CC15-002	Naomi Institute	Restricted
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SOUTH BEND

CC16-004	Knecht-Rosencrans General Store	102 Nebraska (NWC Nebraska & Spruce)
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UNION

CC17-001	House	NEC Main & 4 th
CC17-003	First Baptist Church	NEC A & 2 nd
CC17-006	School	SWC Rock & 2 nd
CC17-007	Jail	WS 1 st at Alley between Main & Rock
CC17-011	Hotel	NEC Main & Larue

CC17-013	Frame House	NEC 1 st & A
CC17-020	Commercial	NEC Main & 1 st
CC17-021	Commercial/R.H. Frans & Son	SEC Main & 1 st
CC17-022	Commercial	SS Main between 1 st & 2 nd
CC17-023	House	SS B Street between 2 nd & 3 rd
CC17-024	House	NS Main between 3 rd & 4 th
CC17-025	House	SEC 2 nd & Rock
CC17-026	L.R. Upton Hardware & Furniture	NS Main between 1 st & 2 nd

WABASH

CC18-002	Frame House	NS Main between Pearl & East
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WEeping WATER

CC19-001	Gibson House	107 Clinton
CC19-002	Clint Wilkinson House	106 Clinton
CC19-003	Fredward House	407 I Street
CC19-004	Bridge	Randolph Street between River & J over Weeping Water Creek
CC19-005	Faith Missionary Church	ES Randolph between River & M
CC19-007	House	WS Park between L & M
CC19-010	S.W. Orton House	301 S. Randolph (SEC Randolph & M)
CC19-012	Clapp House	202 W. M (NS M between Randolph & Elm)
CC19-013	Frame House	NWC Randolph & M
CC19-023	Frame House	SEC Randolph & O
CC19-025	Winchell House	501 S. East (SEC East & O)
CC19-028	Commercial	NS I between Randolph & Elm
CC19-029	Commercial	NWC I & Elm
CC19-030	United Methodist Church	NEC Eldora & Elm
CC19-031	Commercial	SS I between Elm & Randolph
CC19-032	Davis Block	SEC I & Randolph
CC19-035	Frame House	NS Eldora between East & Chicago
CC19-038	Woodard House	201 Eldora (SEC Eldora & Chicago)
CC19-040	Frame House	301 Eldora (SEC Eldora & Garfield)
CC19-044	Frame House	605 Eldora (SS Eldora between Hughes & High)
CC19-045	Frame House & Carriage Barn	708 Eldora (NWC Eldora & Adams)
CC19-048	Frame House	103 H (SS H between Elm & East)
CC19-050	Frame House & Carriage Barn	108 Elm (SWC Elm & H)
CC19-051	Christian Church	NEC H & Commercial
CC19-052	Frame House	SWC Commercial & H
CC19-054	Frame House	207 Commercial (SEC Commercial & G)
CC19-055	Isaac W. Teegarden House	NWC Commercial & G
CC19-058	Treat House	WS East Street north of D street
CC19-059	Frame House	103 Garfield (NEC Garfield & J)
CC19-069	Congregational Church Parsonage/ Heritage House Museum	NWC Randolph & H
CC19-070	Dr. Jesse C. Fate Office	WS Randolph between G & H
CC19-071	First Congregational Church	NEC Randolph & H
CC19-072	Frame House	SEC Randolph & H
CC19-073	Weeping Water Cemetery	NEC East & H
CC19-074	G.W. Lambing House	SWC Randolph & G
CC19-076	Frame House	NWC Elm & G
CC19-079	Frame House	WS Commercial between G & F
CC19-081	Philpot Opera House	107 I Street (SEC I & Elm)
CC19-086	House	WS Clinton between H & I
CC19-087	House	NS H between Clinton & Commercial

CC19-088	Bungalow	SS H between Commercial & Randolph
CC19-089	House	SS Eldora between Chicago & Garfield
CC19-090	House	NS Eldora between East & Chicago
CC19-091	House	SEC Garfield & J
CC19-092	House	NS J between Chicago & Garfield
CC19-093	House	NS Eldora between Hughes & High
CC19-094	House	NS Eldora between Hughes & High
CC19-095	Cass County Agricultural Society	SWC Eldora & East
CC19-096	Bridge	East Street between River & M over Weeping Water Creek
CC19-097	Bungalow	SS O between Randolph & Elm
CC19-098	House	SS O between Clinton & Commercial

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GLOSSARY

Art Moderne Style (circa 1930-1950). An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

Association. Link of historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Balloon frame. A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

Bay window. A decorative window that projects out from the flat surface of an exterior wall, often polygonal in design. Bay windows are often seen on Queen Anne style buildings.

Boom-Town (circa 1850-1880). See false-front.

Brackets. Support members used under overhanging eaves of a roof, usually decorative in nature.

Building. A building is erected to house activities performed by people.

Bungalow/Craftsman Style (circa 1890-1940). An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

Circa, Ca., or c. At, in, or of approximately, used especially with dates.

Clapboard. Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular farm houses and their secondary buildings.



Example of Commercial Vernacular style.

Column. A circular or square vertical support member.

Commercial Vernacular Style (circa 1860-1930). A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.

Contributing (National Register definition). A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.

Contributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHBS criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the NeHBS is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may “contribute” to a proposed National Register district.

Cross-Gable (circa 1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

Design. Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of property.

Dormer. A vertical window projecting from the roof. Variations of dormer types can be based on the dormer’s roof form, for example shed dormer, gable dormers, and hipped dormers.

Dutch Colonial Revival Style (circa 1900-1940). A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

Eclectic Style (circa 1890-1910). An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.

Elevation. Any single side of a building or structure.

Eligible. Properties that meet the National Parks Service Criteria for nomination and listing on the National Register of Historic Places.

Evaluation. Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (National Register) listing is determined.

Extant. Still standing or existing (as in a building, structure, site, and / or object).

False-front (circa 1850-1880). A vernacular building form which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as “boom-town.”

Feeling. Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

Fenestration. The arrangement of windows and other exterior openings on a building.

Foursquare Style (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.

Front Gable (circa 1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

Gable. The vertical triangular end of a building from cornice or eaves to ridge.

Gabled Ell (circa 1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an “L”-shaped plan.

Gable end. The triangular end of an exterior wall.

Gable roof. A roof type formed by the meeting of two sloping roof surfaces.

Gambrel roof. A roof type with two slopes on each side.

High Victorian Gothic (circa 1865-1900). This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.

Hipped roof. A roof type formed by the meeting of four sloping roof surfaces.

Historic context. The concept used to group related historic properties based upon a theme, a chronological period, and / or a geographic area.



Example of Front Gable building form.



Example of Gabled Ell building form.

Historic siding materials

As asphalt building materials became more popular, companies such as Flinkote, Johns-Manville, Ruberoid, and Pabco began creating siding materials in addition to roof shingles. The asphalt roofing industry developed between 1903 and 1920, creating varied shingle sizes and shapes. The siding shingles were typically similar in color and design to the roofing shingles, but were larger in size. During the 1930s, the Flintkote Company offered a siding pattern that imitated bricks. During World War II the use of asbestos-cement siding and roofing materials rose to new levels, primarily as a result of the need to enclose munitions supplies with an easy assembled, inexpensive, fireproof material. The material became a popular residential building material following the war. Asbestos-cement siding shingles, also referred to as slate siding, came in a wide variety of colors, sizes, and textures. During production, asbestos fibers were typically bound with cement, causing the asbestos to be unable to breathe, and therefore limiting the health risk. The material proved popular because of building material shortages caused by the war, the efficient price, and the benefit of being fireproof. Companies that produced asphalt building materials, such as Johns-Manville, Ruberoid, and Pabco also produced asbestos materials. Advertisements from the 1950s show how popular these products were, and claimed that they could modernize a home, add fireproof protection, and were a permanent, no maintenance product. Production began during World War II, and some companies produced siding into the 1980s, although rising health concerns about the materials in the 1960s curtailed popularity.

–Discussion adapted from Thomas C. Jester, ed., *Twentieth-Century Building Materials* (Washington D.C.: The McGraw-Hill Companies, 1995), 42, 250.

Integrity. Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period.

Italianate Style (circa 1870-1890). A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

Keystone. A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

Late Gothic Revival Style (circa 1880-1920). A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure. The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

Location. Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

Materials. Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Mediterranean Revival (circa 1900-1940). These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

Multiple Property Nomination. The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

National Register of Historic Places (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices.

National Register of Historic Places Criteria. Established criteria for evaluation the eligibility of properties for inclusion in the National Register.

Neo-Classical Style (circa 1900-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

Noncontributing (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic

integrity nor is capable of yielding important information about the period.

Noncontributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHBS criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, or kept in, the NeHBS inventory; however, exceptions do exist.

Object. An artistic, simple, and / or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

One-story Cube (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.



Example of One Story Cube building form.

Period of Significance. Span of time in which a property attained the significance for which it meets the National Register criteria.

Pony truss bridge (circa 1880-1920). A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.

Portico. A covered walk or porch supported by columns or pillars.

Potentially eligible. Properties that may be eligible for listing on the National Register pending further research and investigation.

Property. A building, site, structure, and / or object situated within a delineated boundary.

Property type. A classification for a building, structure, site, or object based on its historic use or function.

Queen Anne Style (circa 1880-1900). A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys and porches with gingerbread trim.

Setting. Quality of integrity applying to the physical environment of a historic property.

Shed roof. A roof consisting of one inclined plane.

Side Gable (circa 1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.



Example of Side Gable building form.

Significance. Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

Site. The location of a prehistoric or historic event.

Spanish Colonial Revival Style (circa 1900-1920). These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

Structure. Practical constructions not used to shelter human activities.

Stucco. A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

Tudor Revival Style (circa 1920-1940). A style that reflects a blend of variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

Turret. A little tower that is an ornamental structure and projects at an angle from a larger structure.

Two -story Cube (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

Vernacular. A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

Workmanship. Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

All images shown in glossary adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, vol. 2, Architecture (Madison, Wis.: State Historical Society of Wisconsin, 1986).
