
**Nebraska Historic Buildings Survey
Dundy County**

Prepared for:

Nebraska State Historical Society



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July 2006



Mead & Hunt prepared this report under contract to the Nebraska State Historical Society (NSHS). Architectural historians from Mead & Hunt who contributed to the survey and report include Emily Pettis, Timothy Smith, and Chad Moffett.

Nebraska Historic Buildings Survey (NeHBS) projects are administered by the Nebraska State Historic Preservation Office with the cooperation of the NSHS. The NeHBS is funded in part with the assistance of a federal grant from the U.S. Department of the Interior, National Park Service. However, the contents and opinions expressed in this publication do not necessarily reflect the views or policies of the U.S. Department of the Interior. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age, or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of federal assistance should write to: Director, Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, D.C. 20240.

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Historic photographs within the report are used courtesy of the Dundy County Historical Society, NSHS, and Hal Tecker. Images shown in the glossary are adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, vol. 2, Architecture* (Madison, Wis.: State Historical Society of Wisconsin, 1986). Other images are 2005 survey photographs taken by Mead & Hunt, Inc. Graphic layout and design of this report was completed by Kent A. Jacobson. Cover photograph(s) include Chief Street in Benkelman, no date (Hal Tecker).

Executive Summary

The Nebraska State Historical Society (NSHS) contracted with Mead & Hunt, Inc., to conduct a Nebraska Historic Buildings Survey (NeHBS) of Dundy County. The survey was conducted in the fall of 2005 to document properties that possess historic or architectural significance. Dundy County was previously surveyed in the late 1970s and 134 properties were identified and recorded in the NeHBS. These properties were reevaluated as part of this project. In addition, 132 properties were newly identified and documented. A total of 266 properties were evaluated for the 2005 NeHBS survey of Dundy County.

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

Mead & Hunt would like to thank the following state and local organizations and individuals for assisting us with this study: Dundy County Historical Society; Elaine Frasier; Hal Tecker; Bill Callahan, Jill Dolberg, Bob Puschendorf, and Stacy Stupka-Burda of the Nebraska State Historic Preservation Office (NeSHPO); and the staff of the Nebraska State Historical Society Archives and Library.

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Chapter 1

Historic Overview of Survey Area

Introduction

This historic overview provides a context in which to examine the various types of resources researched and documented in this survey. When possible, the overview presents information about specific buildings within Dundy County. When a building included in the survey is referred to in this overview, its Nebraska Historic Buildings Survey (NeHBS) site number follows its reference in the text (DN01-001, for example). These site numbers begin with an abbreviation of the county, (DN for Dundy) and a two-digit number referring to its location within the county. Each community has a number, for example "01" indicates Benkelman, and rural sites are numbered "00." The last three numbers refer to the specific building or structure (for example, DN01-001 refers to the first property surveyed in Benkelman).

The Landscape and Environment of Southwestern Nebraska

Southwestern Nebraska is made up of ten counties including Chase, Dundy, Frontier, Furnas, Hayes, Hitchcock, Keith, Lincoln, Perkins, and Red Willow. Broad valleys, rolling prairies, and landforms such as sand hills, loess hills, and canyons characterize the landscape. Sand hills are present in Chase, Dundy,

Perkins, Hayes, and Lincoln Counties. Loess hills made of windblown deposits of fine-grained silt or clay are also present in the region.

The Republican River and Platte River Valleys provide fertile floodplains in the region. Numerous creeks, including Buffalo, Horse, Muddy, North Branch, Rock, and Spring Creeks, drain into the Republican River. Southwestern Nebraska is relatively devoid of trees except for along rivers and streambeds, in towns, and as shelterbelts surrounding homes, farmsteads, and cropland.

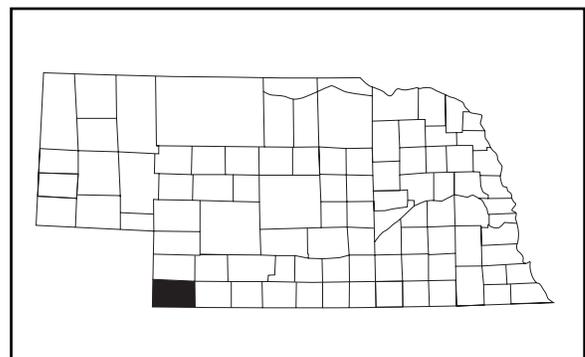


Figure 1. Map showing Dundy County in Nebraska

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Dundy County is located in the southwest corner of Nebraska and is bordered by Chase and Hayes Counties to the north, Hitchcock County to the east, the state of Colorado to the west, and the state of Kansas to the south. The diverse topography of the county varies from level irrigated land, to rolling hills, to dissected plains, which in many places are deep canyons and sheer cliffs. In the eastern and southern parts of the county, loess hills have eroded to create escarpments, dissected plains, and spectacular hilltop vistas. Dissected plains are a major landform found throughout eastern Dundy County. The south half of the county displays numerous canyons oriented in a north-south pattern.

The Arikaree and Republican Rivers flow through the southern part of the county. A few small natural lakes dot the landscape, including one found in the Rock Creek State Recreation Area. A series of natural

springs provide water for ponds at the Rock Creek Fish Hatchery, located in the southwest part of the Dundy County.¹

Measuring 920 square miles, Dundy County includes approximately 588,800 acres of farmland.² Farming is limited due to the dry climate and topography and consists primarily of corn and wheat; various types of dry edible beans, sorghum, and soybeans are also grown.³ Much of the land is devoted to foraging and grazing for livestock. Major stock-raising activities include cattle, hogs, and sheep.



Dundy County farmstead, no date (DCHS)

Rock Creek Fish Hatchery

The Rock Creek Fish Hatchery (DN00-063) is located seven miles northwest of the community of Parks and comprises approximately 111 acres. The hatchery was established in 1924 near six natural springs that serve as the source of Rock Creek. The spring water supply is ideal for trout production and provides a closed water system, which is essential to prevent disease. As one of only five fish hatcheries in Nebraska, the Rock Creek Fish Hatchery includes a c.1926 frame hatch house, c.1933 frame house, c.1933 concrete hatch house, and c.1943 barracks used to house employees. It also includes numerous ponds and both circular and rectangular raceways that date to the 1970s.



Rock Creek State Fish Hatchery, DN00-063, no date (DCHS)

[Nebraska Game and Parks Commission. "A Study of the Nebraska State Fish Hatchery System and Alternate Methods of Fish Procurement." (Lincoln, Nebr.: Nebraska Game and Parks Commission, 1974), 31-33.]

Ranching is currently the most widespread agricultural activity in Dundy County and an important part of the local economy. Oil production is also a lucrative industry. Southwestern Nebraska has one of the highest levels of crude oil production in the state; Dundy County produced 224,805 barrels in 2004.⁴

Dundy County

The Nebraska legislature organized Dundy County as a precinct of adjacent Hitchcock County in 1873 and named it after Judge Elmer S. Dundy. Permanent settlement in the area began in the 1870s and 1880s by settlers who took advantage of the Homestead Act of 1862. Texas cattlemen, attracted by the open range of Dundy County, came in search of new markets and available grazing land for their large herds. The Burlington & Missouri River Railroad, which connected eastern Nebraska and Denver, Colorado, was completed through the county in 1882.⁵ Railroad expansion and a fledgling cattle industry led to an increased population in Dundy County in the 1880s. The railroad was the most important factor in the economic development of Dundy County.

Pringle Ranch

The Pringle Ranch (DN00-015) was one of the most successful ranches in Dundy County. George Nesbit Pringle arrived in Dundy County in the late nineteenth century to join his uncle, James Nesbit, on the family ranch. The Pringle Ranch grew to encompass nearly 6,000 acres. George Pringle was one of the largest hog producers in the United States; he shipped an entire trainload of hogs to Denver on one occasion. Operations at the ranch required a large workforce of hired help, who lived in tenant houses behind the main house. During the 2005 survey, the ranch consisted of a large main house, two barns, and three associated outbuildings.



Pringle House, DN00-015, no date (DCHS)

[Dundy County History Book Committee, *History of Dundy County, Nebraska, 1880-1987* (Dallas, Tex.: Curtis Media, Corp., 1988), 557-558.]



Chief Street in Benkelman, 1930 (DCHS)

Ranchers moved their herds of cattle north to Dundy County along trails like the Texas-Ogallala Trail, which ran north through the county. By the late 1870s large herds grazed in the Republican River Valley.⁶ The Texas Trail Canyon, located five miles east of Haigler, was a checkpoint, or resting area, for those moving cattle; ranchers moved approximately

150,000 cattle through the canyon in 1886. The severe winter of 1886-1887 wiped out large numbers of cattle and open range became increasingly scarce as the number of homesteads and private ranches increased. As a result, large trail drives ended in the late 1880s.⁷

Population growth and development in Dundy County was slow during the first decades of the twentieth century. The agricultural economy was in a depression throughout the 1920s and the severe drought of the 1930s, which spread throughout the central plains and beyond, significantly slowed the local economy in Dundy County. The Great Depression brought additional economic hardship and the county's population and economy declined. The Republican River Flood of 1935 destroyed many homes along its path. Growth and development has remained limited in Dundy County since the 1930s. United States Highway 34 (US 34) is the main east-west route through the county and State Highway 61 is the main north-south route through the county. The majority of modern development has occurred along the US 34 corridor.

Republican River Flood of 1935

The Republican River Flood of 1935 was the most devastating disaster in the history of Dundy County. On May 30, 1935, heavy rainfall in eastern Colorado and southwestern Nebraska - between 20 and 24 inches - caused the banks of the Republican River and its tributaries to overflow. Floodwaters up to twenty-feet deep swept away livestock, farmhouses, automobiles, and bridges. An estimated 113 people lost their lives in the flood, including many Dundy County residents. The communities of Parks, Max, and Benkelman were devastated in terms of physical damage and economic hardship as a result of the flood. An emergency Civilian Conservation Corp (CCC) camp was established in Benkelman in June 1935 to assist in reconstruction efforts in the flood area. Communities in Dundy County have persisted despite the impact of the Republican River Flood of 1935.

[James McCormick, "Flash Flooding in Southwestern Nebraska: An Historical Look at The Great Republican River Flood of 1935," University of Nebraska-Lincoln, School of Natural Resources, <<http://www.snrs.unl.edu/amet351/mccormick/>> (accessed 6 April 2006); "Republican Flood of 1935," Nebraska Department of Natural Resources, <<http://www.dnr.ne.gov/floodplain/mitigation/1935flood.html>> (accessed 6 April 2006); "The Republican River Flood of 1935," Nebraska State Historical Society, <http://www.nebraskahistory.org/publish/markers/texts/republican_river_flood_1935.htm> .]

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Community Development

Dundy County has four communities – Benkelman, Haigler, Parks, and Max. Historically, at least a dozen townsites dotted the plains and broad valleys of the county. The population of Dundy County was approximately 37 by 1880.⁸ It increased throughout the 1880s as settlers came in search of homesteads and open range for cattle ranching. In general, communities in Dundy County grew around common meeting places, such as post offices and railroad depots. Dundy County's agricultural character and distance from population centers has kept communities relatively small.

Benkelman

In early 1880 a permanent settlement named Collinsville was established near the forks of the Republican River. Some of the first settlers included J.R. King, J.G. Benkelman, and Moses Collins, namesake of the town. By the spring of 1880 the town site consisted of a small store and post office.⁹



Zorn Theatre in Benkelman, DN01-092, no date (DCHS)

Work began on the Dundy County portion of the Burlington & Missouri River Railroad in 1880 and Collinsville became a supply station for the railroad during construction. As a result, business activity increased in the small town and several more stores and a hotel were erected. The railroad company built a depot and began constructing cattle pens and loading chutes for area ranchers to ship cattle to markets, including Denver, Omaha, and Chicago.¹⁰ In 1882 the town site was relocated north of the railroad tracks and renamed Benkelman after cattle rancher J.G. Benkelman.¹¹

Benkelman was incorporated in 1887 and became the most important commercial center in Dundy County.¹² The railroad provided ranchers with a convenient means for shipping livestock and attracted new residents and businesses, including

grocery stores, dry goods stores, restaurants, and hotels.¹³ Benkelman experienced a brief population influx between 1885 and 1888. Amidst controversy over the location of the county seat, locals began erecting a courthouse. Soon after its completion in 1888, county commissioners awarded Benkelman the county seat.¹⁴ The original courthouse was replaced in 1922 with the current building (DN01-018, listed in the National Register). Growth in Benkelman slowed during the 1890s as fewer settlers arrived in Dundy County during the nationwide depression.



Gas Station in Benkelman, DN01-091, c. 1945 (DCHS)

Benkelman experienced modest growth throughout the twentieth century. The population of Dundy County in 1940 was 5,112; approximately 62 percent lived in rural areas and 38 percent in communities.¹⁵ During the 1950s a service station (DN00-077), motel (DN00-075), and diner (DN00-076) were constructed on the north end of town adjacent to the highway to cater to those traveling on US 34. Benkelman has remained an agricultural community with a population of 1,193 in 2000.¹⁶

Haigler

In 1881 James R. Porter and his family homesteaded land on the townsite of Haigler and built a residence. The following year the Porter family opened a mercantile store near the recently completed Burlington & Missouri River Railroad Depot (nonextant).¹⁷ The store and depot served settlers and ranchers during the 1880s and attracted people from the region, including northwest Kansas and eastern Colorado.

The Lincoln Land Company purchased the Porter family homestead in 1886 and Anselmo B. Smith platted the town of Haigler that same year. The town was named after Jake Haigler, a rancher who settled in the area during the 1870s.¹⁸ The town grew

Elmer Harper Filling Station and Motor Court Cabins

In 1930 Elmer Harper constructed the filling station (DN01-024) located at the intersection of Fourth Avenue and Railroad Street in Benkelman. Harper and his wife also opened a small motor court cabin complex (DN01-074) behind the filling station for area travelers. No other motels existed in Benkelman at the time. Elmer Harper died in 1936 and his wife sold the businesses a few years later. The buildings still stand on the south side of Benkelman, although they no longer serve their original function.



Elmer Harper Filling Station, DN01-024, no date (NSHS)

[Discussion of the Elmer Harper Filling Station and Motor Court Cabins taken from a letter written by Vera Harper Kacirek to the *Benkelman Post* in 2005. Source is available at the Nebraska State Historic Preservation Office, Nebraska State Historical Society, Lincoln.]

throughout the first decades of the twentieth century and hosted large cattle sales.¹⁹ A small commercial area developed south of the railroad along Porter Avenue. During the 1930s a gas station (DN03-032) was established along US 34 (Nebraska Avenue) to serve motorists. The population of Haigler was 533 in 1930. The population has declined during the past 75 years. Haigler remains an agricultural community with an estimated population of 225 in 2000.²⁰

Parks

Parks is an unincorporated community located along Rock Creek between Benkelman and Haigler. The small town was originally named Ives. Orin Burt Ballard established the town in the 1880s when he opened a general store and post office on his homestead, located east of the present community.²¹ The Burlington & Missouri River Railroad went through Ives by the mid-1880s and the railroad company referred to the settlement as "Parks" rather than Ives. Locals adopted the name Parks for the town around 1900.²²



Parks Depot, nonextant, 1915 (DCHS)

Parks experienced growth in the first decades of the twentieth century. The railroad company constructed a depot by 1907 and the community built a two-story brick school c.1911.²³ A grain elevator (DN06-007) was erected near the railroad in 1914.²⁴ The Parks State Bank (DN06-002) began doing business in the 1920s. Recognizing the need for a social center, community members came together in the mid-1920s and constructed the Parks Community Building (DN06-005) for an estimated cost of \$7,300. The 1935 Republican River Flood damaged many of the buildings in Parks and devastated the economy. The unincorporated community of Parks has experienced limited growth since 1930 and only a few residences have been built since the flood.²⁵



Parks Community Building, DN06-005,
no date (Hal Tecker)

Max

Max is an unincorporated community located east of Benkelman. In 1880 three individuals from Omaha, Max Monvoisin, Hoxie Groesbeck, and H.B. Ostrom, filed claims on land near present-day Max.²⁶ A.B. Smith surveyed the original town site owned by the Lincoln Land Company in 1885, which included a

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depot, section house, and stockyards. The Lincoln Land Company sold lots for businesses and homes.²⁷ The Burlington & Missouri River Railroad was completed through Max in the mid-1880s, which led to commercial and residential development. Early businesses included a blacksmith, drugstore, general store, and grain elevator.²⁸ The unincorporated community of Max also had a gas station (DN05-012) that served traffic on US 34, which still stands on the south side of town.



Max State Bank, DN05-015, no date (DCHS)

Former communities

In the late nineteenth century, Dundy County had as many as 12 or more communities established with post offices. These settlements typically grew to include general stores, schools, churches, livery barns, and blacksmith shops. Generally, these communities dissolved after postal routes changed, the railroad bypassed them, or due to their distance from supply centers. Populations typically peaked between 1890 and 1900 with fewer than one hundred residents. None or only a few buildings remain of these former communities. Properties were surveyed in only three former townsites, discussed below.

Nels Williamson established a post office and the town of Neel in north central Dundy County in 1887. The name of the post office and the town changed to Hiawatha in 1889. The town consisted of many buildings, including two general stores, a drugstore, and a town hall. By the 1930s the post office was discontinued and the town declined.²⁹ Only the Hiawatha Cemetery (DN00-078) remains at the townsite. Ough began in 1885 when John C. Ough established a post office in northeast Dundy County. Several businesses in the town served area ranchers including a general store and implement shop. The town gradually declined and businesses lost patrons after the railroad completed its tracks to Imperial,

Nebraska, in neighboring Chase County.³⁰ The former townsite includes an abandoned residence (DN00-031), barn (DN00-032), and garage (DN00-033). The community of Rollwitz was established in 1902 when Bert Horn homesteaded a section of land in north central Dundy County. Horn and Elmer Prather founded the Rollwitz Store, which sold groceries and farm machinery. Both men also operated a wagon freight line between Rollwitz and Parks. The Rollwitz post office closed in 1918 and the town gradually declined.³¹ The Rollwitz School (DN00-013) and adjacent cemetery (DN00-084) are all that remain of the town.

Notes

¹ Nebraska Game and Parks Commission, "A Study of the Nebraska State Fish Hatchery System and Alternate Methods of Fish Procurement," Lincoln, Nebr., Nebraska Game and Parks Commission, 1974, 31.

² Dundy County, "About Dundy County," Dundy County Government Online. <<http://www.co.dundy.ne.us/about.html>> (accessed 9 December 2005); FedStats, "Dundy County, Nebraska," Bureau of Economic Analysis, Bureau of Labor Statistics, National Agricultural Statistics Service, National Center for Health Statistics, U.S. Census Bureau, <<http://www.fedstats.gov/qf/states/31/31057.html>> (accessed 19 December 2005).

³ United States Department of Agriculture and National Agricultural Statistics Service, "2002 Census of Agriculture County Profile: Dundy, Nebraska," <<http://www.nass.usda.gov/>> (accessed 19 December 2005).

⁴ Nebraska Energy Office, "Crude Oil Production by County in Nebraska," Nebraska Energy Office, <<http://www.neo.state.ne.us/statshtml/44.html>> (accessed 7 December 2005).

⁵ A. T. Andreas, *Andreas' History of the State of Nebraska, Dundy County, Part 1* (Chicago, Ill.: Western Historical Company, 1882), n.p.

⁶ Dundy County Extension Council, *Dundy County Heritage* ([Nebr.]: Dundy County Extension Council, [1977]), 363; *Nebraska, Our Towns: South Central* (Dallas, Tex.: Taylor Publishing Co., 1988), 38.

⁷ City of Benkelman, "History of Benkelman," City of Benkelman/Benkelman Chamber of Commerce, <<http://www.benkelman.org/history.htm>> (accessed 9 December 2005).

⁸ Dundy County Extension Council, *Dundy County Heritage*, 10.

⁹ Andreas, *Andreas' History of the State of Nebraska, Dundy County, Part 1*, n.p.

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¹⁰ Dundy County History Book Committee, History of Dundy County, Nebraska, 1880-1987 (Dallas, Tex.: Curtis Media, Corp., 1988), 29.

¹¹ Nebraska, Our Towns: South Central, 38.

¹² Dundy County Extension Council, Dundy County Heritage, 363.

¹³ Dundy County History Book Committee, History of Dundy County, Nebraska, 1880-1987, 30.

¹⁴ Dundy County Extension Council, Dundy County Heritage, 363.

¹⁵ E. S. Sutton, Teepees To Soddies: Southwestern Nebraska and Thereabouts ([Nebr.]: N.p., [1967]), 58.

¹⁶ Dundy County, "About Dundy County," Dundy County Government Online.

¹⁷ Dundy County History Book Committee, History of Dundy County, Nebraska, 1880-1987, 34-35.

¹⁸ Sutton, Teepees To Soddies: Southwestern Nebraska and Thereabouts, 82; Dundy County History Book Committee, History of Dundy County, Nebraska, 1880-1987, 35-36.

¹⁹ Nebraska, Our Towns: South Central, 42.

²⁰ Dundy County, "About Dundy County," Dundy County Government Online.

²¹ Dundy County History Book Committee, History of Dundy County, Nebraska, 1880-1987, 53.

²² Sutton, Teepees To Soddies: Southwestern Nebraska and Thereabouts, 81.

²³ Dundy County Extension Council, Dundy County Heritage, 387.

²⁴ Dundy County History Book Committee, History of Dundy County, Nebraska, 1880-1987, 54.

²⁵ Sutton, Teepees To Soddies: Southwestern Nebraska and Thereabouts, 81-82.

²⁶ Dundy County History Book Committee, History of Dundy County, Nebraska, 1880-1987, 45.

²⁷ Sutton, Teepees To Soddies: Southwestern Nebraska and Thereabouts, 74; Dundy County History Book Committee, History of Dundy County, Nebraska, 1880-1987, 46.

²⁸ Sutton, Teepees To Soddies: Southwestern Nebraska and Thereabouts, 75.

²⁹ Sutton, Teepees To Soddies: Southwestern Nebraska and Thereabouts, 89-90.

³⁰ Sutton, Teepees To Soddies: Southwestern Nebraska and Thereabouts, 88-89; Dundy County History Book

Committee, History of Dundy County, Nebraska, 1880-1987, 52-53.

³¹ Dundy County History Book Committee, History of Dundy County, Nebraska, 1880-1987, 5; Sutton, Teepees To Soddies: Southwestern Nebraska and Thereabouts, 87-89.

Chapter 2

Survey Methods and Results

Introduction

This chapter describes the methods used to conduct the survey and the results of the survey. The Nebraska State Historical Society (NSHS) retained Mead & Hunt to identify and document significant historic and architectural properties within Dundy County. Architectural historians from Mead & Hunt conducted a Nebraska Historic Buildings Survey (NeHBS) field survey from September through October 2005. The survey builds upon the previous survey efforts undertaken by the NSHS. For more information on the NeHBS refer to Chapter 4. Preservation in Nebraska.

Survey Methods

Objectives

The purpose of the survey was to identify and document significant properties that appeared to retain sufficient historic integrity to meet NeHBS survey criteria within Dundy County. Properties meeting survey criteria were evaluated to determine if they qualified as potentially eligible for listing in the National Register of Historic Places (National Register) both individually and collectively as contributing properties within a possible historic district. This chapter highlights the results of the survey effort with a description of the types of historic properties within the survey area. Chapter 3

provides a discussion of properties that may qualify for National Register designation and other recommendations.

Survey Methodology

The purpose of a reconnaissance-level NeHBS is to provide data on properties of architectural and historical importance through research, evaluation, and documentation. Research is limited to a general review of the history of the development of the survey area. Properties that met NeHBS survey criteria were identified and documented as outlined in the NeHBS Manual (March 15, 2005).

Survey Area and Research

The survey area consisted of buildings, structures, sites, and objects within Dundy County that are visible from the public right-of-way.

Architectural historians investigated published information about the history, culture, and settlement of Dundy County and its communities at the following repositories: Nebraska State Historical Society Library/Archives, Nebraska State Historic Preservation Office (NeSHPO), Dundy County Historical Society and Museum, Wisconsin Historical Society, and Minnesota Historical Society.

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Mead & Hunt collected information on previously surveyed properties and National Register-listed properties at the NeSHPO. NeSHPO staff and the Mead & Hunt survey team participated in a public meeting held in September 2005 that provided local residents with information about the survey. NeSHPO and Mead & Hunt staff encouraged residents to share information about local history, properties that may gain significance from their association with an historic event or important person, and properties that are not visible from the public right-of-way.

Identification and Evaluation

The survey verified the location, evaluated the status of previously surveyed properties, and identified additional properties that qualify for inclusion in the NeHBS. Properties that met NeHBS survey criteria were documented with photographs, a basic physical description, and a geographic location that is plotted on a survey map. The Mead & Hunt survey team examined the integrity and significance of each previously surveyed and newly identified property and its potential to qualify for listing in the National Register.

During the field survey, architectural historians from Mead & Hunt drove known public roads and streets in the county and identified properties that appeared to possess historic and architectural significance and retained historic integrity as outlined in the NeHBS Manual. Generally, the NeHBS Manual follows National Park Service (NPS) guidelines, which state that a property must:

- Be at least 50 years old, or less than 50 years in age but possess exceptional significance — following NeHBS guidelines, properties that fell a few years outside the 50-year mark were included in the survey if they were significant or unusual property types, even though they did not possess exceptional significance.

- Be in its original location — generally, historical associations are absent when a property is moved from its original location.

- Retain its physical integrity — for a property to retain physical integrity, its present appearance must closely resemble its original appearance. Common alterations to buildings include the replacement of original features with modern ones (such as new

windows or porches), the construction of additions, and the installation of modern siding materials. Historic siding materials include asphalt shingles and sheet rolls and asbestos shingles that have been applied during the historic period of the property or more than 50 years ago. Generally, asphalt siding was used prior to World War II and asbestos siding was popularized after World War II. For further discussion of historic siding materials, see Glossary of Architectural Styles and Survey Terms. Properties that displayed many physical changes were excluded from the survey. Because urban residences are the most common property type within countywide building surveys, evaluation of houses followed a strict integrity standard. Due to the large number of these properties in the survey area, only properties that displayed architectural interest and retained a high degree of physical integrity were documented.

Generally, the survey team evaluated farmsteads and complexes of agricultural buildings and structures as a whole. If the primary building(s) of the farmstead or complex did not retain integrity, the associated buildings were not included in the survey. The survey team made exceptions for outbuildings or structures that held significance collectively or individually, even if the farmhouse, main barn, or other large outbuildings did not retain sufficient integrity to qualify the collection of buildings for inclusion in the survey. The survey included abandoned properties that pre-date 1900, represent a rare or unusual property type, or exhibited regional construction methods or use of materials such as sod, stone, or log.

Mead & Hunt evaluated commercial buildings individually and as potential contributing components of a commercial historic district. In accordance with NeHBS guidelines, an altered first-floor storefront alone did not eliminate a building from the survey. NeHBS guidelines acknowledge that the first-floor storefronts of commercial buildings are often modernized. If a commercial building retained historic wall surfaces, cornices, and second-level window openings, it was generally included in the survey.

Documentation

Architectural historians documented properties that met the survey criteria as outlined in the NeHBS Manual and recorded information gathered in the field into the NeHBS database. Property locations

were recorded on an US Geological Survey, county road, and/or city map and in the database. Photographic documentation included two black-and-white photographs and digital images for each surveyed property, with representative streetscape and landscape views to demonstrate notable features within the survey area. During the evaluation, the survey team related properties to historic contexts and property types developed by the NeSHPO and outlined in the NeHBS Manual.

Documentation products submitted to the NSHS included a survey report, black-and-white photograph contact prints and negatives, digital images, maps, a database, and research files.

Survey Limitations and Biases

Dundy County included a number of agricultural properties that are surrounded by dense shelterbelts and set back a distance from the public right-of-way. The survey team attempted to view and assess these properties; however, only those properties visible from the public right-of-way and not obscured by other buildings, foliage, or other obstructions were documented during field survey. Properties were evaluated largely on design and architectural features. Information received from area residents helped identify properties associated with historic events or important persons.

National Register of Historic Places

The National Register is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. A property can be significant at the local, state, or national level. To qualify for listing in the National Register, properties generally must be at least 50 years old and possess historic significance and physical integrity.

To qualify for listing in the National Register, a property's significance must be demonstrated by one or more of the following criteria established by the NPS:

-Criterion A – Association with events or activities that have made a significant contribution to the broad patterns of our history.

-Criterion B – Association with the lives of persons significant in our past.

-Criterion C – Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

-Criterion D – Holds the potential to provide important information about prehistory or history.

Cemeteries, birthplaces, grave sites, religious properties, moved buildings, reconstructed properties, commemorative properties, and properties that have achieved significance within the last 50 years are considered ineligible for listing in the National Register. However, these properties may qualify if they fall into one of the following categories:

-Religious properties deriving significance from architectural or artistic distinction or historical importance.

-Moved properties that are significant for architectural value.

-Birthplaces or gravesites if there is no other appropriate site directly associated with a significant person's public life.

-Cemeteries that derive primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.

-Reconstructed buildings when built in a suitable environment.

-Commemorative properties with significant design, age, tradition, or symbolic value.

-Properties less than 50 years old that are of exceptional importance.

Integrity, meaning the ability of a property to convey its significance, is important in determining the eligibility of a property. A property's integrity must be evident through physical qualities, including:

- Location
- Design
- Setting

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- Materials
- Workmanship
- Feeling
- Association

The Glossary of Architectural Styles and Survey Terms defines the seven elements of integrity. For more information on the National Register refer to Chapter 4. Preservation in Nebraska.

Survey Results

The NeHBS of Dundy County evaluated 266 properties. The survey team evaluated approximately 134 previously surveyed properties, including one property listed in the National Register. Mead & Hunt did not resurvey 79 previously surveyed properties that exhibited poor integrity or were nonextant. In total, the survey team identified and documented 187 properties, including 132 newly surveyed properties and 55 properties that were resurveyed and met NeHBS survey criteria. See Table 1 and Table 2 below for a summary of surveyed properties by each community and in rural areas.

Illustrated Discussion of Significant Historic Contexts

Identified properties are related to ten historic contexts developed by the NeSHPO and listed in the NeHBS Manual. Each historic context outlines a particular theme in Nebraska history and includes a list of associated property types found in Nebraska related to each theme. Historic contexts, including examples of properties documented under the main historic contexts in the survey, are presented below. Properties recommended as potentially eligible for listing in the National Register are discussed in Chapter 3. Recommendations.

Agriculture

The agriculture context addresses property types related to food production, including crops and livestock. Within Dundy County, the survey results primarily identified farmsteads associated with this context. Farmsteads typically contained a farmhouse flanked by barns and smaller outbuildings, grain bins, machine sheds, garages, chicken coops, and windmills. With the introduction of modern farming practices and irrigation systems during the second half of the twentieth century, modern outbuildings and utility buildings, often constructed of metal, were commonly added to agricultural complexes. In

some cases, farmsteads were located a great distance from the public right-of-way or were surrounded by dense shelterbelts, which may have precluded their evaluation and inclusion in the survey. Examples of agricultural properties include a farmstead (DN00-086) near Parks and a farmstead (DN00-032) near Benkelman.



Farmstead near Parks, DN00-086



Farmstead near Benkelman, DN00-032

Association

The association context relates to organizations of individuals, other than religious or governmental organizations, that have a common interest. Properties associated with this context identified during the survey included the American Legion and VFW Hall (DN01-073) in Benkelman, and the Parks Community Building (DN06-005) in Parks, which is potentially eligible for listing in the National Register, included in Chapter 3.



American Legion and VFW Hall in Benkelman, DN01-073



Grain elevator in Max, DN05-004

Commerce

The historic context of commerce is concerned with the buying and selling of commodities that are transported from one place to another. Associated property types include stores that provide a variety of products or services, hotels and motels, and grain elevators. Commercial buildings are often one or two stories, and consist of brick or false-front frame structures. Commercial Vernacular was the dominant architectural style and construction reflected in commercial buildings. Numerous commercial properties were documented, such as the commercial block (DN01-088) in Benkelman and a grain elevator (DN05-004) in Max.

Diversion

The diversion context relates to those activities designed to relax and amuse people. Examples include a cabin (DN00-060) near Parks and the Zorn Theater (DN01-092) in Benkelman, which is potentially eligible for listing in the National Register, included in Chapter 3.



Commercial block in Benkelman, DN01-088



Cabin near Parks, DN00-060

Education

The education context relates to the processes of teaching and learning. The survey identified public schools as related property types. Urban schools are typically multiple stories in height and of brick construction. Rural schools are simple frame buildings with gable roofs and few architectural details. Examples of educational buildings documented during the survey include the Haigler Gymnasium (DN03-021) and a rural schoolhouse (DN00-088) near Parks.

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Haigler Gymnasium, DN03-021



Max Post Office, DN05-007



Rural schoolhouse near Parks, DN00-088

Government

The context of government includes public buildings used for governmental functions and services, such as administrative offices, courthouses, police and fire stations, and post offices. Vernacular forms are most commonly used for government-related properties in Dundy County. The Haigler Post Office (DN03-034) and the Max Post Office (DN05-007) are examples of government-related properties.



Haigler Post Office, DN03-034

Religion

The context of religion relates to the institutionalized belief in, and practice of, faith. Related property types identified during the survey include churches, cemeteries, and clergy residences. The churches identified in the survey were typically of frame or brick construction, and either vernacular or displaying elements of the Gothic Revival style.

Religious properties are not usually eligible for inclusion in the National Register unless the property derives its primary significance from architectural distinction or historical importance. Examples of religious properties recorded in the survey are the United Methodist Church (DN05-001) in Max and the Benkelman Cemetery (DN00-040) near Benkelman.



United Methodist Church in Max, DN05-001



Benkelman Cemetery near Benkelman, DN00-040

Settlement/Architecture

The historic context of settlement pertains to the division, acquisition, and ownership of land. Residential properties are the primary property type associated with settlement in the survey area and represent the largest pool of buildings surveyed. Vernacular forms with stylized architectural details generally characterize the residential properties within the survey area and were documented if they retained a high degree of integrity. For definitions of architectural styles and terms, refer to Glossary of Architectural Styles and Survey Terms. Below is a description of the residential architectural styles found within the survey area.

Vernacular forms consist of functional, often simplistic, buildings and structures. Vernacular buildings do not exhibit high-style architecture in their design and are generally designed and constructed by local builders and not by trained architects.

- Side gable houses are common to the survey area and generally are one-and-one-half stories in height.



Side gable house near Benkelman, DN00-042



Side gable house in Parks, DN06-010

-Cross gable houses are common in the survey area and generally are two stories, roughly square in plan, with a cross gable roof.



Cross gable house in Haigler, DN03-016

- Prairie cube houses are among the most common forms identified in the survey. It consists of a one-story house with a hip roof.



Prairie cube house in Haigler, DN03-037

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Prairie cube house in Haigler, DN03-044



Craftsman house in Haigler, DN03-040

Examples of side gable, cross gable, and prairie cube houses were found throughout the survey area functioning as farmhouses and residences in communities. These houses commonly have a symmetrical fenestration pattern and modest architectural details. The most commonly displayed details include front porches with turned spindle columns, interior brick chimneys, and dormers. Together, these forms represent much of the housing constructed by the ranch and farming community during the late nineteenth and early twentieth centuries.

Houses frequently exhibit a vernacular form with a mixture of elements borrowed from high-style architecture. Architectural styles featured in Dundy County include Craftsman, Queen Anne, and Period Revival.

-Craftsman and Craftsman-style bungalows. Houses constructed in this manner commonly exhibit low pitched or sweeping gable roofs with exposed rafters, one-and-one-half stories, and brick or stucco exteriors. This building style was common during the 1920s and 1930s in both rural and urban houses. Examples include a house (DN03-040) in Haigler and a house (DN01-070) in Benkelman.



Craftsman-style bungalow in Benkelman, DN01-070

-Queen Anne houses. These houses date from the late nineteenth and early twentieth centuries and display frame construction with irregular form. Details include decorative shingle work, porches with scrollwork and spindles, turrets, and a variety of wall materials. One example of the Queen Anne style is a house (DN01-049) in Benkelman.



Queen Anne house in Benkelman, DN01-049

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-Period Revival styles include Dutch Colonial Revival, Colonial Revival, and Spanish Colonial Revival. These styles were popular during the early decades of the twentieth century and reflect a variety of characteristics associated with the period revival movement. Examples include a house (DN03-028) in Haigler, a house (DN01-013) in Benkelman, and an apartment building (DN01-077) in Benkelman.



Dutch Colonial Revival house in Haigler, DN03-028



Diner near Benkelman, DN00-076



Colonial Revival house in Benkelman, DN01-013



Former Morehouse Hospital in Benkelman, DN01-100



Spanish Colonial Revival apartment building in Benkelman, DN01-077

Services

The services context pertains to primary support services provided by the government and also includes private professional services. Examples of associated property types include banks, hospitals and clinics, water towers, and public utility buildings. Service-related properties include a diner (DN00-076) near Benkelman and the former Morehouse Hospital (DN01-100) in Benkelman.

Transportation

Transportation relates to the carrying, moving, or conveying of materials and people from one place to another. Examples of associated property types include roads, gas stations, bridges, railroad stations and depots, and airport terminals. Related properties include a gas station (DN03-032) in Haigler and a service garage (DN01-097) in Benkelman.

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Gas station in Haigler, DN03-032



Service garage in Benkelman, DN01-097

Table 1. Numerical Summary of Survey Results

| | |
|--|------------|
| Total number of historic properties evaluated | 266 |
| Previously identified historic properties | 134 |
| Previously identified historic properties that have lost historic integrity or are nonextant | 79 |
| Previously identified historic properties with historic integrity | 55 |
| Newly identified properties with historic integrity | 132 |
| Total number of properties identified and documented | 187 |

Table 2. Numerical Summary of Survey by Location

| Location | Properties Surveyed |
|------------------|---------------------|
| DN00 - Rural | 71 |
| DN01 - Benkelman | 62 |
| DN03 - Haigler | 31 |
| DN05 - Max | 15 |
| DN06 - Parks | 8 |
| Total | 187 |

Chapter 3

Recommendations

Introduction

One purpose of the Nebraska Historic Building Survey (NeHBS) of Dundy County was to identify properties that may qualify for listing in 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.

One property in Dundy County is currently listed in the National Register:

- Dundy County Courthouse in Benkelman, DN01-018, listed in 1990.

National Register of Historic Places Recommendations

As a result of this survey, Mead & Hunt recommends 20 individual properties as potentially eligible for listing in 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. During a reconnaissance-level

survey, research efforts are limited and most properties are identified based on their architectural style and historic integrity. As a result, most properties are recommended for listing under Criterion C: Architecture and demonstrate a significant architectural type or method of construction. Some properties, such as religious properties, may also need to meet National Register Criteria Considerations to be eligible for listing. Additional intensive-level research on potentially eligible properties and review by the Nebraska State Historic Preservation Office (NeSHPO) is necessary before a final decision is made on eligibility or in order to pursue National Register listing.

Properties recommended as potentially eligible for listing in the National Register are identified and illustrated below under their primary NeHBS historic context. For a discussion of historic contexts, see Chapter 2. Survey Methodology and Results.

Chapter 3. Recommendations

Table 3. 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 |
|-------------------|-------------------------------------|------------------------|--|
| DN00-015 | Pringle Ranch | Agriculture | Architecture |
| DN00-030 | School | Education | Architecture |
| DN00-036 | Mt. Zion Methodist Episcopal Church | Religion | Architecture* |
| DN00-063 | Rock Creek Fish Hatchery | Government | Architecture |
| DN00-068 | Farmstead | Agriculture | Architecture |
| DN00-088 | School | Education | Architecture |
| DN01-004 | Church of Christ | Religion | Architecture* |
| DN01-024 | Elmer Harper Filling Station | Transportation | Architecture |
| DN01-045 | House | Settlement Systems | Architecture |
| DN01-074 | Cabin Court | Transportation | Architecture |
| DN01-077 | Apartment Building | Settlement Systems | Architecture |
| DN01-091 | Gas Station | Transportation | Architecture |
| DN01-092 | Zorn Theater | Diversion | Architecture |
| DN01-099 | Duplex | Settlement Systems | Architecture |
| DN03-020 | House | Settlement Systems | Architecture |
| DN03-022 | Stone Building | Settlement Systems | Architecture |
| DN03-043 | Haigler Jail | Government | Architecture |
| DN05-012 | Gas Station | Transportation | Architecture |
| DN06-003 | Gas Station | Transportation | Architecture |
| DN06-005 | Parks Community Building | Association | Architecture |

* Applying Criteria Consideration A for religious properties.

Agriculture



Pringle Ranch near Parks, DN00-015

Association



Parks Community Building in Parks, DN06-005

Diversion



Farmstead near Max, DN00-068



Zorn Theater in Benkelman, DN01-092

Education



Farmstead near Max, DN00-068



Rural school near Benkelman, DN00-030

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Rural school near Parks, DN00-088



Haigler Jail, DN03-043

Government



Rock Creek Fish Hatchery near Parks, DN00-063

Religion



*Mt. Zion Methodist Episcopal Church near Benkelman,
DN00-036*



Rock Creek Fish Hatchery near Parks, DN00-063



Church of Christ in Benkelman, DN01-004

Settlement Systems/Architecture



Dutch Colonial Revival house in Haigler, DN03-020



Apartment building in Benkelman, DN01-077



Stone building in Haigler, DN03-022



Duplex in Benkelman, DN01-099

Transportation



Queen Anne house in Benkelman, DN01-045



Gas station in Parks, DN06-003

Chapter 3. Recommendations



Gas station in Max, DN05-012



Gas station in Benkelman, DN01-091



Elmer Harper Filling Station and associated cabin court in Benkelman, DN01-024 and DN01-074



Elmer Harper Filling Station and associated cabin court in Benkelman, DN01-024 and DN01-074

Future Survey and Research Needs

The 2005 NeHBS of Dundy County identified historic topics and resource types that would benefit from further study. The following research and survey activities would help to interpret Dundy County's unique history for local residents, the Nebraska State Historical Society (NSHS), and interested historians.

Agriculture and Ranching Context

Dundy County's history is closely related to its agricultural development. The reconnaissance survey identified a number of farmsteads and ranches, many of which may be associated with the early period of agriculture in Dundy County. The development of a historic context for agriculture would identify the important agricultural practices in the county and related extant property types.

Context Development of the Texas Trail

The Texas Trail resulted in the development of cattle ranching as an important business in Dundy County. The resources and history of the cattle drives transporting Texas cattle to market had an immense impact on southwest Nebraska and Dundy County in general. The Texas Trail represents an important theme in the history of the American West and in the development of the cattle industry in the State of Nebraska. Few visible features from the Texas Trail remain along the route due to the mobile and ephemeral nature of the resources. A study to develop a historic context would aid in identifying extant historical and archaeological resources in the future.

Local Preservation Activities

Dundy 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 Dundy County Historical Society is an active organization engaged in local history and activities. The NSHS, together with the Dundy County Historical Society, can increase public education of the county and state's historic resources and preservation issues and initiate local preservation activities. Examples of activities include:

- Establishing locally designated landmarks and design guidelines

- Listing properties in the National Register

- 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

Introduction

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:

- Conducting and maintaining a statewide historic building survey.
- Administering the National Register of Historic Places (National Register) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments.
- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.

-Administering a federal tax incentives program for the preservation of historic buildings.

In addition to these duties, Nebraska has a state-sponsored financial incentive for preservation called the Valuation Incentive Program, which the NeSHPO administers.

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 69,000 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.

Chapter 4. Preservation in Nebraska

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, because 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 Survey Coordinator listed below.

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 of Historic Places (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 in the National Register.

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:

- Restrict, in any way, a private property owner’s ability to alter, manage, or dispose of a property.

- Require that properties be maintained, repaired, or restored.

- Invoke special zoning or local landmark designation.

- Allow the listing of an individual private property over an owner’s objection.

- Allow the listing of an historic district over a majority of property owners’ objections.

- Require public access to private property.

Listing a property in the National Register does:

- Provide prestigious recognition to significant properties.

- Encourage the preservation of historic properties.

- Provide information about historic properties for local and statewide planning purposes.

- Help promote community development, tourism, and economic development.

- Provide basic eligibility for financial incentives, when available.

For more information, please call the National Register Coordinator listed below.

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:

- Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.

- Promote preservation education and outreach.

- Conduct and maintain some level of a historic building survey.

- Establish a mechanism to designate local landmarks.

- Create a preservation commission to oversee the preservation ordinance and the CLG program.

The advantages of achieving CLG status include:

- A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.

- Contributing buildings within local landmark districts may be eligible for preservation tax incentives (see below), without being listed in the National Register.

- 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.

- CLGs have the ability to monitor and preserve structures that reflect the community's heritage.

- CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.

- 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.

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.

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For more information about Section 106 review, please contact a member of the Federal Agency Review staff of the NeSHPO listed below.

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 Rehabilitation and Guidelines for Rehabilitating 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:

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

Valuation Incentive Program

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. Through the valuation preference, the assessed valuation of an historic property is frozen for eight years at the year rehabilitation is begun. The valuation then rises to its market level over a period of four years.

To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local ordinance.
- Be substantially rehabilitated, which means the project must be worth at least 25% of the property's base-year assessed value.
- Be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Buildings must be a qualified historic structure and the NeSHPO must approve the rehabilitation before construction work starts in order to qualify for the tax freeze benefits.

The tax freeze benefits the owners of the historic properties and the community by:

- Providing a real economic incentive to rehabilitate historic buildings.
- Increasing the long-term tax base of a community.
- Helping stabilize older, historic neighborhoods and commercial areas.

-Encouraging the promotion, recognition, and designation of historic buildings.

-Allowing participation by local governments that enact approved historic preservation ordinances. For more information about VIP, please contact the NeSHPO at the contact numbers listed below.

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 used 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.

Organizational Contacts

Nebraska State Historic Preservation Office

General information

Telephone: (402) 471-4787

E-mail: HPNSHS@nebraskahistory.org

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Nebraska State Historical Society
State Historic Preservation Officer
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L. Robert Puschendorf, Associate Director
Deputy State Historic Preservation Officer
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Teresa Fatemi, Staff Assistant
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Nebraska Historic Buildings Survey and Valuation Incentive Program (VIP)

Jill Dolberg, Survey Coordinator
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National Register of Historic Places

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Certified Local Governments

John Hitt, Program Assistant
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Preservation Tax Incentives

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E-mail: mdirr@nebraskahistory.org

Federal Agency Review (Section 106 Review)

Greg Miller, Historian
Telephone: (402) 471-4775
E-mail: [gmiller@nebraskahistory.org](mailto:gmillier@nebraskahistory.org)

Archaeology

Terry Steinacher, Archaeology Program Associate
Telephone: (308) 665-2918
E-mail: tsteinach@bbc.net

The personnel above, excluding Terry Steinacher, may also be reached by dialing 1-800-833-6747.

Chapter 4. Preservation in Nebraska

State of Nebraska Historic Preservation Board Members

Bill Chada – Grand Island

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Marianne Simmons – Fremont

Michael J. Smith, Secretary – Lincoln

Appendix A. List of Surveyed Properties

| NEHBS | Name | Address | Vicinity/City |
|-----------|--|---------|---------------|
| DN00-004b | Grain elevator and binsb | Ruralb | Benkelmanb |
| DN00-005b | Schoolhouseb | Ruralb | Benkelmanb |
| DN00-009b | Schoolhouseb | Ruralb | Benkelmanb |
| DN00-013b | Rollwitz Schoolb | Ruralb | Parksb |
| DN00-015b | Pringle Ranchb | Ruralb | Parksb |
| DN00-016b | Farmsteadb | Ruralb | Benkelmanb |
| DN00-017b | Riverside Bar 2b Ranchb | Ruralb | Parksb |
| DN00-020b | Concrete railroadb culvertb | Ruralb | Parksb |
| DN00-025b | Farmhouseb | Ruralb | Benkelmanb |
| DN00-030b | St. Paul's Lutheranb Church and Schoolb | Ruralb | Benkelmanb |
| DN00-031b | Farmhouseb | Ruralb | Benkelmanb |
| DN00-032b | Barnb | Ruralb | Benkelmanb |
| DN00-033b | Garageb | Ruralb | Benkelmanb |
| DN00-034b | Ash Groveb Cemeteryb | Ruralb | Benkelmanb |
| DN00-035b | Schoolhouseb | Ruralb | Maxb |
| DN00-036b | Mt. Zion Methodistb Episcopal Churchb | Ruralb | Benkelmanb |
| DN00-039b | Benkelman Bridgeb (Republican River Bridge)b | Ruralb | Benkelmanb |
| DN00-040b | Benkelmanb Cemeteryb | Ruralb | Benkelmanb |
| DN00-041b | Farmsteadb | Ruralb | Benkelmanb |
| DN00-042b | Houseb | Ruralb | Benkelmanb |
| DN00-043b | Houseb | Ruralb | Benkelmanb |

Appendix A. List of Surveyed Properties

| NEHBS | Name | Address | Vicinity/City |
|-----------|----------------------------|---------|---------------|
| DN00-044g | Houseg | Ruralg | Benkelmang |
| DN00-045g | Ough Cemeteryg | Ruralg | Benkelmang |
| DN00-046g | Houseg | Ruralg | Benkelmang |
| DN00-047g | Mt. Zion Cemeteryg | Ruralg | Benkelmang |
| DN00-048g | Farmsteadg | Ruralg | Benkelmang |
| DN00-049g | Parks Cemeteryg | Ruralg | Parksg |
| DN00-050g | Houseg | Ruralg | Benkelmang |
| DN00-051g | Farmsteadg | Ruralg | Benkelmang |
| DN00-052g | Farmsteadg | Ruralg | Max |
| DN00-053g | Farmsteadg | Ruralg | Max |
| DN00-054g | Grain elevatorg | Ruralg | Max |
| DN00-055g | Houseg | Ruralg | Max |
| DN00-056g | Houseg | Ruralg | Max |
| DN00-057g | Farmsteadg | Ruralg | Benkelmang |
| DN00-058g | Sod Houseg | Ruralg | Parksg |
| DN00-059g | Cabing | Ruralg | Parksg |
| DN00-060g | Cabing | Ruralg | Parksg |
| DN00-061g | Cabing | Ruralg | Parksg |
| DN00-062g | Rock Creek Damg | Ruralg | Parksg |
| DN00-063g | Rock Creek Fishg Hatcheryg | Ruralg | Parksg |
| DN00-064g | Farmsteadg | Ruralg | Max |

Appendix A. List of Surveyed Properties

| NEHBS | Name | Address | Vicinity/City |
|-----------|------------------------------|---------|---------------|
| DN00-065i | Highland Cemeteryi | Rurali | Max |
| DN00-066i | Housei | Rurali | Max |
| DN00-067i | Farmsteadi | Rurali | Max |
| DN00-068i | Farmsteadi | Rurali | Max |
| DN00-069i | Sod House, Teckeri Ranchi | Rurali | Parksi |
| DN00-070i | Housei | Rurali | Haigleri |
| DN00-071i | Schoolhousei | Rurali | Haigleri |
| DN00-072i | Haigler Ranchi | Rurali | Haigleri |
| DN00-073i | Haigler Cemeteryi | Rurali | Haigleri |
| DN00-074i | Housei | Rurali | Haigleri |
| DN00-075i | Circle B Motori Lodgei | Rurali | Benkelmani |
| DN00-076i | Dineri | Rurali | Benkelmani |
| DN00-077i | Service stationi | Rurali | Benkelmani |
| DN00-078i | Hiawatha Cemeteryi | Rurali | Benkelmani |
| DN00-079i | Farmsteadi | Rurali | Benkelmani |
| DN00-080i | Sleepy Hollowi Cemeteryi | Rurali | Benkelmani |
| DN00-081i | Sod housei | Rurali | Parksi |
| DN00-082i | Hughes Cemeteryi | Rurali | Haigleri |
| DN00-083i | Housei | Rurali | Haigleri |
| DN00-084i | Rollwitz Cemeteryi | Rurali | Parksi |
| DN00-085i | Farmsteadi | Rurali | Parksi |

Appendix A. List of Surveyed Properties

| NEHBS | Name | Address | Vicinity/City |
|-----------|--------------------------------|--|---------------|
| DN00-086d | Farmstead | Rurald | Parks |
| DN00-087d | Schoold | Rurald | Parks |
| DN00-088d | Schoold | Rurald | Parks |
| DN00-089d | Farmstead | Rurald | Benkelmand |
| DN00-090d | Cemeteryd | Rurald | Benkelmand |
| DN00-091d | Schoold | Rurald | Benkelmand |
| DN00-092d | Farmstead | Rurald | Benkelmand |
| DN00-093d | Farmstead | Rurald | Maxd |
| DN01-001d | Housed | Northwest corner of Chief St. and Tenth Ave.d | Benkelmand |
| DN01-003d | Housed | 1010 Chief St.d | Benkelmand |
| DN01-004d | Church of Christd | Northwest corner of East Tenth Ave. and A St.d | Benkelmand |
| DN01-010d | Housed | 222 East Seventh Ave.d | Benkelmand |
| DN01-013d | Housed | 126 East Eighth Ave.d | Benkelmand |
| DN01-017d | United Methodist Churchd | Northwest corner of Chief St. and Eighth Ave.d | Benkelmand |
| DN01-024d | Elmer Harper Fillingd Stationd | Southwest corner of West Fourth Ave. and Westd Railroad St.d | Benkelmand |
| DN01-025d | Housed | 403 Arapahoe St.d | Benkelmand |
| DN01-026d | Commercial buildingd | 406 Arapahoe St.d | Benkelmand |
| DN01-027d | Housed | 422 Arapahoe St.d | Benkelmand |
| DN01-030d | Housed | c.510 Arapahoe St.d | Benkelmand |
| DN01-034d | Housed | 624 Arapahoe St.d | Benkelmand |
| DN01-045d | Housed | c.211 Cheyenne St.d | Benkelmand |

Appendix A. List of Surveyed Properties

| NEHBS | Name | Address | Vicinity/City |
|-----------|--------------------------|--|---------------|
| DN01-049f | Housef | 451 West Fourth Ave.f | Benkelmanf |
| DN01-051f | Housef | Southeast corner of West Seventh Ave. andf Fremont St.f | Benkelmanf |
| DN01-055f | Housef | 313 Bu alo St.f | Benkelmanf |
| DN01-058f | Housef | 816 Bu alo St.f | Benkelmanf |
| DN01-059f | Benkelmanf Elevatorsf | East end of Fourth Ave. at railroadf | Benkelmanf |
| DN01-060f | Benkelmanf Elevatorsf | Northeast corner of Chief St. and Fourth Ave.f | Benkelmanf |
| DN01-061f | Grain elevatorf | South side railroad at Bu alo St.f | Benkelmanf |
| DN01-063f | Housef | 1314 B St.f | Benkelmanf |
| DN01-064f | Housef | 1111 B St.f | Benkelmanf |
| DN01-065f | Housef | 1112 B St.f | Benkelmanf |
| DN01-066f | Housef | Northeast corner of B St. and Ninth Ave.f | Benkelmanf |
| DN01-067f | Housef | Southeast corner of B St. and Ninth Ave.f | Benkelmanf |
| DN01-068f | Housef | c.812 B St.f | Benkelmanf |
| DN01-069f | Churchf | Southeast corner of B St. and East Eighth Ave.f | Benkelmanf |
| DN01-070f | Housef | 721 A St.f | Benkelmanf |
| DN01-071f | Housef | Northwest corner of B St. and Eleventh Ave.f | Benkelmanf |
| DN01-072f | Cottagesf | Northwest corner of Chief St. and West Ninth Ave.f | Benkelmanf |
| DN01-073f | American Legionf | Northwest corner of Railroad St. and Gage St.f | Benkelmanf |
| DN01-074f | Cabin courtf | Southeast corner of West Fourth Ave. andf Arapahoe St.f | Benkelmanf |
| DN01-075f | Housef | 303 Bu alo St.f | Benkelmanf |
| DN01-076f | Housef | c.307 Bu alo St.f | Benkelmanf |

Appendix A. List of Surveyed Properties

| NEHBS | Name | Address | Vicinity/City |
|-----------|--------------------------|---|---------------|
| DN01-077f | Apartment buildingd | North end of Buffalo St. at Rainbow Fountain Ct.f | Benkelmand |
| DN01-078f | Housed | 709 Buffalo St.f | Benkelmand |
| DN01-079f | Housed | c.702 Buffalo St.f | Benkelmand |
| DN01-080f | Housed | 910 Arapahoe St.f | Benkelmand |
| DN01-081f | Housed | 819 Arapahoe St.f | Benkelmand |
| DN01-082f | Housed | 515 Arapahoe St.f | Benkelmand |
| DN01-083f | Housed | 418 Arapahoe St.f | Benkelmand |
| DN01-084f | Housed | 409 Arapahoe St.f | Benkelmand |
| DN01-085f | Commercial buildingd | 413 Chief St.f | Benkelmand |
| DN01-086f | Ough Buildingd | Southwest corner of Chief St. and East Fifth Ave.d | Benkelmand |
| DN01-087d | Automobiled showroomd | 504 Chief St.d | Benkelmand |
| DN01-088d | Commercial blockd | West side Chief St. between Fifth Ave. and Sixth Ave.d | Benkelmand |
| DN01-089d | Commercial buildingd | East side Chief St. between Fifth Ave. and Sixth Ave.d | Benkelmand |
| DN01-090d | Commercial buildingd | West side Chief St. between Sixth Ave. and Seventh Ave.d | Benkelmand |
| DN01-091d | Gas stationd | 102 East Seventh Ave.d | Benkelmand |
| DN01-092d | Zorn Theaterd | East side Chief St. between Seventh Ave. and Eighth Ave.d | Benkelmand |
| DN01-093d | Housed | 909 Chief St.d | Benkelmand |
| DN01-094d | Housed | 130 West Eighth Ave.d | Benkelmand |
| DN01-095d | Duplexd | West side of C St. between Railroad St. and Eighth Ave.d | Benkelmand |
| DN01-096d | Garaged | Southeast corner of A St. and East Sixth Ave.d | Benkelmand |
| DN01-097d | Garaged | Southwest corner of A St. and East Sixth Ave.d | Benkelmand |

Appendix A. List of Surveyed Properties

| NEHBS | Name | Address | Vicinity/City |
|-----------|------------------------|---|---------------|
| DN01-098c | Housec | 522 West Sixth Ave.c | Benkelmanb |
| DN01-099c | Duplexb | Northeast corner of Buffalo St. and West Sixth Ave.c | Benkelmanb |
| DN01-100c | Morehouse Hospitalb | Southeast corner of Buffalo St. and West Sixth Ave.c | Benkelmanb |
| DN01-101c | Housec | 312 West Fifth Ave.c | Benkelmanb |
| DN01-102c | Housec | 412 West Fifth Ave.c | Benkelmanb |
| DN01-103c | Drive-inb | Southeast corner of Hospital Rd. and A St.c | Benkelmanb |
| DN03-002c | Larner Housec | 55 Porter St.c | Haigler |
| DN03-003c | Dugout bhur hb | Northeast corner of Norfolk St. and Porter Ave.c | Haigler |
| DN03-012c | Elevator | East side of Porter Ave. at railroadc | Haigler |
| DN03-014c | Commercial buildingb | Northwest corner of Porter Ave. and Newark St.c | Haigler |
| DN03-016c | Housec | Southeast corner of Noble St. and Atkinson Ave.c | Haigler |
| DN03-017c | Housec | 159 South Atkinson Ave.c | Haigler |
| DN03-020c | Housec | West side East Ave. between Norfolk St. andc Norman St.c | Haigler |
| DN03-021c | Haigler Public Schoolb | South side of Norman St. between East Ave. andc Logan Ave.c | Haigler |
| DN03-022c | Stone buildingb | North side of Nebraska Ave. between Porter Ave.c and King Ave.c | Haigler |
| DN03-023c | Housec | Northeast corner of Nebraska Ave. and Atkinsonb Ave.c | Haigler |
| DN03-024c | Housec | Northwest corner of Newark St. and Atkinson Ave.c | Haigler |
| DN03-025c | Housec | West side of Atkinson Ave. between Nelson St. andc Newark St.c | Haigler |
| DN03-026c | Housec | Southwest corner of Newark St. and King Ave.c | Haigler |
| DN03-027c | Zion Lutheran Churchb | Northwest corner of King Ave. and Noble St.c | Haigler |
| DN03-028c | Housec | West side of King Ave. between Norman St. andc Norfolk St.c | Haigler |

Appendix A. List of Surveyed Properties

| NEHBS | Name | Address | Vicinity/City |
|-----------|--------------------------|--|---------------|
| DN03-029a | Housea | West side of Porter Ave. between Norman St. and Nestor St.a | Haiglera |
| DN03-030a | Housea | Northwest corner of Porter Ave. and Norman St.a | Haiglera |
| DN03-031a | Commercial buildinga | Northeast corner of Porter Ave. and Nebraska Ave.a | Haiglera |
| DN03-032a | Gas stationa | Southeast corner of Porter Ave. and Nebraska Ave.a | Haiglera |
| DN03-033a | Garagea | 114 Porter Ave.a | Haiglera |
| DN03-034a | Haigler Post Officea | West side of Porter Ave. between Nebraska Ave. and Newark St.a | Haiglera |
| DN03-035a | Housea | 143 East Ave.a | Haiglera |
| DN03-036a | Housea | 159 East Ave.a | Haiglera |
| DN03-037a | Housea | Southeast corner of East Ave. and Noble St.a | Haiglera |
| DN03-038a | Housea | 243 East Ave.a | Haiglera |
| DN03-039a | Housea | Northwest corner of Nestor St. and East Ave.a | Haiglera |
| DN03-040a | Housea | Southwest corner of Nestor St. and East Ave.a | Haiglera |
| DN03-041a | Housea | Northeast corner of Nichols St. and East Ave.a | Haiglera |
| DN03-042a | Housea | West side of Logan Ave. between Nebraska Ave. and Noble St.a | Haiglera |
| DN03-043a | Haigler Jaila | North side of Nebraska Ave. between Porter Ave. and King Ave.a | Haiglera |
| DN03-044a | Housea | South side of Nebraska Ave. between East Ave. and Logan Ave.a | Haiglera |
| DN05-001a | United Methodist Churcha | Southwest corner of Third St. and Dundy St.a | Maxa |
| DN05-002a | Gymnasiuma | North side of Dundy St. between Fourth St. and Fifth St.a | Maxa |
| DN05-004a | Grain elevatora | Southeast corner of Second St. and US 34a | Maxa |
| DN05-006a | Housea | Northeast corner of Third St. and Main St.a | Maxa |
| DN05-007a | Max Post Officea | Northwest corner of Second St. and Main St.a | Maxa |

Appendix A. List of Surveyed Properties

| NEHBS | Name | Address | Vicinity/City |
|-----------|------------------------------|--|---------------|
| DN05-008a | Houseg | Northwest corner of Third St. and Main St.g | Maxg |
| DN05-009g | Houseg | Southeast corner of Sixth St. and Main St.g | Maxg |
| DN05-010g | Houseg | Southwest corner of Sixth St. and Main St.g | Maxg |
| DN05-011g | Houseg | Northwest corner of Sixth St. and Bent St.g | Maxg |
| DN05-012g | Gas stationg | Northwest corner of Third St. and US 34g | Maxg |
| DN05-013g | Houseg | 290 Fourth St.g | Maxg |
| DN05-014g | Houseg | 390 Dundy St.g | Maxg |
| DN05-015g | Max State Bankg | Northeast corner of Second St. and Main St.g | Maxg |
| DN05-016g | Houseg | Southeast corner of Second St. and Dundy St.g | Maxg |
| DN05-017g | Houseg | Northwest corner of Second St. and Dundy St.g | Maxg |
| DN06-001g | Houseg | South side of Ewing St. west end of towng | Parksg |
| DN06-002g | Parks State Bankg | Northwest corner of Main St. and Ewing St.g | Parksg |
| DN06-003g | Gas stationg | Southeast corner of Main St. and Ewing St.g | Parksg |
| DN06-005g | Parks Communityg Building | Northeast corner of Main St. and Phelan St.g | Parksg |
| DN06-007g | Grain elevatorsg | South end of Main St.g | Parksg |
| DN06-008g | Houseg | North end of Main St. east sideg | Parksg |
| DN06-009g | Houseg | North side of Pringle St. east of Main St.g | Parksg |
| DN06-010g | Houseg | Northeast corner of Pringle St. and Ewing St.g | Parksg |

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Glossary of Architectural Styles and Survey Terms

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 a 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 form houses and their secondary buildings.

Column. A circular or square vertical support member.

Glossary

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.



Example of Commercial Vernacular Style

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 a 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.



Example of Cross Gable building form



Example of Dormer

Elevation. Any single side of a building or structure.

Eligible. Properties that meet the National Park 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.



Example of Gabled Ell building form

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.



Example of Front Gable building form

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.

Integrity. Authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period. (See Chapter 3, Research Design.)

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.

Glossary

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 (see Chapter 1, Introduction of this report).

National Register of Historic Places Criteria. Established criteria for evaluating the eligibility of properties for inclusion in the National Register. See Chapter 3, Research Design.

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, nor 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.

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.



Example of One Story Cube building form

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 a 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).