

Intensive Level Survey For:

# Plattsmouth

Phase 1



2011



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# Plattsmouth

Phase 1 Area

2011

Prepared for:



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## EXECUTIVE SUMMARY

### PROJECT BACKGROUND

As a Certified Local Government (CLG), the City of Plattsmouth partners with the National Park Service (NPS) and the Nebraska State Historic Preservation Office (NeSHPO), a division of the Nebraska State Historical Society (NSHS), to oversee preservation efforts in Plattsmouth, Nebraska.

The Plattsmouth CLG has set a goal of completing an Intensive Level Survey of the town as part of a long range plan to better understand their local resources. Divided into phases that cover different areas of the town, this project will review and recommend local buildings for potential listing on the National Register of Historic Places (NRHP). After further consultation with the NeSHPO, these buildings could then be listed and owners could take advantage of a number of tax incentive programs. Additionally, this information could be used by the City to promote its heritage. This current project is Phase 1 of 5.

### SURVEY AREA

Plattsmouth is located in Cass County in the Center of Nebraska along the Missouri River.

- The Phase 1 Survey Area: approximately 60 city blocks
- North Area: bound by Avenue A on the south, the Missouri River on the east, Washington Avenue/N 12<sup>th</sup> Street on the west and a line approximately two blocks north of Avenue G on the north
- West Area: bound by 8<sup>th</sup> Street on the east, First Avenue on the south, 15<sup>th</sup> street on the west and Avenue A on the north
- Previously Inventoried Properties: 59
- Properties Previously Listed on the National Register: 3

### SUMMARY OF RESULTS AND RECOMMENDATIONS

An initial review of the 2004 Cass County Nebraska Historic Resource Survey and Inventory (NeHRSI) Reconnaissance Level Survey and a February 2011 field survey of the area found 20 buildings with the potential to be listed individually for a variety of reasons, including association with a significant local individual and representation of an architectural style or form. Further research refined this list into 17 buildings with potential for individual listing. They are as follows:

| NEHSI #  | Address      | NEHSI #  | Address       | NEHSI #  | Address      |
|----------|--------------|----------|---------------|----------|--------------|
| CC14-037 | 814 Main     | CC14-088 | 609 Ave C     | CC14-195 | 602 Ave B    |
| CC14-066 | 512 Ave B    | CC14-094 | 501 N 8th St  | CC14-196 | 614 Ave B    |
| CC14-075 | 402 Ave A    | CC14-099 | 423 N 4th St  | CC14-210 | 520 Ave F    |
| CC14-083 | 323 N 4th St | CC14-103 | 702 N 11th St | CC14-232 | 505 Ave F    |
| CC14-086 | 323 N 6th St | CC14-106 | 623 N 6th St  | CC14-233 | 624 N 6th St |
| CC14-087 | 404 N 6th St | CC14-166 | 1216 Main     |          |              |

## ACKNOWLEDGEMENTS

We would like to extend a special thanks to the people of Plattsmouth for their welcome and support for this project. Additionally, we are grateful to many people for their assistance during this project. This report could not have been completed without the efforts of those members of the public who offered information during the survey, Plattsmouth City Administrator Erv Portis, Bob Puschendorf, Patrick Haynes and Jessie Nunn of the NeSHPO as well as Margo Prentiss and the staff of the Cass County Historical Society Library, the staff of the Cass County Register of Deeds office and the staff of the UNL Architecture Library.

## LOCAL ADMINISTRATION

The Plattsmouth CLG is headed by the mayor of Plattsmouth, R. Paul Lambert, and is overseen by the Plattsmouth City Administrator, Erv Portis. Advising the City Administrator is the Plattsmouth Historic Preservation Board. The board meets monthly to discuss local preservation issues.

The Plattsmouth Historic Preservation Board is a seven member board consisting of local individuals with a demonstrated interest in preservation and/or who own property in a local historic district . Current members consist of Richard McKinley (Chairman), Doug Duey, Don Gappa, Joe Ostaseski, Jennifer Roby, Harlan Seyfer and Celine Wilcox.

## ADMINISTRATION AND FUNDING

CLG projects are administered by the NeSHPO. This study was funded in part with the assistance of a federal grant from the U.S. Department of the Interior, National Park Service. The contents and opinions expressed in this publication however, do not necessarily reflect the views or policies of the U.S. Department of the Interior. Regulations 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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## METHODOLOGY

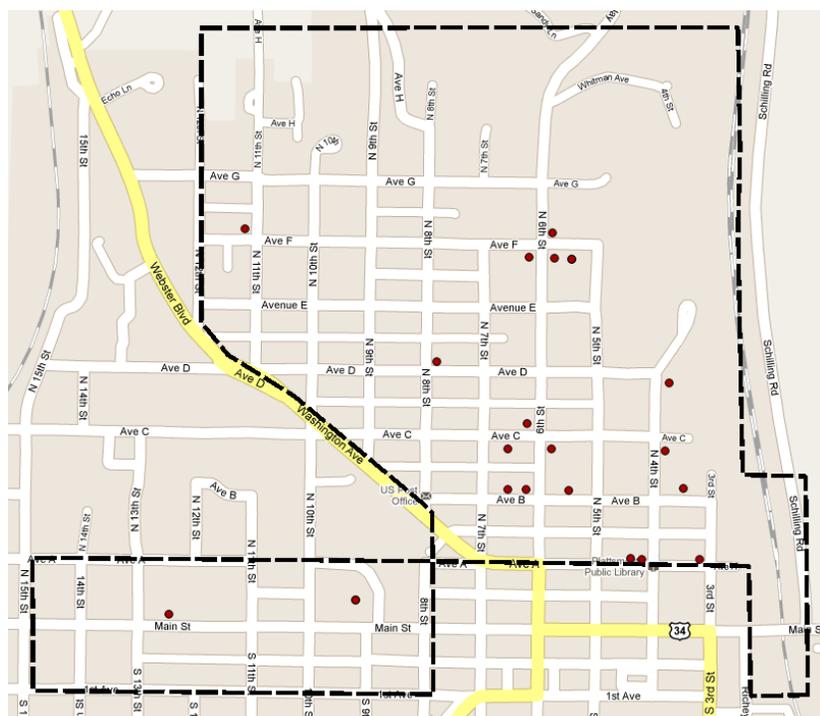
### OBJECTIVE

The objective of this project was to complete an Intensive Level Survey of the Phase 1 area of Plattsmouth, Nebraska. This survey identified those properties within the defined area with the potential to be listed individually or as an historic district in the National Register of Historic Places (NRHP). It then provided an additional level of detail for potentially eligible properties as an aid to future research and listing in the NRHP.

### SURVEY AREA

#### BOUNDRY

The seat of Cass County, Plattsmouth is located along the Missouri River just south of its confluence with the Platte River. The Missouri River serves as Nebraska's eastern border, while the Platte divides the state into roughly northern and southern halves. The Phase 1 survey area includes approximately 60 city blocks in two areas. The north area is bound by Avenue A on the south, the Missouri River on the east, Washington Avenue/N 12<sup>th</sup> Street on the west and a line approximately two blocks north of Avenue G on the north. The west area is bound by 8<sup>th</sup> Street on the east, First Avenue on the south, 15<sup>th</sup> street on the west and Avenue A on the north. The reconnaissance level survey of Cass County completed in 2004 collected information on 59 properties in this survey area. All 59 properties were re-evaluated as a part of this project. Of these, three properties were previously listed on the National Register of Historic Places.



**Figure 1:** Map of north and west survey areas for phase 1. Bold dashed line indicates boundary of survey area. Dots represent approximate location of properties included in this report. Map by APMA May 2011.

Plattsmouth Intensive Level Survey – Phase 1

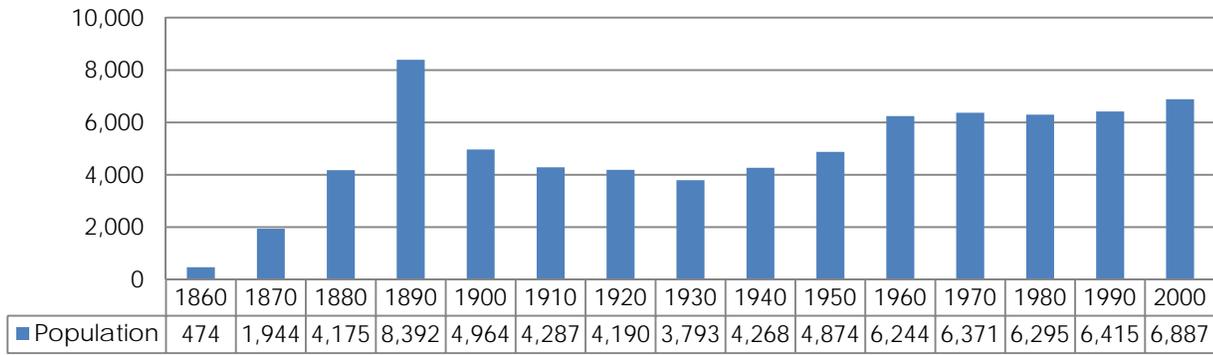


Figure 2: Population of Plattsmouth, Nebraska. Information taken from the U.S. Decennial Census. Graph by APMA 2011.

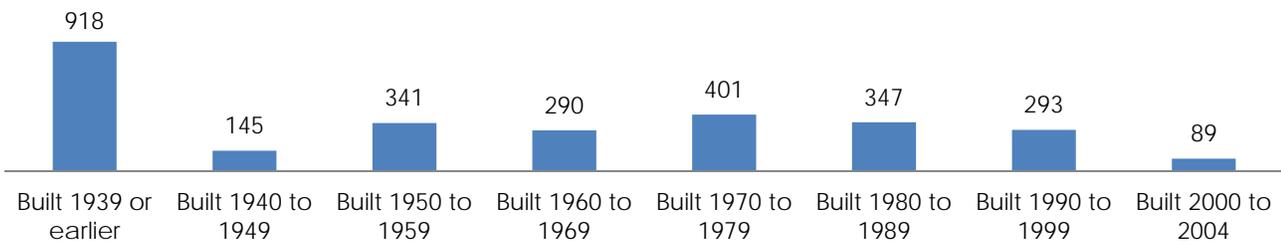


Figure 3: Number of Residences Constructed per Decade. Information taken from the U.S. Decennial Census. Graph by APMA 2011. Note: the census did not start collecting this information until 1940.

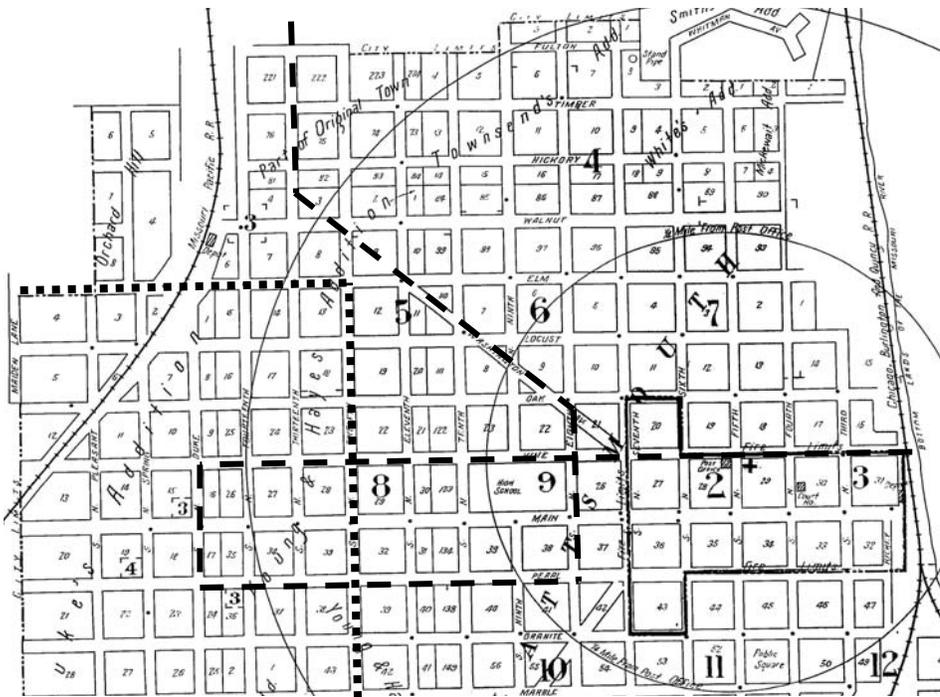


Figure 4: 1929 Sanborn Map of Plattsmouth showing original plat and additions. Dotted line represents the northeast corner of "Bohemian Town". Dashed lines outline intensive level survey areas. Map by APMA June 2011.

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## CHARACTER

After the initial settlement of Plattsmouth and its rise to prominence as an important economic and transportation hub, the city's population remained relatively stable between 1880 and 1950, around 4,000 inhabitants. There was also a great deal of construction during this time, much of which is extant. Overall, 37 percent of the extant housing stock in Plattsmouth was constructed before 1950. In 1960, the population jumped to just over 6,000 and stayed there until 1990. Despite little population growth, during this period construction of housing remained relatively steady, at approximately 12 percent per decade.

The survey areas contain a large portion of the original town plat, as well as Townsend's Addition, Michelwaite's Addition and White's Addition to the north and Young and Hay's Addition to the west. The west survey area also includes a small portion of the area of Plattsmouth once known as "Bohemian Town." This area extended from Avenue D to Third Avenue, and from 12<sup>th</sup> Street to Highway 73/75.<sup>1</sup>

Both survey areas are sited on rolling hills that are steepest close to the river. In several places, the street grid is cut off by ravines. The closer a building is to the downtown, or the river, the larger it is likely to be. Furthermore, those closer to the river are more likely to be of brick rather than frame construction. Smaller, frame houses are more common towards the west side of the survey areas. This is especially true of the north survey area that is adjacent to the former Missouri Pacific Rail Road track bed.

Wealthy land owners originally purchased multiple lots and constructed their homes with some distance between them. Smaller land owners tended to purchase single lots, but still constructed homes on lots with some distance between themselves. As the town developed, intervening lots were sold and developed. Thus, buildings of all ages can be found throughout both survey areas.

Architectural styles and forms of homes generally follow national trends for both the age of the home and its size. Larger homes tend to adhere more strictly to architectural styles, while smaller homes might exhibit a limited number of stylistic details. Notable in these survey areas are the number of large Italianate, Colonial Revival and Craftsman homes. The cube and southern bungalow house forms are both very common for houses of all sizes. Large homes were also frequently one of the composite house forms.

Ethnically, these survey areas in Plattsmouth were relatively diverse. Like other settlements along the Eastern border of Nebraska, there was a significant population of German immigrants as the settlement of this area aligned with an immigration boom from that country. There were also a significant number of Czech immigrants. This ethnic group tended to settle in a cluster that formed a loose area known as "Bohemian Town." The area was complete with its own stores and schoolhouse. A third group were a large number of Americans moving further west to seek their fortunes. Coming from Indiana, Iowa and the Ohio Valley, they settled throughout Plattsmouth. Physically, the diversity of the survey areas reflect this diversity of cultures and backgrounds.

Today, the phase 1 survey areas of Plattsmouth contain a wide variety of housing. Most were constructed before 1940. They exhibit a range of sizes, styles and finishes, providing a wonderfully diverse neighborhood close to Plattsmouth's historic downtown core.

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<sup>1</sup> (Bowman 1979) 117.

## Methodology

### FIELD WORK

In order to develop an awareness of potentially significant resources (buildings, structures, sites and objects) in the survey area and understand the unique aspects of the history of Plattsmouth that influenced its development, research was begun prior to the commencement of field work. This research included a review of the 2004 Cass County reconnaissance survey database, GIS files and report, as well as a review of previously published histories of Plattsmouth.

Field work was completed in February 2011. Prior to going out, GIS maps and the database created for the 2004 Cass County NeHRSI Reconnaissance Level Survey were printed and reviewed to allow for straightforward access on site. In the field, teams of investigators traveled each public road in the survey area to identify any additional resources beyond those previously surveyed which should be intensively researched.

Investigators intensively researched those resources that met the following criteria:

- A minimum of 50 years old
- Retained a high level of physical integrity
- Were situated in their original location

The National Register sets 50 years as a minimum age for nominated resources. This was established to allow enough time to pass for a true evaluation of potential sites without the pressure of current political and social groups. It also allows enough time to pass so that the resource can be put into context within its area of significance.

A high level of physical integrity gives a resource authenticity by presenting its physical characteristics during its period of historic significance. According to the National Park Service, physical integrity is comprised of seven aspects; location, setting, design, workmanship, materials, feeling and association. They are defined as follows:

- **Location** is the place where the historic resource was constructed or the place where the historic event occurred.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a resource.
- **Setting** is the physical environment of an historic resource.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic resource.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a resource's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic resource.

Integrity is affected by changes to the original materials and features, such as the installation of modern siding materials and the replacement of windows. In some cases however, changes to a resource have been in place long enough to have gained historic significance. For example, asbestos siding was

frequently installed between 1930 and 1970 and in many cases has been in place long enough to be considered historically significant.

Standards of integrity were applied most rigorously to residential buildings due to the number of extant examples available for survey. Likewise, younger resources were held to a higher standard. On commercial properties, alterations to the first floor were expected and buildings were not discounted if the alterations were minor or had gained historic significance over time. Secondary buildings such as garages and sheds were surveyed only when they added to the historic feeling and association of the primary building. Abandoned resources were included when they dated from the 1800s, represented a unique property type or possessed construction materials indigenous to the area.

Resources such as school complexes with multiple buildings, structures and objects were surveyed as a single entity in which the primary buildings, structures or objects were required to meet the evaluation criteria listed above.

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## BIASES

All survey work and research contains certain biases due to the nature of the work. By identifying these biases it is easier to understand how the project progressed and how future projects might avoid such biases. In a survey there are two basic types of biases that affect the project results: fieldwork and research.

Survey fieldwork has its own set of biases that must be recognized during the course of a project. In an intensive level survey, such as this project, the properties chosen for survey were selected largely based upon recommendations of potentially eligible properties from a previous reconnaissance survey, which favored properties with significant architectural features. In addition, many of the properties chosen for this intensive survey were identified through a quick windshield survey. As a result of these two factors, this project favored those properties of architectural significance.

The most noteworthy limitation in the fieldwork portion of this project is that the properties are privately owned and were only accessible from public rights-of-way (ROWs). As a result, the setbacks of the buildings, coupled with vegetation, hindered the view of some buildings' features. Furthermore, a building's interior integrity can play a significant role in influencing a determination of eligibility; some properties that have lost exterior features may still be eligible when their interior condition is taken into consideration. Alterations may also obscure original/historic features and materials that when exposed would subsequently change the determination.

Background historical research is dependent on numerous types of resources that come with their own inherent biases. Sanborn Fire Insurance maps and city directories, for instance, are the basis for much preservation-related research and although they are quite reliable, they are not without the occasional mistake or omission. Several of the historic atlases and biographical sketches used within were financed in part by businesses and individuals, who were then chosen for inclusion in the book. Other historical research sources, such as Andreas's History of the State of Nebraska, compiled their information from individuals within the communities and therefore only contained information on those local citizens known to, and judged by the author, as being prominent enough for the publication. In both cases, wealthy individuals and prosperous businesses were most likely to be featured. Conversely, some

individuals who we would recognize today as being prominent may not have been identified as such during their time, and their representation, or lack thereof, in these sorts of documents may reflect this bias.

Additionally the greatest limitation for almost all research projects is funding and time.

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### INVENTORY NUMBERING SYSTEM

Resources within the survey area were each assigned a unique inventory number (xxyy-zzz). The first two letters represent the county, in this case CC for Cass County. This is followed by two digits which represent the area within the county, which is 14 for Plattsmouth. Therefore, the first set of numbers in Plattsmouth is always CC14. The second set of numbers is a unique three-digit number for each resource within the town. For example, the inventory number for St. Luke's Episcopal Church is CC14-076. Within this report, inventory numbers are supplied with the historic name or address (if historic name is unknown) of each resource discussed within the text.

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### RESEARCH AND ANALYSIS

After fieldwork, an initial evaluation of properties was completed. This refined the list of properties to those which appeared to have the potential to be listed on the National Register of Historic Places. These properties were then researched and evaluated further. This round of research included gathering data from the Cass County Assessor's Web Site, the Cass County Register of Deeds, the Cass County Historical Society, Sanborn Maps, City Directories, U.S. Decennial Census and the UNL Love Library.

An analysis of each property was then undertaken to evaluate its potential under National Register Criteria A, B and C, which were used for evaluation in this project. Criterion D was not applied during this survey. Those that had potential in a particular area were identified and a summary of how they would fit the criteria was provided in the final report. This report also includes a copy of the material gathered for this analysis in appendix C.

Buildings were analyzed according to their potential to be nominated to the National Register of Historic Places. The National Register of Historic Places is "the official list of the Nation's historic places worthy of preservation." Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. Included in the list are buildings, sites, structures, objects and districts which are at least 50 years old, have sufficient integrity and which are significant under one of four criteria:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or

- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

According to the National Park Service, “ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b) A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d) A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g) A property achieving significance within the past 50 years if it is of exceptional importance.

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## CRITERION A

Resources eligible under Criterion A are associated with events that have made a significant contribution to the broad patterns of our history. Within this survey, there are no buildings associated with a single, significant event. There are two however, associated with broad patterns in our history. Typical for resources in this category, they are non-residential buildings.

The first property with potential for listing under Criterion A is the school building complex between Main and Avenue A, N 8<sup>th</sup> street and N 10<sup>th</sup> street. This complex includes the 1919 High School building, the 1941 Central School and an addition to the high school constructed in 1954. Together they illustrate changes in local educational philosophy over time.<sup>2</sup> The first building, illustrates the Progressive-era philosophy during the 1910s that a well-rounded education included both intellectual as well as physical activity, while the 1954 addition illustrates the broadening of this concept to include a wider range of special interests and more in-depth knowledge in traditional subjects. That this site also includes an

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<sup>2</sup> (Honebrink 1998)

elementary school is helpful in illustrating the full range of the public education experience in Plattsmouth.

The second property with potential for listing under Criterion A is the Reading Room at 402 Avenue A. Typical of efforts in many communities to establish libraries, this was a precursor to the local Carnegie Library.<sup>3</sup> Built through the efforts of the Young Ladies Reading Room Association, the building served as the first public library in Plattsmouth. This is especially significant because it was at a time before the public school had a library of its own and the librarian took it upon herself to build up the children's and reference selections. The library was later credited with the "high scholastic standing" of the local students.<sup>4</sup>

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### CRITERION B

Resources eligible under Criterion B are associated with the lives of significant persons in our past. Most often these are locally significant individuals, such as town founders and significant local businessmen. Such people are best represented by the places most closely associated with their productive life, for example, the bank building where the bank president worked. However, in some cases such obvious properties are non-extant or have little integrity. Then the residence of the individual becomes the next best place to represent their contributions to local history.

In this survey area, 6 properties could potentially represent the significance of several local individuals important to Plattsmouth history. All are residential properties, and all but one are associated with locally significant businessmen. In all likelihood, this makes them the second best choice to represent these individuals because there are probably commercial or industrial buildings elsewhere in Plattsmouth more closely associated with their productive life.

The single exception is the Rectory where Msgr. Michael Shine, V.F. wrote many of his works and lived during his tenure on the Nebraska State Historical Society board. It is therefore the best place to represent his work.

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### CRITERION C

Resources eligible under Criterion C embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. The unique buildings we know and appreciate often exhibit a combination of these qualities.

- **Type** is used to classify a building. The NeHRSI manual has a set list of types that buildings may fall into including Bank, Office, Parking Garage, Single Family House, etc.
- **Period** is the span of years that represents a unique era in American culture, such as the Great Depression or the Roaring Twenties.

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<sup>3</sup> (McCroske 1989)

<sup>4</sup> (DuBois undated)

| NEHRSI#  | Address           | Built | Form   | Arch. Style      | Stories |
|----------|-------------------|-------|--|------------------|---------|
| CC14-074 | 414 Avenue A      | 1863  | Cube House                                   | Italianate       | 2       |
| CC14-086 | 323 N 6th Street  | 1870  | Composite House with Irregular Massing       | Italianate       | 2       |
| CC14-103 | 702 N 11th Street | 1875  | Pyramidal Cottage with Additions             | Folk Victorian   | 1       |
| CC14-066 | 512 Avenue B      | 1880  | Cube House                                   | Colonial Revival | 2       |
| CC14-083 | 323 N 4th Street  | 1886  | "L" Shaped House                             | Italianate       | 2 1/2   |
| CC14-232 | 505 Avenue F      | 1886  | Cube House with Additions                    | Eclectic         | 2       |
| CC14-087 | 404 N 6th Street  | 1890  | Cube House                                   | Italianate       | 2       |
| CC14-099 | 423 N 4th Street  | 1890  | Composite House with Irregular Massing       | Queen Anne       | 2 1/2   |
| CC14-198 | 314 Avenue B      | 1898  | Cube House                                   | Eclectic         | 2       |
| CC14-094 | 501 N 8th Street  | 1900  | Two Thirds Double Pile House                 | Second Empire    | 2       |
| CC14-106 | 623 N 6th Street  | 1900  | Cube House                                   | Colonial Revival | 2 1/2   |
| CC14-195 | 602 Avenue B      | 1900  | Cube House                                   | Neo-Classical    | 2       |
| CC14-210 | 520 Avenue F      | 1905  | Crossplan Cottage with Multiple Gambrel Roof | Colonial Revival | 2       |
| CC14-233 | 624 N 6th Street  | 1908  | Crossplan Cottage with Multiple Gambrel Roof | Colonial Revival | 1 1/2   |
| CC14-088 | 609 Avenue C      | 1915  | Incised Porch Bungalow                       | Eclectic         | 1 1/2   |
| CC14-166 | 1216 Main         | 1916  | Southern Bungalow                            | Craftsman        | 1 1/2   |
| CC14-196 | 614 Avenue B      | 1917  | Cube House                                   | Prairie          | 2       |

**Table 1:** Architectural Form and Style of Residential Buildings Included in this Survey

- **Method of Construction** refers to the structure and details of the building. It may be that a particular building is the first local example of cast-in-place concrete, or is framed or detailed in a manner common to German immigrants.
- **Work of a Master** generally refers to having been designed or constructed by a well-known architect or builder. These people do not have to be nationally famous, but must at least be locally recognized for their work and contribution to the built environment.
- **High Artistic Value** in buildings typically refers to the architectural style of the building. This is when a builder or designer adheres to a prescribed set aesthetic and design principals.

The majority of buildings in this intensive level survey were residential. The 17 residential buildings can be divided into two subgroups – those constructed before 1900 and those constructed in 1900 and afterwards. Within each group, trends in form and style are evident.

Nine of the selected homes were constructed before 1900, with the earliest built in 1863. Within this group, most residences are two stories tall and the Cube House form is dominant. Also prevalent is the Italianate architectural style, although nice examples also exist of other architectural styles.

Of these nine houses, CC14-083, CC14-086, CC14-087, CC14-099 are wonderful examples of the Italianate and Queen Anne architectural styles and have retained the excellent integrity necessary to exhibit the character defining features of these styles. CC14-103 appears to have been modified over the years, but these changes have gained historic significance over time and this building is now a good illustration of the Folk Victorian architectural style.

The last house selected for intensive level survey was constructed in 1917. Homes constructed in the survey area between 1900 and 1917 were somewhat shorter than their predecessors and exhibit a wider variety of architectural styles. Even the three residences categorized as Colonial Revival illustrate the diversity found within this architectural style.

Of the later residences, CC14-094, CC14-166, CC14-196 and CC14-210 are excellent examples of their architectural styles. They include examples of the Second Empire, Colonial Revival, Craftsman and Prairie styles. Similarly, CC14-106, CC14-166, CC14-196, CC14-210 and CC14-233 are wonderful examples of their house forms and include examples of cube houses, southern bungalows and crossplan cottages with multiple gambrel roofs.

There are also three non-residential buildings in the survey. These include a church, a school complex and a library. Two are excellent examples of their architectural styles. Additionally, the various school buildings represent the school house form during various periods of history.

| <b>NEHRSI#</b>  | <b>Name</b>                 | <b>Address</b> | <b>Built</b> | <b>Arch. Style</b> | <b>Stories</b> |
|-----------------|-----------------------------|----------------|--------------|--------------------|----------------|
| <b>CC14-037</b> | School Complex              | 814 Main       | Varies       | Varies             | Varies         |
| <b>CC14-075</b> | the Reading Room            | 402 Avenue A   | 1900         | Mission Style      | 1              |
| <b>CC14-076</b> | St. Luke's Episcopal Church | 302 Avenue A   | 1867         | Gothic Revival     | 1              |

**Table 2:** Architectural Style of Other Building Types Included in this Survey



| <b>NEHSI #</b>  | <b>Address</b> | <b>Criteria A Area</b> | <b>Criteria B Individual/Area</b>                   | <b>Criteria C Area</b>   |
|-----------------|----------------|------------------------|---|--|
| <b>CC14-037</b> | 814 Main       | Education              |   | Development of School Building Type                                |
| <b>CC14-066</b> | 512 Ave B      |                        | Msgr. Michael Shine,<br>V.F. / Social History       |  |
| <b>CC14-075</b> | 402 Ave A      | Education              |   | Mission  |
| <b>CC14-083</b> | 323 N 4th St   |                        | Francis R. Guthmann /<br>Commerce                   | Italianate   |
| <b>CC14-086</b> | 323 N 6th St   |                        |   | Italianate   |
| <b>CC14-087</b> | 404 N 6th St   |                        | Oliver C. Dovey /<br>Commerce                       | Italianate   |
| <b>CC14-088</b> | 609 Ave C      |                        |   | Incised Porch Bungalow   |
| <b>CC14-094</b> | 501 N 8th St   |                        |   | Second Empire  |
| <b>CC14-099</b> | 423 N 4th St   |                        | George E. Dovey /<br>Commerce                       | Queen Anne   |
| <b>CC14-103</b> | 702 N 11th St  |                        |   | Folk Victorian   |
| <b>CC14-106</b> | 623 N 6th St   |                        |   | Cube House / Colonial Revival                                      |
| <b>CC14-166</b> | 1216 Main      |                        |   | Southern Bungalow / Craftsman                                      |
| <b>CC14-195</b> | 602 Ave B      |                        | Marcus L. White /<br>Commerce & Local<br>Government |  |
| <b>CC14-196</b> | 614 Ave B      |                        |   | Cube House / Prairie   |
| <b>CC14-210</b> | 520 Ave F      |                        | Charles C. Parmele /<br>Commerce                    | Crossplan Cottage with Multiple<br>Gambrel Roof / Colonial Revival |
| <b>CC14-232</b> | 505 Ave F      |                        | Emmons J. Richey /<br>Commerce                      |  |
| <b>CC14-233</b> | 624 N 6th St   |                        |   | Crossplan Cottage with Multiple<br>Gambrel Roof                    |

**Table 3:** List of criteria and areas of significance under which inventoried properties were found to be potentially eligible for the NRHP.

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## RESULTS

Of the 20 buildings analyzed, 17 present strong cases for individual listing on the NRHP. Four are close enough to one another to consider a potential historic district. They are CC14-106, CC14-210, CC14-232 and CC14-233. However, this is an extremely small number of buildings for a district. Furthermore, there is no unifying area of significance. Therefore, these buildings are best listed on the NRHP individually.

There is also not enough repetition among these 18 buildings in a single area of significance to consider a MPD at this time. This should be re-examined however as additional phases are completed. It is possible that within the town as a whole, themes exist that are not yet evident in this smaller area.

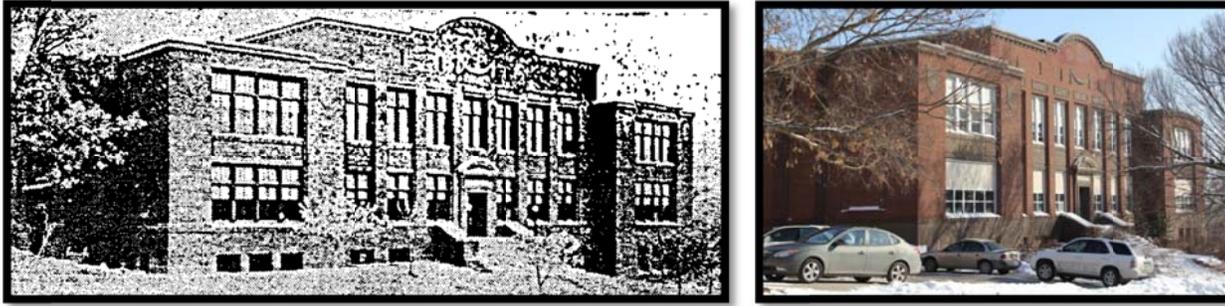
Within those that have strong potential for individual listing, 12 are candidates due to their exemplification of an architectural style, seven for their building form, seven for their association with significant individuals and two for their association with broad patterns in history. Furthermore, six of these buildings are potentially eligible under more than one criteria. Typical of many residential buildings, this is most often the overlap of a building's association with a significant individual and its exemplification of an architectural style. This is logical since most successful businessmen had the means to hire an architect or builder who could design a residence that would outwardly exhibit their wealth and status.

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### PROPERTIES INDIVIDUALLY ELIGIBLE

For those buildings that present strong cases for individual listing, greater detail is provided below. This should be considered as a starting point for research and discussions with the Plattsmouth CLG and NE SHPO for eligibility. Confirmation of each property's continued eligibility will be required from the Plattsmouth CLG and NeSHPO before proceeding with the NRHP nomination process. Any additional research gathered should also be presented to the Plattsmouth CLG and NeSHPO to support the case for the property's eligibility. For further information on these processes, please see the following chapter.

If all of these buildings were to be listed on the NRHP, they would represent a well-rounded group of architectural styles and forms. They would also add representation for several significant local individuals not yet recognized by the NRHP. Finally, it would add to our collective understanding of the broad patterns of history as represented by Plattsmouth architecture.



**Figure 5:** Left: Reprinted from School Dedication Program, Ne SHPO files; Right: Photograph by APMA February 2011.

### **CC14-037      the Plattsmouth School Complex**

#### Physical Description

The High School building is a symmetrical, two-story central block with projecting wings designed with Neo-classical detailing. The building is a two-tone brick mass, with the base and detailing completed in a dark brown brick, while the main body is finished in a traditional red brick. The center mass features a curvilinear parapet capped by limestone and ornamented with a swag. The wings feature shorter rectangular parapets also capped by limestone. Centered on the building is the main entrance surrounded by dark brown brick pilasters and a curved pediment detailed in dark brown brick with stone trim. The central body of the building is divided by pilasters. Between the pilasters are the original window openings. The upper half of these openings are filled with insulated spandrel panels while double-hung windows fill the area below all framed in aluminum. Between the windows of the first and second floor are spandrel panels of dark brown brick. In the wings, rows of similar windows are again separated by dark brown brick spandrel panels.

The Central School is a two-story, streamlined Art Moderne building. Finished is painted concrete, the building is accented by several painted bands, it features a rounded corner, glass block windows a flat roof and string courses that accent the buildings horizontality.

The High School addition is a one-story, Mid-century Moderne building. Its one-story, rectangular block is capped by a raised roof over the gymnasium portion of the addition. Due to the change in grade between this building and the high school, this addition is connected to the 1917 building by a skywalk.

#### Building Development

Constructed in 1919, the High School building was designed by the well-known Lincoln architectural firm of Berlinghof and Davis. The building was completed with many of characteristics featured in "High School Buildings," by William Bruce and "Modern School Houses," by the American Architect. Like these examples, the 1917 building was a double-loaded corridor plan in an "I" shaped arrangement, with a

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gymnasium, auditorium, library, administrative offices and classrooms of the prescribed sizes for a school building of this size. In fact, several of the school buildings used as examples in the books also contain the same arrangement of these rooms.

In 1949, the school had reached capacity and needed additional classrooms. Hearing this, the students convinced the school to let them dig out the basement to increase the ceiling height enough for a new gym. These changes only worked until 1953, when the school again needed additional space. This time, the school constructed an addition to the building, connecting it to the original with a skywalk. The High School addition was completed in 1954. The addition included a modern gymnasium, band room, shops, home economics and locker rooms. The new, larger building served the school until 1997.<sup>5</sup>

The current Central School was constructed in 1941 to replace the previous Central School. It also removed the school supply building which had been sited on the building corner. Designed in an “L” shape, the new elementary school was constructed while the older building was still in use.

### Related History

In the 1880s, local gymnastic clubs worked to promote healthy bodies. At the same time, a growing interest in sports led to the beginning of competitive athletics. Then, World War I brought the need to draft healthy boys for service, leading to physical education becoming a more significant part of our school curriculums.

During the middle of the twentieth century, the idea of vocational education expanded to include home economics. This became a standard part of the curriculum; at least for girls. Furthermore, the idea of creating well-rounded individuals led to more elective classes so that students could create a curriculum that fit their individual needs. Concurrently, the continued growth of competitive athletics and changes in favorite sports, as well as their regulations, led to new standards for gymnasiums.

### Recommendation

This buildings could be nominated under Criterion A in the area of education based on the conveyance of knowledge through systematic instruction. Additionally, the buildings could be nominated under Criterion C as an illustration of the development of the school building form, as the work of master architects, and as representations of their architectural styles.

### Criterion A

The influence of each major change in educational philosophy is reflected within these buildings.<sup>6</sup> The first building, which included a gym, library, classrooms and administration offices, illustrates the common educational philosophy during the 1910s in which a well-rounded education included both

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<sup>5</sup> (Ne SHPO n.d.)

<sup>6</sup> (Honebrink 1998)

intellectual as well as physical activity. The addition in 1954 illustrates the broadening of this concept to include a wider range of special interests and more in-depth knowledge of traditional subjects.

That this site also includes an elementary school is helpful in illustrating the full range of the formal educational experience in Plattsmouth. However, for this complex to be eligible under Criterion A in the area of education, the primary spaces in each building would need retain high levels of integrity.

### Criterion C

On both the exterior and interior, these buildings convey the changes in school building form over the last century. The high school building especially, illustrates the change from a monument to education, to an educational center for all. Changing its exterior shape from a multi-story building to a single story and creating an at-grade entrance lowers its imposing stature and makes the building more human in scale. It also illustrates the changing emphases in educational philosophy. On the original building, the massing and fenestration make it is easy to identify even on the exterior where classrooms are, while on the addition the massing clearly points to the gymnasium's location. Further correlations could be made as each area of educational philosophy is examined.

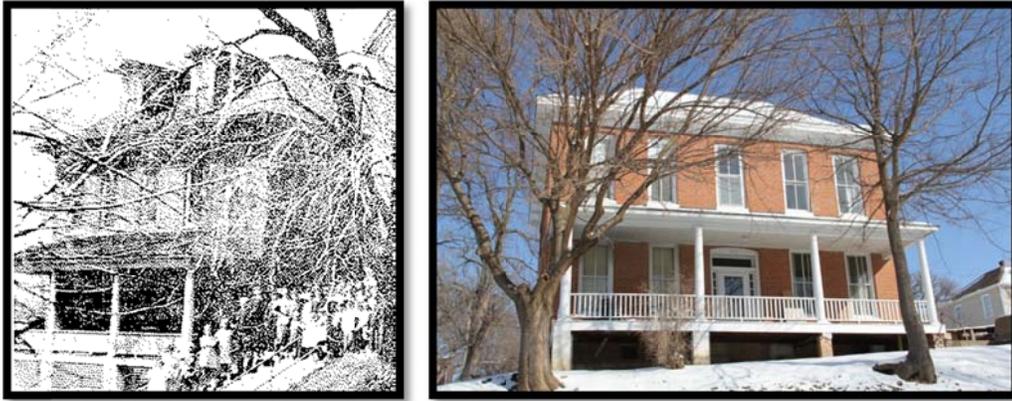
More simply, the building is an example of the work of the well-known architectural firm of Berlinghof and Davis. The two men maintained a partnership in Lincoln, Nebraska from 1911-1919. There they produced such notable buildings as the Hayward School, Lincoln High School, Bancroft School and the Miller and Paine building. Their partnership is known for their schoolwork throughout the Nebraska.<sup>7</sup>

Finally, The buildings are good representatives of their respective architectural styles. The Central School in particular is an excellent example of Art Moderne, which is rare in Nebraska.

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<sup>7</sup> (Ne SHPO n.d.)





**Figure 6:** Left: Reprinted from Centenary Book of St. John's the Baptist Catholic Church, Plattsmouth, Nebraska 1859-1959; Right: Photograph by APMA February 2011.

**CC14-066      the Rectory of the former St. John's Catholic Church**

Physical Description

The Rectory is a two-story cube house completed in the Colonial Revival style. The square mass of this building is clad in brick and capped by a truncated, hipped roof finished in asphalt shingles. The roof is supported by bracketed eaves. The front porch spans the entire width of the building and is supported by Doric columns. Plain square pickets create a guardrail that extends between the columns. A concrete stair provides access to the porch from the east end. A center door on the first floor is surrounded by sidelights and a transom. Two-over-two, double-hung wood windows are regularly spaced across the front façade. Arched window heads are highlighted by brick row-lock hoods.

Building Development

The Rectory was originally part of a Catholic Church complex on this block and is the only extant building. It was completed in 1889 for \$3,500 under the direction of Fr. Carney, who paid for its construction with his own funds when the parish could not raise the money. Later, when they could not pay him back, he forgave the debt.<sup>8</sup>

In the late 1950s, the rectory was rehabilitated. Work included the remodeling of the kitchen, the installation of closets and a bath on the second floor, rewiring the house, and the installation of new carpet, paint and blinds. New furniture and kitchen equipment was also purchased.<sup>9</sup>

Since 1959, two dormers have been removed from the roof of the front façade.

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<sup>8</sup> (St. John the Baptist Catholic Church 1959)

<sup>9</sup> (St. John the Baptist Catholic Church 1959)

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### Related History

Msgr. Michael Shine, V.F. was the second priest to serve this congregation for a significant period of time. Additionally, he was known as an early historian who “earned a great reputation in historical research and writing” and was especially interested in the history of the Catholic Church in Nebraska, as well as Native American history.<sup>10</sup> He served several places in Nebraska before moving to Plattsmouth, where he served from 1908 until his death in 1927.<sup>11</sup> While in Plattsmouth he served on the Board of the NSHS and wrote “The Lost Province of Quivira,” and “The Nebraska aborigines as they appeared in the eighteenth Century”.

### Recommendation

This building is best nominated under Criterion B in the area of social history for its association with Msgr. Michael Shine, V.F.

Msgr. Michael Shine, V.F. was a local historian who made a significant contribution to our historic record of the Catholic Church in Nebraska and Native American history. The NSHS has 11 boxes of his research material, which has been valuable to other researchers over the years. Additional research materials produced by Shine are likely to be found at Creighton University and in Plattsmouth.<sup>12</sup>

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<sup>10</sup> (St. John the Baptist Catholic Church 1959)

<sup>11</sup> (Nebraska State Historical Society 2009)

<sup>12</sup> (St. John the Baptist Catholic Church 1959)



**Figure 7:** Left: Photo approximately 1916; Reprinted from Ne SHPO files; Right: Photograph by APMA February 2011.

**CC14-075      the Reading Room**

Physical Description

The Reading Room is a one-story rectangular building completed in the Mission style. Its simple massing is clad in brick. The hipped roof is finished in asphalt shingles and supported by bracketed eaves. Its massing is broken by two brick chimneys. The central entrance on the front façade is highlighted by a Craftsman style canopy and a curvilinear Mission-style parapet with decorative brickwork and vents. A single, wooden paneled door is surrounded by sidelights. The upper half of the round-headed window openings has been in-filled with inset brick of a color and size to match the rest of the building. Below this, one-over-one replacement windows have been installed.

Building Development

The Reading Room was constructed in 1900.

Sometime before 1980, the original pair of wooden paneled doors were removed and replaced. Additionally, the upper half of the windows on the primary facades have been in-filled and the original nine-over-one round-top windows have been replaced with smaller one-over-one window units.

Related History

Built through the efforts of the Young Ladies Reading Room Association, the building served as the first public library in Plattsmouth. Organized in 1886, this local women’s group formed a literary society and

started a collection of books.<sup>13</sup> As their collection grew, they soon needed space to house the books, and to allow access so others could borrow them as well. The group rented various rooms above local businesses before moving into this building of their own. As the town population grew and the townspeople were able to meet the requirements of the Carnegie grant, those funds were obtained and that building was constructed in 1916.

### Recommendation

This building is best nominated under Criterion A in the area of education for its association with the development of the local library system. This building could also be nomination under Criterion C in the area of architecture as a good local example of the Mission style.

#### Criterion A

Typical of efforts in many communities to establish libraries, this was a precursor to the local Carnegie Library.<sup>14</sup> This is especially significant because it was at a time before the public school had a library of its own, and the librarian at the time took it upon herself to build up the children's and reference selections. The library was later credited with the "high scholastic standing" of the local students.<sup>15</sup>

#### Criterion C

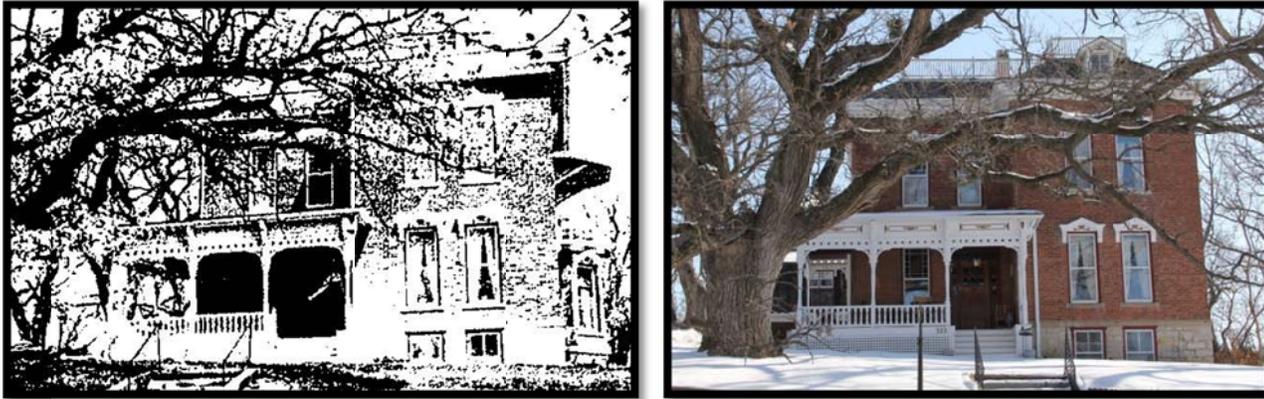
The building displays the key features of Mission style as outlined in McAlester's "A Field Guide to American Houses". These include a balanced, symmetrical façade, a simple rectangular plan, a hipped roof, a one-story porch at the entry area and a Mission-shaped roof parapet. Not as common, but also often seen on buildings of this style is the decorative brickwork. The window in-fill and inconsistent style of the porch canopy detract from the building's integrity and ability to represent the mission style as a perfect example. However, since both of these elements are sensitively done, they are not enough to discount this building as a good local example of this style, especially given the limited number of buildings in this style in Plattsmouth.

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<sup>13</sup> (Nesbit c. 1930) 19, (DuBois undated)

<sup>14</sup> (McCroske 1989)

<sup>15</sup> (DuBois undated)



**Figure 8:** Left: Reprinted from Ne SHPO Plattsmouth files; Right: Photograph by APMA February 2011.

**CC14-083      Waldhaus / Francis R. Guthmann Residence**

Physical Description

Waldhaus is a two-story “L” shaped house completed in the Italianate style. Finished in brick over a stone foundation, this building is capped by a truncated hipped roof. Gable dormers and iron fretwork adorn the roofline. A dentil cornice underscores the roof. The interior corner of the “L” is in-filled with a one-story porch that extends one bay beyond the longer leg of the “L”. Flat cut trim, spindlework, turned posts and balusters accent the porch. A wood paneled front door is surrounded by sidelights and a transom. One-over-one double-hung windows are protected by modern storm windows and accented by pedimented hood molds and stone sills.

Building Development

The residence was originally constructed in 1886 according to the Cass County Assessor.

In the 1920s, the front porch was replaced. It was originally detailed to match the porch at the southeast corner of the house and fit within the reentrant corner.<sup>16</sup> The new porch was larger both to the west and to the north, extending beyond the facades of the building.

Related History

Francis R. Guthmann was a successful early Plattsmouth businessman. He initially ran a bakery and restaurant. Later he expanded into groceries, pork packing, a billiard hall and a saloon. He served on the City Council from 1877-1878.<sup>17</sup>

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<sup>16</sup> (DuBois undated)

Francis Guthmann was also a part owner in the Perkins Hotel in Plattsmouth. The hotel and house were constructed at the same time. When the hotel did not produce the expected income, Guthmann moved the family in to help run the operation himself. The house was then rented to the Waugh family. Later, the Guthmann's daughter Nellie lived in the house.<sup>18</sup>

### Recommendation

This building is best nominated under Criterion C in the area of architecture as a good local example of the Italianate style. This building may also be eligible under Criterion B for its association with Francis R. Guthmann in the area of commerce for his association with the local business community.

#### Criterion C

As pointed out in the National Register Nomination for Capitan John O'Rourke's residence, Italianate style residential buildings were often constructed into the late 1880s by successful Nebraska businessman in towns along the Missouri River; especially in Plattsmouth. Waldhaus fits well into this trend and is another fine example of Italianate architecture in Plattsmouth, Nebraska. The building displays the key features of Italianate style as outlined in McAlester's "A Field Guide to American Houses". These features include a two-story height, low-pitched roof, wide eaves with decorative brackets, tall, narrow windows with "U" shaped hood molds and an "L" shaped plan with a porch inside the return. There are no detracting features, making this an excellent example of the style.

#### Criterion B

It is unclear from the Plattsmouth Historic District National Register Nomination if the location of any of Francis R. Guthmann's business interests survive, leaving this possibly the best representative of his contributions to Plattsmouth's business community. More research would be necessary to make this determination.

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<sup>17</sup> (Andreas 1882)

<sup>18</sup> (DuBois undated)



**Figure 9:** Photograph by APMA February 2011.

**CC14-086      M.W. Green Residence**

Physical Description

The Green house is a two-story, Composite House with Irregular Massing designed in the Italianate style. Its brick body is capped by an asphalt shingled hipped roof that is supported by bracketed eaves. A shed roof porch extends across the length of the house and wraps around the corner to the south. Pairs of square columns with chamfered corners support flat cut trimwork at the edge of the porch roof. In the corner of the porch, a pair of painted wood paneled doors with stained glass transom provide the main entrance to the house. Above the porch, a single painted wood paneled door provides access to the porch roof. One-over-one double-hung windows are protected by modern storm windows and accented by pedimented hood molds and stone sills. Wood paneled bays are accented by decorative trimwork.

Building Development

According to the Cass County Assessor, the Green Residence was constructed in 1870.

Related History

M.W. Green appears to have owned the property at the time the residence was constructed. However, he is not listed in the U.S. Decennial Census for 1860, 1870 or 1880, nor the biographies of Andres' "History of Nebraska", nor the "Portrait and Biographical Album of Otoe and Cass Counties".

This property was later owned by Velasco V. Leonard, a local photographer, from 1881-1940 and used as his residence during that period. Leonard also had a gallery downtown, which is still extant and included as a contributing building to the Plattsmouth Main Street Historic District. His gallery was on lot

10, block 28 along main street in downtown Plattsmouth (currently 518 Main). His name is inscribed on the top of the building.

### Recommendation

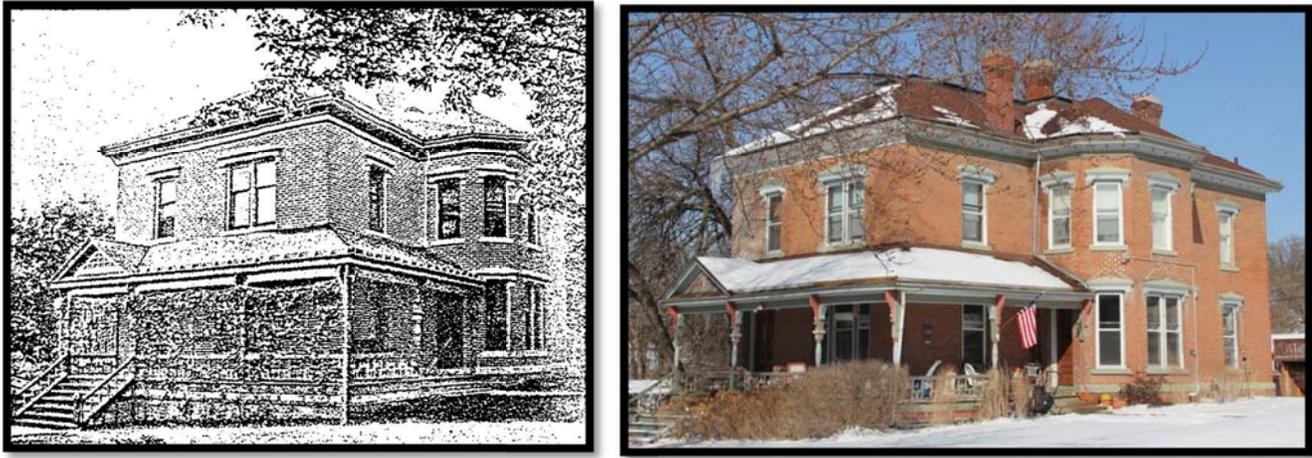
This building is best nominated under Criterion C in the area of architecture as a good local example of the Italianate style.

#### Criterion C

Similar to the Francis R. Guthmann Residence referenced above, this is another good example of Italianate architecture in Plattsmouth. Key features of the style found on this building include a two-story height, low-pitched roof, wide eaves with decorative brackets, tall, narrow windows with "U" shaped hood molds and an "L" shaped plan with a full-width porch. The full porch makes enough of a difference in massing compared to the Francis R. Guthmann Residence's corner porch that this building falls into a separate sub-type of the Italianate style. Again, there are no detracting features, making this an excellent example of the style.

#### Criterion B

Criterion B was also considered for this property, but rejected. It cannot be established at this time that M.W. Green was a locally significant individual whose work would be best represented in this property or that he ever lived at this address. The property's association with V.V. Leonard and his potential significance in the area of art was also considered and rejected, as his work is better represented by his gallery in the existing Plattsmouth Main Street Historic District.



**Figure 10:** Left: reprinted from Ne SHPO, Plattsmouth Nebraska Files; Right: Photograph by APMA February 2011

**CC14-087      Oliver C. Dovey Residence**

Physical Description

The Oliver C. Dovey house is a two-story Italianate Cube House clad in brick. Its truncated asphalt shingled hipped roof is underscored by a decorative metal built-in gutter system. A wrap-around full length front porch is highlighted on the west end by a decorative gable over the entrance to the porch. This aligns with a pair of stained wooden paneled doors which are the main entrance to the house. The porch is supported by turned columns. Between the columns, turned spindles support the balustrade. One-over-one double-hung windows are protected by modern storm windows and accented by pedimented hood molds and painted stone sills.

Building Development

Oliver C. Dovey purchased the property in 1864, and according to the Cass County Assessor, the house was constructed in 1890. He lived here until he and his wife sold the property in 1935.

Related History

Oliver C. Dovey was one of three sons to Edward G. Dovey who founded a pork processing plant and a general merchandise business in Plattsmouth. After his retirement, his sons Oliver and George took over the business interests. The Dovey business interests are in part represented by their contributing building to the Plattsmouth Main Street Historic District at 533 Main Street.

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## Recommendation

This building is best nominated under Criterion C in the area of architecture as a good local example of the Italianate style. With further research, it may also be listed under Criterion B for its association with Oliver C. Dovey in the area of commerce for Dovey's work as a prominent local businessman in banking and meat packing.

### Criterion C

Similar to the M.W. Green and Guthmann Residences referenced above, this is a third good example of Italianate architecture in Plattsburgh. Key features of the style found on this building include a two-story height, low-pitched roof, wide eaves with decorative brackets, tall, narrow windows with "U" shaped hood molds and an "L" shaped plan with a full-width porch. The full porch puts it into the same sub-type of the Italianate style as the M.W. Green Residence. Again, there are no detracting features, making this an excellent example of the style.

### Criterion B

The Dovey business interests are in part represented by their contributing building to the Plattsburgh Main Street Historic District, at 533 Main Street. With further research to distinguish Oliver's accomplishments from those of his father and brother, it may be possible to list this building under Criterion B since as his residence, this is the only building that would be associated with him individually.



**Figure 11:** Photograph by APMA February 2011.

**CC14-088      Louis Lorenz Residence**

Physical Description

The Louis Lorenz residence is a one-and-one-half-story Incised Porch Bungalow with some Neo-classic detailing. This wooden framed, gable roofed house is finished in clapboard with asphalt shingles on the roof. The main roof gables face the side yards, while a large gabled dormer faces the street. An oculus window is centered at the top of the dormer over a row of three double-hung one-over-one wooden windows. Doric columns sit on top of the clapboard-sided knee wall that creates the front edge of the porch. A flat slab stained wooden door is centered within the porch. One-over-one, double-hung windows are protected by modern storm windows.

Building Development

Louis W. Lorenz purchased this property in June 1913 and according to the County Assessor's records, this residence was constructed in 1917.

Related History

"Outline of Architecturally and Historically Interesting Spots in Plattsmouth," included this residence as that of Louis Lorenz and noted that he owned a local grocery store and meat market.

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## Recommendation

This residence is primarily eligible for nomination under Criterion C as an example of the Incised-Porch Bungalow residential form.

### Criterion C

With a high level of integrity, this building is a good example of the Incised Porch Bungalow and exhibits many of the features outlined in "Common Houses in American Small Towns." A gabled 1 ½ story building, it appears to be two rooms wide and two rooms deep. Moderately pitched eaves extend outward on all sides and a porch is built into the building, rather than being attached. A large, central dormer provides additional space on the upper story. Developed from the Incised-Porch Cottage popular in Midwest French and German settlements, this bungalow style became popular just before World War I.

The building has some neo-classical detailing, but not enough features overall to fall into that stylistic category. Therefore the residence cannot be significant in the area of architecture as a good example of an architectural style.

### Criterion B

Criterion B was considered for this property's association with Louis W. Lorenz. However, his local significance cannot be established at this time. Louis Lorenz is not listed in the "Portrait and Biographical Album of Otoe and Cass Counties" or the National Register Nomination form for the Plattsmouth Main Street Historic District.



Figure 12: Photograph by APMA February 2011.

**CC14-094 Peter E. Ruffner Residence**

Physical Description

The Peter E. Ruffner Residence is a two-story Two-thirds Double Pile House completed in the Second Empire Style. Its brick body is capped by an asphalt shingled mansard roof. The wrap-around front porch is supported by square columns with chamfered corners. Flat cut trimwork and plywood kneewalls span between the columns. A flight of stairs leads to a single wood paneled door on the south side of the porch. A second entrance is tucked into the north side of the west porch. Windows on the first floor have arched window heads, while those on the second floor have pedimented hood molds. All windows are two-over-two double-hung wood windows protected by modern aluminum storm windows.

Building Development

The Cass County Assessor records indicate that this building was constructed in 1900. However, City Directory records indicate that P.E. Ruffner lived at the Northeast corner of Elm (Avenue D) and 8<sup>th</sup> streets in 1881.

According to "Outline of Architecturally and Historically Interesting Spots in Plattsmouth," the building was one of two in town to use leftover slate from the Central School roof and designed in this style to avoid taxes on the second floor, since the area behind the mansard roof was not considered a floor.

At an unknown time, the slate roofing was replaced with asphalt shingles. Additionally, the porch railing was removed or covered with plywood.

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### Related History

Peter Ruffner came to Plattsmouth in 1863. Initially in the dry goods business with Jacob Vallery Jr., in 1877 Ruffner began an agricultural implement business with E.W. Black. That partnership lasted until 1881, at which time he ran an agricultural implement business of his own.<sup>19</sup> By 1890, he had become a machinist in the Burlington and Missouri River Rail Road shops. Around 1913 he served as the city assessor for a time.<sup>20</sup>

### Recommendation

The building is primarily eligible for listing under Criterion C as an example of the Second Empire style. It may also be eligible under Criterion B for its association with Peter E. Ruffner.

#### Criterion C

The tell-tale mansard roof of this building is a key element of the Second Empire style. It also includes character defining features such as dormer windows and molded window hoods, as described in McAlester's "A Field Guide to American Houses."

The building lacks the typical cornice brackets. Furthermore, the porch railing modification and loss of original slate roof detract from the overall integrity of the building. However, these are not enough to discount this building as a good local example of second Empire, especially given the limited number of buildings in this style in Plattsmouth.

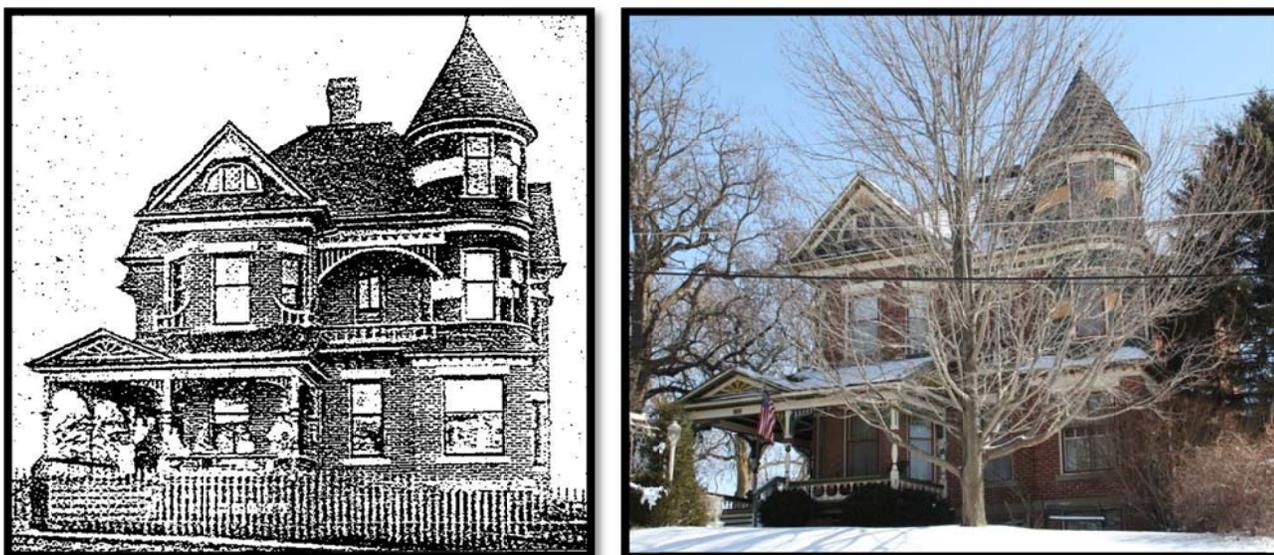
#### Criterion B

It is difficult to establish the significance of Peter E. Ruffner at this time. Although he is listed in Andreas "History of the State of Nebraska," he is not listed in the "Portrait and Biographical Album of Otoe and Cass Counties", nor the National Register Nomination form for the Plattsmouth Main Street Historic District. As such, the Ruffer residence cannot be considered eligible under Criterion B unless further information establishing his significance is uncovered.

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<sup>19</sup> (Andreas 1882)

<sup>20</sup> (Plattsmouth City Directory 1881, 1886, 1890, 1913)



**Figure 13:** Reprinted from Ne SHPO, Plattsmouth files; Right: Photograph by APMA February 2011.

**CC14-099      the Heights / George E. Dovey Residence**

Physical Description

The Heights are a two-and-one-half story Composite House with Irregular Massing completed in the Queen Anne style. The large truncated hipped roof is joined by smaller cross gables. A round tower with a conical roof marks the southwest corner of the house. All of the roofs are covered in asphalt shingles and the main body of the house is completed in locally made bricks. A one-story porch spans across half of the front of the house. A gabled dormer on its shed roof marks the stairs that lead directly to the entry. The porch roof is supported by turned posts. A second story porch spans the area between the tower and the bay. Flat cut trim and spindlework adorn both the lower porch and the upper porch. Gable ends are filled with patterned shingles and cut trim work. One-over-one, double-hung windows are set into masonry openings trimmed with stone heads and sills.

Building Development

The Heights were constructed in the late 1880s for the George Dovey family. The family moved out in the late 1920s and the house was then converted into apartments. In 1980, a complete rehabilitation was begun by Bruce Nissen and his wife Leigh Jean Koizan, converting the house back into a single family residence.<sup>21</sup>

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<sup>21</sup> (DuBois undated)

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### Related History

George E. Dovey was one of three sons to Edward G. Dovey who founded a pork processing plant and a general merchandise business in Plattsmouth. After his retirement, his sons Oliver and George took over the business interests.

This line of Doveys were known as an artistic family, beginning with George's father-in-law, who counted poetry among his many talents. George Dovey and his wife had nine children. The elder two girls had exceptional voices and were trained at the academies in American and England. They sang at sites across London and performed on Broadway. Another daughter married George H. Falter and they lived in this house with their son John until he was 6 years old when this family moved to Falls City, Nebraska. John P. Falter was a well-known illustrator, famous for many Saturday Evening Post covers.

### Recommendation

The building is primarily eligible for listing under Criterion C as an example of the Queen Anne style. It may also be eligible under Criterion B for its association with various Dovey family members with further research.

#### Criterion C

This residence is a wonderful example of the Queen Anne style of architecture. It displays many of the key features of the Queen Anne style as outlined in McAlester's "A Field Guide to American Houses". These include an asymmetrical mass with hipped roof and cross gables, a dominant front-facing gable, patterned shingles, spindlework, a one-story partial-width porch and a round corner tower.

#### Criterion B

The Dovey business interests are in part represented by their contributing building to the Plattsmouth Main Street Historic District, at 533 Main Street. With further research to distinguish George's accomplishments from those of his father and brother, it may be possible to list this building under Criterion B in the area of commerce since as his residence, this is the only building that would be associated with him individually.

It is also possible that this residence could best represent the work of one of the artistic Doveys. Neither Alice Dovey Hazzard nor Ethel Dovey Truesdell/Palmer are represented on the NRHP. According to the 1900 census, they lived here. If their residence here can be further confirmed, it is possible that this residence could be listed in part for its association with Ethel and Alice in the area of performing arts.

It unlikely that the building could be listed in the area of art for its association with John P. Falter. His boyhood home at 2402 Chase Street in Falls City, Nebraska, is not currently listed on the NRHP, nor is his primary home and studio in Pennsylvania. Both however have integrity and both would be more closely associated with his productive life; his boyhood home as he began his career and his Pennsylvania home as he developed and flourished in his career.



**Figure 14:** Photograph by APMA February 2011.

**CC14-103      Folk Victorian Residence**

Physical Description

The house is a one-story pyramidal cottage with an addition that currently has a Folk Victorian appearance. The framed walls are sided in clapboard and the hipped roof is finished in asphalt shingles. The porch, which spans across the front of the house is supported by turned posts which stand between clapboard sided kneewalls. A spindlework frieze underscores the porch roof. A wooden paneled bay window provides decorative relief on the southern façade. Window divisions vary. The windows are surrounded with simple wood trim.

Building Development

According to the County Assessor, this building was constructed in 1875. Jacob Vallery Jr. bought these three lots between 1858 and 1861. The three lots were then transferred by Sheriff's Deed to R.B. Windham in 1877. Windham in turn sold the property to F.E. White. Although one of the two men may have constructed the building during this time, it is unlikely that they lived in this house. Rather, they probably rented it to another family in town.

Related History

Jacob Vallery Jr. came to Plattsmouth in the early 1850s. He began a dry goods business, which lasted until 1856 when he purchased a flour mill. After running the flour mill for several years, he sold it and returned to the dry goods business until 1877. In 1880 he moved to a homestead in the Plattsmouth

Precinct on Section 21. He served three terms as County Commissioner and six terms as Plattsmouth City assessor.<sup>22</sup>

At a fairly early date, it appears that this house received an addition to its original pyramidal cottage form and a new front porch. Since Sanborn maps do not extend this far out, assessments were made based on physical evidence. Given that the eaves and siding align from the original house to the addition, it was certainly done before 1930. Given the porch detailing and consistency of materials, it is more likely that the addition was completed even earlier; possibly by 1900, the height of the Folk Victorian style.

### Recommendation

This building is eligible under Criterion C as a good example of Folk Victorian architecture.

### Criterion C

This style is characterized by simplified Victorian detailing on the porch and cornice line of basic house forms. In this case, a pyramidal cottage appears to have received a wing addition and a revised full front porch. Turned porch posts, spindelwork spandrels and a bay window dress an otherwise simple house form.

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<sup>22</sup> (Andreas 1882)



**Figure 15:** Photograph by APMA February 2011.

**CC14-106      Frank Morgan Residence**

Physical Description

The Frank Morgan Residence is a two-and-one-half story cube house completed in one of the nine sub-styles of Colonial Revival architecture. This sub-style is identifiable by its hipped roof and full-width front porch. The upper half of the cube is covered in shingles, while the lower half is covered in clapboard. A small dormer adorns the center of the front façade. The porch spans the length of the facade and wraps around the house to the south. A bowed entrance centered on the second floor leads to a small section of porch surrounded by kneewalls on the sides and a short balustrade on the front. Directly below this door is the main entry to the house. Flanking the doors to the porch on both floors are double-hung windows with a multi-lite sash above a single pane lower sash.

Building Development

Frank Morgan purchased this property in October of 1900, the same year the house was constructed according to the Cass County Assessor. In the 1913 city directory, Frank's widow Gertrude is listed at 620 N 6<sup>th</sup> Street. In May 1916, she sold the property to J.G. Fricke.

Related History

Frank Morgan moved to Plattsmouth when he was eight months old. He became a local clothing merchant, and extended a branch of his business into McCook, Nebraska. He served one term as mayor of Plattsmouth and four terms as Grand Receiver of the Ancient Order of United Workmen.

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## Recommendation

This building is eligible under Criterion C as a good example of the cube house form. It could also be considered eligible as a vernacular example of Colonial Revival architecture.

### Criterion C

The cube house described in "Common Houses in America's Small Towns" is also known as a cubic house, two-story square house, cornbelt cube house and American four-square. All describe a house with a square or nearly square plan, a peaked hip roof and an interior that is two rooms wide and two rooms deep. From the exterior, this house appears to fit this description well. Larger versions of this house form, such as this example, may have small interior halls such as an entry hall that divide the principal rooms.

A two-story symmetrical hipped roof residence with a full front porch, this building fits into one of nine sub-types of Colonial Revival architecture described by McAlester's "A Field Guide to American Houses". This sub-type is known as the Hipped Roof with Full-Width Porch, which described the home's overall massing well. It was the most popular of the Colonial Revival sub-forms before 1915. A similar form, without the porch, was also very popular. This residence features wood siding and simplified door and window trim typical of vernacular examples of this style. Classical porch columns, boxed eaves and double hung windows are also hallmarks of this style. The expression of a vernacular form of the Colonial Revival style is enhanced by a dentil molding on the cornice above the porch and the second floor windows which exhibit a multi-lite sash above a single pane lower sash.



**Figure 16:** Photograph by APMA February 2011.

**CC14-166 William Swatek Residence**

Physical Description

The Swatek Residence is a one-and-one-half story Southern Bungalow completed in the Craftsman style. The clapboard body of the house is capped by a front-facing gabled roof covered in asphalt shingles. Shed roof dormers are found on the eave sides of the home. A front-facing gabled one-story porch spans the width of the house. Decorative roof braces, widely spaced, support wide, overhanging eaves on each of the roofs. A flight of stairs is centered on the porch and leads directly to the front door. The front porch is supported by tapered, square columns on a clapboard sided kneewall. One-over-one double-hung wood windows are surrounded by simple wood trim. A combination of historic wood and modern mill finished aluminum storm windows cover each.

Building Development

In 1916 Michael Bajec sold lot 6 in this block to William Swatek. According to the Cass County Assessor's records, this residence was constructed that same year. In the 1920 census, the two families are listed side-by-side. Swatek was the storekeeper in a hardware store.

Related History

William Swatek was born in Nebraska to Czech parents. His wife Josephine immigrated to the United States in 1888 from Mrovia and became a naturalized citizen in 1892.

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## Recommendation

This building is eligible under Criterion C as an excellent example of the combination of Southern Bungalow house form and Craftsman architectural styles. This building may also be eligible as part of a larger historic district under Criterion A in the area of Ethnic History due to its association with local Czech and Czech American residents.

### Criterion C

According to "Common Houses in America's Small Towns", Southern Bungalows are characterized by rectangular massing with the axis perpendicular to the street. Like this example, key features of the form are a front gable, 1 ½ story height and full width front porch. Eaves are typically extended outward on all sides and roof pitches are relatively low. Interior floor plans vary, but rooms generally connect to one another without the use of halls.

This building is an example of the key features of the Craftsman style of architecture as outlined by McAlester's "A Field Guide to American Houses". Its front gabled form is one of four major subtype of the Craftsman style, which generally accounts for one-third of the houses completed in this style. However, its one-and-one-half story height and dormers makes it larger than most buildings within this subtype. The wide, unenclosed eaves are typically found in all Craftsman subtypes, as are the decorative roof braces, tapered square porch columns resting on a solid porch balustrade and clapboard siding.

### Criterion A

Criterion A was also considered for the property in the area of Ethnic Heritage. The heads of many households in this area were of Czech decent. According to the boundary described in "Plattsmouth", the area roughly bound by Avenue D, Third Avenue, 12<sup>th</sup> Street and Highway 73-75 was known as Bohemian Town.<sup>23</sup> This house, and its Czech residents, would fall into the eastern edge of this area. By itself, this house could not convey this area of significance. However, as other phases of the intensive level survey are completed, it may be possible to define an historic district to represent Plattsmouth's Czech heritage. This house would likely contribute to any such historic district.

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<sup>23</sup> 117.



**Figure 17:** Left; Reprint of the M.L. White Residence from Andreas “History of the State of Nebraska,” 1882. Right; Photograph by APMA February 2011.

**CC14-195      Marcus L. White Residence**

Physical Description

The Marcus L. White residence is a two-story Cube House finished in the Neo-classical style. Its square body supports a low pitched, hipped roof with wide overhanging eaves. A semi-circular two-story front porch is centered on the facade. The upper story is open above and created the roof for the floor below. The upper floor is supported by Doric columns and the upper edge is surrounded by a short balustrade. A single door is centered on the porch on each level.

Building Development

The building was constructed in 1900 according to the Cass County Assessor’s records. However, the Plattsmouth Sanborn Map of 1892 illustrates a house with this footprint in this location. Furthermore, Andreas “History of the State of Nebraska”, published in 1882 contains an illustration of the M.L. White residence that closely resembles that of the current house. It is difficult to know if the drawing is of the actual house and the house has been modified over time or if the drawing was taken from a house proposal that was not completed according to plan.

The front porch was added between 1906 and 1928 according to Sanborn maps.

Related History

Marcus (Marquis) L. White came to Plattsmouth in 1858 and was immediately involved in farming, construction and mining. In 1861, he began a 10 year partnership with J.H. Buttery in a drug and

grocery business, after which he concentrated on his real estate business.<sup>24</sup> He served as Mayor for the end of Thomas Hanna's term in 1862 and then for full terms in 1864, and in 1871-1872. He also served as county commissioner for two terms.<sup>25</sup>

### Recommendation

This building is eligible under Criterion B for its association with Marcus L. White in the areas of local government and commerce.

### Criterion B

It is unclear from the Plattsmouth Main Street National Register Nomination if it is this White who owned and ran a business from the building at 534 Main. Further research would be necessary to make that judgment. If that building is not associated with Marcus L. White, then this residence of his may best represent his contribution to local government and commerce.

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<sup>24</sup> (Andreas 1882)

<sup>25</sup> (Bowman 1979)



**Figure 18:** Photograph by APMA February 2011.

**CC14-196      Abraham Tidd Residence**

Physical Description

The Abraham Tidd Residence is a two-story Cube House completed in the Prairie style. Its brick body is capped by a hipped roof covered in asphalt shingles. A single story porch spans the width of the front of the house. Both roofs have wide, overhanging eaves supported by exposed rafter tails. Square brick columns atop a brick kneewall with decorative vents support the roof of the porch. The porch entrance is offset to the west and leads directly to the front door. Four-over-one double-hung wood window units are protected by painted modern storm windows.

Building Development

The Tidd family purchased the property in December, 1907 and the family is listed at this address in the 1913 City Directory. However, this residence was constructed in 1917 according to the Cass County Assessor's Records. It does not appear to have been altered since its construction. The Tidd family sold the property in 1940.

Related History

Abraham Tidd was a local attorney listed in the 1940 "Who's Who of Nebraska." In addition to his work, he was active locally in securing funds for the construction of the Plattsmouth Carnegie Library, in locating and constructing the first dock in Plattsmouth, Nebraska on the Missouri River and in founding the Cass County Historical Society. His hobby was gardening and in furthering that pursuit, he helped to establish the Plattsmouth Garden Club and the first annual Plattsmouth Flower Show.<sup>26</sup>

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<sup>26</sup> (Faris 1940)

### Recommendation

This building is best eligible under Criterion C as a good example of the combination of a Cube House form and the Prairie School style of architecture. It may also be eligible under Criterion B for its association with Abraham Tidd, a local attorney who was heavily involved in several local movements.

#### Criterion C

The cube house described in "Common Houses in America's Small Towns" generally has a square or nearly square plan, a peaked hip roof and an interior that is two rooms wide and two rooms deep. From the exterior, this house appears to fit this description well. More compact versions of this house form, as this example appears to be, tend to eliminate all interior halls so that the interior floor plan is divided into four rooms and a stairway.

The building's low-pitched, hipped roof, wide overhanging eaves, two-story height and the horizontal emphasis created by the low porch roof, water table and belt course are all hallmarks of the Prairie School of architecture. Additional horizontal emphasis is also created by the contrasting color of the building's base and body, and its porch knee wall and cap. Its square masonry porch piers are common in high style examples.

#### Criterion B

The local Carnegie Library is listed on the NRHP and therefore represents Abraham Tidd's civic contributions. He does not appear in the Plattsmouth Main Street National Register Nomination. Therefore, this building may best represent his work life. It is unclear if there are any vestiges of his gardening at this site, where it would be possible to represent his association with the local gardening club, and its reflection of larger home landscaping trends.



**Figure 19:** Reprinted from Parmele House Website; Right: Photograph by APMA February 2011.

**CC14-210 Charles C. Parmele**

### Physical Description

The Charles Parmele Residence is a two-story Cross Gambrel house completed in the Colonial Revival Style. The brick base sits below stucco sided gables and an asphalt shingled roof. In addition to the cross gambrel, the southern roofline is broken by a shed dormer that extends across almost its entire length. A wrap-around porch extends around the southern and eastern facades. Covered as an extension of the main roofline, the edge of the porch roof is supported by pairs of Doric columns. A bay on the western façade supports a second floor porch, which is open above and surrounded by a short balustrade. The main entrance is set in a bay which projects onto the southern porch. Windows are multi-light sashes above a single sash below and surrounded by simple wood trim.

### Building Development

The Parmele family bought this property in September of 1904. *The Plattsmouth Journal* wrote about the almost completed residence in June, 1905, stating that the home would be "one of the most tasty and elegant in the county."

The building has maintained the integrity of its original design and materials.

### Related History

Charles C. Parmele was president of the Murray State Bank, located in Murray, Nebraska, from 1908 to 1921.<sup>27</sup> Murray is located approximately 8 miles south of Plattsmouth. Parmele was also the president of

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<sup>27</sup> (Gillmore 1940)

the Cass County Bank and the Nebraska Lighting Company for an unknown time. Late in his career he was also involved in the Burlington Railroad in Lincoln and Omaha.<sup>28</sup>

### Recommendation

This building is eligible under Criterion B in the area of commerce for its association with Charles C. Parmele and his work in the local banking industry. It is also eligible under Criterion C as an excellent example of both the Crossplan Cottage with Multiple Gambrel Roof house form and Colonial Revival architectural style.

#### Criterion B

The Murray State Bank in Murray, Nebraska is not currently included in the NEHSI inventory and may not be a candidate for listing on the NRHP. Therefore listing this building for its association with Charles Parmele might best represent his significance in the local banking industry.

#### Criterion C

This residence is a large example of the Crossplan Cottage with Multiple Gambrel Roof house form. Popular from 1900-1910, this form is easy to identify because of the roof plan, which typically stands out among its neighbors. This house also exhibits porches with shed roofs common to this form.

Colonial Revival houses were constructed over a seventy-year period, within which they developed nine subtypes. Due to its Gambrel roof, this house falls into the Dutch Colonial subtype. This subtype accounts for approximately 10% of all Colonial Revival houses.<sup>29</sup> Windows on this example exemplify the multi-pane upper sash and single pane lower sash common to this revival style. Additionally, masonry walls are predominant in high-style examples such as this.

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<sup>28</sup> ("Charles Parmele, Long-Time Banker, Passes Away" 1938)

<sup>29</sup> (McAlester 2004) 324.



**Figure 20:** Photograph by APMA February 2011.

**CC14-232 Wellington W. Drummond / Emmons J. Richey Residence**

Physical Description

The Drummond/Richey Residence is a two-story Cube House with a two-story, wrap-around appendage on the west and south. It was completed in an eclectic style. Its brick body is capped by an asphalt-shingled, truncated, hipped roof with wide, enclosed overhanging eaves. A one-story, enclosed, brick wrap-around porch is located on the east and south sides. A curvilinear shed roof covers the main entrance to the house on the north beside a two-story brick bay. Windows are painted one-over-one, double-hung units covered in modern mill-finished, aluminum storm windows for protection. These are surrounded by soldier course headers and rowlock sills. Some decorative brickwork highlights the brick body as spandrels between the windows.

Building Development

Wellington W. Drummond purchased the property in May 1866, the same year the Cass County Assessor records indicate the building was constructed.

In June 1916, Emmons J. Richey purchased the property. His ownership lasted until November 1940. According to the Sanborn maps, the building was clad in a brick veneer between 1928 and 1949.

After 1949, a wrap-around porch was constructed on the Southeast corner of the building.

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### Related History

Wellington W. Drummond first came to Plattsmouth in 1876, where he served a two year term as the principal of the high school. Leaving the town for a similar position in Fremont, he returned to Plattsmouth in 1881 as the Superintendent of Schools and principal of the high school.<sup>30</sup>

Emmons J. Richey returned to Plattsmouth in 1899 after attending business college in Lincoln, Nebraska. He first worked for his father's lumber business. Then from 1907 to 1914 he partnered with his brother in a sand and gravel business. In 1914, he inherited his father's lumber business. From 1912 to 1913 he served on the city council and served as mayor from 1915 to 1916. From 1924-1926 he also worked as a director and vice-president of the First National Bank in Plattsmouth. During the Great Depression he "suggested banks loan money on corn exactly as [the] gov[ernmen]t is doing today; has letter from Pres[idnet] Roosevelt expressing thanks for [the] plan." During World War II, he served as the fuel administrator. He was very active in a wide variety of local social and service organizations.<sup>31</sup>

### Recommendation

This building is locally significant under Criterion B in the area of commerce for its association with Emmons J. Richey and his work with the local lumber and banking businesses.

### Criteria B

The brick cladding, though well done, significantly altered the appearance of this residence. Therefore, this building cannot serve as a good representative of its association with anyone prior to the completion of that work. At the same time, because the brick cladding was applied with aesthetic intent and has been in place for longer than 50 years, it has now gained historic significance. Additionally, it is unclear at this time if any of the places of business associated with Richey are extant. If further research shows that these places are non-extant, this building could then best represent Richey's work in the local lumber and banking businesses, as well as his local leadership during the Great Depression and World War II years.

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<sup>30</sup> (Andreas 1882)

<sup>31</sup> (Faris 1940)



Figure 21: Photograph by APMA February 2011.

### CC14-233 Crossplan Cottage with Multiple Gambrel Roof

#### Physical Description

This Crossplan Cottage with Multiple Gambrel Roof house is a one-and one-half story Colonial Revival home finished in clapboard siding with an asphalt shingled roof. A one-story shed roof porch spans the width of the front façade. The porch is supported by Doric columns on clapboard sided kneewalls. The main entrance is slightly off center and aligns directly with the steps providing access to the porch. Decorative leaded glass transoms are extant over the windows of the front gambrel and the large first floor window. Windows are varied, but generally consist of one-over-one double-hung window units protected by storm windows.

#### Building Development

The property was sold to R.B. Windham in September 1887 and according to the Cass County Assessor's records, the house was constructed in 1908. In 1914, R.B. Windham transferred the property in a quit claim deed to Ellen Windham, who sold it two years later to Hermina Windham.

#### Related History

Although they owned the property, it does not appear that anyone in the Windham family ever lived in this residence. According to the 1913 City Directory and 1910 U.S. Decennial Census, the Robert B. Windham Sr. family lived one block to the south at 505 N 6<sup>th</sup> Street. The Robert B. Windham Jr. family lived on Locust Street according to the same census. Furthermore, it does not appear that either Ellen or Hermina Windham lived there. In the 1920 Decennial Census, the Hermina lived with her father, two brothers and two granddaughters.

Recommendation

This building is eligible under Criterion C as a good vernacular example of the Crossplan Cottage with Multiple Gambrel Roof house form.

Criterion C

Similar to the Parmele residence, this home is dominated by its roof. Its unusual configuration and size make the entire building stand out. It was also built during the peak of popularity for this house form. In contrast to the Parmele residence however, this is a modest example of this house form, smaller in scale and finished in less expensive materials.



PROPERTIES **NOT** INDIVIDUALLY ELIGIBLE

The following buildings do not appear to be strong candidates for individual listing on the National Register of Historic Places after further consideration. More complete explanations for each property are provided below.



Figure 22: Photograph by APMA February 2011.

**CC14-074      Thomas W. Newman Residence**

Physical Description

The Thomas Newman residence is a two-story Cube House completed in the Italianate style. Its solid masonry body is capped by a asphalt shingled hipped roof supported by bracketed eaves. Brick piers mark the edge of the open front porch. A flight of stairs leads up to the center of the porch. A modern front door is offset to the south side of the front façade. All masonry openings are arched with stone sills. Windows are one-over-one, double-hung windows covered in painted modern combination storm/screen units.

Building Development

Thomas W. Newman purchased the property in September 1857. This building was constructed in 1863 according to the Cass County Assessor’s records. Newman sold the property in December 1881.

Related History

Newman is not listed in the 1870 or 1880 U.S. Decennial Census or the 1881 City Directory. He is also not listed in the “Portrait and Biographical Album of Otoe and Cass Counties”, the Andreas’ “History of the State of Nebraska,” nor the National Register Nomination form for the Plattsmouth Main Street Historic District.

Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP.

#### Criteria A

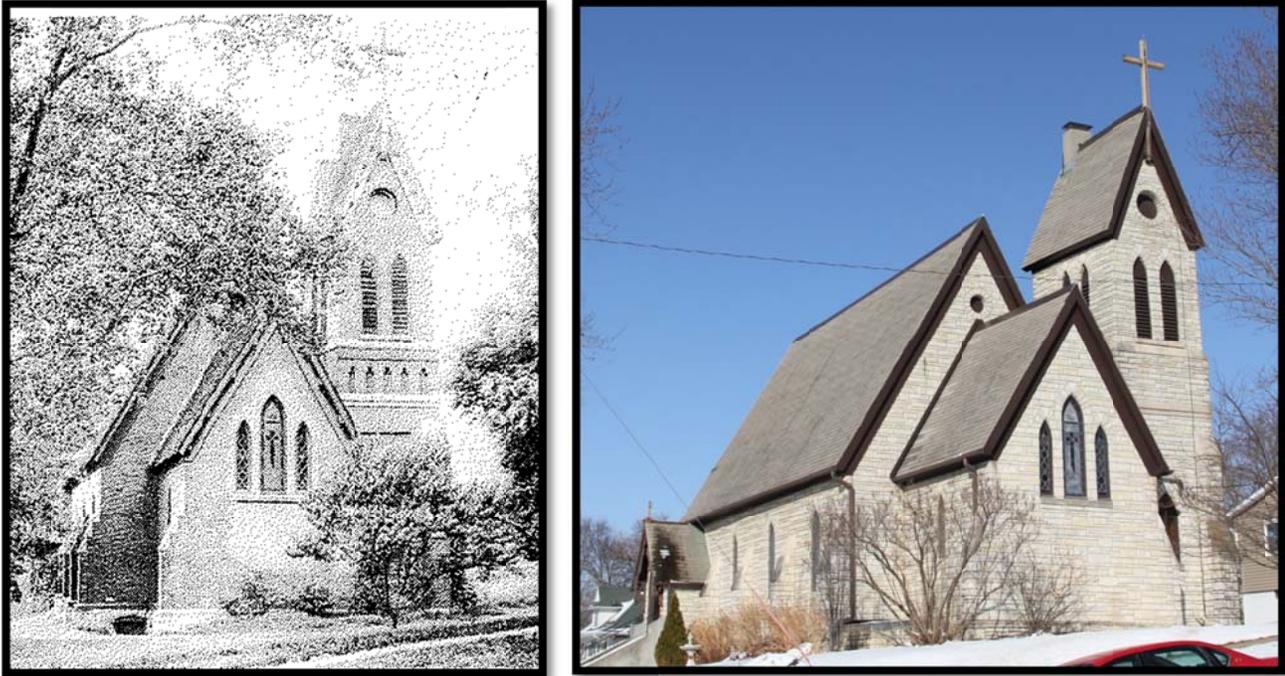
As an individual residence, it does not have enough association with past events to represent them on its own. Thus the building cannot meet Criteria A.

#### Criteria B

Information from the Register of Deeds contradicts newspaper accounts of the building's ownership by early Plattsmouth postmaster and first Plattsmouth mayor, Wheatley Micklewaite. Deeds instead list the owner as Thomas W. Newman. There is no listing of Newman in the city directory or U.S. Decennial Census. Furthermore, there are no listings of Hinkle or Munn, later owners of the property, in the U.S. Decennial Census. With no significant individual established, the building cannot meet Criteria B.

#### Criteria C

Architecturally, the building is missing its distinctive front porch. Because this is such a significant part of the building's exterior appearance, it is less than ideal as a representation of this architectural style. In fact, there are many other, better examples of Italianate architecture in Plattsmouth, such as CC14-083, CC14-086 and CC14-087, making this a poor candidate under Criterion C.



**Figure 23:** Left: Reprint from Cass County Clipping File for St. Luke's Episcopal Church; Right: Photograph by APMA February 2011.

**CC14-076      St. Luke's Episcopal Church**

Physical Description

St. Luke's Episcopal Church is a one-story building completed in the Gothic Revival style. Its main side-gabled rectangular mass has a smaller, side-gabled mass on the front as well as a two-story corner tower. Clad in permastone, the gable roofs are finished in asphalt shingles. A gothic detailed canopy covers the entrance at the South side of the church. Stained glass windows fill regularly spaced lancet windows. Between these on the long side of the main rectangular mass, buttresses support the side walls.

Building Development

The congregation obtained the land for the building on June 28, 1865. Construction began on November 27 of that year and the building was completed in late 1866. A dedication service was held January 16, 1867.

At an unknown date, the windows in the alter area were raised to accommodate a new, larger alter.

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Originally clad in locally made brick, in the 1950s, the building was clad in permastone to protect the deteriorating brick. Wood trim and bracket eaves were also removed at this time.

### Related History

Episcopal services in Plattsmouth were first held in a warehouse on Main Street, August 3, 1860. Over the next five years, monthly services were held until 1865 when Father Charles Betts became the first rector.

The St. John's Episcopal parish was officially organized on November 27, 1864. On May 19, 1865, Mrs. Joseph M. Young of New York donated \$5,000 for the construction of a church in Plattsmouth with the caveat that the congregation change their name to St. Luke's to match that of her own congregation in New York.

In 1993 the congregation celebrated its 125<sup>th</sup> anniversary. At that time, its congregation numbered over 70.

### Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP.

### Criterion C

The Gothic Revival style was popular for a wide variety of building types. Among those, churches were often the most accurate reproduction of the original style.<sup>32</sup> This building is now a somewhat simplified version of the style, fitting its scale and proportions. It exhibits the steeply pitched roof, curvilinear gingerbread trim along the gable edges, pointed windows with tracery and colored glass, buttresses and a tower. The loss of the wood trim and decorative brickwork detracts from the building's level of integrity. Furthermore, the changes to the building have been in place long enough to have gained historic significance in their own right. However, since the changes were made to conceal damaged material and not as a part of a larger campaign to modernize the appearance and layout the building, this building does not have the necessary association with the continued Gothic Revival tradition of the 1950s to represent this architectural style.

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<sup>32</sup> (Blumenson 1995) 31.



**Figure 24:** Photograph by APMA February 2011.

**CC14-198      Eclectic Cube House**

Physical Description

The residence is a two-story cube house with Craftsman details. The clapboard sided body is topped by a truncated, hipped roof. The roof plane continues down on the east side over a one-story projection. A one-story shed roof porch spans the width of the front façade. Square wood columns support the porch roof and extend to the porch floor. Clapboard balustrades span between the porch posts. A flight of concrete stairs at the east end of the porch provides direct access to the main entrance of the house, which is in the addition. The second floor appears to be shorter than the first. Windows are one-over-one double-hung units on the second floor and two-over-two, double-hung window units on the first floor. All are surrounded by simple wood trim.

Building Development

This building was completed in 1898 according to the Cass County Assessor's Records. However, this building footprint is illustrated on the 1892 Sanborn Map of Plattsmouth. It is possible that a typo occurred and that this house was constructed in 1889. In March of that year, Martin Maguire sold the property to Thomas Donegan.

Although located in the 300 block of Oak Street, from 1892 to 1913, the Sanborn Maps list this address as 203 Oak Street.

The porch across the front of the house first appears on the 1929 Sanborn Map of Plattsmouth.

At an unknown date, the truncated hipped roof received a gabled roof over the flat portion at the top, presumable to assist with drainage.

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### Related History

Neither Donegan, nor Maguire, could be located in the city directories at the Cass County Historical Society or the U.S. Decennial Census, nor are they listed in the "Portrait and Biographical Album of Otoe and Cass Counties" or Andreas "History of the State of Nebraska."

### Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP.

#### Criteria A

As an individual residence, it does not have enough association with past events to represent them on its own. Thus the building cannot meet Criteria A.

#### Criteria B

Without being able to confirm that this was indeed Martin Maguire or Thomas Donegan's residence or that they were significant local individuals, this building cannot meet Criteria B.

#### Criteria C

Architecturally, the building appears to have had at least one alteration and possibly a second. A combination of a Cube House form and a Pyramidal Cottage form, the projection on the east side could have been an early addition or part of the original design. This projection is illustrated on the earliest Sanborn map. However, the siding at the second floor level does not align around the reentrant corner at the front of the house. The Craftsman style porch is more clearly a later modification that had a significant impact on the building's appearance. Although these alterations are now old enough to be significant in their own right, they obscure the house form and style. Thus, unless records are uncovered that the building was built by a significant local builder, this house is not a good candidate for listing under Criteria C.



## FUTURE WORK

“What now?” is a question often asked when a survey such as this is completed. There is more than one answer to this question and those answers depend in part on who you are.

For the Certified Local Government (CLG), there are several answers. First, the CLG should use this document for planning purposes so that work, such as public improvements, does not adversely affect identified historic properties. Secondly, they should use this document to encourage local owners to list their properties in the National Register of Historic Places and participate in a variety of incentive programs. This includes encouraging those owners whose properties are within a proposed historic district to work together to have the district listed. Finally, the CLG should use this work to promote their local historic resources by using this information as the basis for walking/driving tours or for educational lesson plans for school children.

For local property owners whose properties were identified as having a high potential for listing, the answer is that there is as much or as little work as they are interested in doing. Those interested in the prestige of being listed on the NRHP and/or in taking advantage of the various tax incentive programs, can talk to the CLG and NE SHPO about how to proceed. Those who are not interested have no obligation to do anything further. Property owners who feel that their properties have been overlooked may present additional information to the local CLG and the NE SHPO and ask for a reconsideration of their property.

Further information on what the local CLG does, what listing in the NRHP does and does not entail, and what some of the potential tax incentive programs are is included below.

## PLATTSMOUTH CERTIFIED LOCAL GOVERNMENT

The city of Plattsmouth qualified as a Certified Local Government in September 2005. The Certified Local Government (CLG) program is a federal program of the National Park Service, administered by the Nebraska State Historic Preservation Office. As a CLG, the city of Plattsmouth promotes preservation at the local level under an ordinance adopted by the City Council in December 2004 (see Appendix B for Chapter 9, Article 3, Section 9-305 of the Plattsmouth City Code).

The Plattsmouth CLG is headed by the mayor of Plattsmouth, R. Paul Lambert, and is overseen by the Plattsmouth City Administrator, Erv Portis. Advising the City Administrator is the Plattsmouth Historic Preservation Board.

By its designation as a CLG, Plattsmouth is committed to:

- Enforce appropriate legislation for the designation and protection of historic properties;
- Maintain an adequate and qualified historic preservation review commission of professional and lay members;
- Maintain a system for the survey and inventory of historic properties;

- Provide for adequate public participation in the historic preservation program including the process of recommending properties to the National Register;
- Adhere to all Federal requirements for the Certified Local Government Program; and
- Adhere to requirements outlined in the State of Nebraska Certified Local Government Procedures issued by the Nebraska State Historic Preservation Office.

Upon its designation as a CLG, the city of Plattsmouth became eligible for all rights and privileges, including grant funding for historic preservation purposes. CLG grant funds were used to conduct this survey. Other city of Plattsmouth use of CLG funds included contracting with consultants to facilitate drafting and adoption of Historic District Guidelines, a Main Street Building Façade Survey, streetscape design, a comparative case study contrasting the Internal Building Code with the International Existing Building Code, and local training and education.

### **The advantages of Plattsmouth being a CLG include:**

- Eligible to receive matching funds from the NPS Historic Preservation Fund that are unavailable to non-CLGs.
- Contributing buildings within local landmark districts may be eligible for financial incentives to assist with rehabilitation without being listed in the National Register.
- Through the use of their landmark and survey program, the CLG has an additional tool when considering planning, zoning, and land-use regulations relating to historic properties.
- the CLG has access to a nationwide information network of local, state, federal, and private preservation institutions.
- Finally, the CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, Plattsmouth's history.

## PLATTSMOUTH HERITAGE PRESERVATION COMMISSION

The Plattsmouth Heritage Preservation Commission was formed as a part of the local legislation that was adopted when Plattsmouth became a CLG. The board meets monthly to discuss local preservation issues. The Board consists of seven local individuals with a demonstrated interest in preservation and/or who own property in a local historic district. They are appointed by the mayor for three year terms. Current members consist of Richard McKinley (Chairman), Doug Duey, Don Gappa, Joe Ostaseski, Jennifer Roby, Harlan Seyfer and Celine Wilcox.

Duties of the board include:

- To adopt preservation guidelines;
- To review National Register nominations;

- To review proposed work on certified historic structures;

The Plattsmouth City Code contains specific requirements and procedures for the Heritage Preservation Commission. For more information contact the Plattsmouth City Administrator.

#### NEBRASKA STATE HISTORIC PRESERVATION OFFICE (NESHPO)

The NeSHPO administers a wide range of preservation programs that are of benefit to Plattsmouth residents. The duties required of the NeSHPO are set out under the National Historic Preservation Act and include the following:

- Conducting and maintaining a statewide historic resources survey.
- Administering the National Register of Historic Places (NRHP) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments as Certified Local Governments under the NPS program.
- Providing guidance and administering the federal tax incentives program for the preservation of historic buildings.
- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.
- Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal agencies.

#### NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

One of the goals for conducting surveys is to identify properties that may be eligible for listing in the National Register of Historic Places. 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 and objects 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 Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed. It is important to note what listing a property in the National Register means, or perhaps more importantly 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.

Listing a property on the *National Register DOES*:

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

Many properties in Plattsmouth are already listed in the National Register. For a list of National Register properties in Cass County, go to: <http://www.nebraskahistory.org/histpres/nebraska/index.htm> For more information, contact the National Register Coordinator in Nebraska State Historic Preservation Office at (402) 471-4787 or by email at [nshs.hp@nebraska.gov](mailto:nshs.hp@nebraska.gov).

### FEDERAL HISTORIC REHABILITATION TAX CREDIT PROGRAM (FHTC)

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 Historic District, or a local landmark/historic district that have been certified by the Secretary of the Interior.

A certified rehabilitation is one that conforms to the Secretary of the Interior's Standards for Rehabilitation. 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 the community. The program does not necessarily require a property to be reconstructed or restored to its original condition, but historically significant materials, features, finishes, and spaces should be retained to the greatest extent possible.

**The FHTC 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, contact the Project Coordinator at the Nebraska State Historic Preservation Office at (402) 471-4787 or by email at [nshs.hp@nebraska.gov](mailto:nshs.hp@nebraska.gov).

#### VALUATION INCENTIVE PROGRAM (VIP)

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. After the project is completed, the assessed valuation of a historic property is frozen for eight years at the value when rehabilitation started, known as the "base" valuation. The taxable valuation then rises to its actual value over a four year period. 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 government ordinance.
- Be substantially rehabilitated, which means the project must be worth at least 25 percent of the property's "base" assessed value.
- Be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation
- Buildings must be a qualified historic structure and the NeSHPO must receive an application in order for expenditures to qualify. 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.

## Plattsmouth Intensive Level Survey – Phase 1

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- Encouraging the promotion, recognition, and designation of historic buildings.
- Allowing participation by local governments that enact approved historic preservation ordinances.

For more information, contact the Project Coordinator at the Nebraska State Historic Preservation Office at (402) 471-4787 or by email at [nshs.hp@nebraska.gov](mailto:nshs.hp@nebraska.gov).

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## APPENDIX A - GLOSSARY

**Arcaded Block.** A commercial building form two to three stories tall characterized by tall, evenly spaced, round-arched openings extending across the façade with no bracketing elements at the ends. (Longstreth, 1987) 118.

**Architectural Style.** All buildings have form, but not all buildings have an architectural style. Architectural style describes a formal application of aesthetic and design principals to a building form.

**Art Deco.** (1925-1940) An architectural style characterized by line or angular composition with a vertical emphasis and stylized decoration. Buildings are typically massed in a series of set backs emphasizing the geometric form. Windows with decorative spandrel panels often highlight the vertical composition. Most often finished in cut stone panels, mosaics and terra cotta with aluminum accents. (Blumenson, 1995) 77.

**Art Moderne Style.** (1930-1945). An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, flat roofs, smooth wall finish and horizontal massing as well as details in concrete, glass block, aluminum, and stainless steel. (Blumenson, 1995) 79.

**Association.** One of the seven aspects of integrity, association is the direct link between a property and the event or person for which the property is significant. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation"; 1990) 44-45.

**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.

**Building.** A building is erected to house activities performed by people. Often designed by an architect.

**Bungalow.** (1890-1940). An architectural style most commonly seen in residential architecture and characterized by overhanging eaves, a modest size, open porches with large piers and low-pitched roofs. Buildings are typically finished in clapboard, but may also be clad in wooden shingles, stucco or brick. Details include exposed structural members and chimneys of rubble, cobblestone or rough-faced brick. (Blumenson, 1995) 71.

**Central Block with Wings.** A commercial building form two to four stories tall with a projecting center section and subordinate flanking units at least half as wide as the center section and often much wider. (Longstreth, 1987) 116.

**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.

**Colonial Revival** (1180-1955). An architectural style characterized by a symmetrical form, side gable roofs, dormers and shutters. A pediment supported by pilasters or extended out to form an entry porch creates a key central element. (McAlester, 1992) 321.

**Contemporary** (1950-1980). Popular among architect-designed home built between the 1950s and 1960, the contemporary building type has two distinct subtypes most easily identified by the roof shape. The Contemporary Flat Roof building type was derived from the International Style in regards to its massing and plan arrangement, but differs in its integration with the landscape and use of materials. The Contemporary Gable Roof is more influenced by Craftsman and Prairie styles in regards to its detailing. (See typology, included in the following appendix)

**Contributing** (National Register definition). A building, site, structure, or object that adds to the historic associations, and/or historic architectural qualities for which a resource 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. These resources are already listed on the National Register, considered active and a record is maintained in the NeHBS inventory.

**Cross-Gable** (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**. One of the seven aspects of integrity, design refers to the composition of elements that constitute the form, plan, space, structure, and style of a resource. Changes made to continue the function of the resource during its period of significance may acquire significance in their own right. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation"; 1990) 44-45.

**Dutch Colonial Revival Style** (1900-1940). A residential architectural style characterized by its gambrel roof, symmetrical façade and dormers. A full-width porch may be an extension of the main roof line, or a separate roof. (McAlester, 1992) 322.

**Eligible**. A building, site, structure, or object that alone, or as part of a potential historic district, meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places, but is not yet listed. These resources are considered active and a record is maintained in the NeHBS inventory.

**Enframed Block**. A type of commercial building form two to three stories tall with most of the façade punctuated by columns or pilasters or a treatment suggestive of such classical elements. This main section is bracketed by end bays of equal height. Altogether they form a continuous wall plane. (Longstreth, 1987) 114.

**Enframed Window Wall**. A type of commercial building form commonly one to four stories tall, in which the façade is visually unified by creating a border along the sides and top of a large center section. The border is treated as a single compositional unit. (Longstreth, 1987) 68.

**Evaluation**. Process by which the significance and integrity of a historic resource is judged.

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

**Facade.** Any single side of a building or structure.

**False-front** (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.** One of the seven aspects of integrity, feeling is the quality that a historic resource has in evoking the aesthetic or historic sense of a past period of time. (National Register Bulletin, “How to Apply the National Register Criteria for Evaluation”; 1990) 44-45.

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

**Form.** All buildings have form. This shape of the exterior massing can be classified by describing the general shape of the floor plan and roof slopes. It is most often used when describing vernacular buildings.

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

**Further Information Needed.** A building, site, structure, or object that may meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places after additional research is completed. These resources are considered active and a record is maintained in the NeHBS inventory.

**Gable.** The vernacular form of a building, generally a house, in which the vertical triangular end of a building from cornice or eaves to ridge.

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

**Gable end.** The triangular end of an exterior wall.

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

**Gambrel roof.** A roof type with two slopes on each side, commonly seen on Dutch Colonial Revival houses and the iconic barn.

**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 period of historic significance. Integrity is evaluated through seven aspects; location, design, setting, materials, workmanship, feeling and association. (National Register Bulletin, “How to Apply the National Register Criteria for Evaluation”; 1990) 44-45.

**Inventory.** A database of resources evaluated as eligible and/or potentially eligible for the National Register.

**International.** (1920-1945) An architectural style characterized by flat roofs, smooth, uniform wall surfaces, large expanses of windows and a complete absence of ornamentation. Often seen as an asymmetrical composition placed in a dramatic context, these buildings are finished with a variety of materials. (Blumenson, 1995) 75.

**Italianate Style** (1870-1890). An architectural style commonly used in residences, these square, rectangular, or L-shaped, two to three-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. Windows are commonly highlighted with elaborated crowns in an inverted “U” shape. (McAlester, 1992) 211.

**Late Gothic Revival Style** (1880-1920). An architectural style commonly used on early skyscrapers and churches and featuring heavy masonry construction. The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

**Location.** One of the seven aspects of integrity, location refers to the place where an historic resource was constructed or the place where the historic event took place. Integrity of location refers to whether the property has not been moved or relocated since its construction. (National Register Bulletin, “How to Apply the National Register Criteria for Evaluation”; 1990) 44-45.

**Materials.** One of the seven aspects of integrity, these include the physical elements that were combined or deposited in a particular pattern or configuration to form a historic resource. (National Register Bulletin, “How to Apply the National Register Criteria for Evaluation”; 1990) 44-45.

**Minimal Traditional** (1930-1950). To meet the demand for economical homes during the 1930s, more simplified housing forms began to emerge. The earliest of these was the Minimal Traditional House. These building types developed from the basic bungalow, vernacular Tudor and cottage forms and were adapted to meet the budgets of developers and home owners. Immediately preceding and following World War II, this building type dominated large tract-housing developments of the period. The Minimal Traditional building type is somewhat a larger version of the 1940s Federal Housing Authority’s (FHA) minimum house. (See typology in the following appendix)

**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.

**Neo-Classical Style** (1900-1920). An architectural style based primarily on the Greek and Roman architectural orders and characterized by a symmetrical facade and usually includes a pediment portico with classical columns. This style is often found on public buildings, where it is finished in smooth stone and set in monumental proportions. (Blumenson, 1995) 69.

**Non-contributing** (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a resource 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.

**Object.** A simple and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments. Often designed and/or constructed by an artist.

**One-Part Commercial Block.** A type of commercial building form, one story tall with distinct urban design. These buildings should not be confused with free-standing one-story shops. Between 1850 and 1900 in larger urban centers they were often constructed to defray land costs until a larger, more profitable building could be constructed. (Longstreth, 1987) 54-55.

**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 importance for which it meets the National Register criteria.

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

**Queen Anne Style** (1880-1900). An architectural 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.

**Ranch** (1945-1970). An architectural form that was the dominant house type throughout the country after World War II. These houses have a one-story elongated main mass, asymmetrical facade, and low-pitched roof with wide eaves. Additional characteristic features include a large picture window on the front facade, elevated windows, integrated planters, wrought-iron porch supports, wide chimneys, roof cutouts, and an attached garage or carport. Variations include: Minimal Ranch, Standard Ranch, Massed Ranch, Raised Ranch, Composite Ranch and Inline Ranch.

**Reconnaissance Survey.** The process of evaluating all resources within a delineated boundary.

**Resource.** A building, site, structure, or object.

**Setting.** One of the seven aspects of integrity, setting is the physical environment of a historic resource that illustrates the character of the place. Integrity of setting remains when the surroundings have not been subjected to radical change. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation"; 1990) 44-45.

**Shed roof.** A roof consisting of one inclined plane.

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

**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.

**Split-level** (1955-1975). An architectural style commonly used on residences. Although the building type was developed during the 1930s, it did not see a large demand until the 1950s. The multi-story form served as an alternative to the one-story Ranch house. The split level provided a larger house and addressed a family's need for three types of living space: service areas, living areas and sleeping areas. This manifested in three levels of interior space created by a two-story wing intercepted at mid-height by another wing. (See typology in the following appendix)

**Structure.** Practical constructions not used to shelter human activities; i.e. grain elevators and bridges. Often designed by an engineer.

**Temple Front.** A type of form where the façade is derived from Greek and Roman temples and treated as one compositional unit. It was commonly used for banks, public, institutional and religious buildings. (Longstreth, 1987) 100.

**Three-Part Vertical Block.** A type of commercial building form similar to the two-part commercial block; these buildings are generally five stories or taller and divided into three distinct zones that are carefully related to one another. The top and bottom zones are generally one-to three stories tall and more ornately decorated than the larger center zone. (Longstreth, 1987) 93.

**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.

**Two-Part Commercial Block.** The most common type of commercial building form; these buildings are generally two-four stories tall and divided into two distinct zones often having little visual relationship. (Longstreth, 1987) 24.

**Two-Part Vertical Block.** A type of commercial building form similar to the two-part commercial block; these buildings are generally five stories or taller and divided into two distinct zones that are carefully related to one another. (Longstreth, 1987) 82.

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

**Vault.** A type of commercial building form similar to the enframed window wall; these buildings are generally two to three stories tall and are characterized by facades with a large, tall and comparatively narrow center opening. Other façade penetrations are small, if they exist. (Longstreth, 1987) 109.

**Workmanship.** One of the seven aspects of integrity, workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship can furnish evidence of the technology of the craft, illustrate the aesthetic principles of a historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation"; 1990) 44-45.

## APPENDIX B – PLATTSMOUTH CITY CODE, CHAPTER 9, ARTICLE 3, SECTION 9-305

## SECTION 9-305 LANDMARK HERITAGE PRESERVATION

1. For the purposes of this Ordinance, the words and phrases below shall have the following definitions:

- a. **Board:** The Historic Preservation Board of the City of Plattsmouth.
- b. **Planning Commission:** The Planning Commission of the City of Plattsmouth.
- c. **Cumulative Effect:** This Ordinance shall be cumulative to all other provisions of adopted Codes and including Codified Ordinances relating to building, electricity, plumbing or any other technical requirements or provisions; and once work has been approved on a landmark or in a historic district, all other appropriate permits and inspections shall be obtained, and fees therefore shall be paid in accordance with the Land Development Ordinance of the City of Plattsmouth.
- d. **Design Guidelines:** Design criteria for new construction, alterations and renovations of properties designated as landmarks and in historic districts.
- e. **Landmark:** An individual structure, or an integrated group of structures on a single lot or site, or a site having a special character or special historical, cultural, educational, architectural, engineering or geographic interest of value.
- f. **Historic District:** An area or section of the City of Plattsmouth containing a number of structures having a special character of historical, cultural, educational, architectural, engineering or geographic interest or value.
- g. **Owner:** A real estate owner or owner's authorized agent, officer of a corporation which owns real estate, partner of a partnership owning real estate, or member of an LLC or other similar organization owning real estate.
- h. **Private:** All bodies, groups, organizations, associations, corporations, clubs and individuals of whatever nature which are not included in the definition of "public".
- i. **Public:** The state, or any agency thereof; a municipality; a county or any board appointed by or acting for same; a township; a commission or other authority established by law; any district, or other political subdivision of the state or public body recognized by law.
- j. **Structure:** Anything constructed or erected, the use of which requires location on the ground or attached to something having location on the ground.
- k. **Work:** Work shall mean and include any alteration, demolition, construction, reconstruction, restoration, remodeling or other material change in the external appearance of the structure.

2. The City Council finds that the protection, enhancement, perpetuation and use of structures, districts and elements of historical, cultural, educational, architectural, engineering or geographic significance, located within the City of Plattsmouth, contribute to the prosperity, civic pride and general welfare of the people; and further finds that the economic, cultural and aesthetic interests of the City of Plattsmouth cannot be maintained or enhanced by disregarding the heritage of the City of Plattsmouth and that people of the City of Plattsmouth have an interest in the maintenance, preservation, demolition or other action regarding such cultural assets.

Therefore, the City Council finds that the purposes of this Ordinance are, among other things, to:

- a. designate, preserve, protect, enhance and perpetuate those structures and districts which reflect significant elements of the City's heritage;
- b. foster civic pride in the beauty and accomplishments of the past;
- c. stabilize or improve the aesthetic and economic vitality and values of such structures and districts;
- d. protect and enhance the City's attraction to tourists and visitors;
- e. promote the use of historic structures or districts for education; and
- f. promote and encourage continued private ownership and utilization of such buildings and other structures now owned and used, to the extent that the objectives listed above can be promoted.

3. There is hereby created the Historic Preservation Board of the City of Plattsmouth.

- a. The Board shall be composed of seven (7) members, consisting of citizens who have a demonstrated interest in preservation, architecture, engineering, interior design, historical or cultural matters or are owners of real estate within the historic district. The Board shall consist of residents or property owners of Plattsmouth, Nebraska.
- b. The members of the Board shall be appointed by the Mayor, subject to confirmation by the City Council.
- c. Initially, three (3) members of the Board shall be appointed for a one (1) year term, two (2) members shall be appointed for a two (2) year term, and two (2) members shall be appointed for a three (3) year term. Members shall serve until their successors are appointed and qualified, and may be appointed to successive terms.
- d. In the event of a vacancy occurring in the membership of the Board for any reason, an appointment shall be made to fill the vacancy in the same manner as the original appointments for the unexpired term.
- e. The members of the Board shall serve without compensation.
- f. The Board shall elect its chairperson from among its members.

- g. The Board shall establish its own rules of procedure.
  - h. Four (4) members of the Board shall constitute a quorum for the transaction of business.
  - i. Except as otherwise provided herein, four (4) affirmative votes shall be required for final action on any matter acted upon by the Board.
  - j. The Board shall meet at minimum quarterly or at times and in such places as it may determine, or upon the call of the chairperson. If a member has 3 consecutive unexcused absences, the position will become vacant and the Mayor with the consent of the City Council shall fill the vacancy.
  - k. The Board shall adopt design guidelines based on the Secretary of the Interior's Guidelines for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and other appropriate sources. In doing so, the ordinances recommended by the Board shall provide for the consideration of economic factors and provide for the recognition of weighing potential economic detriments against preservationist objectives and shall strive to effect a fair balance in all instances.
4. All plans, projects, proposals, evaluations, specifications, and sketches and other information necessary for the review of the Board, or colors, building materials, signs, or other features subject to public view, shall be made available to the Board by the applicant or appropriate department of the City of Plattsmouth, along with a copy of the application for the building or demolition permit.
5. The City Administrator shall be the Director of the Board, without the right to vote, and he/she or members of staff shall be the custodian of records, conduct official correspondence and generally to supervise the clerical and technical work of the Board as required to administer this Ordinance. In addition, the Director, for and on behalf of the Board and with the approval and direction of the Board, shall:
- a. Carry out, assist and collaborate in studies and programs designed to identify and evaluate structures, sites and areas worthy of preservation;
  - b. Consult with and consider the ideas and recommendations of civic groups, public agencies and citizens interested in historic preservation;
  - c. Inspect and investigate structures, sites and areas which are believed worthy of preservation;
  - d. Disseminate information to the public concerning those structures, sites and areas deemed worthy of preservation and encourage and advise property owners in the protection, enhancement, perpetuation and use of property of historical interest; and
  - e. Make recommendations and do such other acts pursuant to this Ordinance as the Board shall direct.
6. The duties of the Board shall include:
- a. Submit to the Planning Commission for public hearing and approval, for further submission to the Mayor and City Council for public hearing and approval, and subsequently maintain (and

resubmit as required) a list of structures and other features deemed deserving of official recognition although not designated as landmarks or historic districts and take appropriate measures of recognition, and maintain a documentary inventory;

b. Consider methods other than those provided for in this Ordinance for encouraging and achieving historical preservation, and make appropriate recommendations to the Planning Commission, City Council, and other bodies and agencies, both public and private;

c. Taking into consideration the Cass County Nebraska Historic Building Survey and similar such surveys, make an inventory of all sites, structures, and districts within the zoning jurisdiction of the City of Plattsmouth which are designated as, or which it deems deserving of designation as, historic landmarks on or before December 31, 2005, and from this inventory make recommendations of such sites, structures and districts for such designation by Ordinance;

d. Upon request of the property owner or nomination by the Board and with approval of property owner, any property nominated to the National register must be reviewed by Board and forwarded with comments to the Chief elected official (Mayor) for review and comment prior to consideration by the State Historic Preservation Office (SHPO); and

e. Upon request of the property owner, assist with paperwork for consideration for National Register nomination.

7. Properties may be designated as Landmarks and Historic Districts may be created as set forth below, and when so designated, the same shall be subject to this ordinance.

a. All landmarks and property within a historic district shall be subject to the controls, standards and procedures set forth in this ordinance.

b. A particular site, structure or area may be designated for preservation as a landmark or historic district if it has:

(1) Historic importance or cultural significance, interest or value as part of the development, history, heritage or culture of the City, state or nation or is associated with the life of a person significant in the past; or is the site of an historic event, or exemplifies the cultural, political, economic, educational, social or historic heritage of the community;

(2) Architectural and engineering importance, portraying the historical setting or environment of a distinctive characteristic of an architectural or engineering type, period, style, or method of construction; or is the work of a resident, builder or designer whose individual work is significant in the development of the City; or contains elements of design, detail, materials or craftsmanship of distinctive quality, or which represents a significant innovation;

(3) Geographic importance, by being a part of or related to a city center, park or other distinctive area, which should be developed or preserved according to a plan based on a historic, cultural or architectural motif; or owing to its unique location or singular

physical characteristic, represents an established and familiar visual feature of a neighborhood, community, or the City of Plattsmouth; or

(4) Archeological importance has yielded or is likely to yield information important regarding the history of the area prior to the establishment of the City of Plattsmouth.

c. A landmark or historic district may be proposed by the City Council, the Board or upon petition of the owner. Any such proposal shall be filed with the Director on forms prescribed by the Board.

d. Designation of a potential historic district may be proposed on the application of the owners of fifty-one (51%) percent of the front footage of the real property in the proposed district.

e. Each proposal of a landmark or an historic district shall first be considered by the Board at a public hearing.

f. Notice of the time, place and purpose of the public hearing to be held upon the proposal of a landmark or an historic district shall be given by the Board in the official newspaper of the City of Plattsmouth not less than ten (10) days prior to the date of the hearing and by mail to the owners of all property included in the proposed designation, using for that purpose the names and addresses of the last-known owners as shown by the county real property tax records. Failure to send notice by mail to any such property owner where the address of the owner is not so recorded shall not invalidate any proceedings in connection with the proposed designation. The Board may also give such other notice as may be deemed desirable and practicable.

g. A record of the pertinent information presented at the hearing upon the proposal of a proposed landmark or an historic district shall be made and maintained as a permanent public record.

h. The Board may approve, disapprove or modify the proposal of a landmark or an historic district and shall notify the applicant of the action taken within sixty (60) days of the referral thereof to the Board.

i. The recommendation of the Board for approval of a proposal for a proposed landmark or historic district shall state the particular standards for such designation, as set out in this section, which are applied in each designation.

j. In the case of a proposed landmark, recommendation for designation shall require six (6) affirmative votes if the owner or owners thereof do not concur in the designation or a simple majority if the owner or owners of a landmark site concur in the designation.

k. In the case of a proposed historic district, recommendation for designation shall require the concurrence in such designation by the owners of fifty-one (51%) percent of the front footage of the real property within the proposed district.

8. The Board shall transmit the proposal for the designation of a landmark or an historic district to the Planning Commission for recommendation to the Mayor and City Council. The Board shall consider the degree of conformity or nonconformity with the comprehensive development plan of the City.

9. The Mayor and City Council shall consider the designation of property as a Landmark or the designation of an historic district as follows:

a. When a proposal for the designation of a landmark or an historic district is presented to the City Council, it shall take into consideration the recommendation of the Board, and shall further give consideration to the economic consequences to the City and the affected property owners.

b. Objection by the owners of twenty (20%) percent of the front footage of the property within a proposed historic district shall require five (5) affirmative votes by City Council for approval of such district.

c. Objection by the owner or owners of a proposed landmark shall require five (5) affirmative votes for approval of such landmark.

d. Objections as to a landmark or an historic district designation must be acknowledged on a form available in the office of the Director and any such objections must be filed with the City Clerk no later than the first reading of the proposed designation ordinance.

e. In order for the owners of a particular parcel of land to validly object to the designation, such objection shall be executed by all those owners who are otherwise required to execute a valid conveyance of a fee simple interest in such parcel and whose names appear in the records of the County Register of Deeds.

f. Pursuant to the provisions of this Ordinance, and the procedures set forth herein, the City Council may, by ordinance, designate a "Landmark", or an "Historic District."

g. An historic district may be designated as such only if the owners of at least fifty-one (51%) percent of the front footage of property within the district concur in such designation, not to include any public right-of-way located in such district.

h. Each ordinance designating a landmark or an historic district shall include a description and statement of the significance of the real property or district to justify its designation as such and a description of the particular features that should be preserved, and shall include the legal description of the landmark or an historic district.

i. Within ten (10) days after the effective date of an ordinance designating property as a landmark or an historic district, the Director shall send a copy of such ordinance and a letter prepared by the Director outlining the basis of such designation and the obligations and restrictions which result from such designation to the owner of record of each property so designated or each property within the designated district by registered or certified mail.

10. The City Council may, by ordinance, amend or rescind the designation of a landmark or an historic district at any time pursuant to the same procedures set forth in this article for the original designation.

11. All properties owned by government entities and/or public agencies shall be subject to the provisions of this Ordinance in the same manner as private persons. All visible modifications or additions

to public areas within a landmark or an historic district, including street furniture, lighting fixtures, and paving materials shall be subject to review by the Board.

12. The Board shall, in the administration of the provisions of this Ordinance, take into account all economic factors presented to it. The Board shall recognize the necessity of weighing potential economic detriments against preservationist objectives and shall strive to effect a fair balance in all instances.

13. No person shall carry out or cause to be carried out any Work on a landmark or structure in a an historic district without a certificate of approval first being issued by the Board. For the purposes of this section, any alteration, new or infill construction, restoration, remodeling or other changes shall be deemed to require a certificate of approval where such Work affects any of the characteristics of the landmark or an historic district which were deemed to be significant and intended to be preserved as recited in the ordinance designating such landmark or district.

14. Building permits must be obtained prior to any Work being done. A board approved certificate of approval must be presented to the building official prior to any building permit being issued.

15. Whoever violates or fails to comply with any of the provisions of the Code for which no penalty is otherwise provided, shall be, upon conviction, subject to fine of not more than two hundred dollars (\$200.00). A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.

16. Applications for certificates of approval shall be processed as follows:

a. All applications for a certificate of approval will be made on forms available at the Director's office and shall be forwarded immediately to the Board.

b. Notwithstanding any other provision of law, the Building Inspector shall not permit any work except as pursuant to a certificate of approval issued by the Board as authorized by the City Council.

c. The Board shall hold a public hearing on applications to it for a certificate of approval.

d. The determination by the Board on an application for a certificate of approval, or report of any action taken, shall be forwarded to the Director for appropriate action not later than forty-five (45) days after receipt of the application by the Board.

e. The Board, in considering the appropriateness of any work, shall consider, among other things, the purposes of this article, the historical and architectural value and significance of the landmark or an historic district, the texture, material and color of the building or structure in question or its appurtenant fixtures, including signs, and the relationship of such features to similar features of other buildings within a an historic district, and the position of such building or structure in relation to the street or public way and to other buildings and structures.

f. If, after considering the application for a certificate of approval required by this Section, the Board determines that the proposed changes are consistent with the criteria for historic

preservation established by this section, the Board shall recommend to the Director the issuance of the certificate of approval.

g. In the event of determination to deny a certificate of approval, the Board shall request consultation with the owner for a period not to exceed ninety (90) days for the purpose of considering alternatives which achieve preservation in keeping with the criteria. If within that time, an acceptable solution has been achieved, the decision may be amended to approve issuance of a certificate. If at the end of ninety (90) days, an acceptable solution has not been achieved, the certificate of approval shall be deemed finally denied and the applicant so notified by letter and the applicant may appeal to the Council within twenty (20) days of the date of the letter finally denying the application. The Council may, after a public hearing, reverse or modify the recommendation of the Board but only if it finds that owing to special conditions pertaining to the specific piece of property, denial of the certificate of approval will cause undue and unnecessary hardship.

17. The Director, or one acting in his absence or at his direction, may issue a temporary certificate of approval upon a showing of extreme hardship on the applicant or for the public safety in cases where there is a delay during the interim between hearings by the commission, provided that such temporary certificate of approval shall be ratified or revoked, in whole or in part, by the commission at its next meeting. The director, or one acting in his absence or at his direction, may, upon application of the owner seeking the permit, issue a certificate of approval if the director deems the application not to be for work as defined in this division.

18. The Planning Commission shall review all Board recommendations, and forward its recommendation on the same to the Mayor and City Council.

19. The Board may hold public hearings on City of Plattsmouth projects and undertakings affecting landmark sites, structures or historic districts and make recommendations to the City Council concerning same.

20. The Board may, upon request of the property owner, render advice and guidance with respect to any proposed work on a landmark or an historic district.

## APPENDIX C – SITE DATA

The following pages include the following for each property:

- Site Field Forms/Summary Sheets
- Assessor's Data Pages
- Assessor's Sketches
- Clippings

This information should be thought of as a start to research for any future National Register Nominations.