

Reconnaissance Level Survey For:

Nebraska City

Nebraska Historic Building Survey 2010

Prepared for:



Nebraska State Historical Society
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Executive Summary

Project Background

The Nebraska State Historical Society awarded the contract for the 2009-2010 reconnaissance survey to Alley Poyner Macchietto Architecture P.C. The project included four work items: A map and list of contributing and non-contributing properties in the Tecumseh Historic District, as well as reconnaissance level surveys and resurveys of Johnson County, Nebraska City and Beatrice, Nebraska. These areas were some of the first surveyed when the Nebraska Historic Building Survey (NeHBS) program was started in 1974.

Nebraska City was previously surveyed in 1974 and 1987. A total of 928 properties were included in the inventory at the start of this project. The city has since grown and now encompasses 4.4 square miles and 64 miles of public roadway.

Within this report, surveyed buildings are cross referenced with their inventory numbers within the text. These numbers begin with an abbreviation for the county and a two-digit number for the city. In this case, all numbers begin with OT06. Nebraska City is further subdivided into seven areas labeled A-G. (See map of areas Chapter 2.) The last three numbers refer to the specific resource. For example, the NeHBS inventory number for Greggspport Public School is OT06:G-015.

Acknowledgements

We are grateful to many people for their assistance during this project. This report could not have been completed without the additional efforts of those members of the public who attended the public meeting and/or offered information during the survey, Bob Puschendorf, Patrick Haynes and Jessie Nunn of the Nebraska State Historic Preservation Office as well as the staff of the Nebraska State Historical Society Archives and the University of Nebraska – Lincoln Love Library.

Administration and Funding

Nebraska Historic Building Survey (NeHBS) projects are administered by the Nebraska State Historic Preservation Office (NeSHPO), a division of the Nebraska State Historical Society (NSHS). This study is funded in part with the assistance of a federal grant from the United States Department of the Interior, National Park Service. 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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Chapter 1: Historical Overview of Nebraska City



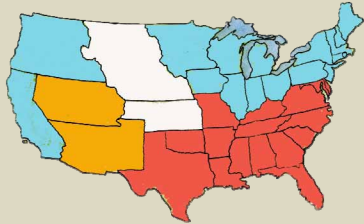
Figure 1: Map of Nebraska City and Vicinity (Google Maps, accessed July 2010); Inset State of Nebraska Highlighting Nebraska City

Population and Growth

Located between North and South Table Creeks, on the west bank of the Missouri River, Nebraska City is approximately 40 miles south of Omaha, Nebraska and 110 miles north of St. Joseph, Missouri.¹ It is the third oldest city in Nebraska with permanent settlement in the area extending back before Nebraska was a territory.

The westward migration that resulted in the settlement of the continental United States is one of the greatest stories of the building of our nation. The area referred to as “the West” was constantly changing as our nation continuously expanded, from the area immediately west of the original colonies and away from the Atlantic coast, into the Appalachian Mountains, to the Northwest Territory and the Trans-Mississippi West. Using a combination of waterways and overland trails, settlers made their way west.

¹ (Andreas 1882); mileage from Omaha corrected from 60 miles to 40 miles.



Kansas-Nebraska Act 1854

The Kansas-Nebraska Act organized the Territories of Nebraska and Kansas, opening them for settlement. One of the most significant effects of the Act was that it essentially repealed the Missouri Compromise of 1820 by allowing the settlers of the Nebraska and Kansas Territories to decide the issue of slavery by popular vote. Previously slavery was prohibited above the 36°30' latitude.

The Act sparked passions on both sides of the issue. Many people rushed to settle in Kansas hoping to influence the outcome of the issue in that state. Violence soon erupted and the state became known as "bleeding Kansas."

In addition, a new political party was formed. Northern Whigs left their party and joined other non-slavery interests to form the Republican Party.



Figure 2: The Oregon and Mormon Trails (Amey n.d.)

By the mid-1800s, immigrants could travel up the Missouri River by steamboat, or overland on a variety of trails to points along the Missouri River, including Independence and St. Joseph, Missouri and Council Bluffs, Iowa which were connected by trails to such western destinations as Salt Lake City, Utah, Oregon City, Oregon and San Francisco, California. Dozens of additional ports and trails filled in the network, creating short-cuts.

In 1846 Fort Kearney was established at this location under the belief that it would protect people migrating west from what would become a popular jumping off point; however the fort was short lived. Two months after beginning construction here, the fort was abandoned when all military efforts turned to the war with Mexico. The fort was reopened in September 1847, but was again abandoned in May 1848.

During those two years, the popularity of the Nebraska City area as a jumping off point failed to materialize. The Mormons had favored the route through Council Bluffs, to Salt Lake City, Utah; and Independence, Missouri had become a popular jumping off point for the Oregon Trail. This left it clear to the United States military that to protect immigrants there was greater need for a fort where the Oregon Trail from Independence, Missouri and the trail along the Platte Valley from Council Bluffs, Iowa converged at Grand Island.²

Civilian settlement efforts in the area began in 1854. In the Kansas-Nebraska Act of May 30, 1854 Nebraska became a formal territory of the United States. Nebraska Territory extended from the 40th parallel to the Canadian border and from the Missouri River to the Continental Divide. The Act opened this area for settlement. By 1863, Nebraska Territory had been divided a number of times and was approximately reduced to its present size.

² (Noble, Historically Eventful Nebraska City 1981) p. 5-7.

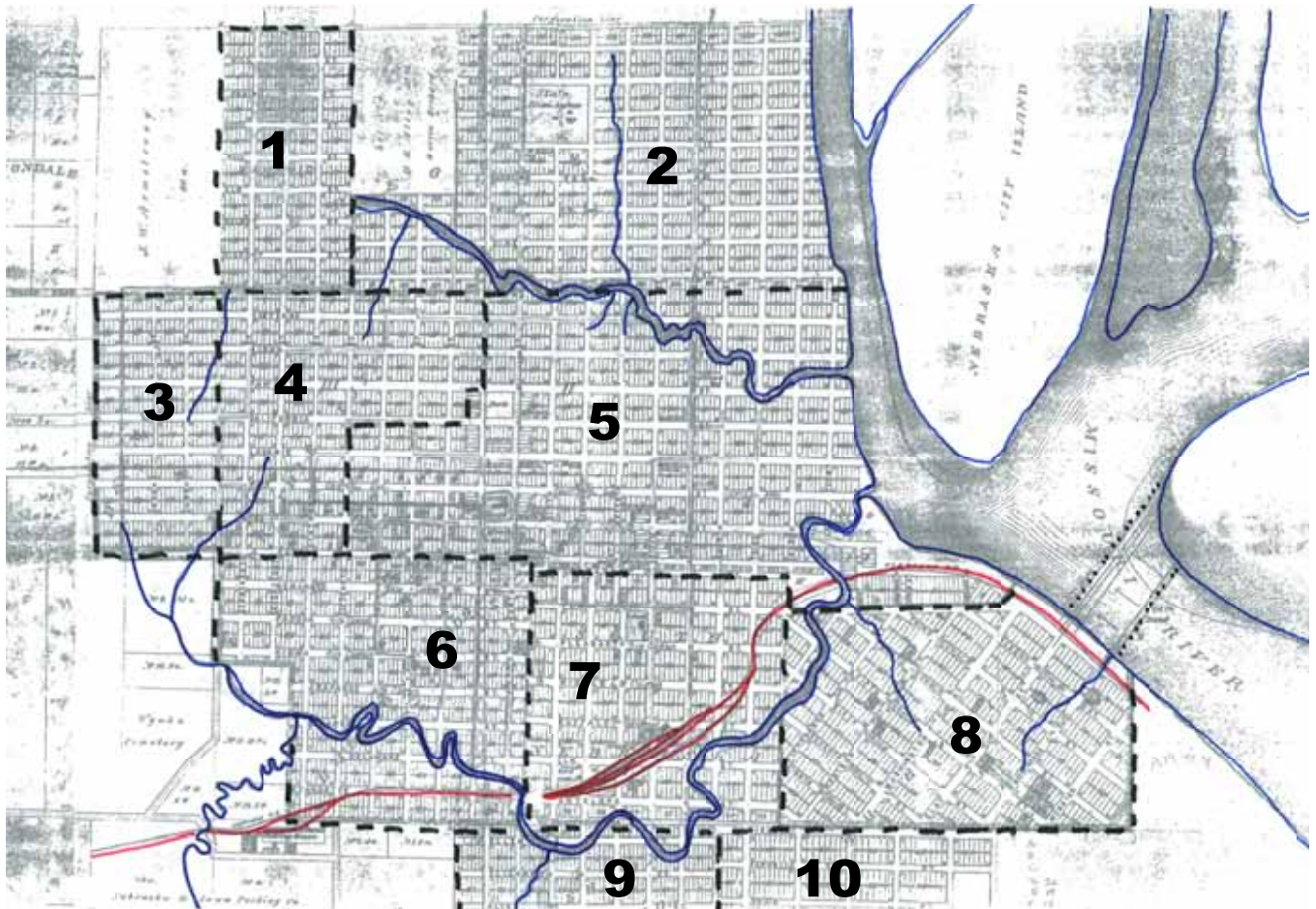


Figure 3: Rough Sketch of Selected Plats of and Annexations to Nebraska City (APMA 2010); 1 – Elmwood, 2 - Greggspoor, 3 - Belmont, 4 – Prairie City, 5 – Nebraska City, 6 - Hail and Company Addition, 7 – South Nebraska City, 8 – Kearney City, 9 – Anderson's Addition, 10 – Kearney City Addition

Present day Nebraska City was actually formed with the merger of three towns. Nebraska City was platted in June 1854 and incorporated March 2, 1855. Kearney City was incorporated March 16, 1855; and South Nebraska City was incorporated January 26, 1856. On December 31, 1857 the three were consolidated and incorporated into Nebraska City. Later annexations to the city included Prairie City, Greggspoor, Hail and Company, Belmont, Elmwood, Anderson's Addition and Edgewood Addition.³

Evidence of these mergers is still apparent in the street grid of Nebraska City. Rotated so that its streets run perpendicular and parallel to the river, the original plat of Kearney City can be easily distinguished on any street map of the city. Other cities and additions are apparent from the odd blocks formed along their merger lines, where lot sizes varied and streets are offset rather than aligning.

Two years after the Civil War ended, on 1 March, 1867 Nebraska became the 37th state of the United States. Booms and busts quickly followed as the population of the new state went through a series of dramatic changes, settling the land, building railroad systems and learning to deal with a climate much different than the eastern United States. Many civil war veterans, foreign immigrants and restless citizens hoping to start a better life came west to settle the new state. From 1873 to 1877 grasshoppers plagued

³ (Women's Division of the Chamber of Commerce 1954), p. 1.

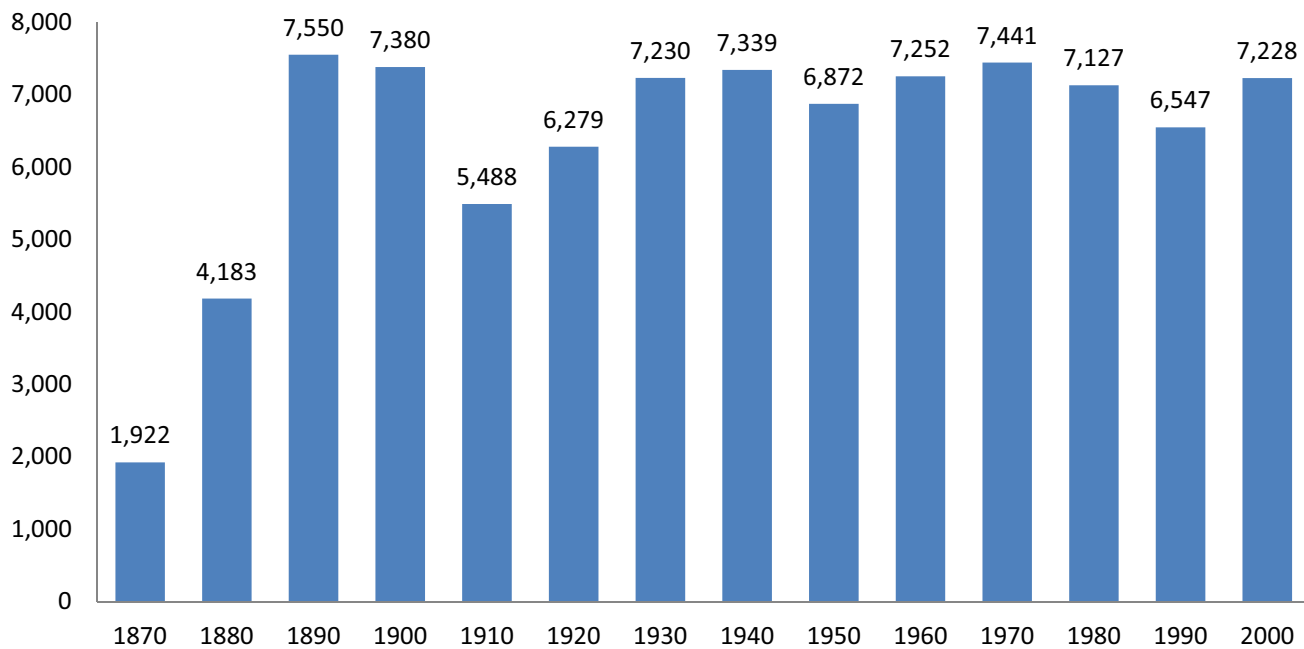


Figure 4: Population of Nebraska City with 1890 sum corrected to account for exaggeration in figures turned into the United States Census. (Information collected from the United States Census Bureau.)

the new state and discouraged many of the settlers, who abandoned their claims and returned east. Revived in the 1880s with the promotion of settlement by the railroads, a booming economy in the 1880s was stalled by a depression in the early 1890s due to falling land prices, a drought, and low prices for farm products.

Nebraska City grew quickly between its founding and 1890. The city's prominence in the freighting industry made it a wholesaling and manufacturing center that attracted new settlers and immigrants with the promise of steady employment. In 1888, a tenth of the city's population worked in one of its 51 factories.⁴ An additional 20 wholesale firms distributed goods 20 miles into Iowa, as well as to Colorado and the Pacific Coast.⁵ In addition to advertising in English, the city printed its advertising booklet in German.⁶

The 25% decline of the city's population between 1900 and 1910 was the largest percentage decrease among cities and counties in Southeast Nebraska during that period. Due largely to the slowdown of key industries which reduced their workforces by an estimated 350 to 650 jobs, the decline was generally caused by outside factors such as the anti-trust suit against the Nebraska Starch Company. Fortunately, the city's remaining industries were able to expand their work forces and at the same time the city attracted new industries to town, keeping the city from complete economic collapse.⁷

From 1910-1930, the city's population once again grew, but at a smaller rate. This reflects the national trend of rising urban populations as farmer laborers were replaced as a result of improvements in

⁴ (Calhoun Jr. 1888) p. 2.

⁵ (Calhoun Jr. 1888) p. 7.

⁶ (Calhoun Jr. 1888) was printed in both English and German.

⁷ (Boeche 1995) p. conclusion.

mechanized agricultural implements. Many of those displaced farm laborers moved to the cities to take up jobs in newly developing industries.

From 1930 to today, the city's population has remained steady around 7,000. A well-established town by this time, natural growth and decline accounts for most of the fluctuation in the population census.

Transportation Development

Nebraska City's location has consistently been a prime site in terms of transportation. At each transportation milestone, Nebraska City has been at the crossroads. Rivers, roads and rails all link this location with major cities further east, west, north and south. Omaha, Kansas City, Des Moines and Lincoln are all at a far enough distance that stopping in Nebraska City for a layover, refueling and resupplying made sense, no matter the time period or method of transportation.

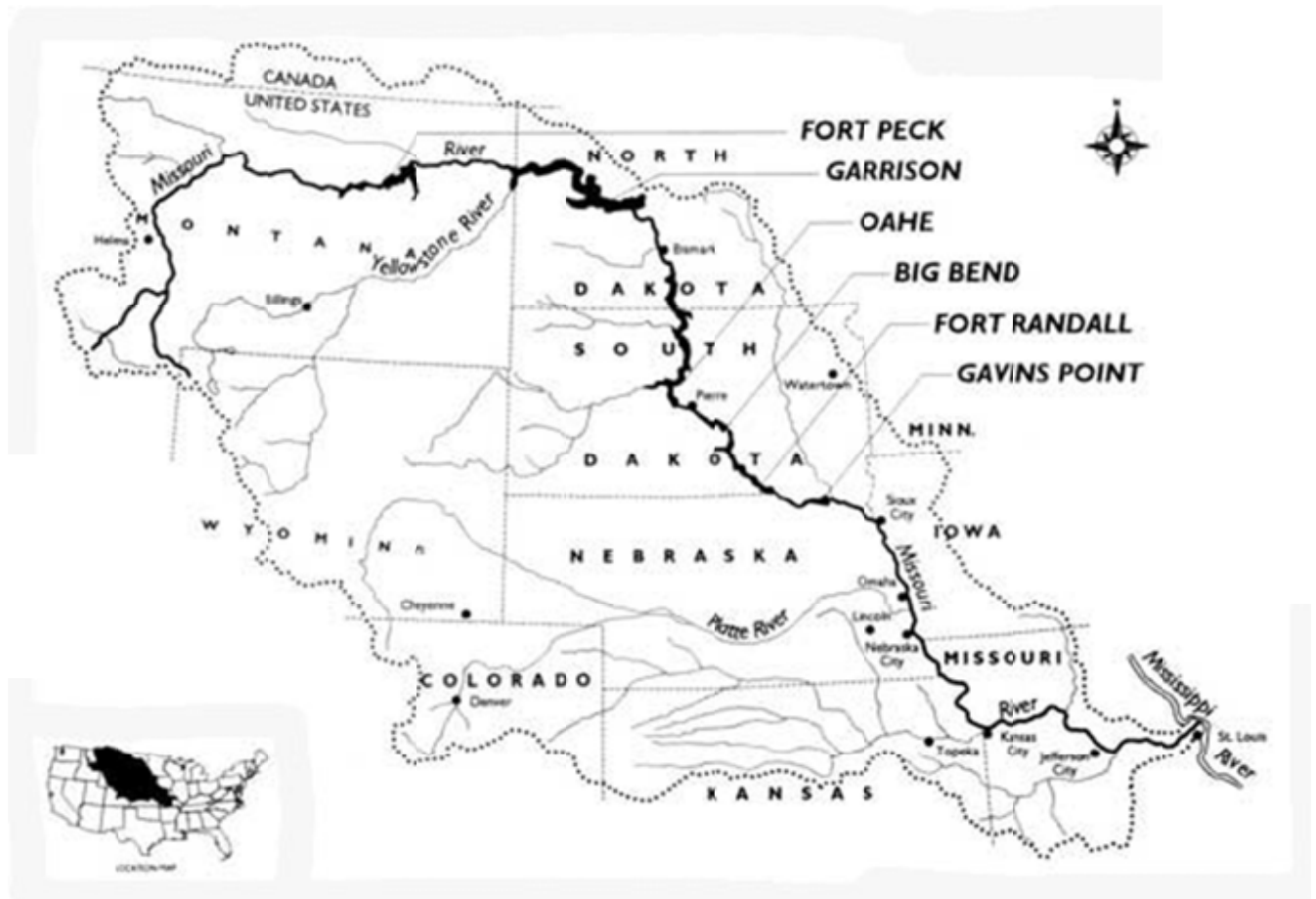


Figure 5: The Missouri River Basin (Missouri Department of Natural Resources 2010)

Steamboating

The Missouri River was a significant early transportation route, navigable by steamboat as far west as Fort Benton, Montana. It was used by numerous exploration groups as they mapped and explored the vast western frontier that became the western half of the United States. Most famous among these was the Lewis and Clark expedition of 1804, which spent the night near Nebraska City July 19 of the first year of the expedition. Clark left the boat in pursuit of deer meat and walked through the area that became Nebraska City. In his journal entry for that day he described the area as follows:

"after assending and passing thro a narrow Strip of wood Land, Came Suddenly into an open and bound less Prarie, I Say bound less because I could not See the extent of the plain in any Derection, the timber appeared to be confined to the River Creeks & Small branches, this Prarie was Covered with grass about 18 Inches or 2 feat high and contained little of any thing else, except as before mentioned on the River Creeks &c, This prospect was So Sudden & entertaining that I forgot the object of my prosute and turned my attention to the Variety which presented themselves to my view."⁸ [sic.]

Nebraska City is located on the section of the Missouri known as the lower river. Extending from the mouth at St. Charles, near St. Louis, to the Big Sioux River at Sioux City, this section was deeper and easier to navigate than the upper section of the river. At Nebraska City, most landings occurred at the levee, about a quarter of a mile downriver from the mouth of South Table Creek.⁹ Four or five blocks long, the levee was platted at 160 feet wide, squeezing between the river and the bluffs.¹⁰ Five to six boats at a time could line the levee during a season that lasted between seven and eight months, depending on when the ice broke up and formed.¹¹ The hills surrounding Nebraska City, the foot of Central Avenue and the levee itself were excellent places for viewing the river traffic.

Steamboating traffic first began along the Missouri in 1819 and lasted almost a century before being replaced by the railroads. Peaking between 1850 and 1860 as Nebraska City was first establishing itself, this river town took full advantage of its location. The boats docking at her port could carry 200-500 tons of freight and 50-500 people. Freight often consisted of household furniture, farm implements and livestock for farm settlers.¹²

Traveling by steamboat provided immigrants with luxury and convenience in comparison to overland travel. Instead of the dust and drudgery of walking along-side a covered wagon, there were state rooms, dining rooms and the ability to sit and watch the scenery pass by. With individual names, steamboats often acquired a reputation based on their merits, such as "impressive appearance, traveling performance, courtesy of personnel and quality and variety of food served."¹³



Figure 6: Elevator (OT06:A-100)

By the late 1880s however, the River became less important. The railroads took most of the passengers and an increasing amount of freight away from the shipping industry. Barges replaced steam boats as the workhouses of shipping. Over the years, although a few grain elevators were constructed, little else was moved out of the Nebraska City port.

⁸ (University of Nebraska Press / University of Nebraska-Lincoln Libraries-Electronic Text Center 2005), Journal entries for July 18 and 19, 1804.

⁹ (Noble, Frontier Steamboat Town 1989), p. 52, 62.

¹⁰ (Noble, Frontier Steamboat Town 1989), p. 52, 62.

¹¹ (Noble, Frontier Steamboat Town 1989), p. 52, 62.

¹² (Noble, Frontier Steamboat Town 1989), p. 52-53.

¹³ (Noble, Frontier Steamboat Town 1989), p. 66.

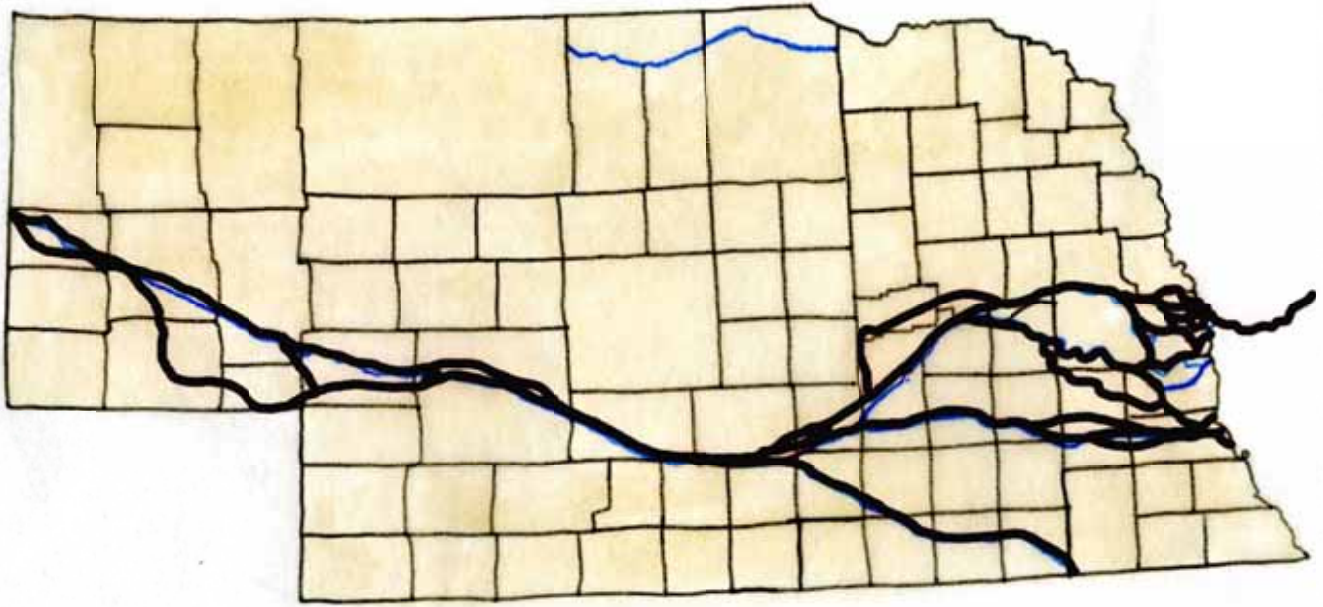


Figure 7: Trails West. Information from (UNL Center for Digital Research in the Humanities n.d.), Map by APMA 2010.

Today, the barge industry is continuing to decline. There are just 19 barge terminal facilities on the Missouri River in Nebraska. Two of these facilities are located in Nebraska City. Both are privately operated by DeBruce Grain Co.¹⁴

Overland Trails

In addition to traveling up and down the river itself, overland trails crossed the river connecting points east and west, and brought thousands of settlers westward as the United States sought to fulfill its Manifest Destiny. Before bridges were constructed ferry service was the only way to cross the Missouri River. Topography dictated that only select locations could accommodate such service. In the Nebraska City area, John P. Boulware's began a ferry service in 1846 "a few rods downstream from the mouth of South Table Creek;" the same year that Fort Kearney began construction.¹⁵

The ferry became a magnet for westward migration and was a lucrative cash business, "in the days of more barter and less sound currency in circulation, [a ferryman] had financial leverage in the simpler economy of the time."¹⁶ During the California Gold Rush (1848-1859), Boulware served a large number of travelers. Between January and May of 1852, he had ferried 906 wagons across the Missouri River.¹⁷ In 1852 or 1853, Boulware's son, John B. Boulware became active in the ferry operation and built a ferry house (a residence or inn) in the area known as Kearny City.¹⁸ The ferry service operated until approximately 1859.¹⁹

¹⁴ (Nebraska Public Power District n.d.)

¹⁵ (Noble, Frontier Steamboat Town 1989), p. 14; (Who's Who in Nebraska 1940), p. 853.

¹⁶ (Noble, Frontier Steamboat Town 1989), p. 13.

¹⁷ (Noble, Frontier Steamboat Town 1989), p. 13.

¹⁸ (Noble, Frontier Steamboat Town 1989), p. 12-13.

¹⁹ (Andreas 1882) Nebraska City – Early Settlement.



Figure 8: J.G. Martin Residence Constructed 1858 (OT06:C-037). Martin was the United States Quartermaster in charge of dispatching supplies to the Western Forts. (Historic information courtesy of the NeSHPO, Photo Courtesy APMA 2010)

Once people and goods were transported to the western side of the river, the Nebraska City/Ft. Kearny Cutoff and Ox-Bow trails led west from Nebraska City, connecting to the Mormon and Oregon trails at several points. Three main types of people utilized trails traveling through Nebraska City: overland freighting companies, such as Russell, Majors and Waddell; immigrants such as the Mormons; and gold rush miners, including both the forty-niners, and fifty-niners.

In 1854, for the first time the United States War Department began letting a single, two year contract for supplying most of the military posts in the west and southwest, rather than multiple, smaller contracts. Forming a partnership to secure the contract, Russell, Majors and Waddell were awarded, "a virtual monopoly on all western freighting contracting in that part of the country."²⁰ Over the next few years, the firm expanded, grew and diversified, while continuing to secure government supply contracts.

In 1857, the company obtained a contract to supply Albert S. Johnston's army during the Mormon War.²¹ This contract necessitated a new, northern outfitting point. Due to the combination of overland trail access and river location, Russell, Majors and Waddell selected Nebraska City in 1858.²² The company advertised for 1600 yoke of oxen and 1500 men to go to work at the new terminal. The continual unloading of steamboats and the coming and going of freight wagons transformed Nebraska City into a major river port.²³ The company transported 2,782,258 pounds of merchandise through Nebraska City

²⁰ (National Park Service 2002), Chapter Two: The Great Race Against Time: Birth Of The Pony Express

²¹ (UNL Center for Digital Research in the Humanities n.d.)

²² (Noble, Nebraska City, Otoe County 1992) p. 146.

²³ (UNL Center for Digital Research in the Humanities n.d.)

between April and October of 1859.²⁴ Altogether, their freight business attracted many to Nebraska City.

Between 1848 and 1868, many Mormons immigrated to Salt Lake City, Utah. At first they traveled by covered wagon from Nauvoo, Illinois and favored a northern route across Iowa to Florence, Nebraska, and onto Salt Lake City, Utah on what became known as the Mormon Trail. Although small groups had always used the Nebraska City Cutoff, due to an outbreak of cholera in Florence, Nebraska between 1864 and 1866 most Mormons switched to the Southern route to avoid exposure to the disease. During these years they utilized the Nebraska City/Ft. Kearny Cutoff extensively as they immigrated to Salt Lake City, Utah.²⁵ Like other immigrants during this period, most took a steamboat up the Missouri River

The California Gold Rush (1848–1855), the Colorado Gold Rush (1858–1961) and the Montana Gold Rush (1860–1865) inspired many to move west in search of riches. Many would-be miners used Nebraska City as a jumping off point, traveling here by steamboat and buying local goods to outfit their wagons before heading west across the Nebraska City/Ft. Kearny Cutoff to the Oregon/California trail and a variety of western destinations.

The Nebraska City/Ft. Kearny Cut-off reached its peak of traffic in 1865 with “a reported volume of 44,000,000 pounds of freight, 3,000 mules, and 4,000 men.”²⁶ In turn, railroads began to spread across the west in the late 1860s; taking over the long-distance freighting business and cutting overland freighting companies out of the market. Initially, the freighting companies held on by connecting shipping points not yet linked by rail, but as the railroad system spread, they were cut further and further out of the market.

Russell, Majors and Wadell

The partnership of Russell, Majors and Wadell grew to become one of the Midwest's most significant freight transportation companies.

William Russell was “the consummate western entrepreneurial maverick.” Within the partnership, his task was to promote the capabilities of the firm and to secure financing from investors for the business.

Alexander Majors was the true “frontiersman” of the three, having grown up on the Missouri frontier. He took responsibility for assembling the men, animals and other equipment and moving them into place.

William Waddell was the most conservative of the three and assumed the overall administration of the firm, including managing the warehouses, bunkhouses, stables, corrals, blacksmith and wagon shops.

Together, through their freighting business, the men gained vital managerial and organizational experience that served them later in organizing the Pony Express. (National Park Service, 2002)

²⁴ (Andreas 1882) Transportation and Telegraphs.

²⁵ (UNL Center for Digital Research in the Humanities n.d.) and (Kimball 1992)

²⁶ (UNL Center for Digital Research in the Humanities n.d.)



Figure 9: Nebraska City as a Railroad Center; Reprinted from (Calhoun Jr. 1888).

Railroad

Following quickly on the heels of the overland trails was the railroad. The first transcontinental railroad, the Pacific Railroad, was laid out across the center of the Western United States, connecting Council Bluffs, Iowa with Alameda, California. Construction began at the eastern terminus in 1863 and by 1867 the Union Pacific was running between Omaha and Grand Island, cutting Nebraska City out of the freighting trade that had initially made it so prosperous.²⁷

The citizens of Nebraska City worked vigorously to counteract this. In the late 1860s, the Burlington and Missouri River railroad began constructing a rail line along the south side of Iowa westward. At the same time, the St. Joseph and Council Bluffs Rail Road was being developed along the east side of the Missouri. Local developers in Nebraska City were determined to make a connection to the Burlington rail line and extend it further west; thus becoming a link on a major east-west rail line.

To establish the connection to the east, the Otoe County Commissioners contracted with the Burlington Company officials to construct their line to the river opposite the Nebraska City ferry landing. Route

²⁷ (Otoe County Book Committee; Otoe County Historical Society; Otoe County Museum Society 1983), p. 4.

changes during construction made Hamburg, Iowa the western end of the line and track of the St. Joseph and Council Bluffs Rail Road was used to make the connection back up to Nebraska City. A short track was then constructed from the St. Joseph and Council Bluffs line to the ferry landing.

Linking the railroad west, in 1868 local citizens raised \$50,000 in private funding and the County voted for a \$150,000 bond to finance the development of the Midland Pacific Railroad Company; later bringing in other financiers and railroad developers.²⁸ That same year work was begun on the Company's Midland Road to connect Nebraska City to Lincoln, Nebraska.²⁹ This rail road route essentially replaced an overland trail which previously connected the two cities. Work on this railroad line was completed in 1871.³⁰ In 1876, this rail road was purchased by the Burlington and Missouri River Railroad.³¹

The connection of the rail road lines across the Missouri River was problematic at first. Transporting the cars by ferry service was limited to five cars at a time and was limited to the months the river was open water. During the winter pile bridges were constructed to transfer the rail cars. All the time and effort to construct these bridges was wasted when they were destroyed each spring by the ice floes.³²

This problem was solved in 1888 when the Burlington Bridge was completed and worries over ice floes in the Spring and delays due to the time it took to transport the cars over the river were dismissed. As an additional benefit to Nebraska City, the rail road established a coaling station, tanks and a railroad yard at Nebraska City.³³ In 1890 the railroad planked their bridge and allowed automobile traffic on it when not in use by the railroad.³⁴ This practice continued until 1930 when the Nebraska City Bridge was completed adjacent to the Burlington Bridge and the types of transportation were separated.

²⁸ (Noble, Frontier Steamboat Town 1989), p. 175.

²⁹ (Otoe County Book Committee; Otoe County Historical Society; Otoe County Museum Society 1983), p. 4.

³⁰ (Women's Division of the Chamber of Commerce 1954), Railroads.

³¹ (Women's Division of the Chamber of Commerce 1954) Railroads.

³² (Women's Division of the Chamber of Commerce 1954) Burlington Bridge

³³ (Calhoun Jr. 1888), p. 8.

³⁴ (Women's Division of the Chamber of Commerce 1954), Burlington Bridge.

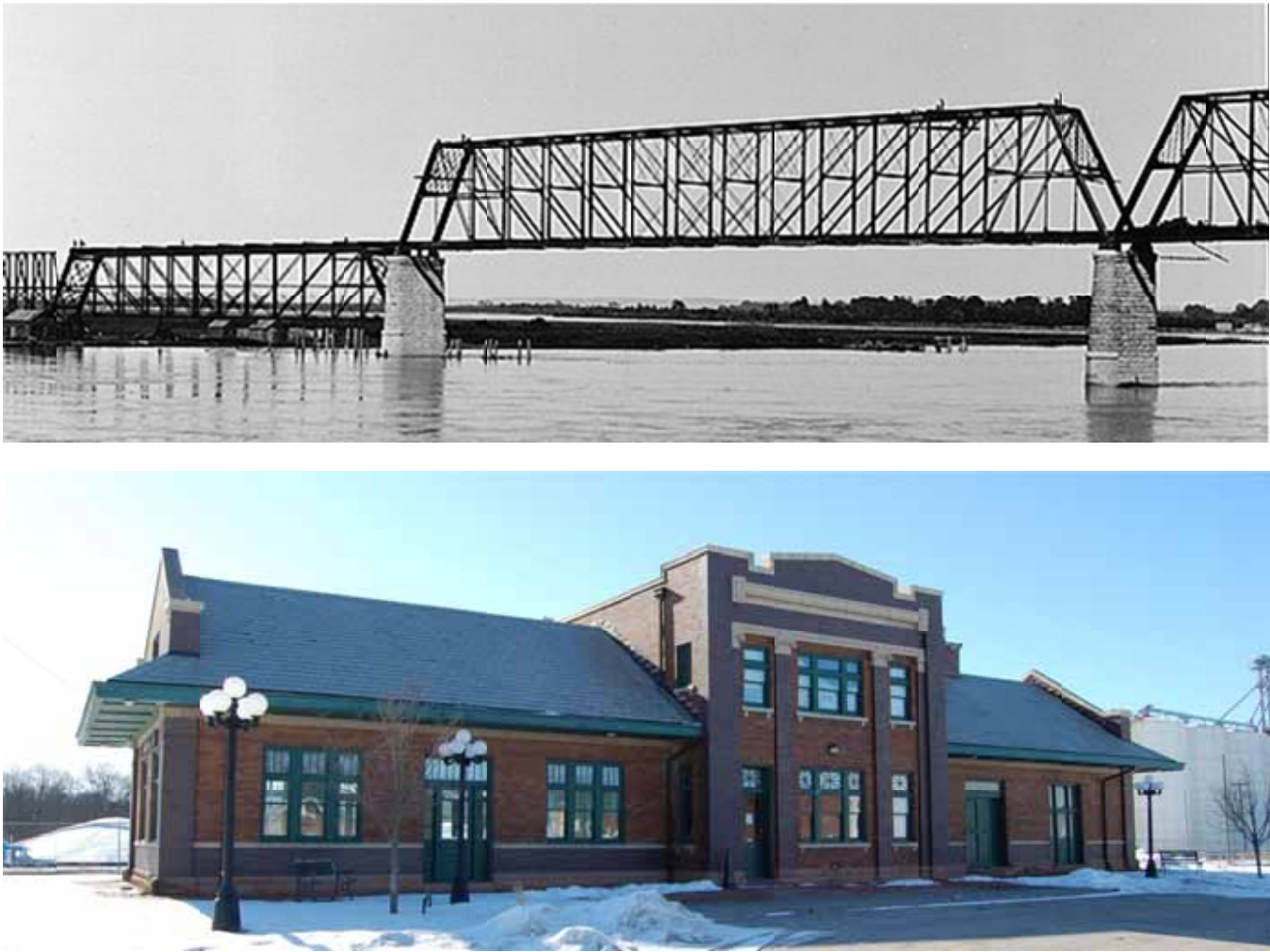


Figure 10: (above) Burlington Bridge – HAER Photo 45: circa June-July, 1888. ERECTION OF TRESTLE ON EAST APPROACH HAER NEB,66-NEBCI,5-45. (OT06:F-011 Non-extant 1984); (below) Burlington Rail Road Depot (OT06:E-001) (Photo 2010 APMA)

In addition to the Burlington Bridge, in the late 1880s, the citizens of Nebraska City sought a more direct North-South connection through their town. Once again, local citizens raised funds, this time courting the Missouri Pacific Railroad.³⁵ Their efforts were successful and in 1887 the Missouri Pacific completed track through Nebraska City. This became the main line north and south connecting Omaha and Kansas City.³⁶ The Missouri Pacific was eventually acquired by the Union Pacific.³⁷

Today, the Union Pacific and Burlington Northern Railroads provide service to and through Nebraska City. Most commonly, these rail cars transport freight, coal, and grain. Additionally, the Omaha Public Power District maintains a private railroad system that runs from Lincoln to the OPPD coal plant south of Nebraska City.³⁸

³⁵ (Noble, Frontier Steamboat Town 1989), p. 176.

³⁶ (Calhoun Jr. 1888), p. 8.

³⁷ (Otoe County Book Committee; Otoe County Historical Society; Otoe County Museum Society 1983), p. 5.

³⁸ (Nebraska Public Power District n.d.)

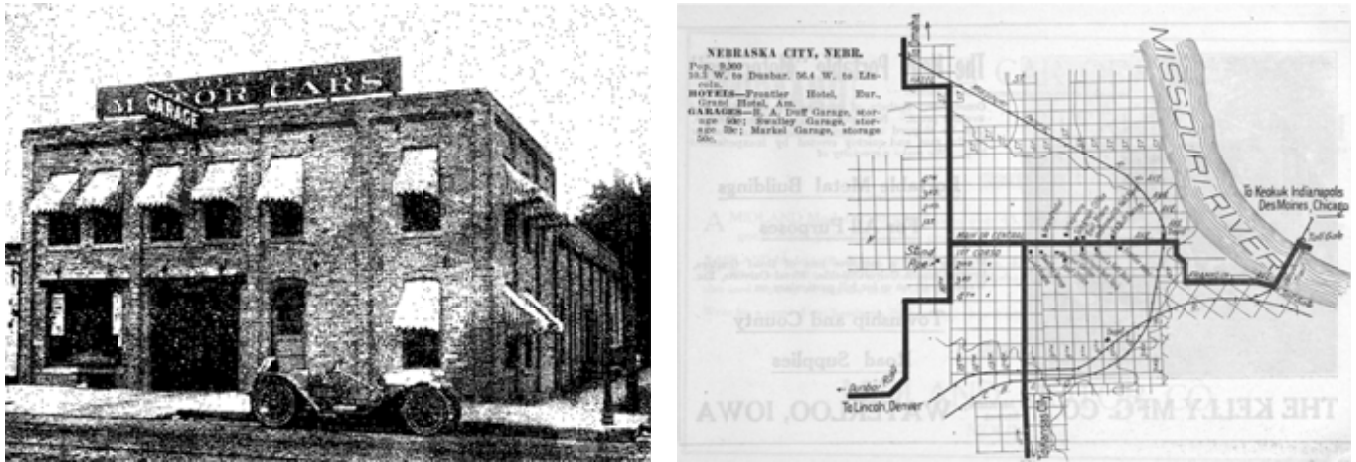


Figure 11: (Left) Nebraska City's First Sales and Service Garage operated at 5th and Central by Ralph Duff. (non-extant) Reprinted from (Women's Division of the Chamber of Commerce 1954) "Early Garages"; (right) Huebingers' Map and Guide to the Overland Trail, Enlarged view of the Section at Nebraska City. Reprinted from (Huebinger 1911), p. 185.

Automobiles

As automobiles began to supersede the railroads as a major force in transportation, Nebraska City's location initially proved fortuitous once again. Trails which had led west were converted into roads, reinforcing those links already established.

In 1911, Huebinger's Map and Guide to "the Overland Trail," depicted Nebraska City as a burgeoning automobile crossroads connecting Omaha, Nebraska to Kansas City, Missouri and Lincoln, Nebraska to Des Moines, Iowa. The guidebook promoted Nebraska City as "a most satisfactory control point...[with] home-like hotels, well equipped garages, [and] modern stores with accommodating clerks."³⁹

On July 16, 1916 the first Federal-Aid Road Act was signed into law but almost all civilian road construction was immediately halted by World War I. The army did however decide to drive the trucks and materials it had produced in the Midwest to eastern ports.⁴⁰ Federal work on the highway system picked up again after the war and, by 1926, the Bureau of Public Roads had coordinated with each state and designated continuous routes across the country.⁴¹ In Nebraska, 20 routes were given US Highway status including United States Highways 73 and 75 which run through Nebraska City. As overland carriers began to replace railroads as the major means of shipping goods, Nebraska City's location on the intersection of these United States Highways became significant.

³⁹ (Huebinger 1911), p. 41.

⁴⁰ (Lewis 1997), p. 11.

⁴¹ (Lewis 1997), p. 18.



Figure 12: (left) Partial Enlarged view of the map of the National Highway System 1926 (Department of Agriculture, Bureau of Roads, 1926) (Varner 2006); (right) Enlarged section of the Eisenhower Interstate Highway System 1956 (U.S. Department of Transportation, Federal Highway Administration 2009)

In 1956, the Federal government passed the Federal-Aid Highway Act. The bill authorized \$25 billion over 12 years to accelerate construction of a national system of Interstate and Defense Highways, increased the federal portion of construction costs for Interstate Highways to 90% and required that the Interstate Highways be constructed to the highest standards.⁴² These highways became a sub-system of the National Highway System; fewer and faster than other National Highways. As this new subsystem developed, I-29 replaced the old United States 275 and United States 75 between the Missouri-Iowa border and Sioux City, Iowa as the main north-south highway through the Missouri River floodplain.⁴³ In Iowa, construction began on the section below Council Bluffs in the late 1960s and was completed in the early 1970s.

The result was that Nebraska City was suddenly off the main route. As with the railroads, the consequence was a decline in industry and population. Today, there are approximately 11 semi-trailer trucking companies serving the Nebraska City area. Most have terminals in the Lincoln or Omaha area.⁴⁴

⁴² (Lewis 1997), p. 122-123.

⁴³ (U.S. Department of Transportation, Federal Highway Administration, Planning 2008)

⁴⁴ (Nebraska Public Power District n.d.)



Figure 13: Founded in 1879, the Kregel Manufacturing Company Building (OT06:A-016), erected this factory in 1903 at 1416 Central Avenue. The company sold windmills, pumps, wood tanks, and well supplies. (Historic Information Courtesy of (Women's Division of the Chamber of Commerce 1954), Photo courtesy of HAER NEB,66-NEBCI,6-41)

Early Manufacturing and Industrial Development

From its founding in the 1800s to the middle of the twentieth century, manufacturing and industry were important factors in the growth of Nebraska City. This fact is not surprising given the city's location. Supplying a large number of jobs to local residents, the growth and decline of manufacturing and industry influenced the growth and decline of the city's population as well as the economics of its other commercial activity.

Initially, the city was ideally situated to become an industrial center. Located between two creeks and along the Missouri River, water power was readily available and slack coal along the rail road tracks was inexpensive.⁴⁵ Additionally, many raw materials were available locally, including a variety of woods, limestone, clay appropriate for brick making and good soils for crops. Finally, the city's location on the Burlington and Missouri Railroad, the Missouri and Pacific Railroad, the Overland and other major trails west as well as the Missouri River provided access to the supply of any raw materials not available locally. Furthermore, these means of transportation provided an outlet for the sale of goods to far reaching places and brought people into the city to both buy goods and work at the plants.

⁴⁵ Slack coal refers to a soft coal, which was usually discarded in favor of harder coal found in deeper seams.

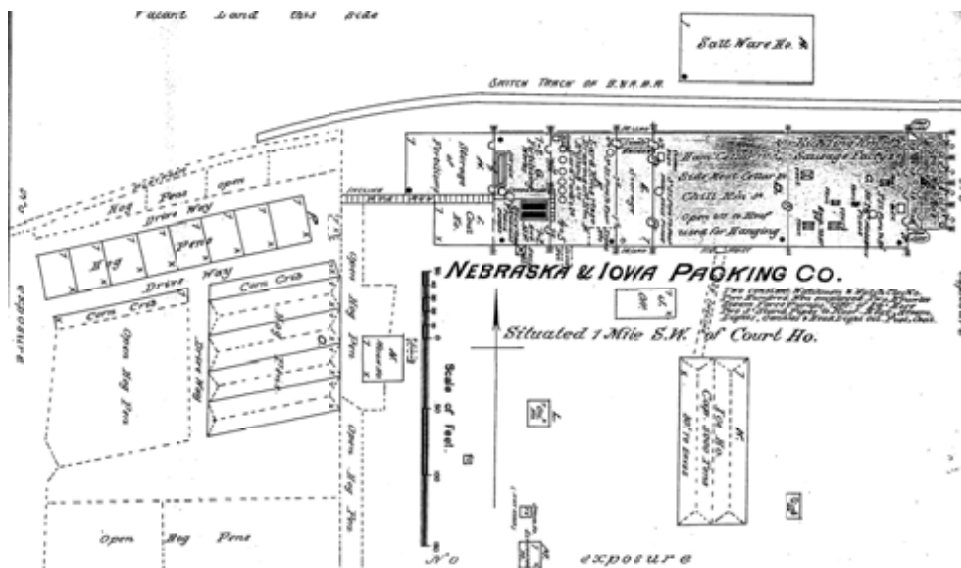


Figure 14: One of the Packing Plants in Nebraska City in 1883. (Enlarged Section of the 1883 Sanborn Map for Nebraska City, Page 1)

Although the initial burst of economic activity was spurred by the freighting companies, manufacturing and industrial interests were soon formed. In 1888 S.H. Calhoun Jr. printed a promotional book extolling the advantages of Nebraska City in terms of an industrial and manufacturing center. The book discussed the current state of industry in Nebraska City, listing current businesses, a record of town development and services currently available. It also provided a list of industries that were “needed” in Nebraska City to fill various roles in the local economy. For example a box factory was needed to provide boxes to the two packing plants, the canning company and the sausage works so they would not have to ship them in.

Calhoun also reported that there were 51 industrial and manufacturing plants in Nebraska City in 1888 and they employed one tenth of the city's population. The two largest employers in Nebraska City were the two packing plants, employing 400 people altogether. The first packing house opened in 1882 and was known as the Nebraska and Iowa Packing Company. It was the third largest company of its kind at the time and had a capacity of 2,000 hogs a day. In 1885 it was sold to the Nebraska City Packing Company, which expanded the enterprise and by 1888 was serving customers throughout the United States.⁴⁶ The second packing house opened in 1885. The Trans-Missouri Packing House was reorganized in 1887 as the Missouri River Packing Company. S.H.H. Clark, Vice-president of the Missouri Pacific Railway Company was impressed with the volume of business and believed that Nebraska City would rival Chicago as a packing point. He both personally invested in and influenced the development of Nebraska City.⁴⁷

Matching the peak of its population, in 1900 Nebraska City ranked third in the State in manufacturing.⁴⁸ It had doubled the number of manufacturing facilities in the past 12 years bringing the total to 108 companies, which employed 730 people.⁴⁹ Included in this total were such industries as “canned fruits

⁴⁶ (Calhoun Jr. 1888), p. 5.

⁴⁷ (Calhoun Jr. 1888), p. 6.

⁴⁸ (Nebraska City 1911)

⁴⁹ U.S. Decennial Census, p. 511.

and vegetables, packed pork, flour, oatmeal, hominy, grits, meal, starch, cider-vinegar, agricultural implements, windmills, paving bricks, concrete, sewer pipe, beer, over-alls and shirts."⁵⁰

Between 1900 and 1910, industry in Nebraska City slowed dramatically. Generally due to outside forces beyond the town's control, Boeche estimated that between 350 and 650 jobs were lost. These included the closing of Argo Starch works in 1904 due to high labor costs, high corn prices, labor strife and the anti-trust suit brought against the company and later dropped by the State of Nebraska; the near closing of the King Drill Company due to competition from the "Harvester Trust"; and the dramatic reduction in workforce at the Faultless Castor Company due to the high freight charges required to ship its products to market.⁵¹



Figure 15: Faultless Castor Company at the Northwest corner of 4th Street and Central Avenue, non-extant (Photo Reprinted from 1906 Nebraska City, Nebraska Photo Album)

⁵⁰ (Nebraska City 1911)

⁵¹ (Boeche 1995), p. 3 of the conclusion.

J. Sterling Morton (1832-1903)

J. Sterling Morton is one of Nebraska's best known pioneers. Born in New York State and raised in Michigan, Morton came to Nebraska Territory in the fall of 1854. He quickly moved to Nebraska City to work as editor of the Nebraska News.

In 1855, he was elected to the Territory's Second Legislative Assembly. He won re-election in 1857 and in 1858 President Buchanan appointed him acting governor of the Nebraska Territory. He served in this capacity until 1861. After being defeated in a bid for governor of Nebraska in 1867 he retired from politics and turned his attention to agriculture.

Between 1867 and 1882 he served on the Nebraska State Board of Agriculture and was a member of the State Horticultural Society. In 1872 the Nebraska State Board of Agriculture adopted his resolution to create Arbor Day.

From 1893-1897 he served as the U.S. Secretary of Agriculture in Washington D.C. and passed away in 1902.

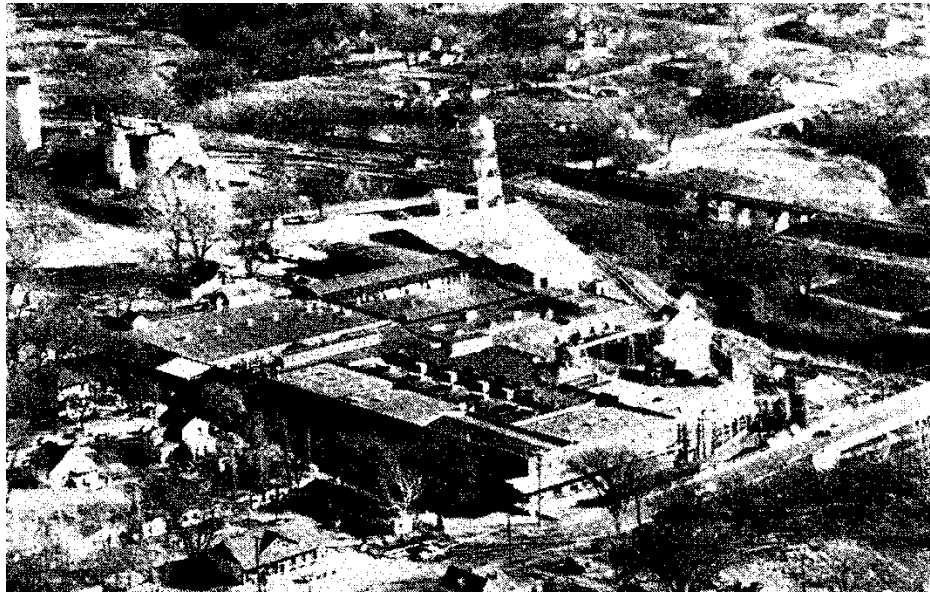


Figure 16: Otoe Food Company Plant (OT06:E-135) 1009 7th Corso. See current photo on page 48 under processing industries. Photo Reprinted from (Women's Division of the Chamber of Commerce 1954).

In 1925, the Sanborn Fire Insurance Company listed 25 major manufacturers and industrial plants in Nebraska City. They comprised a diverse range of industries, including the Green Ice Cream Factory, King Drill Company, G.F. Kregel Wind Mill Company, two Milling Companies, five Oil Companies, Spear's Vinegar Manufacturing Company, E. Bartling Seed Company Grain Elevator and Seed House, two Greenhouses, three lumber Companies, Morton-Gregsen Packing Company, Nebraska City Foundry and Iron Works, Otoe Food Products Company, Thomas Brothers Ice Company, Western Brick and Supply Company, Wheeler and Motter Mercantile Company, Wilson Pipe Company, and Zipp Baking Company.

Through the Great Depression and World War II years, consolidation of many companies into larger, national brands meant the closing of many Nebraska City plants.⁵² However, manufacturing remains a significant economic force, currently employing 1,912 people at five manufacturing plants.⁵³ Four of the five are among Nebraska City's top ten employers, including the Elster American Meter Company (est. 1953), Diversified Foods & Seasonings (est. 2007), Cargill Meat Solutions (est. 1976) and DeBruce Ag (est. 1984).⁵⁴

⁵² (Noble, Frontier Steamboat Town 1989), p. 192.

⁵³ (Nebraska Public Power District n.d.)

⁵⁴ (Nebraska Public Power District n.d.)

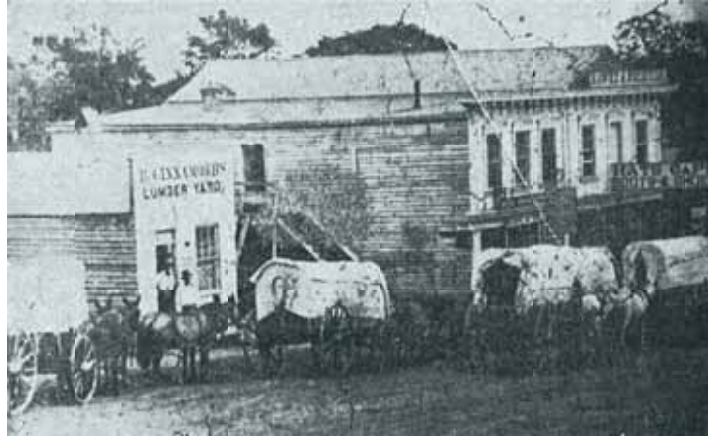


Figure 17: Kearney City in 1859 (Photo from the J.E. Gaskill Collection, courtesy of the Nebraska State Historical Society Library / Archives)

Early Commercial Development

Before private development, the United States military established Fort Kearny in the Nebraska City area to protect settlers traveling west. The location was initially selected because of its combination of defensible position on the bluffs, accessible building material, gradual approach at the river for a ferry landing and proximity to tillable land.⁵⁵ The military presence attracted private citizens to the area interested in selling goods and services to them.

The establishment of John Boulware's ferry service in 1846 encouraged many people to come through this area. At first simply traveling through to points further west, they soon began settling in the area permanently after the Nebraska Territory opened for settlement in 1854. With the Table Creek Post Office opening in 1852 and the town plats finalized in 1854, commercial development officially and quickly began on the Nebraska City and Kearney City town sites.⁵⁶

Kearney City took an early lead in the construction race between the two towns, due to the proximity of Boulware's ferry service and McMechan's early development of many buildings there. In 1854 John McMechan, an experienced businessman, bought interest in the Kearney City town site. A year later, he moved a steam saw mill to Kearney City and constructed several frame houses in the area. He also built commercial buildings for two stores, a hardware store and a hotel.⁵⁷

Due to fires, most buildings constructed in this era did not last long. As was typical for the first phase of commercial development on the frontier, most buildings were constructed of wood. Fires were rampant and often took out whole blocks of buildings. The worst was 12 May 1860 when 41 frame and brick buildings were entirely consumed within three hours, including store rooms as well as residences.⁵⁸

Fire was not the only threat to commercial ventures. Poor management, lack of experience and the boom and bust cycles of the local economy forced many businesses to close after only a few years. In

⁵⁵ (Noble, *Historically Eventful Nebraska City* 1981) p. 5.

⁵⁶ (Andreas 1882) *Nebraska City – Early Settlement*.

⁵⁷ "An arrival in the area observed that most of the business was transacted in Kearney City," (Noble, *Frontier Steamboat Town* 1989), p. 72.

⁵⁸ (Andreas 1882) *Fires*



Figure 18: Freighting Scene in Nebraska City (UNL Center for Digital Research in the Humanities n.d.)

the spring, the town was inundated with immigrants starting out on the westward migration, but come winter it was only the local citizens who were around to sustain businesses.

On top of these factors, in 1857 a national financial panic caused five of the six banks in Nebraska City to fold. The sixth was saved by the cunning of several local citizens. Hearing that an account collector was coming from St. Louis, bank officers closed the bank and left in an effort to buy time and arrange a plan of action. Having accounts to collect from Brownsville as well, the collector left, planning on returning the next day. That night John Boulware and several other local citizens left the bank \$10,000, a large part of which was in gold. When the collector returned and saw the gold, he “looked at the gold, at his saddlebags, and remarked that the former was very heavy; that he had a long journey before him, and finally, that if the bank had the money, he guessed he didn't want it!”⁵⁹

Nebraska City's most significant early economic boom was created by a combination of the Colorado Gold Rush and the freighting businesses established here. The Colorado Gold Rush lasted from 1858-1861. Known afterwards as the Fifty-Niners, for the peak year of the rush, many of these immigrants traveled through Nebraska City on their way West and in doing so, spurred the initial growth of Nebraska City.⁶⁰ Merchants sprung up to supply their needs, feeding and housing them while they were in Nebraska City and selling them supplies for the trip west.

At the same time, the partnership of Russell, Majors and Wadell selected Nebraska City as the starting point for shipping military supplies to western forts. Others soon founded overland freighting companies for private purposes. Andreas' *History of the State of Nebraska* lists 25 firms engaged in the freighting business; “every person, almost, in the neighborhood who could muster a vehicle, went into the freighting business; and for most of the venturers a fine profit was returned.”⁶¹

The freighting businesses ended in 1867 with the completion of the Union Pacific Railroad and citizens of Nebraska City turned to manufacturing and industry to provide a large portion of their livelihood. By 1888, the center of business had moved firmly to the original town site of Nebraska City and spread west into the original plat of Prairie City. Flatter than Kearney City due to its location between North and

⁵⁹ (Andreas 1882) An Incident of the Panic

⁶⁰ (Andreas 1882) An Era of Speculation.

⁶¹ (Andreas 1882) Transportation and Telegraphs



Figure 19: View of Central Avenue Looking East from 10th Street. Reprinted from 1906 Nebraska City, Nebraska Photo Album

South Table Creeks, four of the six pages of the 1888 Sanborn Maps of Nebraska City are dedicated to illustrating the initial commercial strip down Main Street (now Central Ave).

Between 1900 and 1910, the slowdown in several key industries led to an overall economic decline. Keeping the city from a more dramatic economic slump was a large number of public works projects which supported the remaining businesses and attracted others to town. These included “a new city hall, firehouse, a remodeled public library and a city hospital,” as well as the establishment or expansion of city utilities such as “gas, water, electricity and a sanitary sewer system,” and improvements in sidewalks and street paving.⁶² The jobs these projects provided helped to fill the gap left by the decline in industry.

By 1925, commercial development stretched eight blocks along Central Avenue between 4th and 12th streets. Well developed by this time, there were no longer any residential intrusions or vacant lots in this area. Three hotels, four banks, a movie theater and a variety of automobile sales and service stations were sprinkled among the various stores along Central Avenue.

During this period, in Nebraska City the main routes through town were routed through the downtown area. From there, they connected Nebraska City to the larger cities east, west, north and south. Capitalizing on previously established main roads and feeding many of the commercial ventures already located there, the routes ran along Central Avenue, South 11th Street and North 16th Street.

The construction of the Interstate in the late 1960s, and the construction of business 75 around Nebraska City gave the automobile speed and reduced travel time for overland carriers, but cut out the traditional business area of Nebraska City. With no natural traffic through town it began to take an

⁶² (Boeche 1995) conclusion.

effort to attract customers to the commercial businesses. Storefront alterations to the lower floors make it clear that businesses attempted to present a fresh look to appeal to customers.

Today, commercial businesses are responsible for a large part of Nebraska City's economic health. There are approximately 60 retail businesses, four hotels, six banks, and 25 food service businesses, employing 1,222.⁶³ Fueling these businesses, Nebraska City has developed a Heritage Tourism market. A variety of historic buildings and sites are featured year-round, including Wildwood Historic Home and Art Gallery, GAR Hall / Civil War Veterans Museum, Mayhew Cabin, Arbor Lodge and Park, Morton James Public Library, and the Missouri River Basin Lewis and Clark Center. In addition, the Apple Jack Festival lures people of all ages to town the third weekend in September each year.

⁶³ (Nebraska Public Power District n.d.) and the 2007 U.S. Economic Census.

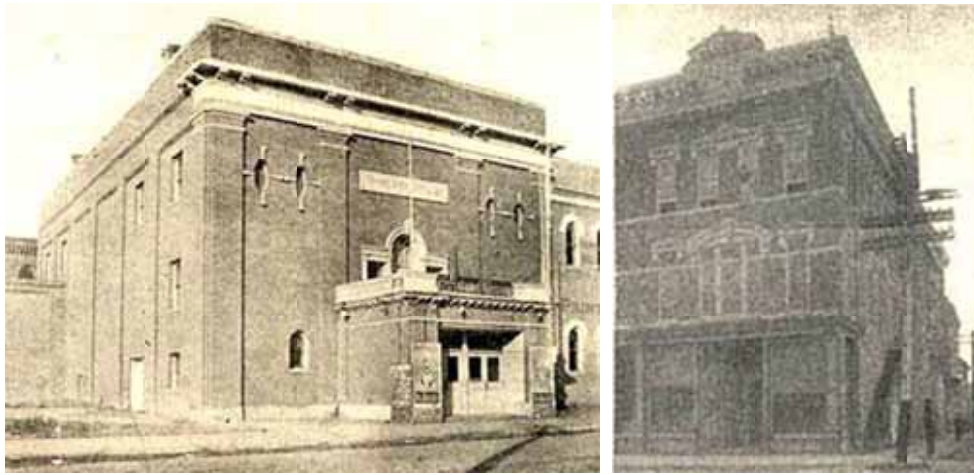


Figure 20: (left) Overland Theater (1897) and (right) Union Hall (1861)- Both Non-extant

Social History

In the early days of Nebraska City, local citizens worked to present an established image to prospective settlers. Forming chapters of the I.O.O.F. and the Free Masons, as well as a variety of churches and schools, they quickly built substantial brick buildings to house many of their local organizations.

Between 1855 and 1866, no less than eight churches were organized. Most moved from meeting place to meeting place until erecting or purchasing buildings in the early 1860s. Also in 1855, charters were issued for the I.O.O.F. and the Masonic lodges. As in many frontier towns, the members of these organizations worked together. In 1861, they constructed the Union Block at 6th and Main (illustrated above) with gathering space on the second floor for each group – the I.O.O.F. on the west and the Masons on the East. This period also saw the formation of Otoe University in 1859. Established by the Presbyterians, the University purchased a building from the Russell, Majors and Waddell freighting company and formed a campus at 14th Street and 4th Avenue (non-extant).

After Nebraska became a state in 1867, the population increased and so did the number of educational facilities. Two public school buildings were erected; the 14th Street School and the Greggspport School, in 1874 and 1875 respectively. The Nebraska Institute for the Blind was established in 1873. In 1876 it moved into a new building on its current site. Between 1869 and 1871, enrollment peaked at Otoe University with 100 students in attendance. In 1872 Otoe University was sold to Nebraska College.

Outdoors, a fairgrounds was established in 1870 east of Arbor Lodge and the flats where railroad tracks now are at the bottom of Central Ave became a ball field. The ball field was home to the Otoes Baseball team. Formed in the early 1870s, the team played nationally.

Indoors, Hawke's Hall was used by the Turner Society for performances;

"the curtain in Hawke's Hall was really something unusual. The painting showed the Bay of Naples with Mount Vesuvius erupting in the background. Along the front of the curtain a marble balustrade gave the impression of a balcony, where two people stood, dressed in sweeping velvet clothes."⁶⁴

The Turner Society soon outgrew this space. In 1873 they raised funds and constructed the German Opera House on their property on 1st Corso between 6th and 7th Streets. Buffalo Bill performed here, political speakers used the hall and the basement was used as a school.

The population boom of the 1880s brought with it an expansion of educational facilities. The Greggspoint public school was enlarged with two rooms and a hall. A three room brick building was erected as the Kearney school in 1888 and the two-story brick Second Avenue school was completed in 1889. Also during this period, the Ladies Round Table Club, which had been founded in 1869, became the Ladies Library Association.

The "Gay Nineties" were full of entertainment and things to do in Nebraska City. Bicycle racing was popular with both men and women who organized clubs and held races. Those interested in less physical pursuits were pleased with the opening of the public library in 1896 thanks to the generous gift of Joy Morton and contributions from many others. A year later, the Ladies Library Association dissolved and transferred their book collection to the library.

At the fairgrounds, the "Lincoln Light Infantry" held an encampment and Buffalo Bill's circus performed. Due to the neighbor's objections about the noise from these events, the fairgrounds became a race course. However, the ½ mile course was too short, so they moved to ground west of Wyuka cemetery.⁶⁵



Figure 21: Camping at the Chautauqua. Reprinted courtesy of the (Women's Division of the Chamber of Commerce 1954)

⁶⁴ (Women's Division of the Chamber of Commerce 1954) "Buffalo Bill was Here"

⁶⁵ (Women's Division of the Chamber of Commerce 1954) "Our Famous Driving Park"

The Overland Theater was constructed in 1897 and opened in December of that year. It was frequented by performing companies traveling between Omaha, Nebraska and Kansas City, Missouri. The curtain in front of the stage was painted by Haskill Coffin and "depicted the scene of an Indian attack on an Overland State, just as Thomas Ryan, an early-day stage driver, had narrated the incident to the artist."⁶⁶

The local economic depression during the first decade of the twentieth century put a damper on social events. Many diversions started during this period did not last much beyond WWI. Movie theaters came and went, such as the Schnitzer and Wallern movie theater at 815 Central Avenue. An annual Chautauqua program was started and lasted 12 years. Beginning in 1907, citizens set up a platform in Arbor Lodge Park (then known as Morton Park) to present "music, dramatic interpretations, hobby demonstrations, lectures, oratory, stereopticon views" and to camp.⁶⁷ Also during this time, the driving track west of Wyuka cemetery had proven to be a poor location as portions of the course were not visible from the grand stand.⁶⁸ In 1908 the Driving Park Association donated this land to the cemetery and bought a new piece. The association constructed a race track, grandstand, barns, sheds, corrals and caretaker's house, but the improvements did nothing to improve the driving park's popularity and the members turned the property over to the City. Today it is known as Steinhart Park.

In contrast, two churches took hold during this period. In 1908 Jehovah's Witnesses were organized and began holding meetings in private homes. In 1914 the Seventh Day Adventist began holding services in a tent. A year later they had moved into a permanent building, which they moved in 1927 to 15th Street and 1st Corso.

The 1920s saw a surge in local organizations. The American Legion was granted a charter in 1920 with 164 original members; the America Legion Auxiliary was chartered in 1924 with 93 founding members; and the United Spanish War Veterans regained their charter in 1921. A local chapter of the United Commercial Travelers of America was organized with 42 members in 1928. The Masons and I.O.O.F. had evidently grown as well. In 1920 the Masons purchased the Stevenson building at 11th and Main for use as their lodge building.

Little construction took place during the Great Depression, although it was a busy time for benevolent societies. Many saw an upswing in membership as people tried to cope with changes in fortunes. The I.O.O.F. for example, known for assisting members with money or goods for heating and groceries, peaked in membership in 1931 at 64 members.

Three churches were organized during the depression. The Church of God, the Assembly of God and Christ Lutheran Church all formed memberships. The first two constructed their own worship buildings, while the third held services in another church building.

In the late 1930s and early 1940s another school building boom took place. Replacing the earlier buildings, Kearney, Second Avenue and Southside Schools were completed. Gone were the vernacular Late Victorian school houses. In their stead were clean, simple box school buildings.

After WWII several new organizations were formed and others experienced a surge in popularity. The American Legion was organized in 1947 and used a room at 610 Central Avenue, eventually purchasing

⁶⁶ (Women's Division of the Chamber of Commerce 1954)

⁶⁷ (Women's Division of the Chamber of Commerce 1954) "Chautauqua"

⁶⁸ (Women's Division of the Chamber of Commerce 1954) "Our Famous Driving Park"



Figure 22: (left) Original Second Avenue School (1889) and (right) New Second Avenue School (1940) (OT06:C-157) 215 N 12th Street Listed Nebraska City Historic District

the building in the 1950s. The Knights of Columbus were chartered in 1948 and initially had 110 members. In 1954, the United Commercial Travelers of America (a fraternal organization of traveling salesmen) had close to 400 members – “one of the largest Councils in proportion to the population, of any city in the country.”⁶⁹ In 1953, Christ Lutheran Church moved into their own building at 22nd Street and Park Avenue.

Providing entertainment for everyone, in 1948 the Pioneer Theater opened. At the time, local citizens considered it “one of the finest movie theaters in Southeastern Nebraska.”⁷⁰ On the interior, artist Frank Zimmerer painted two murals depicting scenes of pioneer days.

Altogether, the Nebraska City social experience was one that not only impacted community relationships, but also spurred community development. From religious facilities to meeting halls to racing tracks, the built environment was tied to the social offerings and community bonds in Nebraska City. Churches took root and developed permanent meeting spaces, while lodge halls attracted members and established strong community presence. The various activities may have helped residents present a positive city image and improve community solidarity, but in turn, also helped citizens expand the Nebraska City footprint on the prairie land.

⁶⁹ (Women's Division of the Chamber of Commerce 1954)

⁷⁰ (Women's Division of the Chamber of Commerce 1954)

Chapter 2: Survey Results

Objective

The objective of this project was to complete a detailed reconnaissance level survey and resurvey of Nebraska City. Previously surveyed in 1974 and 1987, this reconnaissance survey verified the location of previously surveyed properties and reevaluated their level of integrity. It also identified additional historic, architectural and landscape resources within the city limits that met the Nebraska Historic Building Survey (NeHBS) standards. Each of the previously surveyed and newly surveyed properties were then evaluated for their potential eligibility for listing individually or as contributing to an historic district on the National Register of Historic Places.

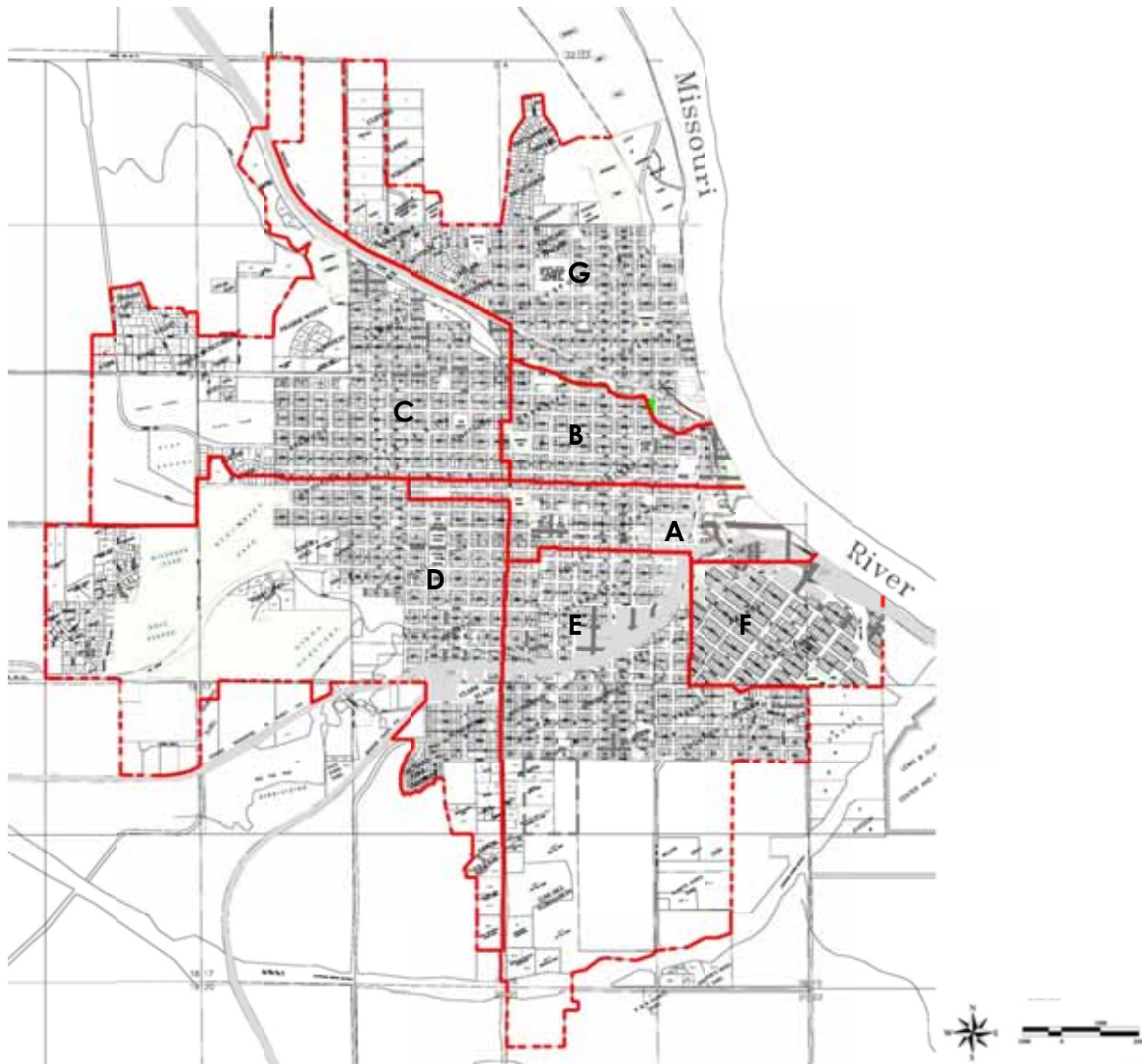


Figure 23: Map of the Survey Area illustrating How the City was Sub-Divided for the Survey (Map by J.E.O. 2005. Survey area boundaries outlined by APMA 2010)

Survey Area

Nebraska City is the county seat of Otoe County, which is located in the southeastern corner of Nebraska. Otoe County is the third county north of the Kansas border along the west bank of the Missouri River. The city limits encompass 4.4 square miles and a total of 64 miles of roadway. According to the 2007 United States Census Records, Nebraska City has a population of 7,068.

With-in the city limits, previous reconnaissance level surveys had collected information on 928 properties, taking pictures and recording what information was available on the history of each resource. All 928 properties were resurveyed as part of this project. Included in this count are seven properties and three historic districts which are listed on the National Register of Historic Places.

Methodology

Research and Fieldwork

In order to develop an awareness of potentially significant buildings, structures and objects in the survey area and to understand the unique aspects of the history of Nebraska City which influenced its development, research was begun prior to the commencement of fieldwork. This research included a review of site files, survey cards and National Register nomination forms from the Nebraska State Historic Preservation Office, as well as visiting and collecting information from local and state resources, including the Love Library and Architecture Library at the University of Nebraska – Lincoln, the Nebraska State Archives, and the Nebraska City Public Library. A detailed bibliography of potential sources of information was completed at this time and general notes were taken for reference in the field.

Fieldwork was completed in January and February 2010. Prior to going out, survey cards for previously surveyed properties were mapped and organized by address to allow for easy access on site. In the field, teams of investigators traveled each public road in Nebraska City to ensure a complete inventory. By traveling each street with survey cards in hand, it was simple to locate those previously surveyed properties which did not have a clear address or to verify that they were non-extant.

Investigators identified and surveyed properties that met the following criteria:

- A minimum of 40 years old
- Retained their physical integrity
- Situated in their original location

Although the National Register sets 50 years as a minimum age for nominated properties, this survey utilized 40 years as a minimum age criteria for two reasons. First, this allows the survey to remain valid for several years into the future. Given the number of years between surveys, the data needs to remain viable as long as reasonably possible. Secondly, since age is often estimated in the field, this provides leeway for those buildings on the edge of the survey timeline, allowing for erring on the side of inclusion rather than exclusion.

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

- Location is the place where the historic property 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 property.
- Setting is the physical environment of a historic property.
- 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 property.
- 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 property'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 property.

Integrity is affected by changes to the original building materials and features, such as the in-fill of windows and the installation of modern siding materials such as vinyl siding. 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. Resources such as manufacturing plants 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. Secondary buildings such as garages and sheds were surveyed only when they added to the historic feeling and association of the primary building.

Biases

Because a reconnaissance level survey is primarily based on visual observation of the resources from the public right-of-way, those resources obscured by foliage or other obstructions generally could not be surveyed. Furthermore, the visual nature of a reconnaissance level survey gives greater weight to those resources which are architecturally significant or which have a clear and obvious historic significance, such as a city hall or school. Those resources with low physical integrity but high historic significance were included when previously noted, brought to the attention of the survey team by interested public parties, or uncovered during research for the historic context of this survey.

Database Design

Database entries for previously surveyed resources were updated to meet today's NeHBS standards. This included correcting and adding addresses and noting changes to the resource's integrity. Hard copy survey cards for each resource were updated at this time with the same information. Two new color digital photos were also taken of each previously surveyed resource.

Database entries for newly surveyed resources included basic location information, architectural features and characteristics as well as identifying information. Two color digital photos were taken of each resource and its location was mapped. Each resource was given a new and unique inventory number so that the data entry, photo and map location for each property could be coordinated.

After the first draft of the database, maps and card notes were completed, the Principal Investigator and the Field Supervisor reviewed the collected information. For previously surveyed resources, the database was updated to reflect the resource's current level of integrity. For newly surveyed resources, each database entry was verified and information was added for materials, historic contexts and property types. The maps were reviewed for accuracy and for density. A dense area might indicate a potential historic district.

Analysis

Resources were then evaluated for their potential to be listed individually or as contributing to an historic district in 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 or 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.

Resources in this survey were divided into four classifications according to their potential to be listed on the National Register of Historic Places. Resources were marked Not Eligible, More Information Needed, Eligible – Individually or as contributing to an Historic District, or Listed – Individually or as contributing to an Historic District.

- **Not Eligible** – Resources in this classification were generally previously surveyed properties that had lost significant integrity since their initial survey and would no longer meet the survey criteria.
- **More Information Needed** – The bulk of the resources surveyed were identified as More Information Needed. They were not clearly architecturally or historically significant, or within an area of enough density to be potentially eligible as an historic district. However, they did meet the survey criteria and could be listed if further research reveals a compelling statement of significance. Since this survey is biased towards those resources which can be visually identified as significant, if listed, most buildings in this category would be listed under Criterion A as associated with broad patterns of history or Criterion B, as associated with the life of a significant individual.
- **Eligible** – Individually or as contributing to an Historic District – These resources were clearly architecturally or historically significant, or within an area of enough density to be potentially eligible as an historic district.
- **Listed** – These resources were previously listed on the National Register either individually or as contributing to an Historic District.

Properties previously surveyed within an existing historic district but no longer considered contributing to the historic district were categorized as Listed – District – Non-Contributing.

End Products

In addition to color digital photographs and maps, the results of this survey were compiled into this survey report. The report includes additional research undertaken during and after fieldwork to further understand and describe the historic context of Nebraska City. An historic overview of the study area was developed, concentrating on areas of significance relevant to the broad history of Nebraska City. Highlighted within this study were local resources which were connected to each of the themes discussed. The report also contains survey results and recommendations.

Survey Results

Statistics

The 2010 survey of Nebraska City documented 1,056 properties. Almost half of the properties previously surveyed retained enough integrity to be maintained in the database; close to the average for recent reconnaissance level surveys. The current survey added 128 properties to the database, including several wonderful examples of Moderne architecture which have come of age since the last survey was completed.⁷¹ The final database contains 568 properties that meet the survey criteria for integrity, are more than 40 years old and have maintained their original location as described above. These are referred to as “active” properties in the table below.

Division	Previously Surveyed	Maintained	Inactive	Added	Total Active
A	80	56	24	36	92
B	170	85	85	15	100
C	218	125	94	29	154
D	219	98	121	18	116
E	133	45	88	7	52
F	40	11	29	7	18
G	68	20	48	16	36
Total	928	440	489	128	568

Table 1: Properties Surveyed and Resurveyed by Geographic Division

Properties which were evaluated and marked as inactive within the inventory were generally dismissed for two reasons: loss of integrity and being non-extant (no longer existing). Of those that were dismissed for loss of integrity, the primary reason was the installation of modern siding. New siding typically results in the loss of historic material and workmanship, which quite often leads to the loss of a resource's historic feeling as well. That means four of the seven components of integrity discussed in Chapter 2 were usually compromised by new siding.

Of those previously surveyed resources dismissed as non-extant, survey teams were unable to locate a small number due to vague address descriptions or inaccurate mapping on the original survey. In each case, an effort was made to survey the surrounding area for several blocks in each direction to locate the resource. These properties included OT06:A-010, OT06:A-011, OT06:B-034, OT06:B-090, OT06:C-063, OT06:D-039, OT06:D-040, OT06:D-097, OT06:E-069 and OT06:E-070.

⁷¹ See list of properties evaluated as potentially eligible individually for the National Register in Chapter 3.

Of the 489 inactive properties, 122 (25%) were non-extant, 267 (55%) had modern siding, and 100 (20%) had major additions and/or alterations.

Division	Inactive	Loss of Integrity	Modern Siding	Non-Extant
A	24	6	7	11
B	85	14	48	23
C	94	18	64	12
D	121	16	77	28
E	88	23	43	22
F	29	10	7	12
G	48	13	21	14
Total	489	100	267	122

Table 2: Properties Marked Inactive by Geographic Division

Illustrated by Historic Context

Within the survey, properties were categorized by historic context and property type as outlined in the NeHBS Manual. This framework provides a way to understand a particular resource when compared to others with a similar history and/or physical features. Contexts typically have an historical or cultural topic which has associations with a particular place at a particular time. For instance, one context might be "Local Government in Nebraska City during the period of Expansion and Settlement (1867-1900)." Associated with each context are distinct property types which are fixed in the environment. Extending the previous example, a property type falling within the Local Government context would be a United States Post Office. A resource that fits the specific context proposed above would be the United States Post Office Building in Nebraska City (OT06:A-005) constructed in 1889.

Following is a brief illustrated discussion of each historic context as it applies to Nebraska City. A complete list of properties which may be eligible for listing on the National Register under these contexts given further research is listed in Appendix A.

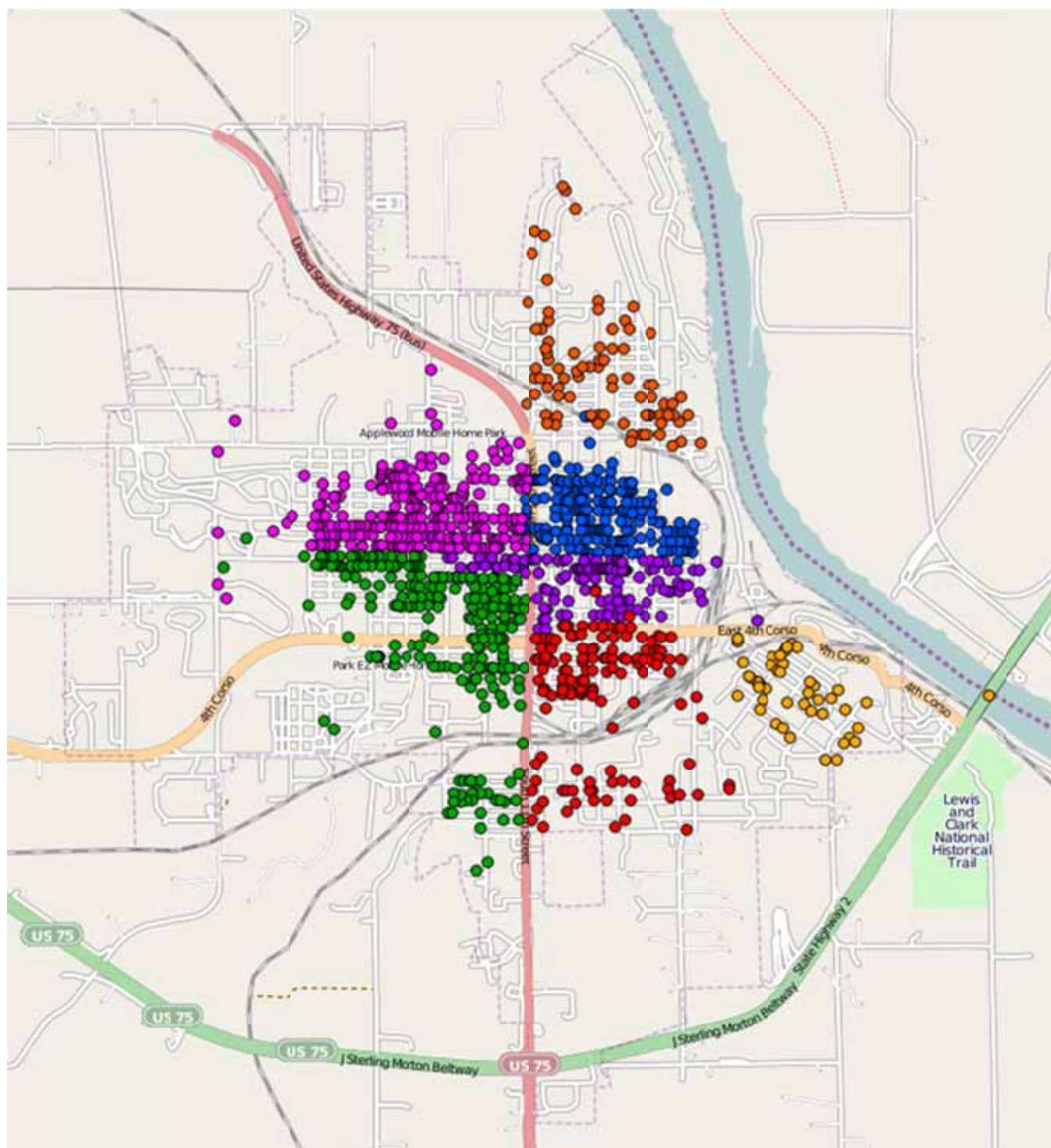


Figure 24: Map depicting surveyed properties (Alley Poyner Macchietto Architecture, 2010)

PHILOSOPHY AND KNOWLEDGE



Figure 25: Mayhew Cabin (OT06:D-219), 2012 Fourth Corso. Today (left) and in 1974 (right)

Philosophy and Knowledge resources are associated with the study of facts, logic, ethics or values. These property types represent the abolition, prohibition and civil rights movements as well as political stances and agricultural or scientific experimentation. In Nebraska City, the Mayhew cabin is a solid representative of this historic context. It embodies Nebraska's only extant tie to the Underground Railroad System. The Kansas-Nebraska Act allowed the issue of slavery to be decided by popular sovereignty when the Territory became a state. Therefore during the Territorial Period, although Nebraska City was generally an abolitionist town, there were twelve slaves and three slave holders.⁷²

This cabin was constructed in the summer of 1855 as the home of Allen B. Mayhew, his wife, Barbara Ann (Kagy) Mayhew, and their sons, Edward and Henry. John Henry Kagi, Barbara Mayhew's brother, lived briefly with the Mayhews before joining abolitionist John Brown in Kansas. In February 1859 Kagi helped Brown lead eleven Missouri slaves to freedom in Iowa via Nebraska City. During the trek Kagi narrowly avoided arrest while at the cabin. In another episode, Edward Mayhew recalled Kagi bringing fourteen black persons (possibly escaping slaves) to the cabin for breakfast.

The cabin served as a private residence until 1938 when it was first opened to the public. Like many log cabins, it has been covered in siding over the years and a small porch was added. When the cabin was moved several feet in the 1930s due to highway construction, a "cave," allegedly used to hide freedom-seeking slaves, was recreated nearby. Legends connecting John Brown to the Mayhew cabin made it a popular tourist attraction devoted to the antislavery cause.

⁷² (Women's Division of the Chamber of Commerce 1954) Colored Folk

RELIGION



Figure 26: St. Mary's Episcopal Church (OT06:A-041) 116 S 9th St; First United Presbyterian Church (OT06:A-030) 613 2nd Corso, Listed Nebraska City Historic District

Religious resources reflect a formal and institutionalized belief and exercise of faith. The inventory contains 14 active resources in this historic context. Of these, five are churches listed as contributing to historic districts. Typical of more substantial buildings in towns, all of the churches in the inventory are constructed of brick or stone. Most date from the turn of the previous century. Several have changed denominations, but all continue to serve as religious properties. Religious properties must meet a special set of criteria for inclusion on the National Register and are generally eligible based on their architectural character or historical importance. They are not eligible based on the merits of a particular doctrine.



Figure 27: Cemetery Gatehouse (OT06:D-241) S 19th Street and Industrial Road (left) ; J. Sterling Morton Plot (OT06:D-242) (Center) ; John Boulware Headstone (OT06:F-013) (right)

The inventory also documented Wyuka Cemetery. The site was originally part of the Allen B. and Barbara Kagi Mayhew homestead. Platted in 1855 the cemetery has two additions; 24 acres from William E. Hill in 1890 and 13 acres from the Driving Park Association.⁷³ In addition to the gatehouse, the cemetery contains a variety of sculptural headstones. The most distinct of these is the tree-like sculptures of the J. Sterling Morton plot. In 1982, highway planning for the new river bridge forced the re-interment of the Boulwares from their original site in the Kearney City Addition to Wyuka Cemetery.⁷⁴

⁷³ (Women's Division of the Chamber of Commerce 1954) Wyuka "Resting Place"

⁷⁴ (Noble, Frontier Steamboat Town 1989), p. 15.

AESTHETIC SYSTEMS (ART AND ARCHITECTURE)



Figure 28: (left to right) United States Post Office (OT06:A-005) 202 S 8th, Listed Individually; First Baptist Church (OT06:A-029) 302 S 7th St., Listed South Nebraska City Historic District; GAR Hall (OT06A:042) 901 1st Corso Listed Individually; First Methodist-Episcopal Church (OT06:B-001) SEC 11 & 1ST Ave, Listed Nebraska City Historic District



Figure 29: Gamboni Motors (OT06:A-050) 102 S 11th Street (upper left); Reese Dental Building (OT06:A-049) 1000 Central Ave (upper right); (OT06:A-109) 1315 Central (bottom)

Aesthetic Systems (Art and Architecture) – These resources represent the use of skill and taste to produce buildings, objects and other media according to aesthetic principals. With-in this survey these resources are generally historic markers, monuments, signage and buildings designed to fit the characteristics of a particular style.

Many of the buildings listed as potentially eligible individually were recommended based upon their architectural merit. Photographs of each are included in Chapter 3. Additionally, two sets of buildings stand out in Nebraska City, illustrated above. The first set is a nice collection of Richardsonian Romanesque public buildings and churches. Most of these are already listed as contributing to one of the three National Register Historic Districts. The second set is a small number of Moderne and Art Deco automobile-related buildings, none of which are currently listed on the National Register. In both sets, the buildings are relatively close together. Additionally, in the second set they are all on prominent streets, heightening their visual impact and sense of presence.

GOVERNMENT



Figure 30: (top row left to right) United States Post Office (OT06:A-005) 202 S 8th, Listed Individually; Otoe County Courthouse (OT06:A-003) 1021 Central Avenue, Listed Individually; Fire Station (OT06:B-188) 110 N 6th Street; (bottom row left to right) New City Hall 1409 Central (OT06:A-017), Morton James Public Library (OT06:E-138) 909 1st Corso

Government – Representing the act or process of governing, these resources fall under Federal, State, Local or common-law jurisdiction, and include all three branches of government – executive, legislative and judicial as well as taxation, education, public works and services.

As the County seat, the survey for Nebraska City includes properties at all levels and branches of government. The majority of these resources were constructed before the turn of the last century. The library, county courthouse and fire station exemplify buildings that have expanded to continue to meet the needs of local residents. Each of these buildings has had multiple additions over time. Yet the library and county courthouse continue to project a dignified and harmonious image to the public. The “new” city hall and federal post office have not been outwardly modified. Bookends at the current period of construction being surveyed, each is representative of popular architectural styles used for governmental buildings. Altogether, these buildings are strong representatives of governmental architecture.

ASSOCIATION



Figure 31: Grand Army of the Republic Hall (OT06:A-042) (left) Listed individually, Memorial Building (OT06:A-044) (right)

Association – Voluntary or involuntary, these resources represent membership in a variety of organizations. Including fraternal, social, trade, special interest, humanitarian, education and many other types of organizations, these resources are an integral part of our communities; many working to make them better places to live and work.

Associations have played an integral part in the formation of Nebraska City; however, few resources were constructed specifically for their use. Furthermore, the loss of buildings such as the Union Building leaves a very limited number of resources with sufficient integrity to represent their contribution the development of Nebraska City.

Two of the most representative extant resources in this context are the GAR Hall and Memorial Hall. The GAR Hall has already been listed individually on the National Register. Memorial Hall represents the joint efforts of the American Legion and the citizens of Otoe County to construct a memorial to the servicemen of the Civil, Spanish-American, and World Wars. Local citizens formed the Committee of One Hundred of Nebraska City. The committee consisted of “not less than one hundred members representing all phases of the business and social life of the community, not to include Legion or World War I veterans.” When completed in 1929, the building provided permanent quarters for veteran’s organizations, civic organizations and the armory for two Nebraska City National Guard companies. Today the Memorial Building is undergoing a rehabilitation.

EDUCATION



Figure 32: (OT06:C-157) 215 N 12th Street Listed Nebraska City District; Morton-James Public Library (OT06:A-006) 10th and 1st Corso, Listed Individually

Education – Public, private or specialized, these resources represent our formal attempt to impart or acquire knowledge.

During the mid-to-late 1800s, many educational institutions were formed in Nebraska City. These included two religiously based schools, Otoe University and Shoenberger Hall, the Nebraska Institute for the Blind, and four public school buildings. The public Library was also constructed during this period. Of these educational efforts, the library and one of the buildings at the Institute for the Blind are all that remain.

In the 1930s and early 1940s, the library received an addition and many public schools were replaced with new buildings. The library addition has gained historic significance over time and is now an integral part of the building. Likewise, the 1940s school buildings are now old enough to be considered historically significant. Their continued presence is a reminder of Nebraska City's early educational efforts. Furthermore since each was constructed to serve a specific neighborhood, they should be seen as neighborhood anchors.

Of the five properties in Nebraska City extant within this historic context, three have maintained sufficient integrity to portray their historic significance. The two illustrated above have been previously listed on the National Register. A third, the Nebraska Institute for the Blind, in general may not be recognized as old enough to be historically significant since most of the campus buildings are relatively young. The remaining educational resources could once again convey their historic significance if sensitively rehabilitated.

DIVERSION



Figure 33: Pioneer Theater Bldg (OT06:A-050) 110 South 11th, Hawkes Opera House (OT06:A-002) 111 South 6th Street; Steinhart Park (OT06:C-222) 420 Steinhart Park Rd; Nuckolls Park (OT06:B-196) Between 10-11 ST & 2-3 Ave Listed Nebraska City Historic District

Diversion – These resources include anything which relax or amuse us. Indoors or out, watching or participating, these resources include everything from Opera Halls to pool halls, bandstands to camp grounds.

Nebraska City has a number of parks which exemplify this historic context. Ranging in size from Nuckolls Park to Steinhart Park these places have provided a variety of amusements and diversions over time for local citizens. Many of the structures within the parks have changed, but the continued presence of open space within the city is an important design element. Those structures within the parks which maintain their historic integrity enhance this.

In a more urban context, there are two extant buildings which exemplify Diversion. Hawkes Opera House (1868) and the Pioneer Theater building (1945) represent different eras in local entertainment.

PROCESSING AND MANUFACTURING INDUSTRIES



Figure 34: Otoe Food Company Plant (OT06:E-135)

Processing and Manufacturing Industries – These resources involve making products from raw materials, and processing, preparing and packaging goods for the market. They include properties such as distilleries, canning and meat packing facilities, as well as brick yards and clothing manufacturers.

Despite its history as a processing and manufacturing center, there are relatively few extant properties representative of this historic context in Nebraska City. Buildings that had lined South Table Creek, the Missouri River and the Southeast edge of downtown are notably absent. Compounding this, many extant buildings are hidden behind newer additions and / or siding materials. This makes those that remain with sufficient integrity precious for their ability to tell this significant part of the town's past.

Currently, there are two buildings that portray this context well. The Kregel Windmill Company (OT06:A016) has been previously listed on the National Register. In addition, the Otoe Food Company complex has a long history in the community and can illustrate the city's importance in food canning. Founded in 1886 as the Nebraska City Canning Company, the firm originally produced canned sweet corn, tomatoes, and pumpkin. In 1914, it was reorganized under the leadership of John W., Morton and E.L. Steinhart, and renamed the Otoe Food Products Company. Growing and expanding into a year-round operation, the company was producing 2 million cases annually by 1954 and employing 285-400 people.

Sensitive rehabilitations may bring back the ability of a few others to successfully relate similar pieces of Nebraska City's industrial past.

COMMERCE



Figure 35: 700 Block of Central Ave

Commerce – These resources are associated with the buying and selling of commodities, either for wholesale, retail, trade or a gift.

In all, there are approximately 55 properties related to commerce in this survey. Commercial buildings were the most common property type associated with this context. Concentrated along Central Avenue, these masonry buildings range from the modest to the ornate. Approximately 30% of these buildings are contributing to the Nebraska City Historic District.

Detracting from many commercial buildings are modern storefront alterations which have not yet gained historic significance. Of those surveyed, threats to their integrity include further storefront alterations and the infill of upper story windows. However, good maintenance and sensitive rehabilitations will keep many as contributing members to the historic district and as actively surveyed properties.

TRANSPORTATION



Figure 36: Auto Service Building (OT06:A104), Auto Service Building (OT06:A-124); Burlington Northern Rail Road Depot (OT06:E-001) Listed Individually

Transportation – Carrying, moving and conveying people and materials from one place to another, these resources can be found on land, water and air and include related services as well. Examples include immigration routes, roads, gas stations, hotels, railroad systems, railroad depots and airports.

Active properties in the survey include three bridges, two train depots and six automobile sales and service buildings. As in most surveys, these properties are under constant threat as our transportation systems change and evolve.

Automobile related resources are discussed further in the Aesthetic context.

SERVICES



Figure 37: St. Mary's Hospital (OT06:C066) Listed Nebraska City Historic District; Nebraska City National Bank (OT06:A-047) Listed Nebraska City Historic District; Nebraska City Power Plant (OT06:A-081); Brown Hospital (OT06:C-130) Listed Nebraska City Historic District

Services – Resources in the service context reflect both private professional services and support services provided or regulated by the government. Private services include banking, legal and architectural services. Governmental support services include those commonly viewed as necessities such as public utilities and emergency response services.

Nebraska City has a respectable variety of buildings in this context in terms of the types of services represented. Many have maintained a high level of integrity and are listed as contributing to one of Nebraska City's Historic Districts.

Distinct within this group are the utility service resources, such as the Nebraska City Water Tower, the Nebraska City Power Plant and St. Mary's Hospital. The Nebraska City Power Plant is a strong example of streamlined Moderne architecture applied to an industrial setting.

Less obvious are professional buildings within the commercial district, such as the bank buildings illustrated above, and several residences that served as hospitals. The Brown Hospital serves as an example of this last type. Established in 1937, Brown Hospital provided osteopathic services as well as "modern equipment for the care of general types of surgery, illnesses and obstetrics."⁷⁵

⁷⁵ (Women's Division of the Chamber of Commerce 1954) "Brown Hospital"

SETTLEMENT



Figure 38: Residences OT06:B-051 (left) and OT06:C-226 (right)

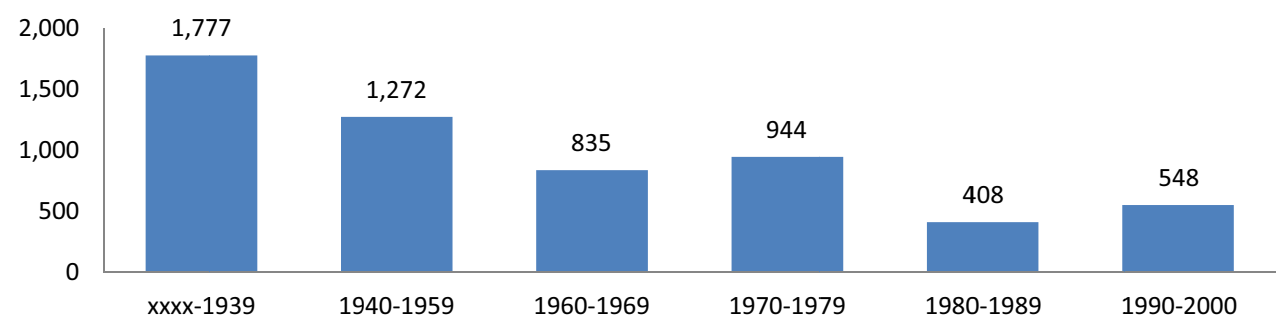


Figure 39: Number of Extant Residential Buildings from Each Period (Information from the United States Census)

Settlement - Involving the division, acquisition and ownership of land and the patterns generated to facilitate cultural systems. These resources represent the ways in which people have obtained land ownership, planned and inhabited the land. They include land plats, districts zoned for particular uses and the overall framework in which we construct our towns.

As noted in Chapter 1, the platting of Nebraska City is unique in its formation. The change in street grid, lot size and management of land surrounding the North and South Table Creeks has created a complex town site within a relatively small area. Navigating through this can be challenging for those new to the area.

Within this layout, residential buildings are the most common resource. Typical of most surveys, the majority of properties surveyed, 87%, were residential properties. Of these, 50% have retained sufficient integrity to convey their historic significance. 15% of the remaining properties are non-extant and 35% have lost sufficient integrity.

Similar to other towns of its age, 70% of all extant housing was constructed before 1970. The oldest plat areas, including Nebraska City, South Nebraska City, Kearney City, Prairie City, and Greggspport contain the majority of residences constructed before 1940. Outlying areas to the North and West contain many of the newer residential buildings.

ETHNIC GROUPS



**Figure 40: German Evangelical Church (OT06:D-001) (Now Faith Baptist) SEC 12th Street and 1st Corso
Herman Henry Bartling Residence (OT06:D-014) 120 16th Street – Listed in the Nebraska City Historic District**

Ethnic Groups - These resources are significant for their association with Ethnic-Americans who have contributed, as a group and individually, to the cultural history of Nebraska.

In Nebraska City, one ethnic group which significantly influenced the development of this town was the Germans. Although not numerous at first, they became a majority with considerable influence due to the work of Dr. Frederick Renner. Educated in Germany and France, Dr. Renner arrived in Nebraska City in 1855. After practicing medicine for several years, he enticed 20 prominent German-American citizens to form the Nebraska Zeitungs Gesellschaft – a weekly German language newspaper which was circulated throughout Nebraska and Germany. The paper promoted settlement in the Nebraska area. The paper was published from 1861-1912, when it was bought by the Omaha German Tribune.⁷⁶

The contributions of the Germans are represented by a variety of resources in Nebraska City, including residential, commercial and religious buildings. Many are already listed on the National Register within one of the three historic districts. Most of these are high-style buildings or represent prominent businessmen. In his research on Nebraska City, Glen Noble found reference to an area known as “Germantown,” located approximately between 9th and 15th Streets adjacent to South Table Creek where homes were known for their “well-kept appearance” and “fine gardens.”⁷⁷ At the opposite end of the spectrum from those residences already listed on the National Register, these modest homes could possibly represent the average German immigrant. Further investigation is needed however to confirm this theory and examine its potential for listing on the National Register.

⁷⁶ (Sierman 1930) Chapter IV

⁷⁷ (Noble, Frontier Steamboat Town 1989), p. 100.

Chapter 3: Recommendations

Existing Individually Listed National Register Property Recommendations

In addition to recording historic resources, this reconnaissance survey also identified properties that are potentially eligible for listing on the National Register of Historic Places (NRHP). The National Register is our "Nation's List" of historically, architecturally and culturally significant resources. There are currently seven properties and three historic districts on the National Register in Nebraska City.

The buildings listed individually in Nebraska City represent some of the finest examples of architecture and most historically unique sites in Nebraska. (Photos below courtesy of previous reconnaissance surveys.)



The United States Post Office (OT06:A-005) (left) combines elements of the Chateaufesque and Romanesque Revival styles to produce a striking example of late nineteenth century governmental architecture. Completed in 1889, the building was one of the earliest buildings listed on the National Register in Nebraska. (Listed 1971)

The Otoe County Courthouse (OT06:A-003) (bottom) was constructed in 1865 and is the oldest public building still in use in Nebraska. Additions were constructed in 1882 and 1936. It is one of six resources in Nebraska City recorded by the Historic American Building Survey.⁷⁸ (Listed 1976)



The Morton-James Public Library (OT06:A-006) (upper left) was constructed in 1896-97 and designed in a simplified Richardsonian Romanesque style by the prestigious Omaha architectural firm of Fisher and Lawrie. Joy Morton provided financial assistance to construct the library, which celebrated its grand opening on April 10, 1897. (Listed 1976)

The Grand Army of the Republic (G.A.R.) Memorial Hall (OT06:A-042) (upper right) was built in the Richardson Romanesque style in 1894. The G.A.R., formed in 1866, was a nationwide movement composed of Union veterans of the Civil War. Aside from the political influence it wielded, the association worked to increase patriotism, and provided an environment of fraternity and comradeship for its members. While other halls are still extant in the state, most are on the second floor of a multi-use commercial building. This building, however, is one of only three extant free-standing halls that were built exclusively by, or for, the G.A.R. in Nebraska. (Listed 1994)

The Kregel Wind Mill Company Building (OT06:A-016)(bottom) was considered to be the last preserved intact windmill factory in the United States when it was recorded by the Historic American Building Survey in 1995. (Listed 1992)





The Nebraska City Burlington Depot (OT06:E-001) (above) was the result of the citizens of Nebraska City working and lobbying to compete with other towns for railroad service. In 1887 Burlington opened a passenger line between Omaha and Nebraska City. However, by 1910 many people in Nebraska City, seeing improvements made to railroad facilities in other towns, felt they were being slighted by Burlington because of the perceived inadequacy of the depot. The importance of having a larger modern depot played a dual role. First, it would allow for the accommodation of increased traffic. Also, the depot presented the first impression of a community to the passengers. After placing considerable pressure on the railroad, Burlington built a new depot for the community in 1912. (Listed 1997)



St. Benedict's Catholic Church (OT06:F-009) (left) is significant for its association with Father Emmanuel Hartig, a missionary and Benedictine priest. Father Hartig served St. Benedict's for 40 years and was responsible for the erection of six Catholic churches and the establishment of several parishes in southeastern Nebraska and northwestern Missouri. The church was built in 1861 and is believed to be the oldest brick Catholic church in Nebraska. It too was recorded by the Historic American Building Survey. (Listed 1983)

During this project, survey teams reviewed each of these properties using the criteria outlined in Chapter 2. All have maintained a sufficient level of integrity to continue to portray their historic significance. In order to protect the future of these properties, Nebraska City should consider adopting guidelines to assist the preservation and maintenance of these resources. See the end of this Chapter for further details. Furthermore, owners of these properties should be made aware of the Nebraska VIP program, which could help fund selected privately owned residential and commercial projects. Details of this program are covered more in-depth in Chapter 4.

Existing Historic District Recommendations

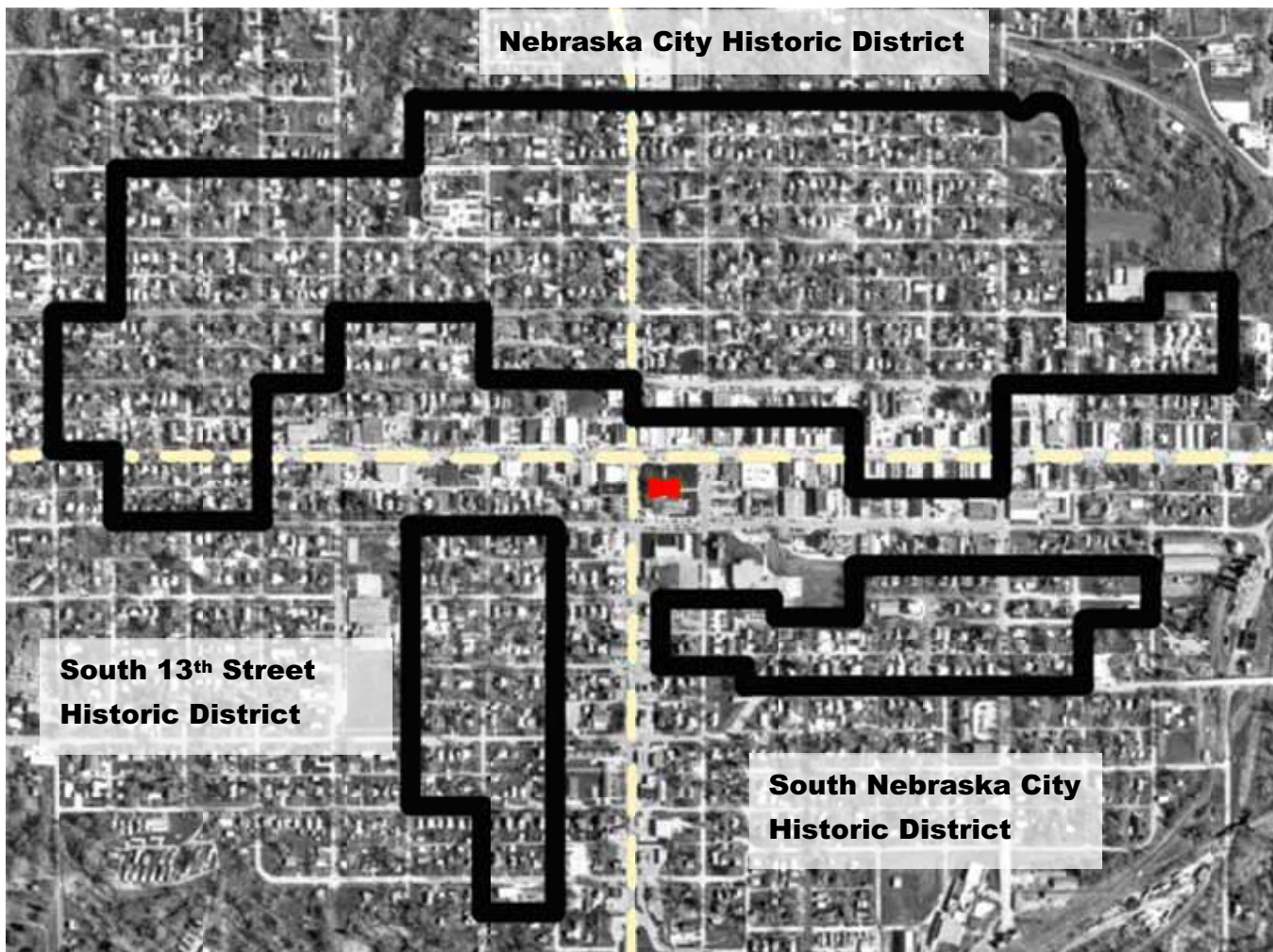


Figure 41: Boundaries of the Three Nebraska City Historic Districts (APMA 2010)

The Nebraska City Historic District (OT06:A) contains both residential and commercial buildings that have their beginnings in the 1850s. This area contains excellent examples of architectural styles popular during the mid to late nineteenth and early twentieth centuries including Greek Revival, Gothic Revival, Italianate, Queen Anne, Shingle, and Georgian Revival. These houses were occupied by some of Nebraska City's most prominent residents including George and Robert Hawke, Alexander Majors, William Fulton, and Robert Payne, who were involved in commercial and freighting ventures. The small commercial area along Central Avenue (old Main Street) represents some of the earliest business activities of the city. The two-story masonry commercial buildings, which date from the 1870s and 1880s, replaced earlier structures, many of which were destroyed by fires in the 1870s. (Listed 1976)

The South Nebraska City Historic District (OT06:E) contains ninety resources primarily residential in nature, including several religious buildings. The district is a good example of a nineteenth century, moderate-income neighborhood displaying various architectural styles. The Taylor-Wessel House, a one-story brick

dwelling built in 1857 for William H. Taylor, is one of the state's oldest buildings. The largest building in the district is the First Baptist Church, a simplified Romanesque Revival structure built in 1884-85 and designed by Omaha architects Fisher and Lawrie. (Listed 1976)

The South Thirteenth Street Historic District (OT06:D) comprises both residential and industrial buildings located in the southwest part of Nebraska City. This area is associated with some of Nebraska City's business, professional, and political figures, including John Mattes, Sr., who operated the Mattes Brewing Company; Dr. Elisha Merritt Whitten, a physician who arrived in Nebraska City in 1867; and F. W. Rodenbrock, a successful grocer. (Listed 1976)

Survey teams reviewed each of the properties currently listed as contributing to Nebraska City's three historic districts. Within the districts, resources have continued to change over time at much the same rate as the other resurveyed properties. This slow erosion of physical integrity is beginning to have an adverse effect on the historic feeling and association within each of the districts.

In order to protect the future of these properties, Nebraska City should consider adopting guidelines to assist the preservation and maintenance of these resources. See the end of this Chapter for further details. Furthermore, owners of contributing properties in these districts should be made aware of the Nebraska VIP program, which could help fund selected privately owned residential and commercial projects. Details of this program are covered more in-depth in Chapter 4.

Potential Individually Listed Property Recommendations

During the course of this reconnaissance survey, 24 properties were identified as potentially eligible individually for the National Register. These evaluations were based primarily on the resource's physical character and integrity as determined from visual observations. In general, the limited nature of a reconnaissance survey only allows for evaluation based on architectural significance under Criterion C, as described in Chapter 2.

Recommendations made within this reconnaissance survey do not constitute eligibility for inclusion on the National Register. The property must first be reviewed by the NeSHPO before the listing process is formally pursued. See the contacts listed at the back of this book for whom to contact and Chapter 4 for further information on the National Register.

Properties recommended as individually eligible are listed in the following table and illustrated on the following pages.

NEHBS	Name	Address	Historic Context	Property Type
OT06:A-007	Meat Market and Dry Goods	1113-1121 Central Ave	Commerce	Commercial Building
OT06:A-017	New City Hall	1409 Central Ave	Local Government	City Halls
OT06:A-044	Memorial Bldg	NWC 8th & Corso	Association	Sectarian Halls
OT06:A-050	Pioneer Theater Bldg & Gamboni Motors	102 & 110 South 11 th St	Entertainment	Movie Theaters; Service Stations
OT06:A-053	Neb State News Bldg	123 S 8th St	Retail Commerce In Southeast Nebraska	Stores
OT06:A-081	Power Plant	100 Central Ave	Public Utilities	Generating Stations And Power Plants
OT06:A-116	Commercial Building	813-815 Central Ave	Commerce	Commercial Building
OT06:A-128	Church	1005 1st Corso	Presbyterianism	Churches
OT06:C-022	House	1901 1st Ave	Settlement	Single Family Detached Houses
OT06:C-024	Wilson, Allen, House	1918 1st Ave	Settlement	Dwelling
OT06:C-092	House	1716 4th Ave	Settlement	Single Family Detached Houses
OT06:C-222	Steinhart Park	Steinhart Park Rd & 4th Corso	Leisure And Recreation	Bath Houses
OT06:C-226	House	138 Steinhart Park Rd	Settlement	Single Family Detached Houses
OT06:C-236	Apartments	415,417,419 N 11 th St	Settlement	Apartments And Tenements
OT06:C-260	House	518 N 17th St	Settlement	Single Family Detached Houses
OT06:D-107	House	1302 1ST Corso	Settlement	Single Family Detached Houses
OT06:D-191	House	1337 12th Corso	Settlement	Single Family Detached Houses
OT06:D-219	Mayhew Cabin	2012 4th Corso	Philosophical Stances	Log Construction
OT06:D-223	Park	420 Steinhart Park Rd	Leisure And Recreation	Parks, Greens, And Gardens
OT06:E-002	Grain Elevators	7th St & 9th Corso	Grain Handling And Storage	Grain Elevators
OT06:E-135	Otoe Food Company Plant	1009 7th Corso	Processing Industry	Warehouses
OT06:E-139	House	404 S 6th St	Settlement	Single Family Detached Houses
OT06:G-014	House	1101 10th St	Settlement	Single Family Detached Houses
OT06:G-071	House	1016 Terrace Dr	Settlement	Single Family Detached Houses

Philosophy and Knowledge



OT06:D-219
Mayhew Cabin

Association



OT06:A-044
Memorial Building

Religion



OT06:A-128
First Presbyterian Church

Transportation



OT06:A-050
Gamboni Motors

Government



OT06:A-017
"New" City Hall

Services



OT06:A-081
Nebraska City Power Plant

Diversion



OT06:A-050
Pioneer Theater



OT06:D-223
Steinhart Park



OT06:C-222
Steinhart Park



OT06:C-222
Steinhart Park



OT06:C-222
Steinhart Park



OT06:C-222
Steinhart Park

Commercial



OT06:A-007



OT06:E-002



OT06:E-135



OT06:A-053



OT06:A-116

Settlement

Gable Front



OT06:D-191

Italianate



OT06:E139



OT06:G-014

Georgian Revival



OT06:C-024



OT06:C-022

Craftsmen



OT06:C-092

Bungalows



OT06:D-107

Minimal Traditional



OT06:C-260

Ranch



OT06:C-226



OT06G-071

Commercial



OT06:C-236

Potential Historic District Recommendations

In addition to identifying individual properties that are potentially eligible for the National Register, the survey evaluated concentrations of historic properties for their cohesiveness as potential historic districts. While the criteria for a property to be included in an historic district are not as stringent as achieving National Register listing individually, the property still must contribute to the overall historic integrity of the district. Such properties are considered contributing properties. Those properties that lack architectural significance and integrity, but are within the boundaries of an historic district are deemed non-contributing. By definition an historic district must contain more contributing than non-contributing properties.

There are a number of small clusters of properties in Nebraska City. Most are one block long or less and are therefore generally too small to represent any of the contexts discussed in Chapter 2. They are also too far from the existing historic districts to amend the district nominations.

Preservation Planning and Economic Development Recommendations

Successful preservation of historic properties always depends upon people willing and able to take the initiative to save those properties. Nebraska City is fortunate enough to have numerous residents who possess a love of history and their community. Following are several recommendations to assist their efforts in Nebraska City.

Adopt Preservation Guidelines

In order to preserve and enhance the resources listed on the National Register, Nebraska City should strongly consider adopting historic preservation guidelines. People tend to purchase historic properties because they enjoy the character of these resources. Adopting guidelines would be one way to ensure that this character is maintained. Studies by economists suggest that such guidelines work. They ensure neighborhood stability and protect property owners from potential value-reducing actions that other property owners might take. In contrast, historic districts without preservation guidelines continue to lose integrity and property values in these area are no higher than those in similar residential areas that are not historic districts. Furthermore, preserving and enhancing the character of Nebraska City's National Register listed properties would enhance their reputations and in turn add to their appeal in Nebraska City's heritage tourism campaigns.

Models for preservation guidelines can be found in many cities, including Omaha, Lincoln and Red Cloud, Nebraska. To provide the most value, they should be adopted and enforced as part of the local zoning code. In addition, they should apply to properties listed both individually and, most importantly, those listed in the historic districts.

Ideally, preservation guidelines should regulate several things. At an individual building level, they should regulate alterations in exterior appearance. This would include changes to the details that create a building's character, such as siding and windows. They should also address changes to the overall massing and scale of the building. At a community level, they should address massing, scale and the general form of infill buildings.

Create a CLG

To create these guidelines and assist in other preservation efforts, one source of funding and support is the National Park Service's Certified Local Government Program (CLG). In other communities throughout Nebraska, CLG funding has contributed to updating comprehensive plans, heritage tourism brochures, creating websites for town histories, assisting with funding city employee salaries, and much more. This report recommends that Nebraska City seriously consider becoming a Certified Local Government and taking advantage of all this program can offer. See Chapter 4 for more information.

Enhance Heritage Tourism

If the above recommendations are followed, the end result will be a series of successful preservation efforts in Nebraska City and an overall enhancement of heritage tourism. According to a 2007 study, heritage tourism is a \$100 million dollar industry for Nebraska. Currently, in promoting heritage tourism Nebraska City has already shown interest in this type of development. The City possesses a wealth of destinations and sight-seeing possibilities for those interested in history and historic places. The recommendations listed above would ensure that this area of economic development continues to grow. Another source of funding to assist in furthering these heritage tourism efforts may be found at the Nebraska Department of Economic Development, Travel and Tourism Division.

Chapter 4: The Nebraska State Historic Preservation Office



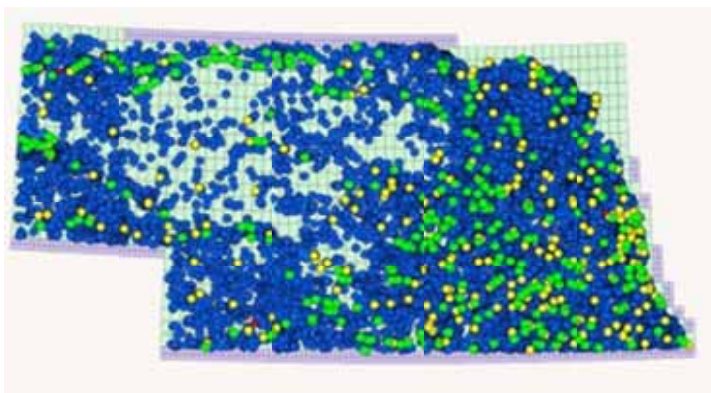
Introduction

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

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

- Conducting and maintaining a statewide historic resources survey.
- Administering the National Register of Historic Places (National Register) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments.
- Administering a 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.

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



Nebraska Historic Building Survey

The Nebraska Historic Building Survey has been recording properties since its creation in 1974. The survey is conducted on a county-by-county basis and currently includes in excess of 72,000 properties that reflect Nebraska's rich architectural and historic heritage. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors do not enter

Figure 42: Surveyed properties mapped in a GIS database

private property without permission. In addition to this fieldwork, surveyors research the area's history to better understand the region. The NeHBS often includes thematic or statewide subjects that may be unique to a certain location, such as a specific structure or type of industry.

The purpose of survey is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the value of historic properties in their communities. Properties included in the survey have no use restrictions placed on them and survey inclusion does not require any type of special maintenance. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The survey provides a basis for preservation and planning at all levels of government and for individual groups or citizens. The survey normally includes properties that convey a sense of architectural significance. When possible and known, NeHBS also documents properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed examination of historic properties. Additionally, as the survey is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. The survey is not the end result, but a starting point for public planners and individuals who value their community's history.

This project was funded in part with the assistance of a federal grant from the U. S. Department of the Interior, National Park Service. For more information, please call the Survey Coordinator listed in Nebraska State Historic Preservation Office Contacts.



National Register of Historic Places

One of the goals of the NeHBS is to help identify properties that may be eligible for listing in the National Register. The National Register is our nation's official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties 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 prestigious 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.

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

Certified Local Governments

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

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

The advantages of achieving CLG status include:

- A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
- Contributing buildings within local landmark districts may be eligible for preservation tax incentives without being listed in the National Register.
- Through the use of their landmark and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use regulations relating to historic properties.
- CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
- CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
- Finally, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community's history.

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



Preservation Tax Incentives

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or a local landmark/historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agricultural outbuildings may also qualify.

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 is not necessarily intended to reconstruct or restore historic buildings to exact/original specifications.

The tax incentive program in Nebraska has been responsible for:

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

Certification of the historic character of the income-producing property—usually by listing the property in the National Register—and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office. For more information, call the Project Coordinator listed in Nebraska State Historic Preservation Office Contacts.

Valuation Incentive Program

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

- Be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- Buildings must be a qualified historic structure and the NeSHPO must approve the rehabilitation before construction work starts in order to qualify for the tax freeze benefits. The tax freeze benefits the owners of the historic properties and the community by:
 - Providing a real economic incentive to rehabilitate historic buildings.
 - Increasing the long-term tax base of a community.
 - Helping stabilize older, historic neighborhoods and commercial areas.
 - Encouraging the promotion, recognition, and designation of historic buildings.
 - Allowing participation by local governments that enact approved historic preservation ordinances.

For more information about VIP, contact the NeSHPO Project Coordinator listed in the Nebraska State Historic Preservation Office Contacts.

Federal Project Review

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

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

It is important to note that public participation in this process is critical. The Section 106 process requires the federal agency to seek public input if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHBS, and the National Register; although, often the most useful information comes from public comments. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action. It is truly a law that gives the public a voice in an unwieldy bureaucratic system.

For more information about Section 106 review, contact the Review and Compliance Coordinator listed in the Nebraska State Historic Preservation Office Contacts.

Public Outreach and Education

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

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

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

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

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Appendix A: Inventory of Active Surveyed Properties

NEHBS	Name	Address	Historic Context	Property Type
OT06:A-001	House	411 1ST CORSO	Settlement	Single Family Detached Houses
OT06:A-002	Hawkes Opera House	111 South 6th Street	Entertainment	Opera Houses; Movie Theaters; Retailing
OT06:A-003	Otoe County Courthouse	1021 Central Ave	County Government	Courthouses
OT06:A-005	United States Post Office	202 S 8th	Federal Government	Post Offices
OT06:A-006	Morton-James Public Library'	10th & 1st Corso	Libraries	Libraries
OT06:A-007	Meat Market And Dry Goods	1113-1121 CENTRAL AVE	COMMERCE	Commercial Building
OT06:A-008	Shumacher, J.M. Bldg	1120-1124 Central Ave	Retail Commerce In Southeast Nebraska	Stores
OT06:A-013	Rodenbrock, F.W. Bldg	1200-1202 Central	Retail Commerce In Southeast Nebraska	Stores
OT06:A-014	Wertele Bldg	1220 Central	Retail Commerce In Southeast Nebraska	Stores
OT06:A-016	Kregel Wind Mill Company	1416 Central Ave	Agriculture Production	Agricultural Implement Manufacturing
OT06:A-017	New CITY HALL	1409 CENTRAL	Local Government	City Halls
OT06:A-020	Wales Development House	1006 3rd Corso	Settlement	Single Family Detached Houses
OT06:A-021	Wales-Birkby House	1002 3rd Corso	Settlement	Single Family Detached Houses
OT06:A-026	House	801 3RD CORSO	Settlement	Single Family Detached Houses
OT06:A-027	Taylor-Wessel House	711 3rd Corso	Settlement	Single Family Detached Houses
OT06:A-028	Bickel Rooms	703 3rd Corso	Settlement	Single Family Detached Houses
OT06:A-029	First Baptist Church	302 South 7th St	Baptist Church In Nebraska	Meeting Houses
OT06:A-030	First United Presbyterian Church	613 2nd Corso	Presbyterianism	Churches
OT06:A-031	Markel, Henry G, House	611 3rd Corso	Settlement	Single Family Detached Houses
OT06:A-032	Johnson Christian House	301 S 6th	Settlement	Single Family Detached Houses
OT06:A-033	Reed, James House	302 S 6th	Settlement	Single Family Detached Houses
OT06:A-034	House	517 3RD CORSO	Settlement	Single Family Detached Houses
OT06:A-038	Bowen, Dr. Aurelius House	620 2nd Corso	Settlement	Single Family Detached Houses
OT06:A-039	House	702 2ND CORSO	Settlement	Single Family Detached Houses
OT06:A-040	Commr Bldg	702 1st Corso	Retail Commerce In Southeast Nebraska	Stores
OT06:A-041	St. Mary's Episcopal Church	116 S 9th St	Episcopal Church In Nebraska	Churches

Appendix A: Inventory of Active Surveyed Properties

OT06:A-042	Grand Army Of The Republic Hall	908 1st Corso	Dar	Halls And Lodge Buildings
OT06:A-044	Memorial Bldg	Nwc 8th & Corso	Association	Sectarian Halls
OT06:A-045	Bischoff Hardware Store	701-703 Central	Retail Commerce	Retailing
OT06:A-046	Merchants National Bank Bldg	705 Central Ave	Banking	Banks And Savings Institutions
OT06:A-047	Nebraska City National Bank	700 Central	Banking	Banks And Savings Institutions
OT06:A-048	Sloans Drug Store	620-622 Central Ave	Retail Commerce	Retailing
OT06:A-049	Reese Dental Building	1000 Central Ave	Health Care	Health Services
OT06:A-050	Pioneer Theater Bldg & Gamboni Motors	102 And 110 South 11th	Entertainment	Movie Theaters; Service Stations
OT06:A-051	Commercial Bldg	715, 717, And 719 Central	Retail Commerce	Retailing
OT06:A-052	Former Bank	805 Central Ave	Banking	Banks And Savings Institutions
OT06:A-053	Neb State News Bldg	123 S 8th St	Retail Commerce In Southeast Nebraska	Stores
OT06:A-054	Medical Group Bldg	205 S 8th St	Health Care	Doctor's Offices
OT06:A-055	Farmers Bank Bldg	721 Central Ave	Banking	Banks And Savings Institutions
OT06:A-056	Nebraska City Furniture Co	609 Central Ave	Retail Commerce	Retailing
OT06:A-057	Two Commercial Bldgs	800 Central	Retail Commerce In Southeast Nebraska	Stores
OT06:A-058	Nebraska City Federal Savings And Loan	920 CENTRAL	Banking	Banks And Savings Institutions
OT06:A-059	Ricketts Bldg	505 Central Ave	Retail Commerce	Retailing
OT06:A-063	Commercial Bldg - Tickled Pink	615 Central Ave	Retail Commerce	Retailing
OT06:A-064	Commercial Bldg - Edward Jones Investments - Edward Jones Invest.	613 Central Ave	Retail Commerce	Retailing
OT06:A-065	Commercial Bldg	611 Central Ave	Retail Commerce	Retailing
OT06:A-066	Commercial Bldg	709-711 Central Ave	Retail Commerce	Retailing
OT06:A-067	Commercial Bldg	620 Central Ave	Retail Commerce	Retailing
OT06:A-068	Commercial Bldg	713 Central Ave	Retail Commerce	Retailing
OT06:A-069	Commercial Bldg	723 Central Ave	Retail Commerce	Retailing
OT06:A-077	House	407 1ST CORSO	Settlement	Single Family Detached Houses
OT06:A-078	House	401 1ST CORSO	Settlement	Single Family Detached Houses
OT06:A-079	House, Carriage Barn	420 1st Corso	Settlement	Single Family Detached Houses
OT06:A-081	Power Plant	100 Central	Public Utilities	Generating Stations And Power Plants
OT06:A-082	Commercial Bldg	707 Central	Retail Commerce	Retailing

OT06:A-083	Commercial Bldg	612 Central Ave	Retail Commerce	Retailing
OT06:A-084	Object	423 CENTRAL AVE	AESTHETIC SYSTEMS	Statues And Monuments
OT06:A-085	Commercial Bldg	416/418 Central Ave	Retail Commerce	Retailing
OT06:A-086	House	430 3RD CORSO	Settlement	Single Family Detached Houses
OT06:A-087	House	917 3RD CORSO	Settlement	Single Family Detached Houses
OT06:A-089	Warehouse	814 1ST CORSO	Wholesale Commerce	Warehouses
OT06:A-090	Commerical Building	107/109 S 9th St	Commerical Properties	Commercial Building
OT06:A-092	House	623 1ST CORSO	Settlement	Single Family Detached Houses
OT06:A-093	Commercial Building	113 S 7th St	Commerical Properties	Commercial Building
OT06:A-095	Commercial Building	114 S 6th St	Retail Commerce	Commercial Building
OT06:A-098	Storage Shed	Ss Block 1st Corso Btwn 3-4th St	Manufacturing Industry	Shed And Outbuildings
OT06:A-099	House	320 1st CORSO	Settlement	Commercial Building
OT06:A-100	Elevator	SS 3rd St & 1 CORSO	COMMERCE	Agricultural Implement Manufacturing
OT06:A-101	Commercial Building/ Garage	213 Central Ave	Roads/Highways	Gas Station
OT06:A-102	House	407 3rd CORSO	Settlement	Single Family Detached Houses
OT06:A-103	Commercial Building	1100 Central Ave	Retail Commerce	Commercial Building
OT06:A-104	Commercial Building	1302 Central Ave	Roads/Highways	Service Station
OT06:A-107	House	1422 Central	Settlement	Single Family Detached Houses
OT06:A-108	Commercial Building	1321 Central	Roads/Highways	Gas Station
OT06:A-109	Commercial Building	1315 Central	Roads/Highways	Automobile Sales Showrooms And Lots
OT06:A-110	Commercial Building	1217 Central Ave	Personal Services	Resturants
OT06:A-111	Commercial Building	1215 Central Ave	Services	Private Utilies Elevtricity
OT06:A-112	Commercial Building	101 South 12th Street	Commerce	Commercial Building
OT06:A-113	Commercial Building	1113 Central Ave	Services	Private Utilities
OT06:A-114	Commercial Building	1121 Central Ave	Commerce	Retailing
OT06:A-115	Commercial Building	823-821 Central Ave	Communication	Newspaper Presses
OT06:A-116	Commercial Building	813-815 Central	Commerce	Commercial Building
OT06:A-117	Commercial Building	806 Central Ave	Commerce	Commercial Building
OT06:A-118	Commercial Building	801 Central Ave	Commerce	Commercial Building

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OT06:A-124	Service Station	405 Central Ave	Roads/Highways	Service Station
OT06:A-125	Commercial Building	412 Central Ave	Retail Commerce	Trading Posts
OT06:A-126	Commercial Building	512 Central	Commerce	Commercial Building
OT06:A-127	Commercial Building	616 Central	Commerce	Commercial Building
OT06:A-128	Church	1005 1st CORSO	Presbyterianism	Churches
OT06:A-129	Commercial Building	1118 Central	Commerce	Commercial Building
OT06:A-130	Commercial Building	1106 Central	Commerce	Commercial Building
OT06:A-131	Commercial Building	1024 Central	Commerce	Commercial Building
OT06:A-132	Commercial Building	1022 Central	Commerce	Commercial Building
OT06:A-133	Commercial Building	1018 Central	Commerce	Commercial Building
OT06:A-134	Commercial Building	906 Central	Commerce	Commercial Building
OT06:A-135	Commercial Building	902 Central	Commerce	Commercial Building
OT06:A-136	Commercial Building	811 Central	Commerce	Commercial Building
OT06:A-137	Commercial Building	808-810 Central	Commerce	Commercial Building
OT06:A-138	Commercial Building	424 Central	Commerce	Trading Posts
OT06:B-001	First Methodist-Episcopal Church	Sec 11 & 1st Ave	Methodist Episcopal Church In Nebraska	Churches
OT06:B-002	Hawke, George Wesson, House	412 1st Ave	Nebraska City To Fort Kearny Cutoff	Single Family Detached Houses
OT06:B-003	Anderson, Christopher House	114 N 7th	Settlement	Single Family Detached Houses
OT06:B-016	Telephone Bldg	N 10th St	Telephone Communications	Electronic Media
OT06:B-019	Catron, J,H, House	820 1st Ave	Settlement	Single Family Detached Houses
OT06:B-020	Gilligan House	806 1st Ave	Settlement	Single Family Detached Houses
OT06:B-021	Rev, Green, John B, House	815 1st Ave	Settlement	Single Family Detached Houses
OT06:B-024	1st Christian Church	114 N 8th St	Christian Church In Nebraska	Churches
OT06:B-025	House	706 1st Ave	Settlement	Single Family Detached Houses
OT06:B-026	Albright, Adolph House	620 1st Ave	Settlement	Single Family Detached Houses
OT06:B-028	Chapman, Calvin House	601 1st Ave	Settlement	Single Family Detached Houses
OT06:B-029	St. Mary's Catholic Church & Rectory	Nec 6th & 1st Ave	Catholicism	Churches; Rectories
OT06:B-031	House	407 1ST AVE	Settlement	Single Family Detached Houses
OT06:B-037	House	712 2ND AVE	Settlement	Single Family Detached Houses

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OT06:B-039	Maccuaid, Duncan A, House	807 2nd Ave	Settlement	Single Family Detached Houses
OT06:B-040	Utterback, L P, House	303 N 9th	Settlement	Single Family Detached Houses
OT06:B-045	Lathrop, George House	219 N 11th	Settlement	Single Family Detached Houses
OT06:B-047	House	317 N 11TH	Settlement	Single Family Detached Houses
OT06:B-048	Stocker, A,E, House	319 N 11th	Settlement	Single Family Detached Houses
OT06:B-049	House	301 N 11TH	Settlement	Single Family Detached Houses
OT06:B-051	Ferry-Cotton House	1008 3rd Ave	Settlement	Single Family Detached Houses
OT06:B-052	Beyschlat-Butt Residenct	404 N 10th	Settlement	Single Family Detached Houses
OT06:B-055	Dunn, Thomas C, House	317 N 9th	Settlement	Single Family Detached Houses
OT06:B-058	House	604 4TH AVE	Settlement	Single Family Detached Houses
OT06:B-059	Schapers, Henry House	612 4th Ave	Settlement	Single Family Detached Houses
OT06:B-061	Beutler, Jacob Rental House	712 4th Ave	Settlement	Single Family Detached Houses
OT06:B-062	House	420 N 8TH	Settlement	Single Family Detached Houses
OT06:B-063	House	905 4TH AVE	Settlement	Single Family Detached Houses
OT06:B-065	Houston, Dr, James A House	922 4th Ave	Settlement	Single Family Detached Houses
OT06:B-066	House	520 N 9TH	Settlement	Single Family Detached Houses
OT06:B-070	Simon, Charles A, House	318 N 10th	Settlement	Single Family Detached Houses
OT06:B-074	House	521 N 9TH	Settlement	Single Family Detached Houses
OT06:B-075	House	519 N 10TH	Settlement	Single Family Detached Houses
OT06:B-076	House & Garage	608 10th	Settlement	Single Family Detached Houses
OT06:B-078	House	1022 4th Ave	Settlement	Single Family Detached Houses
OT06:B-080	House	1014 4TH AVE	Settlement	Single Family Detached Houses
OT06:B-082	House	420 N 10TH	Settlement	Single Family Detached Houses
OT06:B-085	House	902 4th Ave	Settlement	Single Family Detached Houses
OT06:B-088	House	818 4TH AVE	Settlement	Single Family Detached Houses
OT06:B-092	House	819 4TH AVE	Settlement	Single Family Detached Houses
OT06:B-093	House	815 4TH AVE	Settlement	Single Family Detached Houses
OT06:B-094	House	811 4th Ave	Settlement	Single Family Detached Houses
OT06:B-096	House	720 4th Ave	Settlement	Single Family Detached Houses

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OT06:B-099	House	619 4TH AVE	Settlement	Single Family Detached Houses
OT06:B-103	House	419 6TH St	Settlement	Single Family Detached Houses
OT06:B-105	House	413 5TH ST	Settlement	Single Family Detached Houses
OT06:B-106	House & Garage	411 4th Ave	Settlement	Single Family Detached Houses
OT06:B-112	House	816 3RD AVE	Settlement	Single Family Detached Houses
OT06:B-113	House	810 3RD AVE	Settlement	Single Family Detached Houses
OT06:B-116	House & Carriage Barn	320 N 8th	Settlement	Single Family Detached Houses
OT06:B-117	House	720 3RD AVE	Settlement	Single Family Detached Houses
OT06:B-118	House & Garage	712 3rd Ave	Settlement	Single Family Detached Houses
OT06:B-120	House	702 3RD AVE	Settlement	Single Family Detached Houses
OT06:B-122	House & Garage	701 3rd Ave	Settlement	Single Family Detached Houses
OT06:B-125	House	612 3RD AVE	Settlement	Single Family Detached Houses
OT06:B-127	House	607 3rd Ave	Settlement	Single Family Detached Houses
OT06:B-128	House	320 N 6TH	Settlement	Single Family Detached Houses
OT06:B-129	House	314 6TH	Settlement	Single Family Detached Houses
OT06:B-134	House	300 2ND AVE	Settlement	Single Family Detached Houses
OT06:B-135	House	301 2ND AVE	Settlement	Single Family Detached Houses
OT06:B-139	House	219 4TH	Settlement	Single Family Detached Houses
OT06:B-141	House	418 2ND AVE	Settlement	Single Family Detached Houses
OT06:B-143	House	500 2ND AVE	Settlement	Single Family Detached Houses
OT06:B-148	House	713 2ND AVE	Settlement	Single Family Detached Houses
OT06:B-150	House	218 N 8TH	Settlement	Single Family Detached Houses
OT06:B-151	House	803 2nd Ave	Settlement	Single Family Detached Houses
OT06:B-153	House	815 2ND AVE	Settlement	Single Family Detached Houses
OT06:B-155	House	814 2ND AVE	Settlement	Single Family Detached Houses
OT06:B-156	House	219 N 9TH	Settlement	Single Family Detached Houses
OT06:B-161	House	902 1st Ave	Settlement	Single Family Detached Houses
OT06:B-163	House	908 1ST AVE	Settlement	Single Family Detached Houses
OT06:B-164	House	712 1ST AVE	Settlement	Single Family Detached Houses

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OT06:B-167	House	614 1ST AVE	Settlement	Single Family Detached Houses
OT06:B-168	House	613 1ST AVE	Settlement	Single Family Detached Houses
OT06:B-169	House	409 1ST AVE	Settlement	Single Family Detached Houses
OT06:B-170	House	403 1ST AVE	Settlement	Single Family Detached Houses
OT06:B-175	House	309 1ST AVE	Settlement	Single Family Detached Houses
OT06:B-176	House	315 1ST AVE	Settlement	Single Family Detached Houses
OT06:B-177	House	319 1ST AVE	Settlement	Single Family Detached Houses
OT06:B-178	House	323 1ST AVE	Settlement	Single Family Detached Houses
OT06:B-179	House	1114 2ND AVE	Settlement	Single Family Detached Houses
OT06:B-180	Lumber Yard	Swc 7th & 1st Ave	Processing Industry	Lumber Yards
OT06:B-181	House	821 7th Ave	Settlement	Single Family Detached Houses
OT06:B-182	House	803 7th Ave	Settlement	Single Family Detached Houses
OT06:B-183	House	520 2ND AVE	Settlement	Single Family Detached Houses
OT06:B-184	House	1111 2ND AVE	Settlement	Single Family Detached Houses
OT06:B-185	House	807 3RD AVE	Settlement	Single Family Detached Houses
OT06:B-186	House	322 CENTRAL	Settlement	Single Family Detached Houses
OT06:B-187	House	217 N 6TH ST	Settlement	Single Family Detached Houses
OT06:B-188	Fire Station	110 N 6th St	Government Service Facilities	Fire Stations
OT06:B-189	House	111 N 6TH ST	Settlement	Single Family Detached Houses
OT06:B-190	House	701 N 8TH ST	Settlement	Single Family Detached Houses
OT06:B-191	House	114, 116,& 118 N 9TH ST	Settlement	Single Family Detached Houses
OT06:B-192	House	215 N 11TH ST	Settlement	Single Family Detached Houses
OT06:B-193	House	823 4th Ave	Settlement	Single Family Detached Houses
OT06:B-194	Commercial Bldg	113 N 8th St	Commerce	Retailing
OT06:B-195	Commercial Bldg	113 N 9th St	Commerce	Retailing
OT06:B-196	Park	Btwn 10-11 St & 2-3 Ave	Leisure And Recreation	Parks And Greens
OT06:C-001	Payne, Robert House	1102 1st Ave	Settlement	Single Family Detached Houses
OT06:C-002	Rottman, F W House	1118 1st Ave	Settlement	Single Family Detached Houses
OT06:C-004	Kregel, Henry House	1204 1st Ave	Settlement	Single Family Detached Houses

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OT06:C-005	Goldberg, Samuel, House	Nwc 1st Ave & 14th	Settlement	Single Family Detached Houses
OT06:C-006	House	1415 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-008	House	1502 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-009	Risk House	1501 1st Ave	Settlement	Single Family Detached Houses
OT06:C-010	Bartling, Frank, House	1523 1st Ave	Settlement	Single Family Detached Houses
OT06:C-011	Kimmel-Lyon, Andrew F,	1520 1st Ave	Settlement	Single Family Detached Houses
OT06:C-012	Von Gillern House	1601 1st Ave	Settlement	Single Family Detached Houses
OT06:C-014	Brick House	1609 1st Ave	Settlement	Single Family Detached Houses
OT06:C-016	Brick House	1615 1st Ave	Settlement	Single Family Detached Houses
OT06:C-017	Marnell, Elijah D, House	1622 1st Ave	Settlement	Single Family Detached Houses
OT06:C-018	Frame Bungaloid	1702 1st Ave	Settlement	Single Family Detached Houses
OT06:C-019	Taggerf, Robert M, House	1714 1st Ave	Settlement	Single Family Detached Houses
OT06:C-022	House	1901 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-023	House	1902 1st Ave	Settlement	Single Family Detached Houses
OT06:C-024	Wilson, Allen, House	1918 1st Ave	Settlement	Single Family Detached Houses
OT06:C-025	House	2006 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-026	House	2016 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-027	House	2020 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-028	House	2102 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-029	House	2122 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-030	House	2023 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-031	Ellen & Olga Alber House	1819 2nd Ave	Settlement	Single Family Detached Houses
OT06:C-032	Kotas House	1803 2nd Ave	Settlement	Single Family Detached Houses
OT06:C-034	Davis, Joseph House	1414 2nd Ave	Settlement	Single Family Detached Houses
OT06:C-036	Eastman, Seymour House	1212 2nd Ave	Settlement	Single Family Detached Houses
OT06:C-037	Martin - Russell Majors & Waddell - Gant House	407 N 14th	Nebraska City To Fort Kearny Cutoff	Single Family Detached Houses
OT06:C-038	Cornutt, Wiley S, House	1411 3rd Ave	Settlement	Single Family Detached Houses
OT06:C-039	Brick House	1422 3rd Ave	Settlement	Single Family Detached Houses
OT06:C-050	Thorington, James House	1110 4th Ave	Settlement	Single Family Detached Houses

OT06:C-051	House	1112 4TH AVE	Settlement	Single Family Detached Houses
OT06:C-053	House	1102 4TH AVE	Settlement	Single Family Detached Houses
OT06:C-056	Russell Majors & Waddell - Stevenson House	516 N 14th	Nebraska City To Fort Kearny Cutoff	Single Family Detached Houses
OT06:C-058	Schwader, Wm, House	522 N 16th	Settlement	Single Family Detached Houses
OT06:C-062	Lathan-Lloyd House	1404 2nd Ave	Settlement	Single Family Detached Houses
OT06:C-063	Petring, Frederick House	6th Ave N Of Arbor Lodge	Settlement	Single Family Detached Houses
OT06:C-064	House	1219 1st Ave	Settlement	Single Family Detached Houses
OT06:C-064	Albert Inman House	2441 Steamwagon	Settlement	Single Family Detached Houses
OT06:C-065	House	315 N 14TH	Settlement	Single Family Detached Houses
OT06:C-066	St Mary's Hospital	3rd Ave At 15th	Health Care	Hospitals And Medical Centers
OT06:C-069	House	612 N 12TH ST	Settlement	Single Family Detached Houses
OT06:C-071	House	1104 4TH AVE	Settlement	Single Family Detached Houses
OT06:C-074	House	1320 4TH AVE	Settlement	Single Family Detached Houses
OT06:C-075	House	415 N 14TH	Settlement	Single Family Detached Houses
OT06:C-076	House	409 N 14TH	Settlement	Single Family Detached Houses
OT06:C-077	House	423 N 15TH	Settlement	Single Family Detached Houses
OT06:C-084	House	419 N 16TH	Settlement	Single Family Detached Houses
OT06:C-085	House	1609 4TH AVE	Settlement	Single Family Detached Houses
OT06:C-088	House	420 N 17TH	Settlement	Single Family Detached Houses
OT06:C-089	House	1616 4TH AVE	Settlement	Single Family Detached Houses
OT06:C-091	House	1714 4TH AVE	Settlement	Single Family Detached Houses
OT06:C-092	House	1716 4TH AVE	Settlement	Single Family Detached Houses
OT06:C-097	House	503 18TH	Settlement	Single Family Detached Houses
OT06:C-098	House	509 18TH	Settlement	Single Family Detached Houses
OT06:C-100	House	521 18TH	Settlement	Single Family Detached Houses
OT06:C-102	House	421 18TH	Settlement	Single Family Detached Houses
OT06:C-103	House	409 18TH	Settlement	Single Family Detached Houses
OT06:C-108	House	2107 3RD AVE	Settlement	Single Family Detached Houses
OT06:C-109	House	2004 4TH AVE	Settlement	Single Family Detached Houses

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OT06:C-111	House	NEC 23RD & 4TH AVE	Settlement	Single Family Detached Houses
OT06:C-112	House	2220 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-113	House	2305 2nd Ave	Settlement	Single Family Detached Houses
OT06:C-115	House	2109 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-117	House & Garage	2102 2nd Ave	Settlement	Single Family Detached Houses
OT06:C-119	House	2006 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-120	House	1923 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-122	House	1911 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-124	House	1815 2nd Ave	Settlement	Single Family Detached Houses
OT06:C-126	House	1721 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-128	House	1715 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-129	House	217 N 17th	Settlement	Single Family Detached Houses
OT06:C-137	House	223 N 16TH	Settlement	Single Family Detached Houses
OT06:C-138	House	1602 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-139	House	1608 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-141	House	1616 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-143	House	218 16TH	Settlement	Single Family Detached Houses
OT06:C-144	House	1516 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-148	House	314 N 14TH	Settlement	Single Family Detached Houses
OT06:C-150	House	1309 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-151	House	1307 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-157	School	215 N 12th	Schooling	Public Schools
OT06:C-160	House	1111 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-161	House	1116 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-164	House	1211 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-165	House	1219 1st Ave	Settlement	Single Family Detached Houses
OT06:C-166	House	1221 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-169	House	1212 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-170	House	1210 1st Ave	Settlement	Single Family Detached Houses

OT06:C-171	House	1301 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-172	House	1307 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-173	House	1315 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-174	House	1319 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-175	House	1323 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-176	House & Garage	1320 1st Ave	Settlement	Single Family Detached Houses
OT06:C-178	House	1413 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-179	House	1423 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-180	House	1420 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-181	House	1414 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-182	House & Garage	1412 1st Ave	Settlement	Single Family Detached Houses
OT06:C-183	Duplex	1505-07 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-184	House	1515 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-188	House	1701 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-191	House	1717 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-192	House	1721 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-193	House	1813 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-194	House	1821 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-197	House & Barn	1921 1st Ave	Settlement	Single Family Detached Houses
OT06:C-198	House	2002 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-199	House	2015 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-200	House & Garage	2021 1st Ave	Settlement	Single Family Detached Houses
OT06:C-201	House	2106 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-202	House	2103 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-203	House	2111 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-205	House	2121 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-206	House	1712 3rd Ave	Settlement	Single Family Detached Houses
OT06:C-207	House	1702 3RD AVE	Settlement	Single Family Detached Houses
OT06:C-208	House	1624 3RD AVE	Settlement	Single Family Detached Houses

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OT06:C-209	House	1613 3RD AVE	Settlement	Single Family Detached Houses
OT06:C-210	House	1609 3RD AVE	Settlement	Single Family Detached Houses
OT06:C-212	House	1612 3RD AVE	Settlement	Single Family Detached Houses
OT06:C-213	House	1614 3RD AVE	Settlement	Single Family Detached Houses
OT06:C-219	House	1421 3RD AVE	Settlement	Single Family Detached Houses
OT06:C-220	House	1418 3rd Ave	Settlement	Single Family Detached Houses
OT06:C-222	Steinhart Park	Steinhart Park Rd & 4th Corso	Leisure And Recreation	Bath Houses
OT06:C-223	Steinhart Lodge	Steinhart Park	Association	Hall And Lodge Buildings
OT06:C-224	Duplex	610 & 612 13TH ST	Settlement	Doublehouses And Duplexes
OT06:C-225	House	1117 6TH AVE	Settlement	Single Family Detached Houses
OT06:C-226	House	138 STEINHART PARK RD	Settlement	Single Family Detached Houses
OT06:C-227	House	1604 5TH AVE	Settlement	Single Family Detached Houses
OT06:C-228	House	1516 7TH AVE	Settlement	Single Family Detached Houses
OT06:C-229	House	808 16TH AVE	Settlement	Single Family Detached Houses
OT06:C-230	House	1722 7TH AVE	Settlement	Single Family Detached Houses
OT06:C-231	House	N 16TH ST	Settlement	Single Family Detached Houses
OT06:C-234	House	2314 PARK LANE	Settlement	Single Family Detached Houses
OT06:C-235	Business	111 N 11th St	Services	Mortuaries
OT06:C-236	Apartments	415,417,419 N 11TH	Settlement	Apartments And Tenements
OT06:C-237	House	517 N 11TH ST	Settlement	Single Family Detached Houses
OT06:C-238	House	1302 4TH AVE	Settlement	Single Family Detached Houses
OT06:C-239	House	1709 5TH AVE	Settlement	Single Family Detached Houses
OT06:C-240	House	1203 3RD AVE	Settlement	Single Family Detached Houses
OT06:C-242	Duplex	2013-2015 3RD AVE	Settlement	Doublehouses And Duplexes
OT06:C-244	House	2005 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-247	House	1510 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-248	House	1423 2ND AVE	Settlement	Single Family Detached Houses
OT06:C-249	Duplex	1405 2ND AVE	Settlement	Doublehouses And Duplexes
OT06:C-250	House	1114 2ND AVE	Settlement	Single Family Detached Houses

OT06:C-251	House	1211 1ST AVE	Settlement	Single Family Detached Houses
OT06:C-257	House	318 N 14TH ST	Settlement	Single Family Detached Houses
OT06:C-258	House	610 N 14TH ST	Settlement	Single Family Detached Houses
OT06:C-259	House	521 N 17TH ST	Settlement	Single Family Detached Houses
OT06:C-260	House	518 N 17TH ST	Settlement	Single Family Detached Houses
OT06:C-264	House	419 N 21ST AVE	Settlement	Single Family Detached Houses
OT06:D-001	Faith Baptist Church	Sec 12th & 1st Corso	Baptists	Churches
OT06:D-004	House	1218 1st Corso	Settlement	Single Family Detached Houses
OT06:D-005	House	1220 1st Corso	Settlement	Single Family Detached Houses
OT06:D-007	Rodenbrock, Fw	1303 1st Corso	Settlement	Single Family Detached Houses
OT06:D-010	House	1416 1ST CORSO	Settlement	Single Family Detached Houses
OT06:D-014	Bartling, Herman Henry House	120 S 16th	Settlement	Single Family Detached Houses
OT06:D-015	Brown, Jerad C House	1616 1st Corso	Settlement	Single Family Detached Houses
OT06:D-018	Frame House	1901 1st Corso	Settlement	Single Family Detached Houses
OT06:D-019	Homeyer, Henry House	105 N 20th	Settlement	Single Family Detached Houses
OT06:D-020	Kuhlman, Adolph J, House	1719 Central	Settlement	Single Family Detached Houses
OT06:D-023	Whitten Rental House	223 S 13th	Settlement	Single Family Detached Houses
OT06:D-025	House	300 S 13th St	Settlement	Single Family Detached Houses
OT06:D-027	Jackson, S.J. House	Nwc 2nd Corso & 15th St	Settlement	Single Family Detached Houses
OT06:D-030	Water Tower	1612 2nd Corso	Settlement	Water Tower
OT06:D-031	Frame House	1818 2nd Corso	Settlement	Single Family Detached Houses
OT06:D-032	Frame House	2119 2nd Corso	Settlement	Single Family Detached Houses
OT06:D-033	1st Evangelical Lutheran Church	315 S 16th St	Lutheranism	Churches
OT06:D-035	Duplex	1320 3rd Corso	Settlement	Doublehouses And Duplexes
OT06:D-036	Mattes, John Jr, House	404 S 13th	Settlement	Single Family Detached Houses
OT06:D-038	House	1123 3RD CORSO	Settlement	Single Family Detached Houses
OT06:D-044	House	1221 5TH CORSO	Settlement	Single Family Detached Houses
OT06:D-045	House	1215 5TH CORSO	Settlement	Single Family Detached Houses
OT06:D-047	House	1201 5TH CORSO	Settlement	Single Family Detached Houses

Appendix A: Inventory of Active Surveyed Properties

OT06:D-050	Mattes, John Sr House	1222 6th Corso	Settlement	Single Family Detached Houses
OT06:D-053	House	1310 5TH CORSO	Settlement	Single Family Detached Houses
OT06:D-055	House	1602 CENTRAL	Settlement	Single Family Detached Houses
OT06:D-056	House	1606 CENTRAL	Settlement	Single Family Detached Houses
OT06:D-057	House	1612 CENTRAL	Settlement	Single Family Detached Houses
OT06:D-058	House	1601 CENTRAL	Settlement	Single Family Detached Houses
OT06:D-066	House	1721 & 25 CENTRAL AVE	Settlement	Single Family Detached Houses
OT06:D-068	House	1804 CENTRAL AVE	Settlement	Single Family Detached Houses
OT06:D-069	House	1801 CENTRAL	Settlement	Single Family Detached Houses
OT06:D-071	House	1816 Central Ave	Settlement	Single Family Detached Houses
OT06:D-072	House	1817 CENTRAL	Settlement	Single Family Detached Houses
OT06:D-073	House	1902 CENTRAL	Settlement	Single Family Detached Houses
OT06:D-074	House	1912 CENTRAL	Settlement	Single Family Detached Houses
OT06:D-075	House	1901 CENTRAL	Settlement	Single Family Detached Houses
OT06:D-076	House	1914 CENTRAL	Settlement	Single Family Detached Houses
OT06:D-077	House	1916 CENTRAL	Settlement	Single Family Detached Houses
OT06:D-078	House	1922 CENTRAL	Settlement	Single Family Detached Houses
OT06:D-079	House	1921 CENTRAL	Settlement	Single Family Detached Houses
OT06:D-084	House	2013 CENTRAL	Settlement	Single Family Detached Houses
OT06:D-085	House	2015 CENTRAL	Settlement	Single Family Detached Houses
OT06:D-091	House	2110 CENTRAL	Settlement	Single Family Detached Houses
OT06:D-093	House	2115 CENTRAL	Settlement	Single Family Detached Houses
OT06:D-095	House	2202 CENTRAL	Settlement	Single Family Detached Houses
OT06:D-096	House	1912 1ST CORSO	Settlement	Single Family Detached Houses
OT06:D-100	House	1519 1ST CORSO	Settlement	Single Family Detached Houses
OT06:D-101	House	1507 1ST CORSO	Settlement	Single Family Detached Houses
OT06:D-103	House	1502 1ST CORSO	Settlement	Single Family Detached Houses
OT06:D-106	House	1320 1ST CORSO	Settlement	Single Family Detached Houses
OT06:D-107	House	1302 1ST CORSO	Settlement	Single Family Detached Houses

OT06:D-108	House	1215 1ST CORSO	Settlement	Single Family Detached Houses
OT06:D-109	House	1201 1ST CORSO	Settlement	Single Family Detached Houses
OT06:D-113	House	1115 2ND CORSO	Settlement	Single Family Detached Houses
OT06:D-114	House	1116 2ND CORSO	Settlement	Single Family Detached Houses
OT06:D-120	House	1217 2ND CORSO	Settlement	Single Family Detached Houses
OT06:D-121	House	224 13TH ST	Settlement	Single Family Detached Houses
OT06:D-125	House	13 2ND CORSO	Settlement	Single Family Detached Houses
OT06:D-126	House	1320 2ND CORSO	Settlement	Single Family Detached Houses
OT06:D-130	House	1603 2ND AVE	Settlement	Single Family Detached Houses
OT06:D-131	House	218 16TH ST	Settlement	Single Family Detached Houses
OT06:D-133	House	1623 2ND CORSO	Settlement	Single Family Detached Houses
OT06:D-136	House	1700 2ND CORSO	Settlement	Single Family Detached Houses
OT06:D-140	House	20TH ST AND 2ND CORSO	Settlement	Single Family Detached Houses
OT06:D-142	House	1312 2ND CORSO	Settlement	Single Family Detached Houses
OT06:D-143	House	1308 3RD CORSO	Settlement	Single Family Detached Houses
OT06:D-144	House	403 13TH ST	Settlement	Single Family Detached Houses
OT06:D-147	House	320 12TH ST	Settlement	Single Family Detached Houses
OT06:D-148	House	312 12TH ST	Settlement	Single Family Detached Houses
OT06:D-150	House	1108 3RD CORSO	Settlement	Single Family Detached Houses
OT06:D-151	House	520 12TH ST	Settlement	Single Family Detached Houses
OT06:D-157	House	1319 5th Corso	Settlement	Single Family Detached Houses
OT06:D-162	House	1602 5TH CORSO	Settlement	Single Family Detached Houses
OT06:D-167	House	1314 6TH CORSO	Settlement	Single Family Detached Houses
OT06:D-173	House	710 13TH ST	Settlement	Single Family Detached Houses
OT06:D-174	House	1502 8TH CORSO	Settlement	Single Family Detached Houses
OT06:D-175	House	1423 11TH CORSO	Settlement	Single Family Detached Houses
OT06:D-177	House	1307 11TH CORSO	Settlement	Single Family Detached Houses
OT06:D-181	House	13TH (?) ST & 11TH CORSO	Settlement	Single Family Detached Houses
OT06:D-182	House	1102 11TH ST	Settlement	Single Family Detached Houses

Appendix A: Inventory of Active Surveyed Properties

OT06:D-187	House	1304 13TH ST	Settlement	Single Family Detached Houses
OT06:D-191	House	1337 12TH CORSO	Settlement	Single Family Detached Houses
OT06:D-192	House	1414 12TH CORSO	Settlement	Single Family Detached Houses
OT06:D-193	House	1418 12TH CORSO	Settlement	Single Family Detached Houses
OT06:D-194	House	1419 12TH CORSO	Settlement	Single Family Detached Houses
OT06:D-195	House	NEC 13TH CORSO & 15TH ST	Settlement	Single Family Detached Houses
OT06:D-201	House	1409 5TH CORSO	Settlement	Single Family Detached Houses
OT06:D-202	House	602 S 11TH	Settlement	Single Family Detached Houses
OT06:D-203	House	1615 4TH CORSO	Settlement	Single Family Detached Houses
OT06:D-208	House	1311 4TH CORSO	Settlement	Single Family Detached Houses
OT06:D-209	House	1201 4TH CORSO	Settlement	Single Family Detached Houses
OT06:D-216	House	415 13TH ST	Settlement	Single Family Detached Houses
OT06:D-218	House	422 13TH ST	Settlement	Single Family Detached Houses
OT06:D-219	Mayhew Cabin	2012 4th Corso	Philosophical Stances	Log Construction
OT06:D-220	Nebraska City Viaduct	U.S. Hwy 73/75 At Rd Tracks	State Highways	Cantilevered Steel Stringer
OT06:D-221	13th Street Bridge	13th St Over S Table Creek	County Roads	Pin-Connected Pratt Through Truss
OT06:D-222	House	417 S 16TH ST	Settlement	Single Family Detached Houses
OT06:D-223	Park	420 Steinhart Park Rd	Leisure And Recreation	Parks, Greens, And Gardens
OT06:D-224	Church	2400 CENTRAL AVE	Other Protestant Faiths	Churches
OT06:D-225	House	1312 16TH CORSO	Settlement	Single Family Detached Houses
OT06:D-226	House	1531 13TH ST	Settlement	Single Family Detached Houses
OT06:D-227	House	1129 13TH CORSO	Settlement	Single Family Detached Houses
OT06:D-228	House	1337 12TH CORSO	Settlement	Single Family Detached Houses
OT06:D-229	House	1514 4TH CORSO	Settlement	Single Family Detached Houses
OT06:D-230	House	1709 4TH CORSO	Settlement	Single Family Detached Houses
OT06:D-231	House	1204 1ST CORSO	Settlement	Single Family Detached Houses
OT06:D-232	House	1512 1ST CORSO	Settlement	Single Family Detached Houses
OT06:D-233	House	206 S 17th St	Settlement	Single Family Detached Houses
OT06:D-234	House	120 S 20TH	Settlement	Single Family Detached Houses

OT06:D-235	House	218 S 12TH ST	Settlement	Single Family Detached Houses
OT06:D-236	House	205 S 13th St	Settlement	Single Family Detached Houses
OT06:D-238	House	500 S 16TH ST	Settlement	Single Family Detached Houses
OT06:D-239	Church	1121 1st CORSO	Baptists	Churches
OT06:D-240	House	1201 1st CORSO	Settlement	Single Family Detached Houses
OT06:D-241	Cemetery	Ws Of S 19th St Near 700s	Religion	Cemeteries
OT06:D-242	Grave Stone	Wyuka Cemetery	Religion	Grave Markers
OT06:E-001	Burlington Northern Depot	7th Corso & 6th St Near Rrd Tracks	Burlington	Railroad Stations And Depots
OT06:E-002	Grain Elevators	7th St & 9th Corso Vicinity	Grain Handling And Storage	Grain Elevators
OT06:E-006	House	503 S. 6TH ST	Settlement	Single Family Detached Houses
OT06:E-008	2 Houses	601-603 S 5th St	Settlement	Single Family Detached Houses
OT06:E-009	House	611 5TH CORSO	Settlement	Single Family Detached Houses
OT06:E-010	Wilcox, George House	602 S 7th St	Settlement	Single Family Detached Houses
OT06:E-013	Frame House	930 5th Corso	Settlement	Single Family Detached Houses
OT06:E-014	Brick House	918 6th Corso	Settlement	Single Family Detached Houses
OT06:E-021	House	1019 11TH CORSO	Settlement	Single Family Detached Houses
OT06:E-024	House	903 11TH ST	Settlement	Single Family Detached Houses
OT06:E-034	House & Barn	3rd St Near 14th Corso	Settlement	Single Family Detached Houses
OT06:E-039	House	716 12TH CORSO	Settlement	Single Family Detached Houses
OT06:E-040	House	NS 12TH CORSO BETW 8TH & 9TH STS	Settlement	Single Family Detached Houses
OT06:E-041	House	915 12TH CORSO	Settlement	Single Family Detached Houses
OT06:E-049	House	401 5TH CORSO	Settlement	Single Family Detached Houses
OT06:E-051	House	422 5TH CORSO	Settlement	Single Family Detached Houses
OT06:E-053	House	4TH ST AND 5TH CORSO	Settlement	Single Family Detached Houses
OT06:E-054	House	NWC 5TH CORSO & 5TH ST	Settlement	Single Family Detached Houses
OT06:E-057	House	513 5TH CORSO	Settlement	Single Family Detached Houses
OT06:E-058	House	601 6TH ST	Settlement	Single Family Detached Houses
OT06:E-061	House	717 5TH CORSO	Settlement	Single Family Detached Houses
OT06:E-062	House	719 5TH CORSO	Settlement	Single Family Detached Houses

Appendix A: Inventory of Active Surveyed Properties

OT06:E-063	House	802 5TH CORSO	Settlement	Single Family Detached Houses
OT06:E-064	House	803 5TH CORSO	Settlement	Single Family Detached Houses
OT06:E-068	House	1210 S 2ND ST	Settlement	Single Family Detached Houses
OT06:E-078	House	714 9TH ST	Settlement	Single Family Detached Houses
OT06:E-085	House	709 9.5TH ST	Settlement	Single Family Detached Houses
OT06:E-089	House	920 6TH CORSO	Settlement	Single Family Detached Houses
OT06:E-098	House	514 6TH CORSO	Settlement	Single Family Detached Houses
OT06:E-107	House	601 9TH ST	Settlement	Single Family Detached Houses
OT06:E-109	House	401 4TH CORSO	Settlement	Single Family Detached Houses
OT06:E-115	House	719 4TH CORSO	Settlement	Single Family Detached Houses
OT06:E-120	House	910 4TH CORSO	Settlement	Single Family Detached Houses
OT06:E-122	House	918 4TH CORSO	Settlement	Single Family Detached Houses
OT06:E-123	House	1006 4TH CORSO	Settlement	Single Family Detached Houses
OT06:E-125	House	1005 4TH CORSO	Settlement	Single Family Detached Houses
OT06:E-128	House	1003 12TH CORSO	Settlement	Single Family Detached Houses
OT06:E-130	House	516 S 5th St	Settlement	Single Family Detached Houses
OT06:E-131	House	1012 10TH CORSO	Settlement	Single Family Detached Houses
OT06:E-134	9th St Bridge	9th St At S Table Creek	County Roads	Concrete Filled Spandrel Arch
OT06:E-135	Otoe Food Company Plant	1009 7th Corso	Processing Industry	Warehouses
OT06:E-136	House	619 9TH ST	Settlement	Single Family Detached Houses
OT06:E-137	House	500 10TH ST	Settlement	Single Family Detached Houses
OT06:E-138	Library	909 1st Corso	Libraries	Libraries
OT06:E-139	House	404 S 6TH ST	Settlement	Single Family Detached Houses
OT06:E-140	House	903 4TH CORSO	Settlement	Single Family Detached Houses
OT06:E-141	House	910 4TH CORSO	Settlement	Single Family Detached Houses
OT06:F-005	House	106 4TH TERRACE	Settlement	Single Family Detached Houses
OT06:F-006	2 Houses	220, 222 5th Terrace	Settlement	Single Family Detached Houses
OT06:F-009	St. Benedict's Catholic Church	411 5th Rue	The Franciscans In Nebraska	Churches
OT06:F-013	Boulware, John Gravestone & Wife	Near 2nd Terrace & 6th Rue	Sculpture	Grave Markers

OT06:F-019	House	220 5TH TERRACE	Settlement	Single Family Detached Houses
OT06:F-025	James, Robert E House	302 4th Terrace	Settlement	Single Family Detached Houses
OT06:F-030	House	106 4TH TERRACE	Settlement	Single Family Detached Houses
OT06:F-033	House	503 4TH TERRACE	Settlement	Bungalow House Type
OT06:F-034	House	525 4TH TERRACE	Settlement	Single Family Detached Houses
OT06:F-035	House	302 3RD RUE	Settlement	Single Family Detached Houses
OT06:F-041	House	412 4TH TERRACE	Settlement	Single Family Detached Houses
OT06:F-042	House	230 5TH TERRACE	Settlement	Single Family Detached Houses
OT06:F-043	House	312 6TH TERRACE	Settlement	Single Family Detached Houses
OT06:F-044	House	412 6TH TERRACE	Settlement	Single Family Detached Houses
OT06:F-045	House	SC 6TH TERRACE & 6TH RUE	Settlement	Single Family Detached Houses
OT06:F-046	House	SEC 6TH TERRACE & 6TH RUE	Settlement	Single Family Detached Houses
OT06:F-047	House	306 4th Terrace	Settlement	Single Family Detached Houses
OT06:G-001	House	803 N 10TH ST	Settlement	Single Family Detached Houses
OT06:G-006	House	424 7TH AVE	Settlement	Single Family Detached Houses
OT06:G-008	House	821 7TH AVE	Settlement	Single Family Detached Houses
OT06:G-011	Hellier, Fred, House	1005 N 10th	Settlement	Single Family Detached Houses
OT06:G-012	Maccuaig, Donald, House	916 N 10th	Settlement	Single Family Detached Houses
OT06:G-014	House	1101 10TH ST	Settlement	Single Family Detached Houses
OT06:G-016	House	1020 N 8TH	Settlement	Single Family Detached Houses
OT06:G-020	State Institute For The Blind	824 10th Ave	State Government	Health Services
OT06:G-022	House	319 6TH AVE	Settlement	Single Family Detached Houses
OT06:G-030	House	704 3RD ST	Settlement	Single Family Detached Houses
OT06:G-033	House	402 7TH AVE	Settlement	Single Family Detached Houses
OT06:G-034	House	412 7TH AVE	Settlement	Single Family Detached Houses
OT06:G-035	House	420 6TH AVE	Settlement	Single Family Detached Houses
OT06:G-037	House	502 6TH AVE	Settlement	Single Family Detached Houses
OT06:G-046	House	512 7TH AVE	Settlement	Single Family Detached Houses
OT06:G-047	House	917 N 5TH ST	Settlement	Single Family Detached Houses

Appendix A: Inventory of Active Surveyed Properties

OT06:G-049	House	1318 8TH ST	Settlement	Single Family Detached Houses
OT06:G-051	House	1401 11TH ST	Settlement	Single Family Detached Houses
OT06:G-062	House	902 8TH AVE	Settlement	Single Family Detached Houses
OT06:G-068	House	1111 N 10TH ST	Settlement	Single Family Detached Houses
OT06:G-070	House	910 TERRACE DR	Settlement	Single Family Detached Houses
OT06:G-071	House	1016 TERRACE DR	Settlement	Single Family Detached Houses
OT06:G-072	House	1100 TERRACE DR	Settlement	Single Family Detached Houses
OT06:G-073	House	1711 11TH ST	Settlement	Single Family Detached Houses
OT06:G-074	House	1016 16TH ST	Settlement	Single Family Detached Houses
OT06:G-075	House	1537 11TH ST	Settlement	Single Family Detached Houses
OT06:G-076	House	1019 12TH AVE	Settlement	Single Family Detached Houses
OT06:G-077	House	1023 12TH AVE	Settlement	Single Family Detached Houses
OT06:G-078	House	1111 10TH ST	Settlement	Single Family Detached Houses
OT06:G-079	White Workers Cottage	712 10th Ave	Settlement	Single Family Detached Houses
OT06:G-080	Markers	6th St & 13th Ave	Sculpture	Historical Trail Markers
OT06:G-081	House	1219 N 5TH ST	Settlement	Single Family Detached Houses
OT06:G-082	Greggsport Public School	824 10th Ave	Public School	Grade School
OT06:G-083	House	802 7TH AVE	Settlement	Single Family Detached Houses
OT06:G-084	House	608 9TH AVE	Settlement	Single Family Detached Houses
OT06:G-085	House	514 6TH AVE	Settlement	Single Family Detached Houses

Appendix B: Additional Resources

Historic American Buildings Survey (HABS) and the Historic American Engineering Record (HAER). These collections document achievements in architecture, engineering, and design in the United States and its territories through a comprehensive range of building types and engineering technologies including examples as diverse as the Pueblo of Acoma, houses, windmills, one-room schools, the Golden Gate Bridge, and buildings designed by Frank Lloyd Wright. Administered since 1933 through cooperative agreements with the National Park Service, the Library of Congress, and the private sector, ongoing programs of the National Park Service have recorded America's built environment in multi-format surveys comprising more than 556,900 measured drawings, large-format photographs, and written histories for more than 38,600 historic structures and sites dating from Pre-Columbian times to the twentieth century. See them online at http://memory.loc.gov/ammem/collections/habs_haer/

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. See them online at <http://www.nps.gov/nr/index.htm>