

Intensive Level Survey For:

# Plattsmouth

Phase 2



2014



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# Plattsmouth

Phase 2 Area

2014

Prepared for:



Nebraska State Historical Society  
State Historic Preservation Office  
1500 R Street • Lincoln, NE 68501  
402.471.4787  
[www.nebraskahistory.org](http://www.nebraskahistory.org)



Plattsmouth CLG  
City of Plattsmouth  
136 North 5th Street  
Plattsmouth, NE 68048

Prepared by:

ALLEY-POYNER  
MACCHIETTO  
ARCHITECTURE



Alley Poyner Macchietto Architecture Incorporated  
1516 Cuming Street • Omaha, NE 68102 • 402.341.1544 • F.402.341.4735 • [www.alleypoyner.com](http://www.alleypoyner.com)

Principle Investigator: Christina Jansen  
Research Assistance: Caitlin Kolb  
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## EXECUTIVE SUMMARY

### PROJECT BACKGROUND

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

The Plattsmouth CLG has set a goal of completing an Intensive Level Survey of the town as part of a long range plan to better understand their local resources. Divided into phases that cover different areas of the town, this project will review and recommend local buildings for potential listing on the National Register of Historic Places (NRHP). After further consultation with the NeSHPO, these buildings could then be listed and owners could take advantage of a number of tax incentive programs. Additionally, this information could be used by the City to promote its heritage. This current project is Phase 2 of 5.

### SURVEY AREA

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

- The Phase 2 Survey Area: approximately 80 full and half city blocks
- Area: bound by Avenue A and 2<sup>nd</sup> Avenue on the north, 3<sup>rd</sup> Street and Lincoln Avenue on the east, 8<sup>th</sup> Avenue and 9<sup>th</sup> Avenue on the south and N. 18<sup>th</sup> Street on the west
- Previously Inventoried Properties: 34
- Properties Previously Listed on the National Register: 0

### SUMMARY OF RESULTS AND RECOMMENDATIONS

An initial review of the 2004 Cass County Nebraska Historic Resource Survey and Inventory (NeHRSI) Reconnaissance Level Survey and a December 2013 field survey of the area found 22 buildings with the potential to be listed individually for a variety of reasons, including association with a significant local individual and representation of an architectural style or form. Further research refined this list into 18 buildings with potential for individual listing. They are as follows:

NEHSI #	Address
<b>CC14-062</b>	222 S 6 <sup>th</sup> St
<b>CC14-222</b>	308 S 6 <sup>th</sup> St
<b>CC14-224</b>	514 3 <sup>rd</sup> Ave
<b>CC14-274</b>	724 S 10 <sup>th</sup> St
<b>CC14-228</b>	317 S 7 <sup>th</sup> St
<b>CC14-223</b>	324 S 5 <sup>th</sup> St

NEHSI #	Address
<b>CC14-267</b>	224 S 8 <sup>th</sup> St
<b>CC14-252</b>	923 3 <sup>rd</sup> Ave
<b>CC14-026</b>	508 S. 10 <sup>th</sup> St
<b>CC14-047</b>	405 Chicago
<b>CC14-283</b>	612 Chicago
<b>CC14-291</b>	812 Chicago

NEHSI #	Address
<b>CC14-284</b>	405 Hillcrest
<b>CC14-238</b>	1107 1 <sup>st</sup> Ave
<b>CC14-245</b>	614 2 <sup>nd</sup> Ave
<b>CC14-278</b>	224 S 13 <sup>th</sup> St
<b>CC14-281</b>	412 S 16 St
<b>CC14-063</b>	226 S 6 <sup>th</sup> St

## ACKNOWLEDGEMENTS

We would like to extend a special thanks to the people of Plattsmouth for their welcome and support for this project. Additionally, we are grateful to many people for their assistance during this project. This report could not have been completed without the efforts of the Plattsmouth City Administrator Erv Portis, Bob Puschendorf, Patrick Haynes and Ruben Acosta of the NeSHPO as well as Margo Prentiss and Linda Duncan of the Cass County Historical Society Library and members of the Plattsmouth Historic Preservation Board.

## LOCAL ADMINISTRATION

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

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

## ADMINISTRATION AND FUNDING

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

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## METHODOLOGY

### OBJECTIVE

The objective of this project was to complete an Intensive Level Survey of the Phase 2 area of Plattsmouth, Nebraska. This survey identified those properties within the defined area with the potential to be listed individually or as a historic district in the National Register of Historic Places (NRHP). It then provided an additional level of detail for potentially eligible properties as an aid to future research and listing in the NRHP.

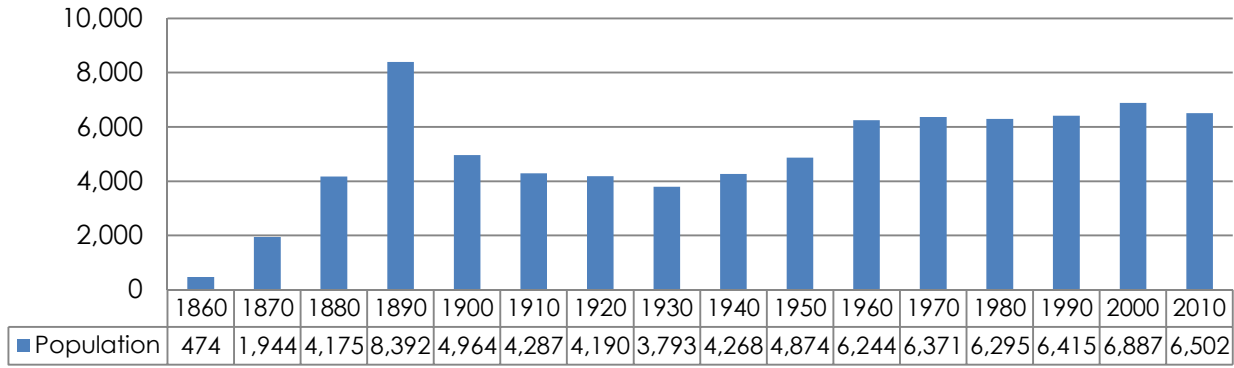
### SURVEY AREA

#### BOUNDARY

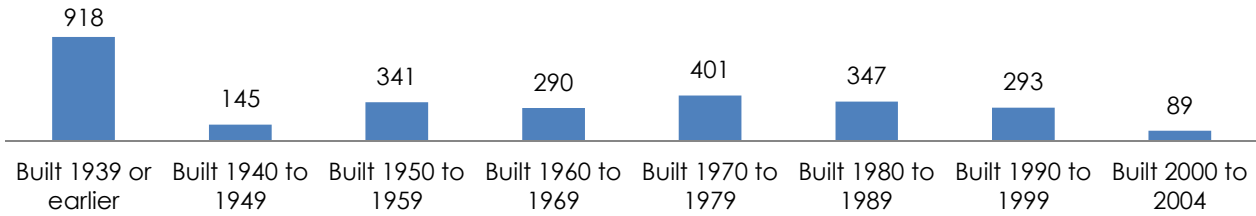
The seat of Cass County, Plattsmouth is located along the Missouri River just south of its confluence with the Platte River. The Missouri River serves as Nebraska's eastern border, while the Platte divides the state into roughly northern and southern halves. The Phase 2 survey area includes approximately 85 full and half city blocks. The area is bound by A Avenue and First Avenue on the north, Eighth Avenue and Ninth Avenue on the south, N. Third Street and Lincoln Avenue on the east, and N. 18<sup>th</sup> Street on the west. The reconnaissance level survey of Cass County completed in 2004 collected information on 34 properties in this survey area. All 34 properties were re-evaluated as a part of this project. Of these, zero properties were previously listed on the National Register of Historic Places.



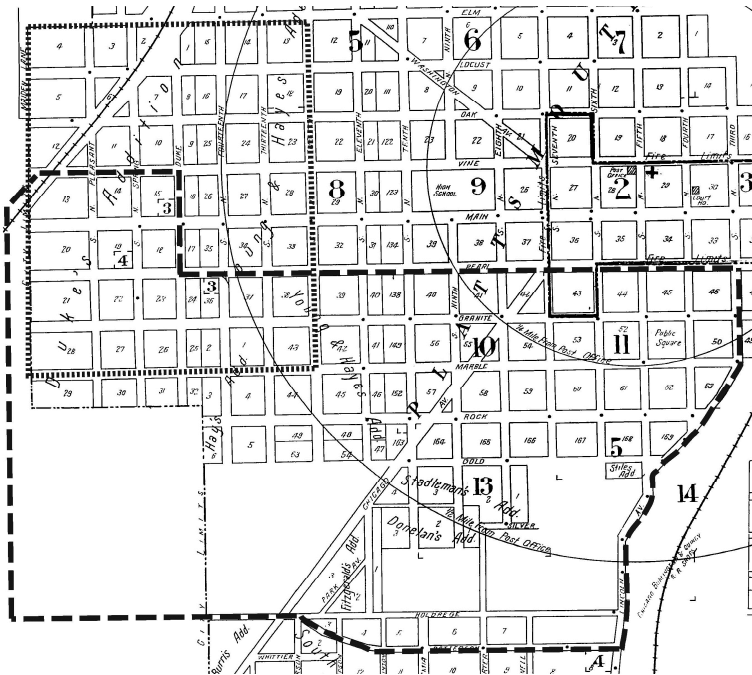
**Figure 1:** Map of survey area for phase 2. Bold dashed line indicates boundary of survey area. Dark outlines represent location of properties included in this report. Map by APMA April 2014.



**Figure 2:** Population of Plattsmouth, Nebraska. Information taken from the U.S. Decennial Census. Graph by APMA 2014.



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



**Figure 4:** 1929 Sanborn Map of Plattsmouth showing original plat and additions. Dotted line at the upper left represents the boundaries of "Bohemian Town." Dashed lines outline the intensive level survey area. Map by APMA April 2014.

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## CHARACTER

After the initial settlement of Plattsmouth and its rise to prominence as an important economic and transportation hub, the city's population remained relatively stable between 1900 and 1950, with around 4,000 inhabitants. There was also a great deal of construction during this time, much of which is extant. Overall, approximately 37 percent of the housing stock documented by the United States Decennial Census in Plattsmouth was constructed before 1950 while another 22% was constructed between 1950 and 1969. In 1960, the population rose to over 6,000. During the next five decades the population stayed consistent and was recorded as 6,502 people in the 2010 United States Census.

The survey area expands west and south of the original town plat, with many of the parcels sited on land laid out by enterprising developers around the turn of the 20<sup>th</sup> century. While much of the northeastern section of the survey area is located within the original town plat, the northwest section is within Duke's Addition, Young & Hayes Addition, or Hay's Addition and the southwest section is part of Fitzgerald's Addition, Stadleman's Addition, or Donelan's Addition. A small section in the southeast part of the survey area is occupied by Stile's Addition. The northwest side of the survey area also includes the southern portion of Plattsmouth's historic "Bohemian Town" (See Figure 4 for boundary lines). Czech immigrants began to settle here in the 1870s and 1880s. The self-contained ethnic "village" extended from Avenue D to Third Avenue and from 12<sup>th</sup> Street to Highway 73/75.<sup>1</sup>

The survey area is sited on rolling hills that are steepest close to the Missouri River. The steep ravines that run through parts of Plattsmouth impacted the siting of some houses, including those on the south end of First Avenue. Two diagonal streets, Chicago Avenue and Lincoln Avenue, run down the center and east end of the survey area, respectively. Within the Phase II survey area there are fewer large, high-style homes as compared to those surveyed during Phase I. Those that are present are typically of frame, rather than the more expensive masonry, construction. They can be found scattered throughout the area, typically perched on the crest of a hill and surrounded by large sloping lawns. Intermixed with these are the smaller, frame homes that predominate in the survey area. Dating from the late 1800s up to the 2000s, most are situated on narrow rectangular parcels and placed closer to the street as compared to their high-style counterparts. The smaller residences range from stylish middle-class homes to simpler homes likely built for working-class residents.

Within a decade of Plattsmouth's establishment as a city in 1854, people from a variety of income brackets slowly began to build homes on the land south and west of downtown. Initially, most of these residences were located within ¼ mile of Main Street and close to the railroad lines. The few wealthy landowners who chose to build in this area did so by combining multiple lots, often at a distance from downtown. Manufacturers and small businesses established themselves along First Avenue (historic Pearl Street) and Chicago Avenue.<sup>2</sup> Around the turn of the 20<sup>th</sup> century, the more prominent of these businesses included the Cummins Lumber Yard, the Plattsmouth Gas & Electric Light Company, and the

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<sup>1</sup> Joseph F. Kvapil, Jr., "Bohemian Town in Plattsmouth," (1979, revised 2004), 2.

<sup>2</sup> Sanborn Map Company, Maps from 1892, 1899, 1906, 1923, 1929.

T.H. Pollock Garage.<sup>3</sup> Sanborn maps from 1923 indicate other mixed-use buildings present by the early 20<sup>th</sup> century included four churches and a school.<sup>4</sup>

After the 1900s, development of the area increased. More plots closer to downtown were settled and people ventured further south and west to construct their homes. In 1941, J. Howard Davis, a local attorney and insurance salesman, developed the Oakmont Addition in the southwest portion of the survey area to meet the need for additional, lower-cost housing in Plattsmouth.<sup>5</sup> With its curvilinear streets and houses that bear a strong resemblance to one another in style and form, the Oakmont Addition differs from the rest of the housing in the survey area.

Architectural styles and the overall form of a home (commonly known as building types) generally align with national residential design trends popular at the time of their construction. The size and expense of the homes also played a role in their appearance. Larger, more expensive homes tend to adhere more strictly to architectural styles, while smaller homes built on a tighter budget might exhibit a limited number of stylistic details. Notable in this survey area are a number of Queen Anne, Folk Victorian, and Craftsman style homes. In addition to architectural style, homes can also be classified by building type, which is commonly defined by the floor plan, overall configuration (shape), number of stories (height), roof configuration and/or fenestration arrangements. Building types such as Bungalows, the Cube House and Ranch homes are common to this survey area.

Ethnically, Plattsmouth has always attracted a diverse mixture of residents and that holds true for the survey area. Like other cities and towns along the Eastern border of Nebraska, during the late 1800s a significant population of German immigrants settled in Plattsmouth. During this time, Germans were well represented in the survey area with a German Methodist Church and Liederkrantz, a German social hall, located directly south of downtown.<sup>6</sup> Plattsmouth's Swedish population was also sizable enough to require its own church, sited just east of the German church. Czech immigrants were a particularly noteworthy group. The settlement of many Czech families close to one another led to the formation of the area known as "Bohemian Town." The "town" was complete with its own stores, a schoolhouse, two Sokol social halls and at least one religious institution, the Holy Rosary Catholic Church.<sup>7</sup> In addition to Plattsmouth's range of European immigrant groups, the city also appealed to a large number of Americans moving further west to seek their fortunes in the late 19<sup>th</sup> century. Coming from Indiana, Iowa and the Ohio Valley, they settled throughout Plattsmouth. Physically, the assortment of buildings found in the survey area today reflects this historical diversity of cultures and backgrounds.

Today, the Phase 2 survey area of Plattsmouth contains a wide variety of housing and a small number of mixed-use buildings; two parks, Garfield Park in the east and Memorial Park in the west; and the city's smallest cemetery, a 15 x 15 foot plot at S. 9<sup>th</sup> Street and 8<sup>th</sup> Avenue established in the late 19<sup>th</sup> century

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<sup>3</sup> By 1906, the Cummins Lumber Yard and the Gas & Electric Light Plant were gone. The building occupied by the T.H. Pollock Garage, 607 First Avenue, remains extant and is now Tilson Auto.

<sup>4</sup> Two of the churches, Holy Rosary and German Methodist, are extant. The Swedish Church, 506 2<sup>nd</sup> Avenue, was removed between 1929 and 1949. The Columbian School, 640 S. 8<sup>th</sup> Street, and the Presbyterian Church, 701 2<sup>nd</sup> Avenue, were demolished sometime after 1949.

<sup>5</sup> *The Plattsmouth Journal*, "Oakmont Addition Started Year Ago, September 1941," September 28, 1942, Cass County Historical Society, Oakmont Addition file.

<sup>6</sup> The church, 226 S. 6<sup>th</sup> Street, remains extant and is today used as a residence. The Liederkrantz Hall, in the 500 block of 1<sup>st</sup> Avenue, was removed by 1899.

<sup>7</sup> Kvapil, "Bohemian Town in Plattsmouth." Holy Rosary Church, 1602 First Avenue, appears to be the only extant non-residential building in this area with ties to the former Bohemia Town.

by early pioneer Spencer Billings.<sup>8</sup> The age of buildings in the survey area vary, with most constructed in the early and mid-20<sup>th</sup> century. The residences exhibit a range of sizes, styles, building forms and finishes, providing a wonderfully diverse neighborhood close to Plattsmouth's historic downtown core.

## Methodology

### FIELD WORK

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

Field work was completed in December 2013. In the field, teams of investigators traveled each public road in the survey area to identify any additional resources beyond those previously surveyed which should be intensively researched.

Investigators intensively researched those resources that met the following criteria:

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

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

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

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

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<sup>8</sup> *The Plattsmouth Journal*, "Local Effort to Have Small Cemetery Declared a Landmark," August 21, 1978, NESHPO files.

- **Feeling** is a resource's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic resource.

Integrity is affected by changes to the original materials and features, such as the installation of modern siding materials and the replacement of windows. In some cases, however, changes to a resource have been in place long enough to have gained historic significance. For example, asbestos siding was frequently installed between 1930 and 1970 and in many cases has been in place long enough to be considered historically significant.

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

Resources such as parks 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.

Although properties typically need to be 50 years old for inclusion on the National Register of Historic Places, there are a few properties included in the reconnaissance survey that are 40 years old or older. These properties were included to ensure the survey does not become out of date immediately upon completion. Please note, only properties that are currently 50 years old were intensively researched and documented as potentially eligible for the National Register of Historic Places.

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## BIASES

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

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

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

consideration. Alterations may also obscure original/historic features and materials that when exposed would subsequently change the determination.

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

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

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## INVENTORY NUMBERING SYSTEM

Resources within the survey area were each assigned a unique inventory number (xxyy-zzz). The first two letters represent the county, in this case CC for Cass County. This is followed by two digits which represent the area within the county, which is 14 for Plattsmouth. Therefore, the first set of numbers in Plattsmouth is always CC14. The second set of numbers is a unique three-digit number for each resource within the town. For example, the inventory number for the F.M. Richey Residence is CC14-047. Within this report, inventory numbers are supplied with the historic name or address (if historic name is unknown) of each resource discussed within the text.

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## RESEARCH AND ANALYSIS

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

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

Buildings were analyzed according to their potential to be nominated to the National Register of Historic Places. The National Register of Historic Places is "the official list of the Nation's historic places worthy of

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

- A.** That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B.** That are associated with the lives of significant persons in our past; or
- C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D.** That have yielded or may be likely to yield, information important in history or prehistory.

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

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

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## CRITERION A

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



The sole property with potential for listing under Criterion A is the M.E. German Church building at 226 S. 6<sup>th</sup> St. This building represents the efforts of a subset of Plattsmouth's late 19<sup>th</sup> century German immigrants to practice their faith together as an ethnic group separate from the larger Methodist Episcopal Church just down the street. The Germans were a well-represented immigrant group during Plattsmouth's early years, large enough to necessitate the presence of separate institutions for worship, education, and socializing. This building appears to be one of the few remaining in the city that can claim a direct link to the city's early German heritage.

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## CRITERION B

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

In this survey area, 2 properties could potentially represent the significance of local individuals important to Plattsmouth history. Both are residential properties associated with men influential in local politics and social organizations. The man that resided in one of these properties was also a locally significant businessman. These residences are likely the best choice to represent these individuals as the commercial buildings associated with the influential businessman are no longer extant and the governmental and social buildings that may still exist do not hold the same level of physical relevance as these men's homes or businesses.

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## CRITERION C

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

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

NEHRSI#	Address	Built	Form	Arch. Style	Stories
CC14-062	222 S 6 <sup>th</sup> St	1866	Gable-Front Double Pile Cottage	Folk Victorian	1 1/2
CC14-222	308 S 6 <sup>th</sup> St	1881	Gable-Front Double Pile House	Free Classic Queen Anne	2
CC14-224	514 3 <sup>rd</sup> Ave	1923	Bungalow	Craftsman	1 1/2
CC14-274	724 S 10 <sup>th</sup> St	1923	Bungalow	Craftsman	1 1/2
CC14-228	317 S 7 <sup>th</sup> St	c.1923	Southern Bungalow	Craftsman	1 1/2
CC14-223	324 S 5 <sup>th</sup> St	1914	Bungalow	Craftsman	1 1/2
CC14-267	224 S 8 <sup>th</sup> St	c.1882	Incised Porch Bungalow	Craftsman	2 1/2
CC14-252	923 3 <sup>rd</sup> Ave	1920	Cube House	Craftsman	2 1/2
CC14-026	508 S. 10 <sup>th</sup> St	c.1906	Double Pile House	Eclectic	2 1/2
CC14-047	405 Chicago Ave	c.1907	Cube House	Colonial Revival	2 1/2
CC14-283	612 Chicago Ave	c. 1942	Front Gable American Small House		1
CC14-291	812 Chicago Ave		Side-Gabled Hipped	Colonial Revival & Prairie	2
CC14-284	405 Hillcrest Dr	1948	Hipped American Small House		1
CC14-238	1107 1 <sup>st</sup> Ave	1957	Composite Ranch		1
CC14-245	614 2 <sup>nd</sup> Ave	1956	Massed Ranch		1
CC14-278	224 S. 13 <sup>th</sup> St	1963	Raised Ranch		1
CC14-281	412 S. 16 <sup>th</sup> St	1969	Composite Ranch		1

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

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

The majority of buildings in this intensive level survey were residential. The 17 residential buildings can be divided into two subgroups – those constructed before 1940 and those constructed after 1940. Within each group, trends in form and style are evident.

Twelve of the selected homes were constructed before 1940, with the earliest built in 1866. Within this group, most residences are one-and-a-half stories tall and the Bungalow form is dominant. Also prevalent is the Craftsman architectural style, although nice examples also exist of other architectural styles.

Of these nine houses, CC14-224, CC14-228, and CC14-223 are wonderful examples of the Bungalow house form with visible elements of the Craftsman architectural style and have retained the excellent integrity necessary to exhibit the character defining features of this form and style. CC14-062 has received minor alterations over the years, but these changes do not detract from the overall integrity so that this building remains a good illustration of the Folk Victorian architectural style with Gothic Revival influences.

The last house selected for intensive level survey was constructed in 1969. Homes constructed in the survey area between 1940 and 1969 are typically smaller than their predecessors and are more identifiable by their form than any specific architectural style.

Of the later residences, CC14-283, CC14-281, and CC14-245 are excellent examples of their building types. The first is an example of the American Small House while the latter two are variations on the Ranch building form.

<b>NEHSI #</b>	<b>Address</b>	<b>Criteria A Area</b>	<b>Criteria B Individual/Area</b>	<b>Criteria C Area</b>
<b>CC14-062</b>	222 S 6 <sup>th</sup> St			Folk Victorian
<b>CC14-222</b>	308 S 6 <sup>th</sup> St			Free Classic Queen Anne
<b>CC14-224</b>	514 3 <sup>rd</sup> Ave			Bungalow / Craftsman Influences
<b>CC14-274</b>	724 S 10 <sup>th</sup> St			Bungalow / Craftsman Influences
<b>CC14-228</b>	317 S 7 <sup>th</sup> St			Bungalow / Craftsman Influences
<b>CC14-223</b>	324 S 5 <sup>th</sup> St		Robert Hayes / Local Government	Southern Bungalow / Craftsman Influences
<b>CC14-267</b>	224 S 8 <sup>th</sup> St			Craftsman
<b>CC14-252</b>	923 3 <sup>rd</sup> Ave			Cube House / Craftsman Influences
<b>CC14-026</b>	508 S. 10 <sup>th</sup> St			Eclectic (French Eclectic & Craftsman Influences)
<b>CC14-047</b>	405 Chicago Ave		F.M. Richey / Commerce & Local Government	Colonial Revival
<b>CC14-283</b>	612 Chicago Ave			Front Gable American Small House
<b>CC14-291</b>	812 Chicago Ave			Colonial Revival & Prairie
<b>CC14-284</b>	405 Hillcrest Drive			Hipped American Small House
<b>CC14-238</b>	1107 1 <sup>st</sup> Ave			Composite Ranch
<b>CC14-245</b>	614 2 <sup>nd</sup> Ave			Massed Ranch
<b>CC14-278</b>	224 S. 13 <sup>th</sup> St			Composite Ranch
<b>CC14-281</b>	412 S. 16 <sup>th</sup> St			Composite Ranch
<b>CC14-063</b>	226 S. 6 <sup>th</sup> St	German / Religious		

**Table 2:** List of criteria and areas of significance under which inventoried properties were found to be potentially eligible for the NRHP.

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## RESULTS

Of the 22 buildings analyzed, 18 present strong cases for individual listing on the NRHP. None of these are close enough to one another to consider a potential historic district. Therefore, these buildings are best listed on the NRHP individually.

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

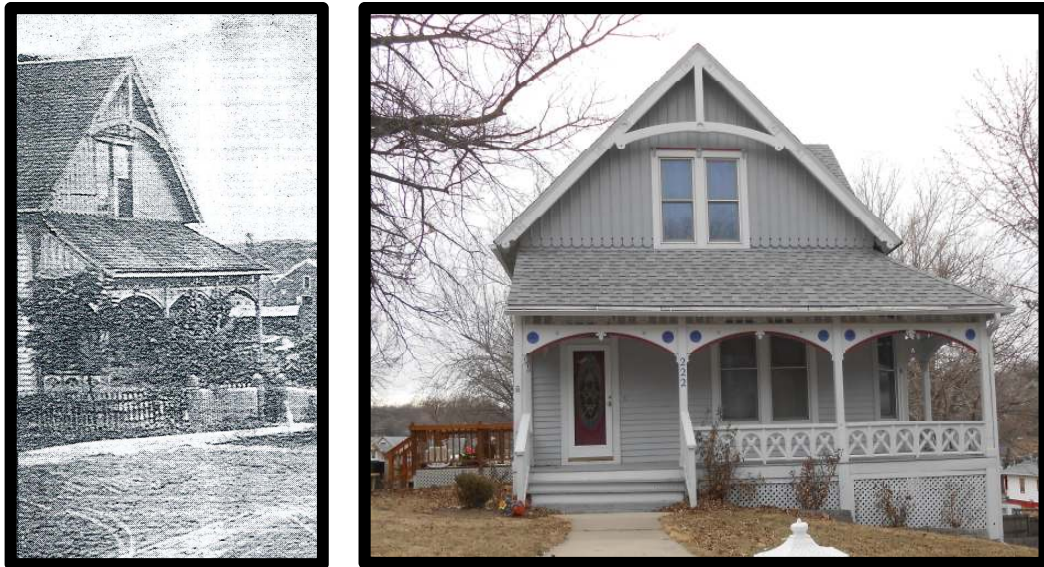
Within those that have strong potential for individual listing, 17 are candidates due to their exemplification of an architectural style or building form, 2 for their association with significant individuals and 1 for its association with broad patterns in history. Furthermore, 2 of these buildings are potentially eligible under more than one criterion. Typical of many residential buildings, this often reflects an overlap of a building's association with a significant individual and its exemplification of an architectural style. This is logical since most successful businessmen had the means to hire an architect or builder who could design a residence that would outwardly exhibit their wealth and status.

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### PROPERTIES INDIVIDUALLY ELIGIBLE

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

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



**Figure 5:** Left: Reprinted from *Plattsmouth, Nebraska, The Gateway to the Great South Platte Country*, 1892, Cass County Historical Society files, Cropped by APMA; Right: Photograph by APMA December 2013.

#### **CC14-062 Dr. Ernest L. Siggins Residence**

##### Physical Description

The Siggins Residence is a Gable-Front Double Pile Cottage of one-and-a-half stories with Folk Victorian styling exhibiting Gothic Revival influences. The house has a brick foundation, horizontal wood siding on the main body of the house and a steeply pitched, asphalt shingled roof. A side gable on the north side of the building is nearly identical to the front gable in scale and appearance. The gables contain vertical siding, decorative vergeboard beneath the eaves and trusses at their apex. Extending the width of the front façade is a one-story porch with a sloped, asphalt shingled roof. The square porch supports are linked by flattened arches at the entablature level and a balustrade with decorative panels below. A bay window on the north façade is partially enclosed by the porch. A flight of steps on the south end of the porch leads to a non-historic wood and stained glass front door with a single-lite transom above. On the south façade is a non-historic porch leading to a single entry side door. The primary and north facades contain double hung wood windows with simple square hoods protected by modern storm windows. On the south façade is a diamond-shaped stained glass stair landing window.

##### Building Development

The residence was constructed in 1866, according to the Cass County Assessor's records. Jonathon E. Cop erected the home for Ed Yokum (alternatively spelled Jochim). By the 1880s, Herman Herold owned the home. He sold it in 1888 to Dr. Ernest L. Siggins. An article in *The Plattsmouth Journal* detailing the sale described the workmanship on the home as "the very finest," with the interior wood-work particularly notable.

Other early residents of the home included: 1905: R.W. & Mary E. Scott; 1906: E. Ho & Jennie K. Leach; 1909: Carl & Augusta Baumgart; 1912: Charles P. & Pauline Pfeifer; 1913, 1914: John & Marie Nemetz; and 1940: Kenneth P. & Alice Pence.<sup>9</sup>

### Related History

Little is known of many of the home's early owners before Dr. Ernest L. Siggins. Later homeowners for which more information is available include John E. Nemetz and Kenneth P. Pence.

Dr. Ernest L. Siggins was born in Pennsylvania in 1853 and completed his medical training at the Cincinnati Medical College in 1877. By the 1870s, he was living in Columbus, Nebraska where he married his wife, Maud, in 1882. It is likely that he moved to Plattsmouth from Columbus. He lived and worked as a doctor in Plattsmouth from at least 1888 until sometime after 1890. In 1893, Siggins was appointed Chief Microscopist of the United States Department of Agriculture. It appears that he was living in Omaha, Nebraska at the time of this appointment.<sup>10</sup>

John E. Nemetz owned Nemetz & Co., a confectionary located at 517 (now 534) Main Street in the east bay of the extant Fitzgerald Block.<sup>11</sup> Nemetz's parents immigrated to Omaha, Nebraska from Bohemia in 1870.<sup>12</sup> John was born a few years later. He moved to Plattsmouth at an unknown date. Nemetz was a member of the Nebraska Association of Ice Cream Manufactures.<sup>13</sup> He was active in city politics and served as Plattsmouth's City Clerk in 1915.<sup>14</sup> Nemetz died in 1934 at the age of 57. Along with his mother, wife, and infant son, he is buried in the Holy Sepulchre Catholic Cemetery in Plattsmouth.<sup>15</sup>

Kenneth P. Pence was a life insurance agent. Pence was born in Linn County, Oregon in 1902 and died in Plattsmouth in 1990.

### Recommendation

The building is eligible under Criterion C as a good example of the Gable-Front Double Pile Cottage with Folk Victorian styling. This building was also initially considered for listing under Criterion B but further research determined this building was not the most representative example of any resident's contributions to local or national history.

### Criterion B

Two prominent individuals, Dr. E.L. Siggins and John E. Nemetz, did reside in the home during its early history. However, Siggins does not appear to have lived in the home for a long period of time and during his tenure does not appear to have made any lasting contributions to the local community. In the case of Nemetz, there is an extant commercial building in downtown Plattsmouth that more capably represents his significance as a local business owner.

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<sup>9</sup> Cass County Historical Society, "Dr. Siggins House 222 S. 6<sup>th</sup> St" file; U.S. Federal Census 1940.

<sup>10</sup> *Genealogical Gleanings of Siggins and Other Pennsylvania Families* (1918), 318; *The Columbus Journal*, no title (May 10, 1893).

<sup>11</sup> Cass County Historical Society, "Dr. Siggins House 222 S. 6<sup>th</sup> St" file

<sup>12</sup> *The Omaha Daily Bee*, "Death Records: Mrs. Anna Nemetz" (May 20, 1908).

<sup>13</sup> *Annual Report of the Nebraska Dairymen's Association* (1912), 127.

<sup>14</sup> *The American Contractor*, "Street Improvements" (August 14, 1915), p. 31.

<sup>15</sup> Holy Sepulchre Catholic Cemetery, Plattsmouth, Cass County, "Nebraska: Records of Early Burials," USGenWeb Nebraska Archives, Cass County.

## Criterion C

Standing one-and-a-half stories tall and appearing two rooms wide, in massing and scale, this residence embodies the Gable-Front Double-Pile Cottage, as outlined in *Common Houses in America's Small Towns*. Folk Victorian details add interest to the simple cottage form. As is explained in McAlesters' *Field Guide to American Houses*, the detailing found on Folk Victorian homes borrows inspiration from more high style counterparts, commonly the Queen Anne and Italianate, and ornament is typically concentrated on the porch and near the gable ends. With its Gothic Revival influences, this home is an unusual variation on the style. Aspects of the Gothic Revival are visible in the flattened arches on the porch and vergeboard beneath the gables. This building appears to be a rare example of the Gothic Revival style.







**Figure 6:** Photograph by APMA December 2013.

## **CC14-222      Thomas Marsland Residence**

### Physical Description

The Marsland/Elson Residence is a two-story Gable-Front Double-Pile House with Free Classic Queen Anne influences. The clapboard sided building is topped by an asphalt shingled roof with steeply pitched wall dormers on the east and west ends. Two chimneys are located along the roof ridge. A one-story wrap-around porch with a shed roof and eave brackets is located on the north and east sides of the building. The porch roof is supported by Doric columns resting upon a balustrade defined by a pattern of square voids and solid panels.

At the entrance to the porch, located on the east side, is a gable roof projection. Directly beneath this is the front door, which contains a transom and sidelights. On the south side, a side door with a gabled overhang is accessed from a small wood porch. Windows appear to be either wood or vinyl with simple wood surrounds and include double hung two-over-two windows and one-over-one windows. The north facade contains a small octagonal window at the second story and beneath the porch at the first story a large fixed eight-over-one window adjacent to a bay window. The sloping nature of the site, which declines dramatically on the north side of the property, reveals a full-height walk-out basement at the north facade. Basement window openings are visible on the north facade beneath the first-story porch.

### Building Development

Although the Cass County Assessor states this home was constructed in 1874, it was more likely built in 1881. According to an article in *The Plattsmouth News Herald* from 1882, the year before Thomas Marsland and his wife had commissioned a frame residence on a brick foundation at 6<sup>th</sup> and Granite at a cost of \$2,000. The article discussed the renewed building activity then taking place in the city and described the Marsland Residence as having a "square roof with four gables and portico on the north and east sides." Architect George Thompson designed the house while James Hodgert built it.<sup>16</sup>

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<sup>16</sup> *Plattsmouth News Herald*, "Building Record of 1881," February 9, 1882, Cass County Historical Society, "Marsland/Elson Residence S. 6<sup>th</sup> St" file.

The 1890 Federal Census lists Benjamin Elson, his wife Anne, their two children and a servant as the occupants of the home in that year. By 1912, Bachmann & Bachmann Chiropractor ran their business out of the home.

The 1913 Plattsmouth City Directory lists M.S., Crete C. and Leland S. Briggs as the home's occupants. According to a Plattsmouth Journal article from 1915, M.S. Briggs purchased the property in 1913 and modernized and transformed it throughout. The article indicates that his ownership and updates included work to the Marsland Residence along with the parcels to the immediate west on the same block.<sup>17</sup> The 1923 Sanborn map shows that a new house was constructed on the northwest corner of the block.

The exact nature of modifications Briggs undertook on the Marsland house are unknown but Sanborn Maps show that the building's footprint and porch remained the same between 1906 and 1923. A bay window on the north façade in the 1906 map is no longer visible on the 1923 map, but one exists in that location again today. There is also a discrepancy shown between pre-1923 and post-1923 Sanborn maps in terms of the building's height. While maps from 1892, 1899 and 1906 describe the house as one-and-a-half stories, maps from 1923, 1929 and 1949 note that it stands two stories tall. This may be attributed to changes undertaken by M.S. Briggs around 1915 or could indicate an adjustment in the way Sanborn map makers interpreted homes such as this, given the unusual nature of the basement level. Because other features of the home have stayed the same since before 1915, including the overall building and roof form, it is likely this is simply a notation discrepancy on the mapmakers' part. When viewed from the east façade the body of the home appears to date from the late 19<sup>th</sup> century with notable physical features attributable to that time including the roof pitch, chimney locations, overall window height and window muntin configurations.

### Related History

George Thompson, the home's architect, was a prominent local professional who designed a number of Plattsmouth's commercial buildings, including the Waterman Opera House on the corner of Main and Fourth Streets (no longer extant).<sup>18</sup> The Marsland Residence was built at a time of renewed building activity in Plattsmouth.

Thomas Marsland and his wife were early residents of Plattsmouth, having arrived there in the 1870s. While in Plattsmouth, Thomas worked as a baggageman for the Burlington & Missouri Railroad. The Marslands' moved to Lincoln at an unknown date.<sup>19</sup>

Benjamin Elson was an immigrant from Germany who moved to Plattsmouth from Defiance, Ohio in 1881. He owned a clothing store in downtown Plattsmouth that was first located in the Blake Block (address unknown) but moved three years later to the Drew Block (possibly 317, 325 Main Street, which is extant).<sup>20</sup>

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<sup>17</sup> *The Plattsmouth Journal*, "Elson Briggs Home Restored," December 9, 1915, Cass County Historical Society, "Marsland/Elson Residence S. 6<sup>th</sup> St" file

<sup>18</sup> *The Journal*, "Fire Bells Rang Before at Fourth and Main," January 8, 2014.

<sup>19</sup> *The Plattsmouth Journal*, "Old Time Resident Dies," April 21, 1927, Cass County Historical Society, "Marsland/Elson Residence S. 6<sup>th</sup> St" file.

<sup>20</sup> *The Plattsmouth Daily Journal*, "Ben Elson," December 1888, Cass County Historical Society, "Marsland/Elson Residence S. 6<sup>th</sup> St" file; Plattsmouth Main Street Historic District National Register Form.

Milfin S. Briggs, according to the 1920 Federal Census, was born in Iowa and worked as a newspaper reporter.

### Recommendation

This building is best nominated under Criterion C in the area of architecture as a good local example of a two-story Gable-Front Double-Pile House exhibiting elements of the Free Classic Queen Anne style.

#### Criterion C

This residence exhibits many elements of the Gable-Front Double-Pile House detailed in "Common Houses in America's Small Towns." The more prominent gable faces the street and the home appears to be two rooms wide and two or more rooms deep. In height, the house is slightly shorter than typical Double-Pile Houses, standing at one-and-a-half rather than two stories tall. However, its substantial appearance aligns it more closely with this category than the smaller Double-Pile Cottage.

The home's Free Classic Queen Anne elements are regulated to the porch, where classically inspired columns provide support. As is noted in McAlesters "A Field Guide to American Houses," such columns are a defining feature of this Queen Anne subtype, which accounts for about 35% of all houses designed in the style. The columns, and other classical features like dentils and Palladian windows, set Free Classic homes apart from other Queen Anne homes that are covered with delicate spindlework. While this home only exhibits one element of the Free Classic style, the prominence of the columns on the two most noticeable façades allow the building to be a good representation of this style. As well, this building is the only one in the survey area that exhibits Free Classic features and retains good integrity. In a 2004 survey of Cass County conducted by Heritage Research, Ltd., this building was the only one in the survey area determined individually eligible for the National Register of Historic Places.





**Figure 7:** Photograph by APMA December 2013.

## **CC14-224      George Dodge Residence**

### Physical Description

The Dodge house is a one-and-a-half story hipped roof Bungalow with Craftsman detailing. The wood frame home is clad in coursed wood shingles with a concrete block foundation and an asphalt-shingled roof with hipped dormers on the primary and east facades. A front-facing one-story porch spans the width of the house. The porch is supported by four square tapered columns on a shingle sided kneewall. A flight of stairs is centered on the porch and leads to the slightly off-centered front door. The four-lite wood paneled door is protected by a wood storm door and flanked by two large seven-over-one wood windows. The windows there are five-over-one and four-over-one wood double-hung windows with simple wood trim. A combination of wood and modern storm windows cover each.

### Building Development

According to the Cass County Assessor, the George Dodge Residence was constructed in 1923. In November 1923, an article in *The Plattsmouth Journal* describes, neighbors surprised the home's first occupants, George A. and Jennie Dodge, with a housewarming party. The Dodges did not remain in the home for very long. By the 1930 U.S. Federal Census, George was widowed and living with the couple's son in Omaha. Later occupants of the home are presently unknown.

### Related History

George and Jennie (Zell) Dodge moved to Plattsmouth from Pennsylvania in 1882. Their son Dr. Roy Andrew Dodge grew up in Plattsmouth and went on to become a well-known doctor in Omaha, Nebraska.<sup>21</sup> As of the 1920 U.S. Federal Census, George worked as an oil tank man for the Burlington and Missouri Railroad.

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<sup>21</sup> Arthur Cooper Wakeley, ed., *Omaha: The Gate City, and Douglas County, Nebraska* (1917), 91-92.

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### Recommendation

This building is best nominated under Criterion C in the area of architecture as an excellent local example of a hipped roof Bungalow with Craftsman features.

#### Criterion C

This building's diminutive scale, use of a few well applied decorative features, and large front porch reflect its association with the Bungalow form described in "Common Houses in American Small Towns." Craftsman elements applied to this Bungalow form include the overhanging eaves and the partial-width tapered columns that support the front porch. The building's hipped roof form places it within one of the four subtypes of the Craftsman style detailed in McAlester's "A Field Guide to American Houses." Hipped roof variants are rare and account for less than 10 percent of Craftsman houses. As is common with this subtype, the Dodge House lacks exposed rafters or decorative beams beneath the eaves. This building appears to have undergone few modifications since its construction, making it an excellent example of a Craftsman-inspired Bungalow. This building was one of five Bungalows found in the survey area with sufficient integrity to be considered potentially eligible to the National Register of Historic Places.



**Figure 8:** Photograph by APMA December 2013.

## **CC14-274      Bungalow Residence**

### Physical Description

This one-and-a-half story wood-frame Bungalow has a side-facing gambrel roof and Craftsman detailing. The main body of the home is sided in clapboards and has an asphalt shingled roof. A front-gabled one-story stucco porch spans the width of the house. At the rear of the home is a one-story addition with a shed roof. Decorative roof braces support wide, overhanging eaves on each roof. The front porch is supported by four square tapered columns on a stucco-clad kneewall. Two narrow columns flank the entranceway and two wider columns support the porch at its corners. The non-historic front door is centered on the front façade. One-over-one double hung windows with simple wood trim are protected by modern storm windows.

### Building Development

The building was constructed in 1923, according to the Cass County Assessor's records.

### Recommendation

This building is best nominated under Criterion C in the area of architecture as a good local example of the bungalow form with Craftsman influences.

### Criterion C

Although this building's gambrel roof is typically associated with the Dutch Colonial style and related variants, the wide overhangs and prominent front porch align this residence more closely with the Bungalow type with Craftsman style influences. The porch's front-gable roof gives the building some resemblance to the Southern Bungalows discussed in "Common Houses in America's Small Towns." Stylistically the building exhibits many features of the Craftsman style detailed in McAlester's "A Field Guide to American Houses." These features include the overhanging eaves with bracket supports and the full-width porch with short tapered columns resting upon a battered kneewall. This building was one of five Bungalows found in the survey area with the level of integrity needed to be potentially eligible for the National Register of Historic Places.





**Figure 9:** Photograph by APMA December 2013.

## **CC14-228      Southern Bungalow Residence**

### Physical Description

The building is a one-and-a-half story Southern Bungalow with Craftsman details. The main body of the house has a brick foundation, clapboard siding, and a front-gabled roof covered with asphalt shingles. Shed dormers are located on the sides of the roof. A one-story front-gabled porch spans the width of the house. Decorative knee braces support the wide overhanging eaves of the main roof. The porch roof is supported by four pairs of short, square columns resting upon a clapboard kneewall. A short flight of steps is centered on the porch and leads to the slightly off-centered front door. One-over-one double-hung wood windows are surrounded by simple wood trim and protected by wood storm windows.

### Building Development

According to the Cass County Assessor, the residence was constructed in 1900. However, the building is not visible on the Plattsmouth Sanborn Map of 1906 but is present on the Sanborn Map of 1923, so it was likely constructed sometime after 1906 and before 1923.

### Recommendation

This building is best nominated under Criterion C in the area of architecture as an excellent local example of the Southern Bungalow type with Craftsman details.

### Criterion C

The residence is an excellent example of the Southern Bungalow type with Craftsman influences. As is noted in "Common Houses in America Small Towns," the Southern Bungalow is defined by "a front gable roof [that] gives the building an axis clearly perpendicular to the street." Key features of the Craftsman style applied to the building include the wide, overhanging eaves supported by brackets, the paired short, square columns resting upon a solid kneewall, and the clapboard siding. No

modifications have been made that detract from the overall appearance of this Southern Bungalow residence. Five bungalows with a high level of integrity were found in the survey area, including this one.





**Figure 10:** Photograph by APMA December 2013

## **CC14-223      Robert Hayes Residence**

### Physical Description

The Robert Hayes Residence is a one-and-a-half story side-gabled Bungalow finished in the Craftsman style. The clapboard house sits upon a textured concrete block foundation and is topped by an asphalt shingled roof. A front-gabled dormer with three paired windows emerges from the roof on the street side. Also on the street side, the roofline shows a slight break in slope as it extends over the full width integrated porch. The front porch is supported by four square columns resting upon a clapboard covered kneewall. A central flight of steps provides access to the porch and the front door. On the north side, there is a small enclosed side porch with a shed roof. Roof braces span the overhanging eaves of the main roof while the front dormer contains exposed roof rafters. The windows are wood and most are one-over-one or two-over-two double-hung windows. Four small rectangular windows are located in the upper half-story beneath the eaves. The windows are protected by wood or aluminum storms. Simple wood trim with a thin molded cornice surrounds all window and door openings.

### Building Development

In 1914 Robert Hayes moved the first home constructed on this lot, which had originally faced 3<sup>rd</sup> Avenue (historically Marble Street), to the north section of his property and oriented it towards 5<sup>th</sup> Street. This enabled the construction of a second residential building on the lot, the Bungalow seen today at the south side of the lot facing 5<sup>th</sup> Street. It appears that Robert Hayes lived in this home, but it may be that he did not move here until after 1930. In the 1930 U.S. Federal Census Robert Hayes is listed as the homeowner of the first home constructed on this lot. The address for the Bungalow is not listed. Ten years later, in 1940, the U.S. Federal Census indicates Hayes resided in the Bungalow and states he lived here in 1935.

### Related History

Robert Hayes was born in Illinois in 1872. He married Genevieve Howard in 1910 and they subsequently had two children, a son and daughter. The Hayes's moved to Plattsmouth in 1910. While living in

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Plattsmouth, Hayes worked his way up to general foreman of the Burlington Railroad shops. Hayes was active in local politics, the Methodist Church, and two fraternal organizations. After retirement from the railroad, he served as the mayor of Plattsmouth for two years. In an obituary for him featured in *The Plattsmouth Journal* on March 23, 1950, Hayes was described as a "highly esteemed and honored resident of the community."<sup>22</sup>

### Recommendation

This building is best nominated under Criterion C in the area of architecture as an excellent local example of a side-gabled Craftsman Bungalow. With further research, the building may also be listed under Criterion B for its association with Robert Hayes.

#### Criterion C

This house shares many similar features to the other residences discussed in this survey that are Bungalow forms with Craftsman styling. The wide overhanging eaves, decorative wood roof supports, prominent front porch, and square porch columns all speak to the Craftsman style that influenced its design. With its side-gabled roof and integrated porch, the building exemplifies the Side-Gabled Roof subtype of Craftsman houses, as detailed in McAlester's "A Field Guide to American Houses." The simple decorative features add interest to the building's straightforward bungalow form. The building appears to have undergone few alterations since its construction and has excellent integrity. This building is one of five Bungalows found in the survey area potentially eligible for the National Register of Historic Places..

#### Criterion B

Research has shown that Robert Hayes was a notable citizen who played an active role in Plattsmouth during his life. His importance is tied less to his employment with the Burlington Railroad and more to his involvement with local politics and fraternal organizations. As such, if enough evidence can be found to link Robert Hayes to this home as a long-time occupant, it would be the best extant representation of his significance to the community.

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<sup>22</sup> *The Plattsmouth Journal* , "Robert Hayes Obituary," March 20, 1950, Fiegenbaum Family Web Site, Robert Baird Hayes.



**Figure 11:** Photograph by APMA December 2013

## **CC14-267 Incised Porch Bungalow Residence**

### Physical Description

This two-and-a-half-story Incised Porch Bungalow was completed in the Craftsman style. The wood framed, front-gabled house has a textured concrete block foundation, clapboard siding, and an asphalt shingled moderately-pitched roof. Wood brackets support the front end of the gable while rafters span the overhanging eaves on the side of the ridge roof. A full width two-story porch is situated beneath the front end of the gable roof. Short square columns resting upon a clapboard knee wall provide support to both porches. On the first story, a flight of stairs placed slightly off center provide access to the front door beneath the open air porch. The second story porch is enclosed with screens on the front and painted wood paneling on the sides. A small one-story enclosed porch with a front gabled roof is located on the north side of the home. Wood one-over-one double-hung windows of varying sizes are found on all the visible facades. Simply decorated trimwork surrounds the window and front door openings.

### Building Development

According to the Cass County Assessor, the residence was constructed in 1882. This date is too early to account for the home's Craftsman style appearance; however, Sanborn Maps from 1899 and 1906 do show a building on the site that matches this one in height and form but that lacks the front and side porches. By 1923, the Sanborn map depicts a building of the same size with the porches present. It is therefore likely that the 1882 house underwent a remodel between 1906 and 1923, during which time Craftsman details were applied.

### Recommendation

This residence is primarily eligible for nomination under Criterion C as a good example of an Incised-Porch Bungalow finished in the Craftsman style.

### Criterion C

"Common Houses in America's Small Towns" describes the Incised-Porch Bungalow as typically being two rooms wide and two rooms or more long with a gable roof and a prominent front porch. This house exhibits all of those features. The wide, overhanging eaves and decorative roof supports provide visual interest to the otherwise simple house form and imbue it with a Craftsman quality. As with the other

Bungalow forms detailed above, the Craftsman features add visual interest to an otherwise simple rectangular house form. Bungalows with a sufficient level of integrity like this one account for five of the properties determined potentially eligible for the National Register in the survey area.



**Figure 12:** Photograph by APMA December 2013

## **CC14-252      Barbara Bookmeyer Residence**

### Physical Description

The Bookmeyer Residence is two-and-a-half story Cube House that exhibits Craftsman features. The stucco clad home is topped by a hipped roof sheathed in asphalt shingles with overhanging eaves. An attic dormer is located on the front slope of the roof. A small hipped roof supported by brackets defines the off-center front entryway, which is accessed by a short flight of steps and a small landing. A secondary entry is located on the west side of the home. An addition at the rear that matches the original home in overall appearance contains a two car garage with living space above. Windows on the historic portion of the home are wood and protected by either wood or vinyl storm units. Window types vary, with most being three-over-one or four-over-one double-hung windows. To the left of the front door are two sets of paired windows. To the furthest left are three pairs of ten-lite casement windows. Windows in the attic dormer appear to be three-lite fixed windows.

### Building Development

Expert local carpenter Charles Richards oversaw construction of this home in 1920 for Barbara Bookmeyer and her three daughters. An article in *The Plattsburgh Journal* on September 6, 1920 described the recently completed residence as a "splendid piece of work" and "one of the best and most comfortable in the city."<sup>23</sup> The U.S. Federal Census for 1910 and 1920 show that the family had moved from a home on Vine Street, which they occupied since at least 1910.

### Related History

Barbara Bookmeyer was born in Bohemia, now part of the Czech Republic, in 1852. She immigrated to the United States with her husband Anton in 1875. They lived in Plattsburgh since at least 1900 and had five children by that time. Anton passed away sometime before 1910.<sup>24</sup> In the 1920 U.S. Federal Census Barbara was listed as living in the new home on 3<sup>rd</sup> Avenue with her three daughters, Claire, Mary, and Lillian (Lily) Freeman. Lily was a widow. Claire and Mary were public school teachers. Barbara died in

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<sup>23</sup> Cass County Historical Society, "923 3<sup>rd</sup> Ave" file.

<sup>24</sup> U.S. Federal Census for 1900 and 1910.



1929 and was buried in Holy Sepulchre Cemetery in Plattsmouth.<sup>25</sup> The U.S. Federal Census from 1930 shows that her daughters continued to live in the home until at least that year.

### Recommendation

The building is primarily eligible for listing under Criterion C as good example of the Cube house form with Craftsman influences.

### Criterion C

"Common Houses in America's Small Towns" describes the Cube House as one that has a boxy shape and is typically capped by a hipped roof. Attic dormers on the front slope of the roof are common. The conservative appearance of the house type, along with its ability to incorporate standardized materials in a simple fashion, ensured its appeal for many Americans, particularly those in Midwestern states like Nebraska. This home embodies all of those features and incorporates some elements the then-popular Craftsman house style. McAlester's "A Field Guide to American Houses" explains that hipped roof Craftsman houses are an atypical subtype of the style. Constructed by an expert carpenter, rather than a trained architect, this home is a good vernacular example of how high-style features were incorporated into simple house forms in the early 20<sup>th</sup> century.

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<sup>25</sup> Grave for Barbara Bookmeyer, Find a Grave website.



**Figure 13:** Photograph by APMA December 2013.

## **CC14-026      A.S. Will Residence**

### Physical Description

The A.S. Will Residence is a two-and-a-half story Double Pile House. This eclectic building exhibits elements of the Craftsman and French Eclectic styles. Multi-shaded light brown brick laid in a stretcher bond clads the body of the house. A stone belt course runs below the first story windows. The asphalt shingled roof consists of two distinct forms. A steeply pitched side-gabled roof with overhanging, slightly flared eaves crowns the front portion of the home while a hipped roof emerges off of this at the rear. A shed dormer clad in multi-colored shingles emerges from the front slope of the roof. Below this is a one-story full-width porch with a brick foundation, concrete floor and flat roof. Square columns resting upon brick piers support the porch roof. The centrally located front door, which is framed by light yellow brick, is accessed by a flight of steps leading to the porch. A centrally located door on the second story leads out to the flat roof of the porch below. This second-story door and the double-hung wood windows that span the exterior walls of the first and second stories are set within slightly arched openings with stone keystones. Those on the second story have stone sills. Evenly spaced roof rafters decorate the eaves on the front and rear portions of the roof.

### Building Development

Although the Cass County Assessor states this building was constructed in 1906, articles in *The Plattsmouth Journal* make clear that it was actually built in 1907. Omaha architect McDonald [possibly John McDonald] designed the home for A.S. and Barbara Will. During the planning stage, it was described as a small but modern residence where no expense would be spared. The Will House appears to have replaced a one-and-a-half story dwelling visible on the site in the 1906 Sanborn. The Wills remained in the home until 1922, at which time they moved to California.<sup>26</sup>

### Related History

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<sup>26</sup> Cass County Historical Society, "508 S. 10<sup>th</sup> Street" file; Sanborn map, 1906.

Asgil S. Will was born in Highland County, Virginia in 1848. He and Barbara married in Virginia in 1870 and moved west to Cass County, Nebraska in 1883. They had a farm in Mt. Pleasant, where they lived with their eight children until retiring to this house in Plattsmouth in 1907. Barbara passed away in 1930, while the couple resided in California. A.S. Will died nine years later, on February 22, 1939 while living with the couple's son in Oklahoma.<sup>27</sup>

### Recommendation

This building is eligible under Criterion C as a good example of a Double Pile House with French Eclectic and Craftsman influences. Additional information on the home's architect, who was possibly John McDonald, a prominent Omaha designer, would add further weight to the Criterion C designation.

### Criterion C

In form, this imposing brick residence embodies aspects of the Double-Pile House, which is described in "Common Houses in American Small Towns." The form of Double-Pile Houses is driven by the internal layout, which consists of a central hall with rooms to either side. This dwelling appears to follow that plan. However, with its steeply pitched roof the house diverges from the typical low pitched roof shape associated with the Double-Pile House form.

In style, this building exhibits a mix of architectural influences. The steeply pitched roof with flared eaves and decorative masonry around window and door openings are common to houses designed in the French Eclectic style. The balanced appearance of the primary façade places the home into the Symmetrical subtype of French Eclectic houses, which the McAlester's describe in "A Field Guide to American Houses." On the other hand, the wide overhanging eaves with decorative roof rafters are a feature more common to Craftsman style homes. Overall, this well-built house is thoughtfully conceived with a distinct appearance that sets it apart as a building worthy of individual designation.

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<sup>27</sup> Cass County Historical Society, "508 South 10<sup>th</sup> Street" file.



**Figure 14:** Left: Reprinted from *The Plattsmouth Journal* article, July 1909, Cass County Historical Society; Right: Photograph by APMA December 2013.

## CC14-047 F.M. Richey Residence

### Physical Description

The F.M. Richey Residence is two-and-a-half story Cube House finished in the Colonial Revival Style. The house has clapboard siding and is topped by a pyramidal hipped roof with wide overhanging eaves adorned with roof rafters. A small dormer emerges from the roof's front slope. A prominent one-story porch with a shed roof accented by roof rafters wraps around three sides of the building. Doric columns support the porch roof. Centered on the primary façade is a wide flight of stairs leading directly to the front door. On the south side is an additional door that leads into a single-story glass enclosed porch and two-story addition with clapboard siding and a hipped roof. Decorative trimwork surrounds the house's windows, which are wood. Many are one-over-one double-hung windows, with a number protected by wood storm units. To the north of the home is a small secondary structure with a side-gable roof and a wing that matches the residence in materiality and overall appearance.

### Building Development

Although the Cass County Assessor states this building dates from 1898, it was more likely constructed in 1907. A November 23, 1906 article in *The Plattsmouth Journal* describes how F.M. Richey had recently purchased the property. At that time a house called the Hawrich Residence stood on the property but in late 1906 Richey planned to remove the existing building and put up a new residence in its place by the spring of 1907. A *Plattsmouth Journal* article from 1909 featured a photograph of the building and called it "one of the finest homes in Plattsmouth."<sup>28</sup>

### Related History

F.M. Richey was born in Ohio in 1841 and moved to Plattsmouth in 1882. He and his brother J.G. Richey, whose home is located at 1102 S. 2<sup>nd</sup> Street and is listed below as a surveyed but determined ineligible property, established a lumber business shortly after their arrival to the city. In 1891, F.M. became sole owner and continued the business under the name F.M. Richey Lumber.<sup>29</sup> In the 1892, 1899, and 1906 Sanborn maps, the F.M. Richey Lumber Yard was located on the corner of 7<sup>th</sup> Street and Pearl (now 1<sup>st</sup>

<sup>28</sup> Cass County Historical Society, "Richey Chicago Ave (405)" file.

<sup>29</sup> *The Plattsmouth Journal*, "F.M. Richey," July 1909, Cass County Historical Society, "Richey Chicago Ave (405)" file.

Avenue). The lumber yard is no longer extant. F.M. Richey retired from the business sometime before 1909, turning over the reins to his son E.J. Richey. When not involved in business pursuits, the eldest Richey took an active interest in Plattsburgh's civic activities. Before 1909 he served three terms as the city's mayor.<sup>30</sup>

F.M. Richey's son, E.J. Richey, was also a prominent citizen of Plattsburgh. His home at 505 Avenue F was surveyed in Phase 1 of the Plattsburgh Intensive Level Survey and recommended for an individual listing to the National Register under Criterion B for of its association with E.J. Richey's business and civic pursuits.

### Recommendation

The building is primarily eligible for listing under Criterion C as an excellent example of a Cube House form designed in the Colonial Revival style. The building is also eligible under Criterion B for its association with F.M. Richey in the areas of local government and commerce.

#### Criterion C

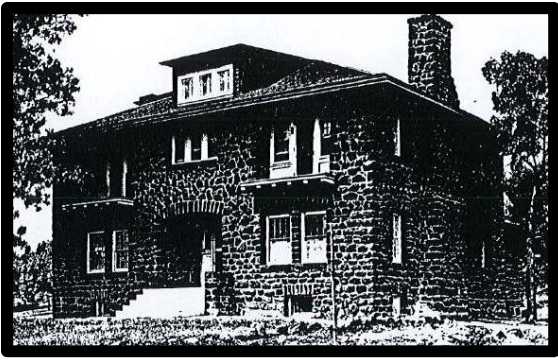
With its square body and pyramidal hipped roof, this building exemplifies the Cube House form described in "Common Houses in America's Small Towns." The building's boxy form, symmetrical layout, and prominent front porch with classical columns places it into the Hipped Roof with Full-Width Porch subtype of the Colonial Revival style, as discussed in McAlester's "A Field Guide to American Houses." A 1909 photograph shows that the home retains much of its historic integrity. The most noticeable modification to the primary façade is the addition of railings on the stairs leading to the porch. The small secondary structure on the property appears to be the same one shown in the 1909 photograph. It has been modified since that time with a front-gabled wing addition sympathetic in its design. The residence and its secondary structure are excellent local representations of the Colonial Revival style.

#### Criterion B

No buildings appear to remain from F.M. Richey's lumberyard, making this building the best extant representation of its first occupant's life. The fact that the building appears much as it did during Richey's tenancy only adds to its ability to fully reflect Richey's prominence as a local business owner and political figure.

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<sup>30</sup> Ibid.



**Figure 15:** Left: Postcard, n/d, Cass County Historical Society; Right: Photograph by APMA April 2014.

## **CC14-291 T.E. Parmele Residence**

### Physical Description

The two-story rectangular plan T.E. Parmele residence is clad in random laid, rough faced sandstone. A moderately pitched, hipped roof with asphalt shingles and overhanging eaves tops the building. The simply detailed home exhibits elements of the Colonial Revival and Prairie styles. The symmetrical front façade is defined by three segmental arched openings on the first story and two balconies on the second story. The front door is recessed and centrally located beneath the middle arched opening. The building contains three chimneys, two at the ends of the hipped roof and one at the rear. Two one-story stone additions, one with a hipped roof and one with a flat roof, are located at the rear of the building. Shed roof dormers clad in shingles emerge from the roof line at the side and rear. Windows are rectangular and either double hung sash or casement.

The property includes two secondary structures. The larger of the two is a two-story building with a distinct two-tiered roof line. The first story is clad in random laid, rough faced stone while the second story has wide board siding. The building is topped by a low pitched side gabled roof. A partial shed roof is located between the first and second stories. The smaller secondary building is front gabled and clad in wide board siding.

### Building Development

According to articles in *The Plattsmouth Journal*, the T.E. Parmele Residence was constructed between 1906 and 1907. Excavation began in May 1906. The sandstone for the façade walls came from a quarry Mr. Parmele had recently opened in Louisville, Nebraska. The cost was estimated to be between \$8,000 and \$10,000. By May 1907, the residence was nearing completion. The home was said to be one of the finest and largest in the county. The interior contained three fireplaces and ten rooms. Concrete was used for the basement walls and floors while high quality lumber was used to decorate rooms on the upper two levels.<sup>31</sup>

T.E. Parmele appears to have only lived in the home for a short time. By 1912, T. H. Pollock was the owner. In that year Pollock sold the home to James Sage for \$10,000. In 1931, the home was sold at a tax foreclosure auction.<sup>32</sup>

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<sup>31</sup> Cass County Historical Society, "812 Chicago Avenue" file.

<sup>32</sup> Cass County Historical Society, "812 Chicago Avenue," file.

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### Related History

T.E. Parmele was the son of Calvin H. and Catherine Parmele, early settlers of Plattsmouth and Cass County.<sup>33</sup> Parmele was himself a prominent citizen. He was Mayor of Plattsmouth in 1902, a director of the Plattsmouth Telephone Company in 1906, and president of the Louisville Stone Company beginning in 1906.<sup>34</sup>

T.H. Pollock was also the son of early Plattsmouth settlers and a prominent citizen. He was involved in a variety of business pursuits during his life, including the organization of the Plattsmouth Telephone Company and the operation of the Farmer's State Bank. In 1916, he entered into the automobile sales business and erected a building at 607 1<sup>st</sup> Avenue out of which to sell Ford Buick automobiles. This building is extant and located within the survey area. Pollock was indirectly related to Parmele through the marriage of Pollock's sister, Lillian, to Parmele's brother, Charles C. Parmele.<sup>35</sup>

### Recommendation

The building is primarily eligible for listing under Criterion C as an excellent example of a vernacular building with Colonial Revival and Prairie style details. The building was also considered for eligibility under Criterion B, for its association with prominent citizens T.E. Parmele and T.H. Pollock. However, neither of these men lived in the house for an extended period of time so that the building itself is not capable of illustrating either men's important achievements.

#### Criterion C

As a two-story rectangular block with a hipped roof and symmetrical appearance, the building falls into the Hipped Roof without Full-Width Porch subtype of the Colonial Revival and the Hipped Roof, Symmetrical, with Front Entry subtype of the Prairie, both of which are discussed in McAlester's *A Field Guide to American Houses*. The Colonial Revival subsection comprises about 25 percent of all Colonial Revival houses. Segmental arched openings like those found on the primary façade of the house and the end chimneys are also typical attributes of Colonial Revival buildings. The Prairie subsection that the home embodies represents the earliest Prairie form and is most commonly associated with vernacular examples of the style. This building's distinct appearance and retention of many character defining features make it an excellent candidate for potential designation.

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<sup>33</sup> Andreas' *History of the State of Nebraska (1882)*.

<sup>34</sup> Baker, M.N., ed. *The Municipal Year Book*. 1<sup>st</sup> Issue (New York: The Engineering News Publishing Company, 1902), 265; *Electric Review*, Vol. 48, (New York, March 3, 1906), 355.

<sup>35</sup> Cass County Historical Society, "607 1<sup>st</sup> Avenue" file.



**Figure 16:** Photograph by APMA December 2013.

### **CC14-283      Front Gable American Small House**

#### Physical Description

This small scale one-story front gabled house embodies the American Small House type. The wood frame building is set upon a concrete foundation, clad in wide plank siding, and topped by a moderately pitched asphalt shingled roof. A small canopy with decorative trimwork shields the off-centered front door. The door has four glass panels above a solid wood panel. A metal and mesh screen door that appears to be of the same vintage as the house protects the main entrance. An additional entrance is located on the north side of the home. The three visible facades each contain two six-over-one double hung wood windows with aluminum screen units. Metal awnings protect the windows on the main façade as well as one window on the south façade.

#### Building Development

According to the Cass County Assessor, this home was constructed in 1945. However based on other sources, it is more likely the home dates from 1941 or 1942. The home was built as part of the Oakmont Addition, a housing development begun in the fall of 1941 on a large parcel of land west of downtown. A *Plattsmouth Journal* article published in October 1941 discussed the homes then being constructed on the east side of the development facing Chicago Avenue. By August 1942, twenty of the planned 25 homes in the development had been finished.

#### Related History

Oakmont Addition was the vision of J. Howard Davis, a local lawyer and insurance man. According to articles in *The Plattsmouth Journal*, Davis built the homes to fill a void in the housing market that resulted from an influx of new citizens moving to Plattsmouth in the early 1940s. The development was constructed on land purchased from Walter L. Propst that fronted the east side of Chicago Avenue. Framework for the first house went up in late September 1941. By August 1942, 20 homes had been erected with five more on the way. The homes were praised as "all modern, painted in attractive colors and with the surroundings being arranged for natural beauty."<sup>36</sup> Nine of the homes faced Chicago

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<sup>36</sup> *The Plattsmouth Journal*, "Oakmont Addition Started Year Ago, September 1941," September 28, 1942, Cass County Historical Society, "Oakmont Addition" file.



Avenue with the rest facing Oakmont Drive. The curving Oakmont Drive, which runs along the west side of the development, was included as the small subdivision's crowning feature.<sup>37</sup>

Specific information on the home and its occupants was not available at the Cass County Historical Society.

### Recommendation

This building is eligible under Criterion C as an excellent example of the Front Gable American Small House type.

### Criterion C

Small in scale with a square floor plan, gabled roof, and simple details, this building embodies the American Small House form, as discussed in the Georgia Historic Preservation Division's "American Small House." The small size and simple appearance of these types of houses made them easy to construct and affordable for potential buyers. While all of the homes constructed by Davis between 1941 and 1942 appear to be extant, this appears to be the only residences to retain a high level of integrity with very few, if any, notable modifications.

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<sup>37</sup> *The Plattsmouth Journal*, "Oakmont Homes are Rapidly Becoming Realities" October 6, 1941, Cass County Historical Society, "Oakmont Addition" file.



**Figure 17:** Photograph by APMA December 2013.

## **CC14-284      Hipped American Small House**

### Physical Description

This modest one-story dwelling exhibits many features characteristic of the American Small House type. The wood frame building has a cement block foundation, wide plank siding, and a low-pitched hipped asphalt shingled roof with overhanging eaves. The front door, which consists of a small square glass panel framed in wood, is located slightly off center on the street facing façade and is accessed by a short flight of concrete steps. A screen door that does not appear original protects the door. A secondary entrance is located on the south side of the building. The house has wood two-over-two double hung windows protected by either wood or aluminum screens.

### Building Development

The Cass County Assessor states that this home was constructed in 1948. The home was built in the Hillcrest Subdivision west of downtown and the Oakmont Addition discussed above.

### Related History

The development history of the Hillcrest Subdivision requires additional research. The Cass County Assessor shows that homes in this development were laid out along the curving Hillcrest Drive.

### Recommendation

This building is eligible under Criterion C as a good example of an American Small House form with a hipped roof.

### Criterion C

This home reflects all of the characteristic features of the American Small House type. Its modest square plan and simple appearance allowed for a quick construction schedule and an affordable price tag. The house was also well built, with quality materials that remain extant today. While many nearby homes have undergone varying degrees of modification, this home retains a significant portion of the features that identify it as an American Small House.





**Figure 18:** Photograph by APMA December 2013.

## **CC14-238 Composite Ranch**

### Physical Description

This low-lying one-story residence is completed in the Composite Ranch form. The building is arranged as a shallow T, with a slightly off-centered wing emanating from the main rectangular portion of the home. Wide plank siding and masonry veneer clad the body of the house while asphalt shingles cover the low-pitched hipped roof. The front porch is located on the left side of the main façade, beneath the home's wide overhanging eaves, and contains a metal column and railings that appear original. The front door, which is accessed from the porch, is positioned on the left hand side of the projecting wing. The projecting wing contains a large picture window with a fixed pane flanked by two one-over-one double hung windows. Elsewhere windows are one-over-one double hung window situated in pairs or individually. The windows appear to be metal with metal storms.

### Building Development

The home was constructed in 1957, according to the Cass County Assessor.

### Recommendation

This building is eligible under Criterion C as a good example of a Composite Ranch.

### Criterion C

"Small Houses in American Small Towns," explains that Composite Ranches like this one are defined by irregular massing with low-pitched roofs. The irregular massing was an attempt on the part of builders to add interest to the appearance of an otherwise simple house form. This building's low silhouette, wide overhanging eaves and prominent picture window also speak to its Composite Ranch origins and make for an aesthetically appealing exterior. The building's retention of many of its character defining features makes it a potential candidate for designation.





**Figure 19:** Photograph by APMA December 2014.

## **CC14-245      Massed Ranch**

### Physical Description

This one-story Massed Ranch has a square footprint with a shallow wing projecting on the right half of the street facing façade. While most of the house is clad in wide plank siding, stone veneer is applied to the lower half of the primary façade. A low-pitched multi-hipped roof has overhanging eaves and asphalt shingles. The front door consists of three asymmetrical lites encased in a wood frame and is centered on the main façade. It is accessed from a small porch. A decorative metal column supports the roof eave that projects over the porch. On the west façade is a secondary entrance accessed from a flight of concrete steps with a small landing and decorative metal railing. A picture window with a fixed central sash flanked by narrow double-hung windows is located in the projecting wing. The home's other windows appear to be one-over-one double-hung windows set within simple wood trim. Metal screens protect the windows.

### Building Development

According to the Cass County Assessor, this home was constructed in 1956.

### Recommendation

This building is eligible under Criterion C as a good example of a Massed Ranch.

### Criterion C

This building embodies the Massed Ranch form, which is distinguished by a building footprint that is more square in form than other ranch types. Horizontality, a major feature of ranch homes, is emphasized here by the low roofline and overhanging eaves that appear to stretch out into the landscape. The building's retention of its overall form, cladding materials, windows and front door, all of which appear original to the 1950s, give the building high integrity and make it a potential candidate for designation.





**Figure 20:** Photograph by APMA December 2014.

## **CC14-278      Raised Ranch**

### Physical Description

This one-story building with partially above ground basement represents the Raised Ranch form. The main body of the house is clad in wide board siding and brick veneer and is set upon a concrete block foundation. Capping the home is a low-pitched side-gabled roof sheathed in asphalt shingles with overhanging eaves. The wood front door is located on the north end of the primary façade and is accessed from a set of stairs leading to a cement slab. A secondary entrance is located on the north side of the home. Adjacent to the front door is a large picture window with a fixed central unit flanked by two double hung units. On the south end of the primary façade at the basement level is a wood and glass paneled garage door. The home has two-over-two double-hung windows set within simple frames. Aluminum screens cover the windows.

### Building Development

This house was constructed in 1963, according to the Cass County Assessor.

### Recommendation

As a good example of the Raised Ranch house form, this building is best nominated under Criterion C.

### Criterion C

The Raised Ranch house form is characterized by a linear plan with a partially visible lower story, which often contains a garage. The upper portion of the home resembles a traditional rectangular ranch with a low-pitched roof. Front doors are frequently off-centered and picture windows are often present. This home appears to retain many of its character-defining features, including the wood and glass paneled garage door, making it a potential candidate for designation.





**Figure 21:** Photograph by APMA December 2013.

## **CC14-281      Composite Ranch**

### Physical Description

This one-story gable front and wing residence embodies the Composite Ranch type. The home is clad in wide board siding with a concrete foundation and asphalt shingled low-pitched roof. The front door, which contains three narrow rectangular lites encased in wood, is located slightly off center beneath the front gable's overhanging eave. A screen door of metal and mesh protects the front door. A garage is located in the projecting front-gable of the residence. Bargeboard-like wood trim decorates the ends of the front gable. The garage door is wood paneled with two lites. The home's windows are one-over-one double-hung metal units arranged in pairs protected by metal screens. Decorative shutters flank the paired windows.

### Building Development

The building was constructed in 1969, according to the Cass County Assessor.

### Recommendation

This residence is best nominated under Criterion C as an excellent example of a Composite Ranch form.

#### Criterion C

This home's irregular massing, low-pitched roof, paired windows, and minimal decoration allow it to typify the composite ranch form discussed in "Small Houses in American Small Towns." The building's low height and snugness to the ground emphasize the appearance of horizontality, a key feature of Ranch house forms. No discernable modifications have been made to the original appearance of the residence, making it an excellent candidate for potential designation.





**Figure 22:** Photograph by APMA December 2013.

### **CC14-063      M.E. German Church/First Church Christ Scientist**

#### Physical Description

The Methodist Episcopal (M.E.) German Church is a front-gabled building with Classical Revival features sided in clapboard with an asphalt shingled roof. On the front of the building is a small partially enclosed porch with a hipped and gable roof. The open portion of the porch, which contains two Doric columns topped by a pediment, gives the otherwise simple building a Classical Revival appearance. The front door contains one sidelight and a narrow transom and is protected by a non-historic screen door. A secondary entrance appears to have once been present on the north façade of the enclosed porch but has since been infilled with clapboards. One-over-one double-hung windows set within simply trimmed openings are located on the north and south facades.

#### Building Development

According to the Cass County Assessor, this building was constructed in 1868. The building is best known historically for its association with the German M.E. Church, which purchased the property in 1887 from J. Tanner for \$200. It is unclear from available deed records whether the church converted an existing building on the site or built a new building to serve their congregation. In 1909, the property was sold to Wade W. Windham for \$850 and the building was used by the Plattsmouth Church of Christ Scientist for worship until sometime between 1949 and 1968.<sup>38</sup> At an unknown date, the building was modified for use as a single-family home.

#### Related History

William Nast, a German native who immigrated to the U.S. in 1828, established the first German society of the Methodist Episcopal Church at Cincinnati, Ohio in 1837. The first German Methodist church was erected at Wheeling, Ohio just two years later, in 1839. Nast went on to publish a German language religious journal, the *Christliche Apologete*, which contained writings on Methodist doctrine. Within fifty years, this subset of the M.E. church had spread throughout the county and included fifty thousand members of German societies, five M.E. German schools or colleges, two orphanages, and a

<sup>38</sup> Cass County Historical Society, "German Methodist Church – 226 S. 6<sup>th</sup> St" file. 1949 Sanborn Map.

Deaconess school in Kansas City. After meeting with such success in America, the leaders of the M.E. German movement turned their attention to Germany, where they spent many years preaching and converting thousands of German natives to the faith.<sup>39</sup>

The broader Methodist Episcopal Church was a well-represented denomination in Nebraska in the late 1800s. First organized in 1860, by 1890 the Methodist Episcopal's were the largest religious group in the state with a membership of about 35,000.<sup>40</sup> In Plattsmouth, Andreas' 1882 *History of the State of Nebraska* recounts, there was a First Methodist Episcopal Church organized in June 1857 and located on the west side of 6<sup>th</sup> Street between Main and 1<sup>st</sup> Avenue (historic Pearl Street). Plattsmouth's German population chose to establish a separate Methodist Episcopal German church two blocks away. By 1882, Plattsmouth also had a German Presbyterian Church, a German schoolhouse, and at least one German fraternal organization, Liederkrantz Hall.<sup>41</sup> Around the turn of the 20<sup>th</sup> century, the success of Methodist Episcopal German societies like this one likely depended upon their ability to provide physical structures in which immigrants could maintain a sense of group identity while practicing their faith and socializing with fellow parishioners.

The second religious group to operate out of this building, The First Church of Christ Scientist, or Christian Science religion, first appeared in Nebraska in the 1850s. Jennie B. Fenn of Omaha, Nebraska was the state's first practitioner and the first Christian Science class was taught at Beatrice, Nebraska in October 1885. Christian Science churches could be found in many of Nebraska's cities and towns by the early 1900s, including at Plattsmouth.<sup>42</sup>

### Recommendation

The German M.E. Church is eligible under Criterion A for its association with the German Methodist Episcopal Church from 1887 to 1909. Architecturally, the building has the same footprint as it had in the 1892 Sanborn map and appears to retain many historic features, such as the Classical Revival porch, clapboard siding, and window trim. The building is not exemplary of any architectural form or style, however, and would not be a good candidate for listing solely under Criterion C.

### Criterion A

The use of this building by the Methodist Episcopal German Church from 1887 to 1909 reflects how Plattsmouth's German population created separate spaces where they as a group could converse in their native tongue. This building's significance is derived less from its use as a church than from the role it played serving the social, spiritual, and intellectual needs of a subsection of Plattsmouth's once influential German population. This building is today the only extant non-residential building in the survey used historically by the city's German immigrants for such purposes, making it an excellent candidate for listing under Criterion A. It is also possible this building is one of the few remaining in the city with direct ties to Plattsmouth's German social and religious history. The building's potential listing could benefit from additional research into the history of German settlement in Plattsmouth generally and the survey area specifically.

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## PROPERTIES **NOT** INDIVIDUALLY ELIGIBLE

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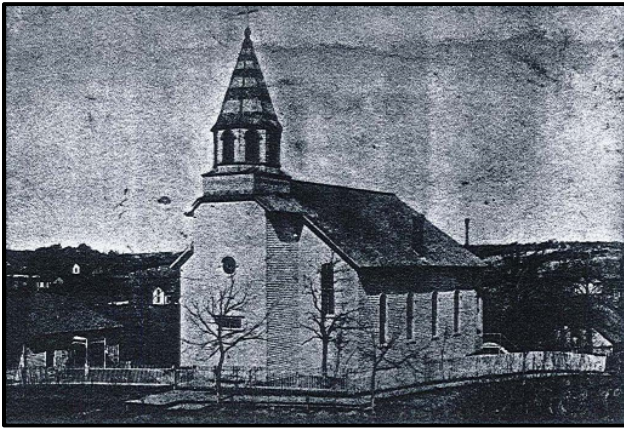
<sup>39</sup> A.B. Hyde, *The Story of Methodism Throughout the World* (1889), 652-658.

<sup>40</sup> *Biographical and Historical Memoirs: Adams, Clay, Hall and Hamilton Counties, Nebraska* (1890), 104-105.

<sup>41</sup> Andreas' *History of the State of Nebraska* (1882); 1892 Sanborn Map.

<sup>42</sup> J. Sterling Morton, *Illustrated History of Nebraska: Volume II* (1907), 477-479.

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



**Figure 23:** Left: Reprinted from Cass County Historical Society, Holy Rosary Church file; Right: Photograph by APMA December 2013.

## CC14-032 Holy Rosary Church

### Physical Description

The Holy Rosary Church is a one-and-a-half-story front-gabled building with a one-and-a-half story bell tower and one-story front-gabled mass attached to the front. The vinyl and clapboard-clad building sits upon a brick and concrete foundation and its roof forms are finished in asphalt shingles. Access to the building is provided by a set of double doors in the one-story addition at the front of the building. A side-door accessed from a ramp is also located on the east side of the one-story addition. The bell tower is crowned by an octagonal belfry and spire with a cross at its tip. Tall, narrow arched window openings with decorative hoods and stained glass lites are located in the upper zone of the building's front facade. A small circular window with a stained glass lite is placed at the center of the bell tower. Windows in the one-story addition are one-over-one double-hung units arranged in pairs or alone and trimmed with vinyl.

### Building Development

Although the Cass County Assessor states this building was constructed in 1915, it was actually built in 1891 for Plattsmouth's Roman Catholic Czech population. At the time of its construction, the building consisted of the one-and-a-half story main portion and the bell tower on the front. Access to the building was provided by a set of double-doors centered on the first story of the bell tower. In 1902, a one-story rectory was constructed on the plot immediately west of the church. Between 1906 and 1919, the interior of the building was renovated and new stained glass windows were added. In 1972, Holy Rosary Church was closed following consolidation efforts by its Roman Catholic diocese.<sup>43</sup>

Two years later, in 1974, the church was rented out to the Fellowship Baptist Church (Southern). Fellowship Baptist Church purchased the building in 1976. Another denomination, Church of God occupied the building sometime between 1976 and 1982. In 1982, the building became vacant and remained so until 1996 when it was purchased by Bellevue, Nebraska resident Steve Carmichael, who planned to convert the building into a home. After making some improvements, Carmichael decided the building should remain a church and in 1998 he sold the building to the Bible Church Berean

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<sup>43</sup> Kvapil, "Bohemian Town in Plattsmouth," 6-10.

Fundamental parish. This group spent five years renovating the building.<sup>44</sup> The one-story addition on the front of the building and the vinyl siding appear to have been added by this newest parish group.

### Related History

The Holy Rosary church was organized in 1890 to serve the religious needs of Plattsmouth's Czech-speaking Roman Catholics. The church building was dedicated a year later, on October 4, 1891, with many congregants assisting in the construction. The church is sited in Plattsmouth's historic Bohemian Town, which was established by the city's many newly arriving Czech residents in the 1880 and 1890s. This self-contained "village," which included homes, stores, a school, fraternal organizations and religious groups, provided the immigrants with a comfortable place in which to live and do business with others who spoke their language and shared their culture. As the children of the first immigrants assimilated into American life in the succeeding decades, the cultural and retail services provided in Bohemian Town lost much of their relevance and the neighborhood began to change. Today, a limited number of buildings remain from the area's heyday as a Czech enclave. The Holy Rosary Church is one of the few, if not only, non-residential buildings to survive.<sup>45</sup>

### Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP. Although this building remains as one of the last surviving vestiges of Plattsmouth's early Bohemian community, recent changes to the building detract from its overall integrity.

### Criterion C

Architecturally, the building retains its overall form and many of its historic features such as the bell tower and stained glass windows. However, the addition of vinyl siding and the one-story mass at the front of the building within the last decade have dramatically altered the building's historic appearance.



<sup>44</sup> *The Plattsmouth Journal*, "Holy Rosary is Church Again," October 23, 2003, Cass County Historical Society, "Holy Rosary Church" file.

<sup>45</sup> Kvapil, "Bohemian Town in Plattsmouth."

**Figure 24:** Photograph by APMA December 2013.

## **CC14-250      Travis-Balance Residence**

### Physical Description

The Travis-Balance Residence is a one-and-a-half story cross plan building finished in the Queen Anne style. The main body of the building has a gable front and side-gabled wing sided in clapboard and fish scale shingles. A side-gabled addition on the west side consists of concrete block on the first story and clapboard siding and fish scale shingles on the second story. It contains a front-gabled dormer on its north façade. The front door with a historic screen door is offset to the east side of the front façade. A non-historic flat exterior deck provides access to the door. The side-gabled wing on the west façade contains a bay window on the first story and a decorative truss beneath the gable end. Window types vary. Windows on the main façades first story consist of fixed panes with leaded glass transoms. Other windows types include wood one-over-one double-hung windows and horizontal sliding sash windows. Most of the openings are trimmed with decorative bracketed moldings.

### Building Development

According to the Cass County Assessor, this building was constructed in 1888. The Plattsmouth City Directory lists Samuel Balance, a plastering contractor, as the home's resident in 1890. The U.S. Federal Census shows that Harvey D. Travis, his wife Elizabeth and their three children occupied the home by 1900. They remained there until Mr. Travis's death in 1913. In early 1914, the Presbyterian Church purchased the home to use as a rectory for their pastor.<sup>46</sup>

The 1899 Sanborn map shows the house was originally built with only the front gabled central mass, which gave it a rectangular floor plan. At that time it also had a one-story wraparound porch that extended to the west side of the building and a one-story addition at the rear. By 1906, the west side-gabled wing was added, resulting in the shortening of the wraparound porch to half of its original length. Another smaller one-story addition was added at the rear by this date. The 1923 Sanborn map shows the concrete block addition with side-gabled roof on the east side was present by that time. A secondary porch was also built on the west façade of the rear addition.

### Related History

Travis D. Harvey was born at Columbiana County, Ohio. He moved to Plattsmouth sometime after 1886 from Weeping Water, Nebraska where he and I.F. Travis had been partners in a real estate firm.<sup>47</sup> He first worked as a county attorney in Plattsmouth and was praised as being "one of the finest young lawyers in the State" in the *Historic and Descriptive Review of Nebraska* from 1882. Travis went on to become a judge and remained in that profession until his death in 1913.<sup>48</sup>

According to Andreas' *History of the State of Nebraska*, the First Presbyterian Church was established in Plattsmouth in 1858 at the instigation of Reverend John Hughes. In 1882, their church was located in a sizable brick church building on Main Street near Sixth. The 1899 Sanborn shows a Presbyterian Church

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<sup>46</sup> Cass County Historical Society, "3<sup>RD</sup> Ave. – 710 Marble – Travis-Balance" file.

<sup>47</sup> "1885/86 Gazetteer of Cass County Businesses," NE Gen Web Project, Cass County.

<sup>48</sup> Cass County Historical Society, "3<sup>RD</sup> Ave. – 710 Marble – Travis-Balance" file.



on the corner of 7<sup>th</sup> Street and 2<sup>nd</sup> Avenue (historic Granite Street). It is likely this is the same Presbyterian Church as that formerly on Main Street. The church, no longer extant, was located just one block north of the Balance/Travis residence.

### Recommendation

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

#### Criterion A

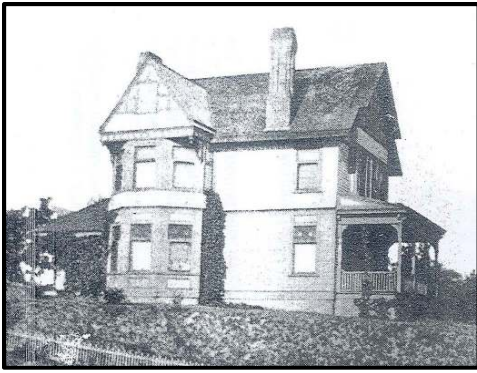
As an individual residence, this building does not have sufficient association with past events to represent them on its own. Thus the building cannot be eligible under Criterion A.

#### Criterion B

As a county attorney and judge, Travis D. Harvey was a prominent resident in Plattsmouth during his residency in the city. Having lived in this home for approximately 23 years, he appears to have made his mark on it by adding the addition on the west side and one of those at the rear. While the building may be eligible under Criterion B for its association with Harvey, it lacks the physical integrity needed for individual listing.

#### Criterion C

Architecturally, this building is missing its wraparound front porch, a significant character defining feature of the Queen Anne style that it embodies. While many other notable historic elements are present, including the windows, window molding, and siding, the removal of the front porch detracts significantly from the building's integrity and makes it a poor candidate for listing under Criterion C.



**Figure 25:** Left: Home of Isabel Richey, c. 1910, Reprinted from Cass County Historical Society, J.G. Richey House file; Right: Photograph by APMA December 2013.

### **CC14-031 J.G. Richey Residence**

#### Physical Description

The two-and-a-half story Justus G. (J.G.) Richey house has a cross plan form and is completed in the Queen Anne Style. The building is set on the peak of a hill. The front gabled building has a wall projection on the upper stories of its primary façade and two side gabled projections at the rear of the primary mass. Wide board siding clads the body of the home while fish scale shingles cover the gable ends. Asphalt shingles cap the roof. Two decorative brick chimneys emerge from the front and back of the central gable. The off-center front door, which is flanked by sidelights, is located on the west side of the primary façade. Many of the wood windows on the first and second stories are eighteen-over-one double hung windows. Some of those on the first story are protected by wood storm windows. The wood windows in the attic story are one-over-one double-hung windows.

#### Building Development

The Cass County Assessor states this building was constructed in 1878 but it was actually built in 1887. An article from June 1887 in *The Plattsmouth News Herald* describes how J.G. Richey was "grading his lots on the corner of 11<sup>th</sup> and Marble [3<sup>rd</sup> Avenue], preparatory to building a fine residence thereon."<sup>49</sup> J.G. Richey lived in the home with his wife Isabel and their son. Isabel referred to her home as "The Crow's Nest" because of its siting at the top of a hill.<sup>50</sup> J.G. moved out of the home sometime between 1910 and 1913 following Isabel's death in 1910. A historic photograph from the early 20<sup>th</sup> century shows that the home originally had a one-story front porch with a shed roof and turned posts on its front façade.

#### Related History

J.G. Richey and his wife Isabel were both noteworthy Plattsmouth citizens during their residency in the city. J.G. was born in Ohio in 1849 or 1850 but lived in Plattsmouth by 1879. Isabel was born at Lancaster, Missouri but was living with her family in Aftron, Iowa at the time of her 1879 marriage to J.G. The couple

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<sup>49</sup> *The Plattsmouth News Herald*, untitled clipping, June 2, 1887, Cass County Historical Society, "J.G. Richey House 11<sup>th</sup> St and 2<sup>nd</sup> Ave" file.

<sup>50</sup> Newspaper clipping, no source, Cass County Historical Society, "J.G. Richey House 11<sup>th</sup> St and 2<sup>nd</sup> Ave" file.

had two children together, Welchie, who passed away in 1885, and Justus Livingston, who went on to become principal of Plattsmouth High School.<sup>51</sup>

J.G. Richey was involved in a number of business ventures in Plattsmouth. In 1879 Richey partnered with John C. Cummins in a lumber business. By 1882 Richey was running a lumber business with his brother F.M. He sold his share in that business in 1891. Richey was also president of the Plattsmouth Brick & Terra Cotta Manufacturing Company and president of the Plattsmouth Gas & Electric Light Company in 1890.<sup>52</sup> In the 1900 U.S. Federal Census, J.G.'s occupation is listed as "mining" and in the 1910 Census he is described as the president of a bank. The bank name was not given.

Isabel Grimes Richey was a nationally recognized poet. Her book "A Harp of the West" (1895) gained wide-spread recognition and garnered complimentary reviews from prominent American authors. Following the success of her book, she served for several years as the editor of the Women's Department of the Twentieth Century Farmer, a publication based in Omaha, Nebraska. She resigned from that post in 1908 when her mother fell ill. She herself fell sick in 1909 and passed away in late 1910.<sup>53</sup> J.G. moved out of the home following Isabel's death. In the 1913 Plattsmouth City Directory, his residence is listed as the Riley Hotel on 6<sup>th</sup> Street in downtown Plattsmouth.<sup>54</sup>

### Recommendation

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

#### Criterion A

As an individual residence, this building does not have enough association with past events to represent them on its own. The building can therefore not meet Criterion A.

#### Criterion B

J.G. and Isabel Richey were both significant individuals. Many of the couple's contributions to local and national society occurred while they resided in this home; however, alterations to the building detract from its integrity and reduce its ability to properly convey its historical association with the Richeys.

#### Criterion C

Architecturally, this building's original clapboards have been covered by wide board siding and its front porch has been removed. Although the building retains its overall form and some features of the Queen Anne style, including the windows, fish scale shingles, and a patterned masonry chimney, modifications to the building greatly detract from its integrity and make it a poor candidate for listing under Criterion

<sup>51</sup> *The Plattsmouth Journal*, "Mrs. Isabel Richey Passes Away," 17 Nov. 1910. Cass County Historical Society, "J.G. Richey House 11<sup>th</sup> St and 2<sup>nd</sup> Ave" file.

<sup>52</sup> Andreas, *History of the State of Nebraska*; *The Plattsmouth Journal*, "F.M. Richey," July 1909, Cass County Historical Society, "Richey Chicago Ave (405)" file. "Nebraska State Gazetteer: Business Directory." (1890).

<sup>53</sup> *The Plattsmouth Journal*, "Mrs. Isabel Richey Passes Away," 17 Nov. 1910. Cass County Historical Society, "J.G. Richey House 11<sup>th</sup> St and 2<sup>nd</sup> Ave" file.

<sup>54</sup> Cass County Historical Society, "Richey Chicago Ave (405)" file.



**Figure 26:** Photograph by APMA December 2013.

### **CC14-243      Gable Front and Wing Residence**

#### Physical Description

This one-story gable front and wing residence is finished in the Folk Victorian style with Queen Anne and Italianate influences. Wide board scalloped siding clads the body of the home while asphalt shingles cap the roof. A one-story porch with a flat roof supported by turned posts extends across the front of the side-gabled wing. A flight of concrete steps leads to the porch and provides access to two single entry doors. One of these doors is protected by a wood storm door while the other is a one panel door with glass lites. A bay window with decorative trim work is located at the center of the gable front. Windows appear to be wood one-over-one windows set within molded openings and protected by glass and wood storms. The east façade contains an open-air shed roof projection at the basement level. Posts that support the roof resemble those on the front porch.

#### Building Development

According to the Cass County Assessor, this building was constructed in 1868. However, it appears the residence was actually constructed in c. 1881. W.C. Mouton purchased the property in 1880 for \$90 and sold it a year later to J.E. Morris for \$450. The sharp increase in property value may indicate that Mouton constructed a residence before the 1891 sale.

At an unknown date, the home's clapboard siding was covered with wide board planks. Elements of the home's original porch were also removed sometime after its construction.

Don Gappa purchased the home in 2006. He has worked to restore the home to its historic appearance through the replacement of porch posts and interior woodwork that was removed by previous owners. The residence is now referred to as River Hill Cottage.<sup>55</sup>

#### Related History

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<sup>55</sup> Cass County Historical Society, leaflet on "310 2<sup>nd</sup> Ave."

Information on the home available at the Cass County Historical Society provided some information on early owners of the parcel but no additional information was included to trace the origin of its construction or occupation.

### Recommendation

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

#### Criterion A

As an individual residence, this building does not have enough association with past events to represent them on its own. The building can therefore not meet Criterion A.

#### Criterion B

Further information is needed on the building's early residents to determine if any were significant local individuals. Lacking this information, the building cannot meet Criterion B.

#### Criterion C

With its prominent front porch and bay window, this building conveys Queen Anne and Italianate elements common to many Folk Victorian homes, as described in McAlester's "A Field Guide to American Houses." However, the home's original clapboard siding has been covered. The siding detracts from the building's overall integrity.



## FUTURE WORK

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

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

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

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

### PLATTSMOUTH CERTIFIED LOCAL GOVERNMENT

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

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

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

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

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

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

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

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

**PLATTSMOUTH HERITAGE PRESERVATION COMMISSION**

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

Duties of the board include:

- To adopt preservation guidelines;
- To review National Register nominations;
- To review proposed work on certified historic structures;



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

### NEBRASKA STATE HISTORIC PRESERVATION OFFICE (NESHPO)

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

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

### NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

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

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed. It is important to note what listing a property in the National Register means, or perhaps more importantly does not mean.

The **National Register DOES NOT:**

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

- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner's objection.
- Allow the listing of a historic district over a majority of property owners' objections.

Listing a property on the **National Register DOES:**

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

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

## FEDERAL HISTORIC REHABILITATION TAX CREDIT PROGRAM (FHTC)

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register Historic District, or a local landmark/historic district that have been certified by the Secretary of the Interior.

A certified rehabilitation is one that conforms to the Secretary of the Interior's Standards for Rehabilitation. The Standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and the community. The program does not necessarily require a property to be reconstructed or restored to its original condition, but historically significant materials, features, finishes, and spaces should be retained to the greatest extent possible.

**The FHTC in Nebraska has been responsible for:**

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.

- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- Helping to broaden the tax base.
- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.
- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property—usually by listing the property in the National Register—and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office. For more information, contact the Project Coordinator at the Nebraska State Historic Preservation Office at (402) 471-4787 or by email at [nshs.hp@nebraska.gov](mailto:nshs.hp@nebraska.gov).

#### VALUATION INCENTIVE PROGRAM (VIP)

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. After the project is completed, the assessed valuation of a historic property is frozen for eight years at the value when rehabilitation started, known as the "base" valuation. The taxable valuation then rises to its actual value over a four year period. To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local government ordinance.
- Be substantially rehabilitated, which means the project must be worth at least 25 percent of the property's "base" assessed value.
- Be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation
- Be a qualified historic structure and the NeSHPO must receive an application in order for expenditures to qualify. The tax freeze benefits the owners of the historic properties and the community by:
  - Providing a real economic incentive to rehabilitate historic buildings.
  - Increasing the long-term tax base of a community.
  - Helping stabilize older, historic neighborhoods and commercial areas.
  - Encouraging the promotion, recognition, and designation of historic buildings.

- Allowing participation by local governments that enact approved historic preservation ordinances.

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

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**APPENDIX A - GLOSSARY**

**American Small House.** (1930-1960). A simply detailed, small, detached, single family house building type. The floor plan is compact, most typically square in shape although there are some rectangular examples. These homes are often single-story, simply massed buildings with a moderately sloping gable roof featuring little to no eaves. Windows tend to be traditional in form and placement, although some picture windows were used. Some homes include small porticoes or stoops, porches or small front-facing gable entrances. The interior is organized in a compact arrangement using very few hallways, if any. Typical floor plans include a living area, kitchen/dining room and two bedrooms although some homes do have additional bedrooms.

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

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

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

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

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

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

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

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

**Contemporary** (1950-1980). Popular among architect-designed home built between the 1950s and 1960, the contemporary building type has two distinct subtypes most easily identified by the roof shape. The Contemporary Flat Roof building type was derived from the International Style in regards to its

massing and plan arrangement, but differs in its integration with the landscape and use of materials. The Contemporary Gable Roof is more influenced by Craftsman and Prairie styles in regards to its detailing. (See typology, included in the following appendix)

**Contributing** (National Register definition). A building, site, structure, or object that adds to the historic associations, and/or historic architectural qualities for which a resource is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period. These resources are already listed on the National Register, considered active and a record is maintained in the NeHBS inventory.

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

**Integrity.** Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of historic significance. Integrity is evaluated through seven aspects; location, design, setting, materials, workmanship, feeling and association. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation"; 1990) 44-45.

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

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

**Italianate Style** (1870-1890). An architectural style commonly used in residences, these square, rectangular, or L-shaped, two to three-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a

cupola. Windows are commonly highlighted with elaborated crowns in an inverted “U” shape. (McAlester, 1992) 211.

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

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

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

**Minimal Traditional** (1930-1950). To meet the demand for economical homes during the 1930s, more simplified housing forms began to emerge. The earliest of these was the Minimal Traditional House. These building types developed from the basic bungalow, vernacular Tudor and cottage forms and were adapted to meet the budgets of developers and home owners. Immediately preceding and following World War II, this building type dominated large tract-housing developments of the period. The building type has a small footprint and is often one to one-and-one-half stories in height with minimal ornamentation compared to earlier styles and asymmetrical fenestration with an off-center entrance. The Minimal Traditional building type is somewhat a larger version of the American Small House (Federal Housing Authority’s minimum house). (See typology in the following appendix)

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

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

**Non-contributing** (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a resource is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

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

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

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

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

**Prairie Style** (1900-1920). One of the few truly American architectural styles, the flat expanse of the Midwest prairie inspired Frank Lloyd Wright and other early proponents to design houses that hugged their sites and incorporated stylized geometric forms borrowed from nature. Typically two stories in height, these houses emphasize horizontality with a low-pitched roof and widely overhanging eaves. Decorative elements often include contrasting materials and colors on wall surfaces; window boxes or flattened pedestal urns; geometric patterns of small-pane window glazing; broad, flat chimneys; and geometrically adorned friezes or door surrounds.

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

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

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

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

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

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

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

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

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

**Site.** The location of a prehistoric or historic event.

**Split-level** (1955-1975). An architectural style commonly used on residences. Although the building type was developed during the 1930s, it did not see a large demand until the 1950s. The multi-story form

served as an alternative to the one-story Ranch house. The split level provided a larger house and addressed a family's need for three types of living space: service areas, living areas and sleeping areas. This manifested in three levels of interior space created by a two-story wing intercepted at mid-height by another wing.

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

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

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

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

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

## SECTION 9-305 LANDMARK HERITAGE PRESERVATION

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

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

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

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

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

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

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

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

recognition although not designated as landmarks or historic districts and take appropriate measures of recognition, and maintain a documentary inventory;

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

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

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

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

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

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

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

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

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

(3) Geographic importance, by being a part of or related to a city center, park or other distinctive area, which should be developed or preserved according to a plan based on a historic, cultural or architectural motif; or owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community, or the City of Plattsmouth; or



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

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

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

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

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

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

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

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

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

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

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

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

- a. When a proposal for the designation of a landmark or a historic district is presented to the City Council, it shall take into consideration the recommendation of the Board, and shall further give consideration to the economic consequences to the City and the affected property owners.
- b. Objection by the owners of twenty (20%) percent of the front footage of the property within a proposed historic district shall require five (5) affirmative votes by City Council for approval of such district.
- c. Objection by the owner or owners of a proposed landmark shall require five (5) affirmative votes for approval of such landmark.
- d. Objections as to a landmark or a historic district designation must be acknowledged on a form available in the office of the Director and any such objections must be filed with the City Clerk no later than the first reading of the proposed designation ordinance.
- e. In order for the owners of a particular parcel of land to validly object to the designation, such objection shall be executed by all those owners who are otherwise required to execute a valid conveyance of a fee simple interest in such parcel and whose names appear in the records of the County Register of Deeds.
- f. Pursuant to the provisions of this Ordinance, and the procedures set forth herein, the City Council may, by ordinance, designate a "Landmark", or a "Historic District."
- g. A historic district may be designated as such only if the owners of at least fifty-one (51%) percent of the front footage of property within the district concur in such designation, not to include any public right-of-way located in such district.
- h. Each ordinance designating a landmark or a historic district shall include a description and statement of the significance of the real property or district to justify its designation as such and a description of the particular features that should be preserved, and shall include the legal description of the landmark or a historic district.
- i. Within ten (10) days after the effective date of an ordinance designating property as a landmark or a historic district, the Director shall send a copy of such ordinance and a letter prepared by the Director outlining the basis of such designation and the obligations and restrictions which result from such designation to the owner of record of each property so designated or each property within the designated district by registered or certified mail.

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

11. All properties owned by government entities and/or public agencies shall be subject to the provisions of this Ordinance in the same manner as private persons. All visible modifications or additions to public areas within a landmark or a historic district, including street furniture, lighting fixtures, and paving materials shall be subject to review by the Board.

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

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

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

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

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

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

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

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

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

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

f. If, after considering the application for a certificate of approval required by this Section, the Board determines that the proposed changes are consistent with the criteria for historic preservation established by this section, the Board shall recommend to the Director the issuance of the certificate of approval.

g. In the event of determination to deny a certificate of approval, the Board shall request consultation with the owner for a period not to exceed ninety (90) days for the purpose of considering alternatives which achieve preservation in keeping with the criteria. If within that time, an acceptable solution has been achieved, the decision may be amended to approve issuance of a certificate. If at the end of ninety (90) days, an acceptable solution has not been achieved, the certificate of approval shall be deemed finally denied and the applicant so

notified by letter and the applicant may appeal to the Council within twenty (20) days of the date of the letter finally denying the application. The Council may, after a public hearing, reverse or modify the recommendation of the Board but only if it finds that owing to special conditions pertaining to the specific piece of property, denial of the certificate of approval will cause undue and unnecessary hardship.

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

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

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

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

## APPENDIX C – SITE DATA

The following pages include the following for each property:

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

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