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**Nebraska Historic Buildings Survey  
Chase County**

*Prepared for:*

Nebraska State Historical Society



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# Chapter 1

## Introduction

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

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

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

- Administering a federal tax incentives program for the preservation of historic buildings.
- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.
- Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal agencies.

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

### Nebraska Historic Buildings Survey

The Nebraska Historic Buildings Survey (NeHBS) was begun in 1974. The survey is conducted on a county-by-county basis and currently includes more than 60,000 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors never enter private property

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without permission. In addition to this fieldwork, surveyors research the history of the area in order to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county such as an historic highway or type of industry.

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

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

For more information, please call the NeHBS Program Associate or the Survey Coordinator listed below.

### National Register of Historic Places

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

history or prehistory. These properties may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national levels.

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

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

- 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 individual private property over an owner’s objection.
- Allow the listing of historic districts over a majority of property owners’ objections.
- Require public access to private property.

Listing a property in the National Register does:

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

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

### Certified Local Governments

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

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

There are a number of advantages to achieving CLG status:

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

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

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

- Finally, but not least, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community's history.

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

### Preservation Tax Incentives

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

A certified rehabilitation is one that conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and a community. The program is not necessarily intended to reconstruct or restore historic buildings to exact, as-built specifications.

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The tax incentive program in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-end 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 a tool 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. We strongly urge contacting the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office before initiating any activity for a project that anticipates the use of preservation tax incentives.

For more information, please call the Review and Preservation Services Program Associate listed below.

### Federal Project Review

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

identify historic properties in the project area; assess the effects a project may have on historic properties located in the project area; and develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects the project may have on historic properties.

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

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

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

### Public Outreach and Education

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

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

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

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

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# Chapter 2

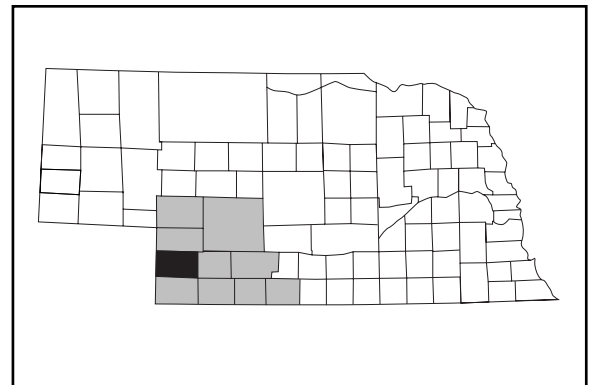
## Historic Overview

### Introduction

This historic overview provides a context in which to consider the various types of resources researched and documented in this survey. When possible, the overview presents information about specific buildings within the survey area. Within the overview, when a surveyed building is mentioned, its Nebraska Historic Buildings Survey (NeHBS) site number follows its reference in the text (CH01-001, for example). These site numbers begin with an abbreviation of the county, CH for Chase, and a two-digit number referring to its location within the county. Each community has a number, for example Champion is “01” and rural sites are numbered “00.” The last three numbers refer to the specific building or structure within the NeHBS inventory.

### The Landscape and Environment of Southwestern Nebraska

Southwestern Nebraska is made up of ten counties. These counties include Chase, Dundy, Frontier, Furnas, Hayes, Hitchcock, Keith, Lincoln, Perkins, and Red Willow. Three distinct landscapes characterize this region of the state. The Republican and the Platte River Valleys intersect the region, providing a fertile floodplain. Rising from these river valleys are flat plains that stretch across much of the region. The southern extent of the sand hills are present in Chase, Dundy, Perkins, Hayes, and Lincoln counties.<sup>1</sup>



*Figure 1. Map Showing Chase County and Southwestern Nebraska*

Agriculture has formed the foundation of the region’s economy from early settlement through the present. Ranchers began raising cattle in the region after the Texas Trail cattle drives traveled through the region in the 1870s, and livestock has remained an important industry since this time. However, due to the dry climate of western Nebraska, crop farmers have long faced times of drought. Beginning in the 1930s, the government sponsored irrigation systems to aid area farmers. As of the mid-1990s, nearly 6 million acres of land in southwestern Nebraska was utilized for agricultural pursuits. Although center-pivot irrigation is now the preferred irrigation method, remnants of earlier systems

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and larger projects, such as the Enders Dam and Reservoir constructed in the 1950s, remain visible on the landscape.



*Farmers Produce and Supply Company in Enders, 1912 (CHM)*

### Chase County

Chase County is situated in southwestern Nebraska. The county's western border is shared with Colorado, and it lies about 25 miles north of the Kansas border to the south. Hayes County bounds its eastern edge, Perkins County is located to the north, and Dundy County is situated to the south. The county is approximately 900 square miles and encompasses nearly 576,000 acres of land. Of that total, over 47,000 acres are used as pasture. The county is located within the Republican River Valley with two main tributaries flowing through the county. The Frenchman River flows the entire length of the county and the South Fork of the Stinking Water Creek, or Spring Creek, runs west to east in the northern part of Chase County and empties into the Republican River.<sup>2</sup>

Nationwide, large numbers of farmers settled in the West from 1870 to 1900, and by 1890, the United States Census reported over 4,800 residents living in Chase County. Americans traveling westward in search of farmland joined first-generation immigrants from Germany, Bohemia, Sweden, Ireland, and England in Chase County. During this time, the nation's agricultural production greatly expanded. Several factors increased farm productivity. Agricultural improvements included new farm

machinery such as the steel plow, which could slice through the heavy soil of the plains; and the twine-binder, which gathered bundles of wheat and tied them with string. Agricultural improvements also included new varieties of grain, such as drought-resistant sorghum, that contributed by increasing harvests. Barbed wire, patented in 1874, enabled farmers to protect their property from roaming livestock. Improvements in transportation and engineering enabled railroads to connect southwestern Nebraska to major cities in the East, making it easier to ship produce to market. Historically, the agricultural products of Chase County consisted of grains – principally wheat and sorghum – hay and ranching.<sup>3</sup>



*Main Street in Imperial, 1910 (CHM)*

As Chase County attracted settlement, farming proved difficult in the dry climate and the need for irrigation became evident by the 1890s. However, by 1917, only a small amount of cultivated land was irrigated for the nearly 5,000 residents. In the 1940s and 1950s, construction commenced on dams to eliminate periodic flooding in the region and to help control the flow of water in southwestern Nebraska. In 1950 Chase County's population reached 5,176. In 1951 the United States Bureau of Reclamation finished construction of the Enders Dam (CH00-070) and Reservoir located in Chase County. The Enders Dam and Reservoir irrigates 22,000 acres of land in southwestern Nebraska. By the 1960s, with continued improvements irrigation was extended to an additional 3,000 acres of land in Chase County. The need for irrigated land has

### Early Sorghum Mills

Historically, Chase County farmers produced sorghum - a grassy plant that produces grain. Varieties of sorghum are grown for their seeds and also for their stems. Farmers either sold the stems to broom manufacturers or to mills. Mills pressed the moisture from the stems, or cane, to make sorghum syrup - also called molasses. Sorghum is also used to make animal feed and silage to feed cattle. Today, Nebraska is one of the leading producers of sorghum.

Historically, Chase County had several sorghum mills, including:

- Yost Mill
- Green Mill
- Funk Mill west of Champion
- Hughes Mill north of Imperial
- Billy Taylor Mill in Chase County
- Charles Jones Mill
- A.E. McCartney Mill in the town of Wauneta

— Adapted from "Grain Sorghum History," *Cosmic Crops*, n.d., <<http://www.cyberspace.com/sorghumhistory.html>> (7 March 2002); and Chase County Historical Society, *Chase County History*, vol. III, 50.

increased. The Enders Dam and Reservoir is still used for irrigation, but center pivot and wells also deliver irrigated water. Today, the county's agriculture largely consists of cattle production, corn and grain production. The 2000 census reported a population of 4,068 people in Chase County.<sup>4</sup>

### The Burlington and Missouri River Railroad

Settlement in Nebraska dramatically increased following the end of the Civil War when the federal government encouraged farmstead settlement through legislation such as the Homestead Act. The federal government also granted large tracts of land to railroad companies to encourage railroad expansion in the West. Consequently, the railroad companies owned amounts of land across the county and promoted settlement. Railroads such as the Union Pacific and Burlington and Missouri River (B&M) Railroads extended into southwest Nebraska during the late 1800s. Company engineers placed stops every 8 to 12 miles to replenish the water and fuel for the

train's steam engine. Initially, the stops consisted of water tanks and places for the construction crews to live while building and maintaining adjacent sections of the railway. Gradually the stops also served as shipping and receiving points for area settlers. Over time, railroad developers platted town sites, constructed depots, and built houses for section foremen. Communities developed to serve the surrounding farmers, who in turn further increased the use of the railroad for transportation of goods to markets in the East.<sup>5</sup>



*Birdseye view of Imperial, c. 1905 (CHM)*

In Chase County, the B&M extended to Imperial by 1898. Railroad promoters, land speculators, and farmers settled the county during the late 1800s. In 1880 the population of Chase County numbered 80 residents. However, the western expansion of the B&M through southwest Nebraska resulted in increased settlement. The B&M attracted agricultural and commercial settlement, and the population grew, which led residents to petition the state legislature to organize Chase County in April of 1886.<sup>6</sup>

Companies such as the Lincoln Land Company, a subsidiary of B&M, purchased sites along the rail line and platted communities to encourage the establishment of towns. Enterprising settlers established town sites in the hopes of attracting a rail line through the new communities, but in many cases the railroad never came and the town sites were deserted having lasted only a few years. The towns of Lamar and Imperial were initially by-passed by railroad lines, but residents moved their buildings to be adjacent to the railroad and to ensure continued development.

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### The Texas Trail

The Union Pacific Railroad (UP) extended west along the Platte River during the late 1860s and developed as a destination of cattle drives traveling north from Texas to ship their cattle to the East. The cattle trade helped attract commerce and aided in the settlement of Nebraska, and Chase County. For nearly 20 years after the Civil War, thousands of men drove millions of multicolored longhorns from Texas ranches to shipping points as far north as Iowa, Illinois, Nebraska, and Wyoming. Between 1866 and 1887 the Texas Trail followed settlement and railroad expansion westward, following several different routes. The final route of the cattle drives was established c.1876, and passed through Chase County after the UP extended further west and cattle-loading pens were established in Ogallala, less than 40 miles north of Chase County. Lasting for approximately 10 years, the route traversed several counties in southwestern Nebraska and eastern Colorado as rail lines were completed west.<sup>7</sup>

Outbreaks of cattle diseases, such as tick fever, led to local legislation in areas of Missouri and Kansas to block the passage of the cattle herds. Instead of turning back to Texas, however, the drovers continued to pass through areas further to the west. Another reason for the trail's demise was continental settlement that continued westward. Drovers were increasingly confronted by farmers and landowners afraid of diseases and having crops trampled by the thousands of longhorns. Many farmers enclosed their property with barbed wire, closing off open prairies. In this way, the cattle drives continually shifted course westward in search of open grazing range and a water supply for the cattle, reaching Chase County in c.1876.<sup>8</sup>

The trail traversed the open grasslands in portions of Oklahoma, Kansas, Missouri, and Nebraska. Along the route in these areas settlers established ranches near waterways and railroads to serve the needs of the drovers and their herds as they passed through each year, driving cattle to shipping points in the north. In 1880 the United States Census reported a population of 80 people in Chase County. Cattle herders and ranchers accounted for more than half of the total population.<sup>9</sup>

In 1886 a drought hit Nebraska. The dry summer was the first obstacle that eventually led to the demise of the Texas Trail and the cattle-driving industry. The drought lasted well into the fall of 1886 and was followed by a series of blizzards throughout the subsequent winter season. The U.S. Department of Agriculture reported that the winter conditions of 1886-87 resulted in the loss of over 2,000,000 head of cattle, and financially ruined many cattle ranchers. Decimated herds led to fewer cattle for market, and by the 1890s, many ranchers faced heavy debt. This series of events resulted in the decline of the great cattle drives. Even so, the cattle drives north from Texas left a lasting impression on the commercial and agricultural makeup of the county and state through the development of cattle-related businesses and the establishment of a localized cattle ranching industry.<sup>10</sup>

#### Early Cattle Companies

Located along the cattle trail-driving route of the Texas Trail, the cattle industry and trade developed as a significant industry in Chase County. The area attracted ranches and cattle companies based on the trading opportunities the cattle drives brought to the area. During the late nineteenth and early twentieth century, the following enterprises developed:

- Brush Cattle Company
- Spring Creek Cattle Company
- Guernsey Ranch
- McGillin Ranches
- Harlem Cattle Company
- Kempton Ranch
- Kilpatrick North Ranch

— Adapted from Chase County Historical Society, *A Chase County History, Centennial Edition*, vol. II, 1965, 12-17.



*Commercial building in Wauneta, c. 1900 (CHM)*

### Community Development

The earliest settlement in Chase County was the community of **Wauneta** settled by George Rowley and his family in c. 1875. The Rowleys settled along the Frenchman River near the site of a modest natural waterfall. Upon arrival the Rowleys established a cattle ranch and constructed a seven-room sod house. The Rowley home became a gathering point for traveling cattle drovers. Local legend states that the song “Juanita” was a favorite tune of the cattle hands and the settlers named the settlement Juanita in honor of the song. The spelling was reportedly changed to Wauneta to avoid confusion with the already existing town of Juniata in Adams County. As the settlement grew, W.S. Fisher hired a surveyor that platted 18 blocks on his land in June 1887. Five years later a line of the B&M extended to Wauneta and Fisher transferred several platted blocks to the Lincoln Land Company of the railroad in order to stimulate development.<sup>11</sup>

Prior to the construction of the railroad Wauneta benefited by its location by the falls along the Frenchman River. In 1887 the falls provided power for Wauneta’s first mill. A dam above the falls diverted water into the mill’s turbine wheel to provide its grinding power. In January of 1892 a line of the B&M was constructed through Wauneta and the community continued to grow. For approximately one year Wauneta served as a terminal along the railroad. The railroad brought further settlement as English, French, Irish, Czech,

German, and Spanish immigrants located in Wauneta, many opening businesses. By the early 1890s, there were two banks, a school, a church, and a host of stores including three general stores, a hardware store, and a drug store. By 1900, the population of Wauneta reached 181 residents.<sup>12</sup>



*Wauneta's train station, c. 1890 (CHM)*

In 1905 the mill was destroyed by fire. The following year a second mill was built and in operation until 1921 when it also was destroyed by fire. Soon after, the Wauneta Roller Mills (CH06-013) was constructed near the railroad and has been in operation ever since.<sup>13</sup>

During the 1930s and 1940s, the residents of Wauneta witnessed two floods that had devastating effects on the community. To control flooding the Bureau of Reclamation removed the waterfall and made other modifications along the Frenchman River in 1951. During the 1950s, Wauneta reached its highest population level of 926. To accommodate this increase in population, Wauneta constructed a new school building in 1953. Before this time, students attended school in a local church. The school served an area covering 253 square miles. The 2000 census recorded a population of 625.<sup>14</sup>

**Imperial** is located in central Chase County. Thomas Mercier arrived in the Imperial area in 1885 and established a town site and named it after his hometown in Canada or for the British Imperial government. Mercier purchased 161 acres from the United States Land Office in McCook and promoted settlement. Six months

## Chapter 2. Historic Overview

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later, he sold part of the land to local rancher Melville Goodrich. To help encourage residents to move to Imperial, Mercier and Goodrich gave a free lot to any person who agreed to construct a building. Mercier also sold a portion of the original tract to the Lincoln Land Company to further promote settlement.<sup>15</sup>



*View of Main Street looking north in Imperial, c. 1910 (CHM)*

Railroad construction began in May 1887 and grading for the tracks was completed in 1888 to the south of Imperial. As owners of the adjacent land, the Lincoln Land Company provided lots

to residents of Imperial who moved their buildings to “Railroad Addition,” an area platted a couple blocks south of the original location of Imperial. Knowing the advantages of locating closer to the railroad, residents moved their buildings to the south that spring. In the summer of 1886 after three elections, residents voted Imperial the county seat and constructed the first courthouse in 1889 with funds donated by the Lincoln Land Company. The courthouse was a white, two-story, frame building that was destroyed by arson in the early twentieth century. In 1892 the B&M finished construction of its line through Imperial. In that year, the town had five general stores, three banks, two hotels, three physicians, and a host of other elements that supported the thriving community.<sup>16</sup>

At the turn of the century, there were over 400 residents living in Imperial. Imperial continued to prosper in the early twentieth century. Like many other towns and communities, Imperial began to construct brick buildings to reduce the threat of fire. In 1910, in addition to a new courthouse, a brick hotel and two brick banks were constructed. The county courthouse (CH04-007, listed in the National Register of

### **The Detroit-Lincoln-Denver Highway in Chase County**

In the early 1900s the automobile began to play an increasingly important role in society. The Omaha-Lincoln-Denver Highway (OLD), later the Detroit-Lincoln-Denver Highway (DLD), formed a portion of one of America’s first transcontinental highways. Established in May of 1911, the DLD opened communities along the route to increased tourism and trade. In Chase County the highway connected Wauneta, Imperial, Chase, and Lamar to communities in adjacent counties.

Because the new transcontinental highway improved the volume of traffic, many communities benefited from their position along the route to offer goods and services to travelers. Garages, hotels, motels, and eateries were established in communities along the route. For example, the Balcony House Hotel (CH04-025, listed in the National Register of Historic Places) in Imperial opened as a tourist campground in the early 1920s to handle the increase in tourism resulting from the DLD route through town. The local newspaper, the Imperial Republican, frequently heralded the number of visitors and activities at the site. Free band concerts at the campground were advertised in OLD and DLD maps and the local newspaper. The popularity of the campground and hotel were so great that the owner purchased additional buildings with the intention of making “a modern tourist camp with car booths and all that makes a modern tourist camp.” Transportation-related resources remain along the route today, including Hotel Imperial (CH04-047), constructed c. 1915, and several gas stations.

During 2001-2002 Mead & Hunt conducted a survey for the Nebraska State Historic Preservation Office (NeSHPO) of Nebraska’s historic highways, including the DLD in Chase County. For information on the history of highway development, or the properties surveyed along the DLD, contact the NeSHPO.

— Discussion of the DLD Highway taken from the NeHBS of Nebraska’s Historic Highways, which includes the DLD Highway; information on the Balcony House taken from, Greg Miller, Balcony House, National Register of Historic Places Nomination Form, National Park Service, March 2000. Both sources available at the Nebraska State Historic Preservation Office, Nebraska State Historical Society, Lincoln.

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Historic Places) was built between 1910 and 1912 at the same location at the corner of Ninth Street and Broadway.<sup>17</sup>



*First National Bank in Imperial, c. 1915 (CHM)*

During the Great Depression, Imperial's population continued to grow. By 1940, the population totaled nearly 1,200 people. With labor from the Works Progress Administration (WPA), Imperial's main street was paved. The WPA also began construction of Imperial's first public park during the 1930s. In 2000, Imperial's population reached 1,982, nearly half of Chase County's total population.<sup>18</sup>

**Lamar**, another community that moved to be closer to the railroad, was settled in 1886. Lamar was situated 2 miles west of its current location and originally named Allenville after one of the area's first settlers, A. S. Allen. The town later changed its name to Lenox. In 1887 the B&M Railroad started construction of a line through the county and the Lincoln Land Company laid out a town to the southeast of Lenox and named the new town Lamar, after Secretary of the Interior, Lucius Q. C. Lamar. Fully aware of the importance of direct access to the railroad, the people of Lenox moved their town to the site closer to the railway. In 1891 Lamar's population reached 100. The Nebraska State Gazetteer and Business Directory listed a church, school, general store, hotel, and a bank in Lamar by 1892.<sup>19</sup>

Lamar continued to grow in the late nineteenth century, but the railroad never completed its tracks to the community. However, in the early 1910s the DLD Highway connected Lamar to

nearby communities, aiding in the development of the community over the next several decades. The gas station (CH05-003) at the corner of Pawnee and Arapahoe Streets serves as a symbol of the highway's heyday through Lamar.

Although the population grew to over 120 residents in the 1930s, Lamar's population began a steady decline afterward. New irrigation systems increased the value and productivity of agricultural land; however, these systems increased the cost of farming and the maintenance of the machinery. This resulted in farmers selling their land and moving to larger, nearby towns. Slowly, local businesses closed. The 2000 census reported 19 people living in Lamar.<sup>20</sup>

The original town site of **Enders** was platted in 1890 also by the Lincoln Land Company and named for a local rancher named Peter Enders. In 1908 residents moved 2 miles east to be closer to the Frenchman Creek and the site of the town shifted. Little is recorded in Enders during the middle of the twentieth century in local history. By 1950, Enders reached a peak population of 100 residents. The following year, the United States Bureau of Reclamation constructed the Enders Dam and Reservoir near Enders to irrigate farmland in Chase County. The population of Enders is not more than a few dozen people today, but the community is host to many outdoor enthusiasts every year who use the reservoir for recreational purposes.<sup>21</sup>



*General store in Lamar, 1909 (CHM)*

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**Champion** was established c.1886 and was originally called Hamilton. As Hamilton, the community competed against Imperial and Chase for the location of the county seat of government. In hopes of being successful, the town changed its name to Champion, after the former mayor of Omaha and Nebraska's first Attorney General, Champion S. Chase. Even so, Champion lost its bid to host the county's seat of government to Imperial, which is located about 7 miles northeast.<sup>22</sup>



*Main Street in Champion, 1896 (CHM)*

Champion is located near a 3-foot natural rock falls in the Frenchman River. The falls offered a prime site for waterpower and a mill developed at the site. In the late 1880s, the Champion Flour Mill commenced operation. In the early 1890s, however, fire destroyed the mill. By 1892, Champion had two banks, three general stores, two hotels, and several other commercial businesses that supported the community. A second Champion Mill (CH01-001; listed in National Register of Historic Places) was constructed by Thomas Scott in 1893 and was used commercially until 1968 when it became a State Historical Park under the Nebraska Game and Parks Commission. Although this mill has undergone several phases of development, it serves as an excellent example of a late-nineteenth and early-twentieth-century industrial mill that served mainly a local market.<sup>23</sup>

### Former Town sites

Settlers promoted several town sites in Chase County during the late 1800s in hopes of attracting other settlers and establishing a community. Often the sites consisted of little more than a post office, and frequently when the railroad bypassed these settlements, the town sites were deserted.

The former town site of Chase was originally named Eldridge and settled in 1886 by settlers Thomas S. Woodard and the Buzick Brothers. Two years later the B&M Railroad established a line through Chase County, bypassing Chase. Consequently, many of the town people moved 5 miles to the southeast, to the town of Champion located along the rail line. Chase was deserted and little evidence remains today.<sup>24</sup>

### Notes

<sup>1</sup>Bill Sesow and Susan Wunder, *Journey Through Nebraska* (n.p.: Instructional Materials Council, 1997), 291.

<sup>2</sup>Anoma Hoffmeister and the Chase County Genealogical Society, *A Research Guide to Genealogical Data in Chase County, Nebraska* (n.p.: Nebraska State Genealogical Society, 1986), 3.

<sup>3</sup>Chase County Historical Society, *Chase County History*, vol. IV (n.p.: Chase County Historical Society, 1971), 43; United States Census Bureau, "Chase County, Nebraska," *State and County Quick Facts*, 7 February 2002, <<http://quickfacts.census.gov/qfd/states/31/31029.html>> (24 April 2002); Wayne Wheeler, "Foreign Born Population, 1870-1950, Chase County," *An Almanac of Nebraska: Nationality, Ethnic and Racial Groups* (n.p., 1975), 102; Inter-university Consortium for Political and Social Research (ICPSR), "Census Data for the Years 1890-1950," *United States Historical Census Data*, 24 March 1998, <<http://fisher.lib.virginia.edu/cgi-local/censusbin/census/cen.pl>> (7 March 2002).

<sup>4</sup>Sesow and Wunder, 307; ICPSR; Hoffmeister and Chase County Genealogical Society, 3; Bradley H. Baltensperger, *Nebraska: A Geography* (Boulder, Colo.: Westview Press, 1985), 25; United States Department of Agriculture, "1997 Census of Agriculture," n.d., <<http://www.nass.usda.gov/census/census97/profiles/ne/neb.htm>> (26 February 2002); Chase County Historical Society, 43; United States Census Bureau.

<sup>5</sup> Hoffmeister and Chase County Genealogical Society, 1.

<sup>6</sup>A. T. Andreas, "Burlington & Missouri River Railroad," *Andreas' History of the State of Nebraska*, 15 December 2001, <[www.ukans.edu/carrie/kancoll/andreas\\_ne/railroad/railroad-p4.html](http://www.ukans.edu/carrie/kancoll/andreas_ne/railroad/railroad-p4.html)> (24 April 2002); Geography and Map Division, Library of Congress, "Galbraith's Railway Mail Service Maps, Nebraska (1898)," *Railroad Maps, 1828-1900, 19 October 1998*, <[http://memory.loc.gov/cgi-bin/map\\_item.pl](http://memory.loc.gov/cgi-bin/map_item.pl)> (24 April

2002); Nebraska State Historical Society, "Nebraska Planning and Development Region Nineteen: A History and Historical Sites Survey of Grant, Arthur, Keith, Perkins, and Chase Counties," (Lincoln, Nebr.: Nebraska State Historical Society, n.d.), 1-2.

<sup>7</sup>Charles Barron McIntosh, *The Nebraska Sand Hills; The Human Landscapes* (Lincoln, Nebr.: University of Nebraska Press, 1996), 87; Norbert R. Mahnken, "Early Nebraska Markets for Texas Cattle," in *Nebraska History*, vol. XXVI (January-March 1945): 3.

<sup>8</sup>Mahnken, 4; Philip Ashton Rollins, *The Cowboy; An Unconventional History of Civilization on the Old-Time Cattle Range* (New York: Charles Scribner's Sons, 1936), 12.

<sup>9</sup>Nellie Snyder Yost, *The Call of the Range; The Story of the Nebraska Stock Growers Association* (Denver, Colo.: Sage Books, 1966), 45; A.T. Andreas, *History of the State of Nebraska*, vol. I (Chicago: Western Historical Company, 1882), 541; Chase County Historical Society, *Chase County History*, Centennial Edition, vol. II (n.p.: 1965), 22.

<sup>10</sup>Yost, 141-144.

<sup>11</sup>Chase County Historical Society, *Chase County History; Two Volumes in One* (n.p., 1965), 7; Hoffmeister and the Chase County Genealogical Society, 11.

<sup>12</sup>Chase County Historical Society, *Chase County History, Centennial Edition*, vol. II, 31, 24; Jane Graff, *Nebraska; Our Towns* (Dallas, Tex.: Taylor Publishing Company, 1988), 36-37; Nebraska Department of Natural Resources, "Population of Nebraska Cities and Towns: 1860 to 1990," *Data Bank: Decennial Census Data for Nebraska*, n.d. <<http://www.nrc.state.ne.us/databank/census/cencity.txt>> (16 February 2001).

<sup>13</sup>Southwest Public Power District, "Communities Served," *Communities*, 25 June 2001, <<http://www.swppd.com/community.htm>> (7 February 2002).

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<sup>14</sup>Graff, 36-37; Nebraska Department of Natural Resources; Nebraska Public Power District, "Nebraska Community Fast Facts Profile, Wauneta, Nebraska," 24 April 2002, <<http://sites.nppd.com/aedc/fastfacts.asp?city=Wauneta>> (24 April 2002).

<sup>15</sup>Chase County Historical Society, *Chase County History*, Centennial Edition, vol II, 24-25; "Remodeling Recalls Building's History," *Imperial Republican*, 19 October 1978.

<sup>16</sup>Graff, 32-33.

<sup>17</sup>Nebraska Department of Natural Resources; Graff, 32-33; Barbara Beving Long, "Chase County Courthouse," National Register of Historic Places, National Park Service, November 1989.

<sup>18</sup>Nebraska Department of Natural Resources; Graff, 32-33; Nebraska Public Power District, "Nebraska Community Fast Facts Profile, Imperial, Nebraska," 24 April 2002, <<http://sites.nppd.com/aedc/fastfacts.asp?city=Imperial>> (24 April 2002).

<sup>19</sup>*Nebraska State Gazetteer and Business Directory*, vol. 7, part 1 (Omaha, Nebr.: 1890-1891), 254; Graff, 34-35.

<sup>20</sup>Nebraska Department of Natural Resources; Graff, 34-35; Chase County Historical Society, *Chase County History*, Centennial Edition, vol II, 5; Nebraska Public Power District, "Nebraska Community Fast Facts Profile, Lamar, Nebraska," 24 April 2002, <<http://sites.nppd.com/aedc/fastfacts.asp?city=Lamar>> (24 April 2002).

<sup>21</sup>Hoffmeister and the Chase County Historical Society, 7-8; Baltensperger, 25.

<sup>22</sup>Hoffmeister and the Chase County Historical Society, 6; Chase County Historical Society, *Chase County History*, Centennial Edition, vol II, 4, 26-27.

<sup>23</sup>"Champion Mill; Historic Site of Nebraska Game and Parks Commission, Volume 5" (n.d.: n.d.), 1; "Champion, Nebraska - History," n.d. <<http://www.chasecounty.com/history/chamh>

ist.htm> (24 January 2002); "Champion Mill State Historical Park - An Area off the Beaten Path," (n.p.: n.d.).

<sup>24</sup>Nebraska State Historical Society, 1-2; Hoffmeister and the Chase County Genealogical Society, 7.

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# Chapter 3

## Survey Results

### Research Design

#### Objectives

The Nebraska State Historical Society (NSHS) retained Mead & Hunt to identify and document significant historic, architectural, and landscape resources within Chase County. Architectural historians from Mead & Hunt conducted the Nebraska Historic Buildings Survey (NeHBS) in the fall of 2001. The survey builds upon the previous survey efforts undertaken by NSHS. The survey verified the location and evaluated the current status of resources previously surveyed and identified additional resources that qualify for inclusion in the NeHBS. The Mead & Hunt survey team examined the integrity and significance of each previously surveyed and newly identified resource and its potential eligibility for listing in the National Register of Historic Places (National Register). The survey team also reviewed resources collectively to determine their potential to contribute to a National Register Historic District. The previous county wide survey was completed in 1977.

#### Methodology

##### *Survey Area*

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

##### *Background Research*

Before beginning fieldwork, architectural historians from Mead & Hunt investigated published information about the history, culture, and settlement of Chase County and its communities at the following repositories: Nebraska State Historical Society Library/Archives, Chase County Historical Society, and the Nebraska State Historic Preservation Office (NeSHPO) of the Nebraska State Historic Society.

Mead & Hunt collected information on previously surveyed properties and National Register listed properties. NeSHPO staff and the Mead & Hunt survey team participated in a public meeting held in Imperial to provide local residents with information about the survey. NeSHPO and Mead & Hunt staff encouraged residents to share information on local history and about sites that may gain significance for their associations to historic events or that were not visible from the public right-of-way.

##### *Field Survey*

During the field survey, architectural historians from Mead & Hunt drove all known public roads and streets to identify properties with historic

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and architectural significance. Properties that are included in the survey met the evaluation considerations outlined in the *Nebraska Historic Buildings Survey (NeHBS) Manual* (July 9, 1997). Generally, the NeHBS uses the National Park Service guidelines, which state that a property must:

- Be at least 50 years old — Following NeHBS guidelines, Mead & Hunt included properties that fell a few years outside the 50-year mark if they were significant or unusual property types.
- Be in its original location — Generally, historical associations are absent when a property is moved from its original location, which reduces the property's ability to convey its significance.
- Retain its physical integrity — For a property to retain physical integrity, its present appearance must closely resemble its original appearance. Common alterations to buildings include the replacement of original materials with modern ones (such as new windows or porches), the construction of additions, and the installation of modern siding materials. Properties that display too many physical changes were excluded from the survey. Because urban residences are the most common resource within a building survey, we evaluated houses using a strict integrity standard.

Following NeHBS guidelines, Mead & Hunt considered historic changes in siding materials. Historic siding materials include asphalt shingles and sheet rolls, and asbestos shingles that have been applied during the historic period of the property or more than 50 years ago. Generally, asphalt siding material was used prior to World War II and asbestos siding was popularized after World War II. Historic replacement siding on vernacular buildings and buildings with no distinctive architectural style was found to be acceptable to qualify the property for inclusion in the survey if the building displayed no other alterations. However, properties that had an identifiable style with historic siding were not surveyed because the addition of the replacement siding has a greater effect and diminishes the property's integrity. For further discussion of historic siding materials see *Glossary of Architectural Styles and Survey Terms*.

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

Mead & Hunt evaluated commercial buildings individually and as potential contributing components of a commercial historic district. In accordance with NeHBS guidelines, we acknowledged that the first-floor storefronts of commercial buildings are often modernized. An altered first-floor storefront alone did not eliminate a building from the survey. If a commercial building retained historic wall surfaces, cornices, and second-level window openings, it was generally included in the survey. Mead & Hunt closely evaluated concentrations of commercial buildings within Chase County communities to determine the potential for a historic commercial district.

Mead & Hunt personnel documented properties according to the NeHBS manual's procedures and requirements. Architectural historians from Mead & Hunt recorded information gathered in the field into the NeHBS electronic database. Photographic documentation included two black-and-white photographs for each newly surveyed property, and color and digital pictures of potentially eligible properties and representative properties in Chase County. During the evaluation, the survey team related properties to historic contexts and property types developed by the NeSHPO and outlined in the NeHBS manual, and recorded all surveyed property locations on a U.S. Geological Survey, county road, and/or city map and in the electronic database. All surveyed properties were evaluated for potential eligibility according to the National Register criteria listed below.

Limitations and biases of the survey included a review of only those properties and resources identifiable from the public right-of-way and not obscured by foliage or other obstructions. Chase County included a number of agricultural properties that are setback from the public right-of-way and the survey team made all possible attempts to view and assess these properties.

### National Register of Historic Places

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

To be listed in the National Register, a property's significance must be demonstrated by one or more of the following criteria established by the National Park Service:

- Criterion A – Association with events or activities that have made a significant contribution to the broad patterns of our history.
- Criterion B – Association with the lives of persons significant in our past.
- Criterion C – Association with the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D – Potential to provide important information about prehistory or history.

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

- Religious properties deriving significance from architectural or artistic distinction or historical importance.
- Moved properties that are significant for architectural value.
- Birthplaces or gravesites if there is no other appropriate site directly associated with a significant person's public life.
- Cemeteries that derive primary significance from graves of person's of transcendent importance, from age, or distinctive design features.
- Reconstructed buildings when built in a suitable environment.
- Commemorative properties with significant design, age, tradition, or symbolic value.
- Properties less than 50 years old that are of exceptional importance.

Important in the determination of eligibility of a property is integrity. Integrity is defined as the ability of a property to convey its significance. A property's integrity must be evident through historic qualities, including:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

*The Glossary of Architectural Styles and Survey Terms* defines the seven elements of integrity.

This report highlights the results of the survey conducted in the fall of 2001 including recommendations for potential National Register eligibility and listing. Products submitted to NSHS include the survey report, black-and-white photograph contact sheets, negatives, color slides and digital images, maps, an electronic database of the surveyed properties, and research files.

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### Survey Results

The 2001 NeHBS of Chase County evaluated 209 properties. The survey team evaluated approximately 91 previously surveyed properties including two properties listed in the National Register. Mead & Hunt did not resurvey 52 previously surveyed properties that exhibited poor integrity or were nonextant. In total, the survey team identified and documented 157 properties, including 118 newly surveyed properties and 39 properties that were resurveyed, meeting NeHBS guidelines (see *Table 1. Numerical Summary of 2001 Reconnaissance Survey Results*).

### Illustrated Discussion of Significant Historic Contexts

The survey team identified properties that relate to historic contexts outlined by the NeSHPO in the Nebraska Historic Buildings (NeHBS) Manual. Each historic context contains distinct property types and details the history of a particular theme as related to the state of Nebraska. In the survey area, we identified eight significant historic contexts. The following discussion presents each of the historic contexts through an illustration of related properties identified in the reconnaissance survey. A list of potentially eligible properties associated with each context can be found in *Chapter 4. Recommendations*.

#### *Agriculture*

The agriculture context combines property types related to food production including crops and livestock. Within Chase County, the survey results primarily identified farmsteads and ranches associated with this theme. Farmsteads typically contained a main house flanked by barns and smaller outbuildings, grain bins, machine sheds, garages, chicken coops, and windmills. With the introduction of modern farming practices and irrigation systems during the second half of the twentieth century, the survey team noted that modern outbuildings and utility buildings, often constructed of metal, are commonly found within agricultural complexes.

Cattle ranching in Chase County started when Texas cattle drivers gradually shifted trails west from areas to the east in Nebraska – eventually reaching Chase County c. 1876. Texas cattle drivers drove their herds through Chase County along a route north to the shipping points on the Union Pacific Railroad during the late 1870s to the late 1880s. As such, cattle ranching developed as an important historical theme in Chase County. Associated property types include farmsteads, ranches, and structures such as corrals and loafing sheds. In some cases, ranching complexes identified in the survey may represent early agricultural operations within the county and the region. Historic ranches commonly consist of a main house with barns that are long and narrow in plan surrounded by a multitude of wire and wooden fenced corrals, a water tank, and smaller outbuildings. For additional information about the Texas Trail and the cattle industry in Chase County, see *Chapter 2. Historic Overview*.

Many of the ranches in Chase County are located a considerable distance from the public right-of-way which precluded the evaluation of these resources and their inclusion in the survey.



*Farmstead located near Wauneta, CH00-069*

Buildings and structures associated with the trade of the cattle drives are also identified in Chase County and are associated also with the historic context of Commerce, outlined below.



*Farmstead located near Champion, CH00-057*



*Commercial building located at 427 Broadway Street in Imperial, CH04-018*

### *Commerce*

The historic context of commerce is concerned with the buying and selling of commodities, which are transported from one place to another. Associated property types include stores providing a variety of products or services. Historic commercial buildings are often one- and two-story brick located along the central business district, usually on and surrounding the community's main street. Commercial buildings frequently display elements of architectural styles and forms that include Italianate, Commercial Vernacular, and neoclassical Revival.

Commercial properties also include resources associated with the selling and trading of cattle and other agricultural products, such as stockyards, corrals, and grain elevators. The Texas Trail helped to make cattle ranching and trading an important historical theme in Chase County. Consequently, several cattle trading related resources are associated with the context of Commerce. However, due to the ephemeral nature of resources associated with early cattle drives and trading, few extant resources remain on the landscape.



*Imperial Hotel in Imperial, CH04-047*

Examples of commercial properties include the Imperial Hotel (CH04-047) located at the corner of Broadway and D Streets in Imperial, and the commercial building (CH04-018) located at 427 Broadway Street in Imperial.



*Ranching activities at the Texas Trail Stone Corral near Imperial, c. 1920, CH00-041  
(Photo courtesy of John Maddux)*

As part of this survey, the Texas Trail Stone Corral (CH00-041) north of Imperial was documented, researched, and nominated for listing in the National Register.

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*A portion of the Texas Trail Stone Corral near Imperial, c. 1920, CH00-041  
(Photo courtesy of John Maddux)*



*Rural schoolhouse located near Champion, CH00-052*

### *Education*

The education context relates to the processes of teaching and learning. The reconnaissance survey identified public schools as related property types. Schools were typically one story in height and of frame or brick construction. Rural schools were simple frame buildings with gable roofs with few architectural details. Examples of educational buildings documented during the survey include the Chase Public School building (CH01-009) located at the southeast corner of Broadway and Mill Streets in Champion and a rural schoolhouse (CH00-052) located near Champion.



*Public school located in Champion, CH01-009*

### *Government*

The historic context of government pertains to properties that relate to the act or process of governing at the federal, state, or local level. The Chase County Courthouse (CH04-007), listed in the National Register, in Imperial and Post Office building (CH01-015) located in Champion are examples of government related properties.



*Chase County Courthouse located in Imperial, CH04-007, listed in the National Register*



*Champion Post Office, CH01-015*

### *Religion*

The historic context of religion relates to the institutionalized belief in, and practices of, faith. Related property types identified during the reconnaissance survey include churches, cemeteries, and clergy residences. The churches identified in the survey were typically of frame or brick construction and demonstrate elements of the Neo-Gothic style or were vernacular in form.



*Church located in Wauneta, CH06-032*

Generally, religious properties are not eligible for inclusion in the National Register unless the property derives its primary significance from architectural distinction or historical importance. Example of a religious property recorded in the reconnaissance survey is the frame church (CH06-032) on Wichita Street in Wauneta. For additional religious properties included in the survey and recommended as potentially eligible for the National Register, see *Chapter 4. Recommendations*.

### *Processing Industry*

The historic context includes industries that processes, prepares, or packages of goods and products. Associated property types include mills, stockyards, creameries, lumber yards, and brick yards. In Chase County the Champion Mill (CH01-001, listed in the National Register) and the Wauneta Roller Mills (CH06-013) in Wauneta are examples of properties surveyed associated with the processing industry context.



*Champion Mill located in Champion, CH01-001, listed in the National Register*



*Wauneta Roller Mills located along Arapahoe Street in Wauneta, CH06-013*

### *Settlement/Architecture*

The historic context of settlement pertains to the division, acquisition, and ownership of land. Houses are the primary property type

## Chapter 3. Survey Results

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associated with settlement in the survey area and represent the largest pool of buildings surveyed. Vernacular forms with some high style architectural characteristics generally represent the residential properties within the survey area. For definitions of architectural styles and terms refer to Glossary of Architectural Styles and Survey Terms.

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

- The front gable is one of the most common forms identified in the survey and generally consists of a one and one-half story houses with the roof gable on the front facade. An example of a front gable house is (CH04-041) located at 1343 Broadway in Imperial.

- Side gable houses were also commonly one-and-one-half stories with few architectural details.

An example of a side gable house in the survey is the house (CH06-037) on the corner of Pontiac and Wichita Streets in Wauneta.



*Example of front gable house located in Imperial, CH04-041*



*Example of side gable house located in Wauneta, CH06-037*

Examples of front and side gable houses were found throughout the survey area functioning as farmhouses and residences in communities. These houses commonly have a symmetrical fenestration pattern and have modest architectural details. Most commonly displayed details include side bay windows and dormers. Together, these forms represent much of the rural housing constructed by the ranch and farming community during the late nineteenth and early twentieth centuries.

Houses frequently exhibit a vernacular form with a mixture of elements borrowed from high-style architecture. Uses of architectural styles featured in Chase County include:

- Craftsman and Craftsman-style bungalows dating from the early twentieth century. Houses constructed in this manner commonly exhibit steeply pitched or sweeping gable roofs with exposed rafters, one-and-one-half stories, and brick or stucco exterior. This form was a common building style during the 1920s and 1930s in both rural and urban houses. Examples include a Craftsman-style Bungalow (CH01-007) on at the corner of 2nd and N Streets in Champion, and a Craftsman house (CH06-009) on Pontiac Street in Wauneta.



*Example of Bungalow in Champion, CH01-007*



*Example of Bungalow in Wauneta, CH06-009*

•Queen Anne houses date from the late nineteenth and early twentieth centuries and display frame construction with irregular form. Details including decorative shingle work, porches with scroll work and spindles, turrets, and a variety of wall materials. An example of a Queen Anne style house is found in Wauneta at the corner of Wichita and Arikare Streets (CH06-004).



*Example of Queen Anne house located in Wauneta, CH06-004*

•Tudor Revival characteristics, dating from the latter-half of the mid-twentieth century, include half-timbering, multi-gabled rooflines, decorative chimneys, and large window expanses subdivided by a multitude of mullions. Residential buildings typically display balloon frame construction with stucco or brick veneer. The house in Wauneta located on Shawnee Street (CH06-040) is an example of the Tudor Revival style.



*Example of Tudor Revival house located in Wauneta, CH06-040*

•Other Period Revival styles include Dutch Colonial Revival and Colonial Revival. All of these styles were popular during the early decades of the twentieth century and reflect a variety of characteristics associated with the period revival movement. Examples include a Georgian Revival style house on Court Street in Imperial (CH04-013, see *Chapter 4. Recommendations* for photograph of this property) and Dutch Colonial Revival house on Broadway Street in Imperial (CH04-039).



*Example of Dutch Colonial Revival house located in Imperial, CH04-039*

## Chapter 3. Survey Results

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### *Transportation*

Transportation relates to the carrying, moving, or conveying of material and people from one place to another. Examples of associated property types include trails, roads, gas stations, bridges, railroad stations and depots, and airport terminals.

In the early 1910s the automobile began to play an increasingly important role in society. The Omaha-Lincoln-Denver Highway, later the Detroit-Lincoln-Denver Highway (DLD), formed a portion of one of America's earliest transcontinental highways. Established in May of 1911, the DLD provided communities along the route with increased traffic volume, which in turn promoted the development of tourism and trade. In Chase County, the highway connected Wauneta, Imperial, Chase, and Lamar to communities in adjacent counties. For more discussion of the role of transportation in Chase County, see *Chapter 2. Historic Overview*.

Transportation related resources along the DLD Highway include a gas station (CH05-003) in Lamar and Jack's Drive-in (CH06-048) located in Wauneta.

During 2001-2002 NeSHPO conducted a survey of Nebraska's historic highways, including the DLD in Chase County. For information on the history of highway development or properties surveyed along the DLD, contact the NSHS.



*Jack's Drive-In located in Wauneta along the DLD Highway route, CH06-048*



*Gas station located in Lamar, CH05-003*

**Numerical Summary of Survey Results**

The 2001 NeHBS of Chase County evaluated 209 new and previously surveyed properties within the county. The survey team evaluated approximately 91 previously surveyed properties recorded in a 1977 NeHBS of Chase County. Mead & Hunt resurveyed 39 of these properties and identified 118 new properties resulting in a total of 157 properties meeting NeHBS survey guidelines and included in the 2001 survey results.

**Table 1. Numerical Summary of 2001 Reconnaissance Survey Results**

Total number of historic properties evaluated	209
Previously identified historic properties	91
Previously identified historic properties that lost historic integrity	52
Previously identified historic properties with historic integrity	39
Newly identified properties with historic integrity	118
<b>Total number of properties identified in 2001 NeHBS</b>	<b>157</b>

**Table 2. Numerical Summary of 2001 Reconnaissance Survey by Historic Context**

<b>Historic Context</b>	<b>Properties Surveyed</b>
Agriculture (including farmsteads and rural residences)	31
Commerce	19
Education	5
Government	2
Religious	11
Services	2
Settlement	67
Transportation	20
<b>Total</b>	<b>157</b>

**Table 3. Numerical Summary of 2001 Reconnaissance Survey by Location**

<b>Community</b>	<b>Properties Surveyed</b>
Champion	12
Enders	4
Imperial	48
Lamar	5
Wauneta	36
Rural	52
<b>Total</b>	<b>157</b>



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# Chapter 4

## Recommendations

### Individual Properties Potentially Eligible for the National Register of Historic Places

One purpose of the 2001 Nebraska Historic Building Survey (NeHBS) of Chase County is to identify properties potentially eligible for the National Register of Historic Places (National Register). National Register listing is an honorific status given to properties that possess historic or architectural significance at the local, state, or national level.

Three properties in Chase County are currently listed in the National Register:

- Champion Mill in Champion, CH01-001, listed in 1988.
- Chase County Courthouse in Imperial, CH04-007, listed in 1990.
- Balcony House in Imperial, CH04-025, listed in 2000.

The Nebraska State Historical Society (NSHS) has nominated one property, the Texas Trail Stone Corral (CH00-041), to the National Register as part of this survey project.

As a result of this survey, the survey team recommends 14 individual properties as potentially eligible for the National Register. These properties retain good integrity and

possess the characteristics and significance that may allow them to be listed in the National Register. Additional intensive-level research and review by the Nebraska State Historic Preservation Office (NeSHPO) is necessary before a final decision is made on eligibility or pursuing National Register listing.

Properties recommended as potentially eligible for listing in the National Register are listed under their primary historic context. For a discussion of historic contexts see *Chapter 3, Illustrated Discussion of Significant Historic Contexts*.

#### Agriculture



*Farmstead located near Champion, CH00-057*

## Chapter 4. Recommendations

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### Education



*Farmstead located near Wauneta, CH00-069*



*Schoolhouse located at the corner of Chase and Broadway Streets, CH01-008. Presently the Chase County Historical Museum.*

### Commerce



*Commercial building located at northwest corner of Pawnee and Arapahoe in Lamar, CH05-002*



*Commercial building located at east side of Main Street between Broadway and 2nd Streets in Champion, CH01-014*

### Religion



*Imperial Valley Holiness Camp located near Imperial, CH00-040. Applying Criterion Exception B for a moved property and Criterion Consideration A for a property owned by a religious institution. The complex should be considered under Criterion C: Architecture as a Religious Complex and under Criterion A: History for its association with the Enders Dam and Reservoir project, from which it was moved during the 1940s.*

## Chapter 4. Recommendations

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### Settlement/Architecture



*First Methodist Episcopal Church located at corner of Shawnee and Wichita Streets in Wauneta, CH06-016.*

*This church is significant under Criterion C: Architecture, applying Criterion Consideration A for religious property owned by a religious institution.*



*Rural homestead near Champion, CH00-039*



*James Burham House located at 422 Arapahoe Street in Wauneta, CH06-014*



*St. Michaels and All Angels Episcopal Church located on Wellington Street between 10th and 11th Streets in Imperial, CH04-006. This church is significant under*

*Criterion C: Architecture, applying Criterion Consideration A for religious property owned by a religious institution and applying Criterion Consideration B for a moved property.*



*Bungalow located at 252 Arikare Street in Wauneta, CH06-003*

## Chapter 4. Recommendations

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*House located at 841 Court Street in Imperial,  
CH04-013*



*George Getzendaner House located near Champion,  
CH00-019*

### Transportation



*Pin-connected Pratt pony truss bridge located near  
Champion, CH00-055*

### Historic Districts

The survey revealed no historic districts recommended as potentially eligible for the National Register within Chase County. The survey team carefully evaluated both urban and rural areas for concentrations of resources that collectively meet the NeHBS criteria for integrity, historic association, and historic architectural qualities to be considered a potential historic district.

During 2001-2002 Mead & Hunt conducted a survey for the Nebraska State Historic Preservation Office (NeSHPO) of Nebraska's historic highways, including the DLD in Chase County. For information on the history of highway development, or the properties recommended as potentially eligible for listing in the National Register along the DLD, contact the NeSHPO.

### Future Survey and Research Needs

The 2001 NeHBS Chase County identified historic topics and resource types that would benefit from further study. We recommend the following future research and survey practices to help interpret Chase County's unique history for local residents, NSHS, and interested historians to provide a clearer understanding of southwestern Nebraska history and its resources.

### Community-level Preservation Activities

Chase County has a significant amount of historic preservation potential. The continuing goal of historic preservation is to instill preservation as community value and to consider the county's historic resources in future planning activities. The Chase County Historical Society and Museum is an active organization engaged in local history and activities. The NSHS together with the Chase County Historical Society and Museum need to sponsor further local preservation initiatives and activities by increasing public education on preservation issues. Examples of activities that can be accomplished include:

## Chapter 4. Recommendations

- Establishing locally designated landmarks and design guidelines
- Listing properties in the National Register
- Strengthening county and regional preservation by partnering with neighboring counties and communities on projects such as interpretive driving tours, oral histories, and other projects to heighten public awareness

Additionally, Mead & Hunt identified two themes for possible future research within Chase County. Future research themes represent significant historic developments that have occurred within the survey area and within the county, and often display visible patterns of resource development associated with these events.

### Context development of the Texas Trail

The Texas Trail resulted in the development of cattle ranching as a important business in Chase County. The resources and history of the cattle drives transporting Texas cattle to market

had an immense commercial impact on Chase County and Nebraska in general. The Texas Trail represents an important theme in the history of the American West and in the development of the cattle industry in the state of Nebraska. Few visible features from the Texas Trail remain along the route due to the mobile and ephemeral nature of the resources. A study to develop a historic context would aid in identifying extant historical and archeological resources in the future.

### Context development of Government-funded irrigation projects in Southwestern Nebraska

Due to the dry climate of western Nebraska, government sponsored irrigation projects occurred beginning in the 1930s. Near Enders, the United States Bureau of Reclamation constructed the Enders Dam to irrigate farmland in Chase County during the late 1940s and 1950s. In the course of constructing the dam the government relocated several farms in Chase County. A study to document the role of federal government irrigation projects would reveal a significant theme affecting the landscape in Chase County and southwestern Nebraska.

**Table 4. Individual Properties Recommended Potentially Eligible for the National Register of Historic Places**

NeHBS Site Number	Resource Name	NeHBS Historic Context	National Register Area of Significance
CH00-040	Imperial Valley Holiness Camp Complex	Religion	History/Architecture*
CH00-019	George Getzendaner House	Settlement/Architecture	Architecture
CH00-039	House	Settlement/Architecture	Architecture
CH00-055	Truss Bridge	Transportation	Engineering
CH00-057	Farmstead	Agriculture	Agriculture
CH00-069	Farmstead	Agriculture	Agriculture
CH01-008	School Building	Education	Education
CH01-014	Commercial Building	Commerce	Commerce
CH04-006	St. Michaels and All Angels Episcopal Church	Religion	Architecture*
CH04-013	House	Settlement/Architecture	Architecture
CH05-002	Commercial Building	Commerce	Commerce
CH06-003	House	Settlement/Architecture	Architecture
CH06-014	James Burham House	Settlement/Architecture	Architecture
CH06-016	First Methodist Episcopal Church	Religion	Architecture**

\* Applying Criterion Consideration A for a property owned by a religious institution, and Criterion Consideration B for a moved property.

\*\* Applying Criterion Consideration A for a property owned by a religious institution.



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# List of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity
<i>Rural</i>			
CH00-002	Farmstead	Rural	Imperial
CH00-006	Stucco House	Rural	Lamar
CH00-008	Farmstead	Rural	Champion
CH00-010	Pleasant View Church and	Rural	Champion
CH00-018	Concrete Ruins	Rural	Champion
CH00-019	George Getzendaner House	Rural	Champion
CH00-020	Arnold Farmstead	Rural	Champion
CH00-028	Blanche Church and Cemetery	Rural	Imperial
CH00-030	Stucco House	Rural	Imperial
CH00-031	Frame Shed	Rural	Imperial
CH00-035	School	Rural	Imperial
CH00-036	Abandoned Farmstead	Rural	Champion
CH00-037	House	Rural	Champion
CH00-038	Greenlawn Cemetery	Rural	Lamar
CH00-039	House	Rural	Champion
CH00-040	Imperial Valley Holiness	Rural	Imperial
CH00-041	Texas Trail Stone Corral	Rural	Imperial
CH00-042	Mount Hope Cemetery	Rural	Imperial
CH00-043	Farmstead	Rural	Imperial
CH00-044	House	Rural	Champion
CH00-045	Farmstead	Rural	Lamar
CH00-046	House	Rural	Lamar
CH00-047	Farmstead	Rural	Imperial
CH00-048	House	Rural	Imperial
CH00-049	Chase Cemetery	Rural	Champion

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## List of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity
CH00-050	House	Rural	Champion
CH00-051	House	Rural	Champion
CH00-052	School	Rural	Champion
CH00-053	Farmstead	Rural	Champion
CH00-054	Farmstead	Rural	Lamar
CH00-055	Bridge	Rural	Champion
CH00-056	Farmstead	Rural	Champion
CH00-057	Farmstead	Rural	Champion
CH00-058	Farmstead	Rural	Champion
CH00-059	House	Rural	Champion
CH00-060	Bridge	Rural	Imperial
CH00-061	House	Rural	Imperial
CH00-062	House	Rural	Imperial
CH00-063	House	Rural	Imperial
CH00-064	Abandoned Farmstead	Rural	Imperial
CH00-065	Grain Elevator	Rural	Imperial
CH00-066	Farmstead	Rural	Wauneta
CH00-067	House	Rural	Wauneta
CH00-068	Farmstead	Rural	Wauneta
CH00-069	Farmstead	Rural	Wauneta
CH00-070	Dam	Rural	Enders
CH00-071	House	Rural	Enders
CH00-072	Cemetery	Rural	Wauneta
CH00-073	House	Rural	Imperial
CH00-074	House	Rural	Imperial
CH00-075	House	Rural	Imperial
CH00-076	DLD Highway	Chase County	Champion

NeHBS No.	Property Name	Address
<i>Champion</i>		
CH01-001	Champion Mill	NE corner Second St. and Mill St.
CH01-003	Basement House	NE corner Second St. and Chase St.
CH01-004	Former Hotel	Main St., east side between Second St. and Third St.
CH01-007	Concrete Block House	NW corner Second St. and N St.
CH01-008	Former School	SE corner Chase St. and Broadway St.
CH01-009	Chase Public School	SE corner Broadway St and Mill St.
CH01-011	House	SE corner Pearl St. and Chase St.
CH01-012	House	Second St, north side between Kelley St. and Chase St.
CH01-013	Commercial Building	NW corner Broadway St. and Main St.
CH01-014	Commercial Building	Main St., east side between Broadway St. and Second St.

## List of Surveyed Properties

NeHBS No.	Property Name	Address
CH01-015	Post Office	SW corner Second St. and Main St.
CH01-016	Basement House	SE corner Broadway St. and O St.
<b>Enders</b>		
CH03-001	Frenchman Valley Coop./ Enders Grain Elevator	North side of Burlington Northern Railroad south of town
CH03-002	Commercial Building	NW corner Pioneer St. and First St.
CH03-003	House	SE corner Third St. and Chase St.
CH03-004	House	440 Chase St.
<b>Imperial</b>		
CH04-001	House	807 Wellington St.
CH04-003	Frame House	745 Wellington St.
CH04-004	Frame House	230 Ninth St.
CH04-006	St Michaels and All Angel	1029 Wellington St.
CH04-007	Chase County Courthouse	NW corner Ninth St. and Broadway St.
CH04-008	Imperial Public School	Broadway St., west side between Seventh St. and Eighth St.
CH04-011	Frame House	543 Court St.
CH04-013	Brick House	841 Court St.
CH04-016	Frame House	919 Douglas St.
CH04-018	Commercial Building	427 Broadway St.
CH04-022	Imperial Grain Elevators	USH 6, south side of rail yard
CH04-023	Chicago, Burlington and Quincy Depot	SW corner of Burlington Northern rail yard
CH04-025	Balcony House	1006 Court St.
CH04-026	House	240 Fifteenth St.
CH04-027	House	c. 222 Thirteenth St.
CH04-028	House	831 Park St.
CH04-029	House	717 Wellington St.
CH04-030	House	623 Wellington St.
CH04-031	House	530 Wellington St
CH04-032	House	419 Wellington St.
CH04-033	Commercial Building	c. 425 Broadway St.
CH04-034	Commercial Building	420 Broadway St.
CH04-035	Gas Station	SE corner Broadway St. and Fifth St.
CH04-036	Commercial Building	c. 525 Broadway St.
CH04-037	Commercial Building	c. 522 Broadway St.
CH04-038	Commercial Building	611-613 Broadway St.
CH04-039	House	1017 Broadway St.
CH04-040	Golden West Motel	1320 Broadway St.
CH04-041	House	1343 Broadway St.
CH04-042	Gas Station	1615 Broadway St.

## List of Surveyed Properties

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NeHBS No.	Property Name	Address
CH04-043	Northside Motel	c. 1615 Broadway St.
CH04-044	House	Court St., west side between Eleventh St. and Twelfth St.
CH04-045	House	618 Court St
CH04-046	House	c. 210 Court St.
CH04-047	Hotel Imperial	NE corner Broadway St. and Fifth St.
CH04-048	House	543 Douglas St.
CH04-049	House	635 Douglas St.
CH04-050	House	1439 Douglas St.
CH04-051	House	c. 607 Grant.
CH04-052	House	656 Fifth St.
CH04-053	House	315 Fifth St.
CH04-054	Imperial Lanes Bowling	Fifth St., north side between Broadway St. and Court St.
CH04-055	Commercial Building	Sixth St., north side between Broadway and Court St.
CH04-056	House	234 Ninth St.
CH04-057	House	NW corner Wellington St. and USH 6
CH04-058	Central States Grain Elevator	USH 6, south side east of USH 61
CH04-059	Garage	126 Fifth St.
CH04-060	Service Station	SE corner Sixth St. and Broadway St.
 <i>Lamar</i>		
CH05-001	First Presbyterian Church	Apache St., east side
CH05-002	Commercial Building	NW corner Pawnee St. and Araphoe St.
CH05-003	Gas Station	NE corner Pawnee St. and Arapahoe St.
CH05-004	Lamar Bank	SW corner Pawnee St. and Arapahoe St.
CH05-005	House	160 Pawnee St.
 <i>Wauneta</i>		
CH06-001	Commercial Building	Tecumseh St., west side between Wichita St. and railroad tracks
CH06-003	House	252 Arikare Ave.
CH06-004	Gordon Athey House	Sec Wichita St. and Arikare Ave.
CH06-008	Frame House	1919 Park Ave.
CH06-009	Bungalow	145 Pontiac St.
CH06-013	Wauneta Roller Mills	NW corner Arapahoe St. and railroad tracks
CH06-014	Fred Dick House	422 Arapahoe Ave.
CH06-016	First Methodist Episcopal Church	NE corner Shawnee St. and Wichita St.
CH06-021	Auto Garage	c. 560 Tecumseh Ave.
CH06-022	Commercial Building	Tecumseh Ave., west side between Atoka St. and Kiowai St.
CH06-023	Frenchman Valley Coop./ Wauneta Elevator	North of railroad tracks between Arapahoe St. and Tecumseh Ave.
CH06-024	Commercial Building	Tecumseh Ave., west side between railroad tracks and Wichita St.
CH06-025	Commercial Building	Tecumseh Ave., west side between Wichita St. and Vinit St.
CH06-026	Garage	218 Tecumseh Ave.

## List of Surveyed Properties

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NeHBS No.	Property Name	Address
CH06-027	Commercial Building	Tecumseh Ave., east side between Wichita St. and Vinita St.
CH06-028	Auto Garage	NW corner Tecumseh Ave. and Vinita St.
CH06-029	House	164 Arikare Ave.
CH06-030	House	Second St., between Vinita St. and Wichita St.
CH06-031	House	225 First St.
CH06-032	Church	Wichita St., south side between Park Ave. and Arika Ave.
CH06-033	House	Willow, west side between Valley and Frenchman Creek
CH06-034	Farmstead	Valley Rd., east
CH06-035	Basement House	577 Valley Rd.
CH06-036	House	537 Valley Rd.
CH06-037	House	SE corner Pontiac St. and Wichita St.
CH06-038	House	Shawnee St. east side between railroad tracks and Wichita St.
CH06-039	House	132 Shawnee St.
CH06-040	House	c. 133 Shawnee St.
CH06-041	A.C. Harvey Grain Elevator	c. 430 Arapahoe Ave.
CH06-042	House	Arapahoe Ave., west side between Wichita St. and railroad tracks
CH06-043	House	Arapahoe Ave., west side between Wichita St. and railroad tracks
CH06-044	Quonset Restaurant	SE corner USH 6 and Tecumseh Ave.
CH06-045	Service Station	NW corner USH 6 and Tecumseh Ave.
CH06-046	Service Station	NW corner Kiowa St. and Arapahoe Ave.
CH06-047	Abandoned Cabins	USH 6, south side near Tecumseh Ave.
CH06-048	Jack's Drive-In	Vinita St., north side near Tecumseh Ave.



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# Glossary of Architectural Styles and Survey Terms

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

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

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

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

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

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

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

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

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

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

**Column.** A circular or square vertical support member.

## Glossary of Architectural Styles and Survey Terms

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



*Example of Commercial Vernacular Style*

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

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

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

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

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

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

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

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

**Eligible.** Properties that meet the National Park Service Criteria for nomination and listing in the National Register.

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

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

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



*Example of Cross gable building form*

# Glossary of Architectural Styles and Survey Terms



*Example of Dormer*

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

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

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

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

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

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



*Example of Gabled Ell building form*

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

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

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

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



*Example of Front gable building form*

## Historic siding materials

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

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

## Glossary of Architectural Styles and Survey Terms

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

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

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

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

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

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

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

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

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

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

**National Register of Historic Places** (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices (see Chapter 1, Introduction of this report).

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

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

**Noncontributing** (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented



*Example of One-story Cube building form*

## Glossary of Architectural Styles and Survey Terms

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significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

**Noncontributing** (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHBS criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHBS inventory; however, exceptions do exist.

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

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

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

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



*Example of Side gable building form*

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

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

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

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

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

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

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

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

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

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

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

## Glossary of Architectural Styles and Survey Terms

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**Structure.** Practical constructions not used to shelter human activities.

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

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

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

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

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

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

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