
**Nebraska Historic Buildings Survey
Sarpy County**

Prepared for:

Nebraska State Historical Society



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August 2003

The Nebraska State Historical Society (NSHS) contracted with Mead & Hunt, Inc., to conduct a Nebraska Historic Buildings Survey (NeHBS) of Sarpy County. The survey was conducted in the fall of 2002 to document properties that possess historic or architectural significance. Sarpy County was previously surveyed in 1984 and 434 properties were identified and recorded in the NeHBS. These properties were reevaluated as part of this project. In addition, 103 properties were newly identified and documented. A total of 537 properties were evaluated for the 2002 NeHBS of Sarpy County.

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

Within the report, when a surveyed building is mentioned, its NeHBS site number follows its reference in the text (SY01-001, for example). These site numbers begin with an abbreviation of the county, SY for Sarpy, and a two-digit number referring to its location within the county. Each community has a number, for example Bellevue is "02" and rural sites are numbered "00." The last three numbers refer to the specific building or structure within the NeHBS inventory.

Mead & Hunt would like to thank the following state and local organizations and individuals for assisting us with this study: local residents who participated in the public meeting; Gary Iske and Philip Kaldahl of the Sarpy County Historical Society; Chris Nelson of the Sarpy County Surveyor's Office; the Bellevue Engineering Department; Patrick Milliken; Robert Serfas; Bill Callahan, Jill Ebers, Bob Puschendorf, and Stacy Stupka-Burda of the Nebraska State Historic Preservation Office (NeSHPO); and the staff of the Nebraska State Historical Society Archives and Library.

Mead & Hunt prepared this report under contract to the NSHS. Architectural historians from Mead & Hunt who contributed to the survey and report include Christina Slattery, Mary Ebeling, and Chad Moffett.

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

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Historic photographs within the report are used courtesy of the Sarpy County Historical Society (SCHS) and Patrick Milliken (PM). Images shown in the glossary are adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, vol. 2, Architecture (Madison, Wis.: State Historical Society of Wisconsin, 1986). Other images are 2002 survey photographs taken by Mead & Hunt. Graphic layout and design of this report was completed by Kent A. Jacobson. Cover photograph: historic view of Papillion, c. 1900 (SCHS).

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Chapter 1

Historic Overview

Introduction

Sarpy County, located in southeastern Nebraska, encompasses approximately 240 square miles. Sarpy is the smallest county in Nebraska and is bounded by water on three sides, with the Platte River on the west and south, and the Missouri River on the east. The city of Omaha and Douglas County are to the north of Sarpy County. The state capital in Lincoln is located approximately 42 miles southwest of Gretna, the westernmost city in the county.

Historically Sarpy County's land was used for agricultural pursuits. Sarpy County's rolling landscape and rivers and creeks differentiate it from the more arid western portions of the state and have provided numerous agricultural opportunities since early settlement. Livestock and feed were grown by Sarpy County's farmers. Since the mid-twentieth century, however, the county has seen extensive residential growth as Omaha's suburbs expand to the south. This development has resulted in a reconfiguring of much of the southeastern tier of Sarpy County. Communities nearest to Omaha have seen the most substantial development, with Bellevue, Chalco, La Vista, and Papillion leading the county in growth.

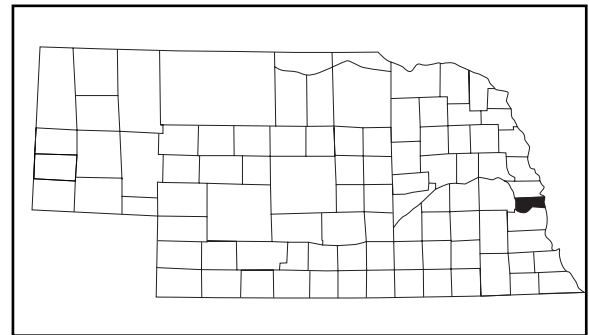


Figure 1. Map showing Sarpy County in Nebraska

Sarpy County

The county was created on February 7, 1857, out of Douglas County and was named for fur trader Peter Sarpy of the American Fur Company. Bellevue served as the county seat from 1857 until 1876, when Papillion became the seat of government. Bellevue, the oldest continuous European settlement in Nebraska, originally served as an outpost of the fur trade. As settlement in the county increased during the second half of the nineteenth century, the economy focused primarily on agriculture, with the majority of settlers claiming farming as their occupation in 1875. In the same year, the census records that most residents were native-born. German and Irish immigrants formed the next

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largest population group in the county. The German heritage of the county is reflected in some of the county's surviving rural architecture. In 1875 the population reached 3,385.¹

Sarpy County's population grew through the twentieth century and into the beginning of the twenty-first century. By 1920 the county's population had increased to 9,370 and it remained a predominately agricultural community.² The focus of the economy shifted dramatically in the second half of the twentieth century as Offutt Air Force Base in Bellevue expanded with the creation of the Strategic Air Command (SAC). Offutt's staff during this period numbered approximately 7,000 civilians and 3,000 military employees. By the late twentieth century, suburban residential growth became a major economic force in the county.



Stone farmhouse near Bellevue, SY00-208

The completion of the Kennedy Freeway in 1994 opened the county up to suburban development and many historic communities found a new role as bedroom communities for Omaha and, to a lesser extent, Lincoln. The cities of Bellevue, Papillion, La Vista, and Chalco have seen extensive growth in housing related to suburban development. The city of Gretna, less than an hour drive from Lincoln, has also begun to experience extensive residential development. The estimated population of Sarpy County for 2001 is 125,836.³



An early response to managing development in Sarpy County, 1963 (SCHS)

Nineteenth-century Community Development

Bellevue

Established in 1822, Bellevue's early existence was defined by the fur traders and pioneers who established trading outposts at this location on the Missouri River. Bellevue proceeded to host an Indian Agency, a shipping port, and a trading/outfitting post for Christian missions.⁴ As an established settlement with a convenient location on the Missouri River, Bellevue attracted the attention of Francis Burt, the territorial governor, when he arrived in 1854.⁵



Fontenelle Bank note, c.1856 (PM)

However, the pace set by this promising beginning slowed. Burt died suddenly in 1854, two days after being sworn in as territorial governor. His replacement, Thomas Cuming, chose the then fledgling town of Omaha as the seat of the territorial government.⁶ Although Bellevue became a city in 1856, another blow came to the settlement when the Union Pacific Railroad located its eastern terminus of the first trans-continental railroad in Omaha in 1863.⁷ Bellevue then lost the county seat to Papillion in 1875 and entered a slow decline. In 1883 Bellevue lost its city status, reverting to a village.⁸

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The U.S. Army's Fort Crook was established in 1896 just south of Bellevue and provided some economic activity for the struggling community. The Army base was home to Army recruits, the 61st Balloon Company from 1918 to 1921, and Offutt Air Field during the first half of the twentieth century. Fort Crook also housed a Civilian Conservation Corps training camp during the Depression.⁹



Fort Crook Headquarters and Barracks on Offutt Air Force Base, c.1910, listed in the National Register (SCHS)

The establishment of an interurban railroad and resulting improvements in transportation helped Bellevue's economy during the first two decades of the twentieth century. Interurban rail between Bellevue and Omaha became a reality in October 1906. The electric trolley offered service every 30 or 60 minutes, depending on the time of day. Bellevue institutions took advantage of this convenient connection. The short-lived Bellevue College recruited students from Omaha based on this service, and members of Fort Crook's community used the line.¹⁰ Fort Crook and Bellevue College also provided limited economic activity. The population of Bellevue grew only slightly from 527 in 1900 to 596 in 1910.¹¹

An important new arrival in Bellevue came in 1922, when a Catholic missionary organization, the Society of St. Columban, moved its headquarters from Omaha to a site on the northwestern edge of the original town plat. St. Columban established its own post office with its own zip code in 1922 and has never officially been incorporated into Bellevue. Despite its independence, St. Columban has participated in the community life of Bellevue. The Society of St. Columban has offered assistance during floods and allows local school groups to use their sports fields.¹²

Bellevue continued its sleepy existence until the 1940s. With the onset of World War II, Bellevue's population and economy regained momentum. By the summer of 1941, Bellevue again gained city status. The Glenn L. Martin Company leased Fort Crook for use as a bomber plant in this year, bringing with it jobs and people. At its production peak, the plant produced 145 planes per month and operated 22.5 hours a day, 6 days a week.¹³ During this period, the bomber plant employed about 14,500 people.¹⁴ With this large influx of workers, Bellevue's population tripled during the time the bomber plant operated.¹⁵



B-29 Superfortress production at Glenn L. Martin Plant, c.1944 (SCHS)

Although the prosperity brought by the bomber plant was limited in duration- the plant closed in 1945- the Air Force moved into Fort Crook in 1946. The Air Force expanded the facility and changed the name to Offutt Air Force Base. During the Cold War, Offutt became the headquarters of Strategic Air Command (SAC) in 1948. The new mission of Offutt sparked the economy, creating a need for housing and opening up local business opportunities.¹⁶ New housing construction included the neighborhood south of Mission Avenue and close to the base. SAC stood down and was replaced by the United States Strategic Command (USSTRATCOM) in 1992. In October 2002, USSTRATCOM was merged with the U.S. Space Command.

From 1948 to 1956, the mission and facilities of SAC grew at a fast pace. Between 1950 and 1953, SAC's total military personnel increased from 71,490 to 170,892, and the number of aircraft on base

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skyrocketed from 868 to 1,830.¹⁷ In 1954 there were only about 300 civilian jobs in Bellevue. About 45 percent of Bellevue residents worked in Omaha and 25 percent were attached to Offutt.¹⁸ SAC's missions continued to increase through the 1950s and 60s. During the late 1950s, Project Looking Glass, the country's airborne nuclear command and control center, was developed. By 1962 the SAC headquarters controlled most of the country's nuclear arsenal. During the Cold War and afterwards, Bellevue received a population influx as Omaha residents sought to move out of the city.¹⁹ The opening of the Kennedy Freeway in 1994 only hastened this trend. Bellevue now enjoys a stable economy resting on both the active Air Force Base and demand for suburban housing from the Omaha metro area.

Chalco

Located west of Papillion and La Vista in the north-central portion of Sarpy County, Chalco had its beginnings in 1887 as a grain shipping center on the Burlington Northern Railroad line. By the early 1900s, Chalco had grown to a population of approximately 150.²⁰ Chalco continued to prosper until a series of failed crops and the Great Depression hit the town's economy hard. With the collapse of many local businesses and the decline of rail-based shipping, Chalco entered a period of decline. The town that had once served as a center for bootlegging and speakeasies during prohibition, as well as a grain shipping center, had shrunk to approximately twelve families by 1965.²¹



Grain elevator near Chalco, SY00-143

By 1985 Chalco could boast that it was one of the top two towns in the Omaha metro area for growth. Suburban development had arrived and Chalco was beginning the transition from a small agricultural community to a bedroom community for Omaha. In

1985 Chalco registered 255 new addresses with the post office.²² Today, a drive down State Highway 50, or along the county line road Harrison Street, provides the observer with a graphic example of the new housing being constructed. The historic core of Chalco has largely been subsumed by this recent boom in construction.

Gretna

The Lincoln Land Company filed a deed on the land that became Gretna in 1886. Gretna began its existence as the early settlement of Forest City, which was located near the current city. Forest City, a predominantly Irish settlement, relocated to be on the route of the railroad line. The town was named for "Gretna Green" in Scotland.²³ Early settlers were predominantly of Irish, Pennsylvania Dutch (German), and Scottish descent.²⁴

Gretna has experienced steady development since its inception. The town incorporated in 1889. Early businesses included two grain elevators, a general store, a millinery, a dressmaking shop, and two banks. By 1910 the population was 466. Shortly thereafter, the town received electric service via a power line from Omaha.²⁵

Gretna Fish Hatchery

Founded in 1881, the Gretna Fish Hatchery raised catfish, trout, bass, and bluegill to stock area fishing waters until the early 1970s. The former hatchery building, completed in 1914, is a striking building showing strong Exotic Revival influence. Now part of Schramm State Park, the building serves as a museum and interpretive center (Fred Thomas, "Gretna Building Revival Sought," *Omaha World-Herald*, 17 September 1975).



Former Gretna Fish Hatchery Building, c. 1900, SY00-002 (SCHS)

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The rise in popularity of the automobile benefited Gretna. Gretna was on the route of the Detroit-Lincoln-Denver Highway (DLD) until this highway was rerouted in 1931. Street paving began in 1923 and the town boasted several auto garages and liverys.²⁶ The rerouting of the DLD did not spell the death of Gretna – the city established a sanitary sewer district in 1953 and began to annex outlying subdivisions beginning in the 1950s.²⁷ By 1990 the population had reached 2,249.²⁸ Today, Gretna continues to build new housing and has seen modern commercial development associated with the location in the 1960s of Interstate 80 near the southern edge of town.

La Platte

The town of La Platte moved twice before finding its final home. Originally named Larimer Mills and founded in 1855, the town of La Platte was first situated on the Missouri River. Two of the town's founders, General W. Larimer and Colonel R. Hogeboom, relocated the town to higher ground in 1856. The final town site was platted by the Omaha and Southwest Railroad in 1870. The town initially gained a reputation for its limestone quarries. The economic base provided by these quarries resulted in early prosperity for La Platte that lasted through the late nineteenth century.²⁹

In 1953 the unincorporated and primarily agricultural town of La Platte was awakened by a new presence. The Allied Chemical and Dye Corporation's Nitrogen Division built a manufacturing plant east of La Platte.³⁰ Allied Chemical purchased in excess of 1,000 acres of land for the plant. In 1965 the operation employed more than 400 people in its fertilizer plant, although the majority of workers lived outside of La Platte.³¹ The Allied Chemical facility closed in the early 1990s.³² Because La Platte is unincorporated, current population figures are unavailable for the community.

Papillion

Papillion, like many towns in Nebraska, began as a railroad town. Papillion's central business district was originally located approximately 2.5 miles northeast of its current location, and was relocated to a spot along the planned railroad route. Papillion's new location was platted in 1870. At this time there were 333 residents.³³

Papillion benefited from relocating, the Union Pacific Railroad arrived in the late 1860s and the Missouri Pacific Railway in 1882.³⁴ Agricultural goods shipped by rail from Papillion included grain and livestock. The U.P. Mill flour mill, the Clarke Elevator, and the Clarke Stock Yard, among others, developed to help meet this demand.³⁵ By the late nineteenth century, Papillion's commercial district boasted a wide array of services and three hotels.³⁶



Papillion downtown streetscape, c.1900 (SCHS)

Another important development in Papillion's history occurred in the late nineteenth century. The city of Bellevue, which had been the county seat since Sarpy County was established in 1857, had begun to decline when it lost its bid to be the territorial capital in 1855. As Bellevue declined, Papillion and Sarpy Center began to vie for the position of county seat. In the 1875 election between Sarpy Center and Papillion, Papillion emerged the winner. Papillion, which had constructed a county courthouse prior to the election, was able to host the county government without delay.³⁷ Papillion became an incorporated community in 1882.

Papillion continued to grow during the twentieth century. In 1920 the population had risen to 666. By the 1950s industrial development in nearby Omaha and the establishment of Offutt Air Force Base in Bellevue added vitality to the town. Housing development also began to take off in the second half of the twentieth century as Papillion's location adjacent to Omaha made it attractive to developers. Housing construction has only increased in pace in recent years. By 1980 the population had reached 7,725, and by 1998 had almost tripled to 20,603.³⁸

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Richfield

In 1872 Richard Hamilton established a settlement at Richfield on land deeded to him by the Rock Island Railway Company. Hamilton received the land on condition that he establish a stockyard on the rail line for shipping livestock to Omaha. The enterprising settler constructed the stockyards and a general store with hotel rooms on the second floor. The new community also benefited from its rich agricultural fields, which is reportedly how the town acquired its name.³⁹

Richfield soon had a blacksmith, a butcher shop, feed lots, and grain elevators. Richfield had grown sufficiently by 1890 to open a post office. A fire devastated the new town at the turn of the twentieth century and the town never really grew beyond a small community. The Depression was another blow to the struggling town - the bank closed in 1930. However, the bank was purchased and converted to a general store in 1933, a tavern opened in 1935, and a lighted baseball field opened in 1937. Richfield remains a small community and has never incorporated. In 1967 eighteen families lived in Richfield and a recent Omaha tourism website lists the population as "just a few folks."⁴⁰



Birdseye view of Springfield, c.1900 (SCHS)

Springfield

Located adjacent to East Buffalo Creek, Springfield encompasses approximately 335 acres. The town is located roughly in the center of Sarpy County and approximately 21 miles south of Omaha. The Missouri Pacific Railway ran through the town prior to 1890 and provided this community with its initial prosperity. Captain J.D. Spearman, a military veteran, initially founded the town of Sarpy Center northwest of Springfield in 1881. When the railroad line was established through the county, Sarpy Center did not end up on the route. Spearman, who

intended to found a town on the rail line, quickly established Springfield along the route of the rail line and most of the population moved to the new town. The buildings, with the exception of the schoolhouse, were also relocated to Springfield.

Springfield, named for the freshwater springs found in local fields, grew quickly. A post office was established in 1881 and the town was platted in 1882. A railroad depot was constructed in 1882. Within seven months of the town's platting, the population had reached 300 and 28 businesses were in operation. Businesses included dry goods stores, grocery stores, hotels, a meat market, a bank, lumberyards, blacksmith shops, farm supply stores, a millinery, a jewelry store, a livery stable, a tavern, an art gallery, harness shops, a shoe shop, a grain elevator, and a furniture store. In addition, two churches offered religious services and an opera house provided entertainment. In 1884 Springfield became an incorporated town.⁴¹

The beginning of the twentieth century brought two disasters to Springfield. A fire broke out during the night in March of 1903, burning a dozen buildings on the south side of Main Street. The block was rebuilt in brick and stone rather than wood, and a municipal water system was installed to prevent future damage. Later the same year, East Buffalo Creek flooded, destroying additional property.⁴²

Springfield began providing electric service in 1914 and opened six blocks of paved roadway in 1923. It took nearly forty years to pave the remainder of the town's roads. Springfield has continued to grow, and in recent years has seen an influx of residents. Evidence of this growth can be seen in the construction of new public buildings such as a new elementary school, completed in 1964. By 1980 the population was approximately 800. This number had risen to approximately 1,450 people by the 2000 census.⁴³

Twentieth-century Suburban Development

La Vista

The youngest city in Sarpy County, La Vista, lies south of the city of Ralston in Douglas County and north of the city of Papillion in Sarpy County. The

community began in 1959 when the original town site, formerly an 80-acre farm, was platted for residential development. Three hundred thirty-five dwellings were constructed as part of the original town. The original neighborhood extended east of 72nd Street and is known as La Vista East. The first residents began moving into their new homes in January 1960.⁴⁴ In the spring of 1960, construction began on La Vista West. La Vista West extended along Valley Road from 72nd west to Meadow Lane. This second development with its attractive \$99 down, \$99 a month pricing, was quickly dubbed “easy street.” Construction began on the La Vista #3 neighborhood in the summer of 1960.⁴⁵

La Vista has experienced rapid growth since its inception, becoming a city in 1962, just two years after the first families began to occupy their homes. The enormous influx of families into La Vista East, established in 1959, and La Vista West, established in 1960, made it necessary to use some of the new homes as school buildings until new schools could be constructed. La Vista’s population has increased from 5,000 in 1971 to 9,588 in 1980. In 1998 La Vista’s population was approximately 12,000.⁴⁶

Notes

¹ Sarpy County Centennial Corporation, *Sarpy County Centennial Celebration, ‘Arrows to Airpower’* (Sarpy County Historical Society, 1957), n.p.

² Dale R. Henning, *Prehistoric and Historic Cultural Resources Inventory and Survey*, no. 76-14, Archaeological Research (Department of Anthropology, University of Nebraska, Lincoln, 1976), 15.

³ U.S. Bureau of Census, “Sarpy County, Nebraska,” U.S. Census Bureau, State and County QuickFacts, 2002, <<http://quickfacts.census.gov/qfd/states/31/31153.html>> (12 July 2002).

⁴ Robert Houston, “Historic Bellevue Busts at the Seams,” *Omaha World-Herald*, 21 February 1954, sec. G.

⁵ Jerold L. Simmons, ed., “La Belle Vue,” *Studies in the History of Bellevue, Nebraska* (Marceline, Mo.: Walsworth Publishing Company, 1976), 212-213.

⁶ Simmons, “La Belle Vue,” 215.

⁷ Houston, “Historic Bellevue Busts at the Seams.”

⁸ Houston, “Historic Bellevue Busts at the Seams.”

⁹ Simmons, “La Belle Vue,” 283-301.

¹⁰ “The Electric Trolley” (Sarpy County Historical Society, n.d.), n.p.; Simmons, “La Belle Vue,” 340.

¹¹ Simmons, “La Belle Vue,” 266.

¹² Simmons, “La Belle Vue,” 337, 339, 344.

¹³ Simmons, “La Belle Vue,” 303.

¹⁴ Mead & Hunt, *Aviation in Nebraska* (Madison, Wisc.: Mead & Hunt, 2002), 43.

¹⁵ Houston, “Historic Bellevue Busts at the Seams.”

¹⁶ Houston, “Historic Bellevue Busts at the Seams.”

¹⁷ Mead & Hunt, *Aviation in Nebraska*, 72-75.

¹⁸ Houston, “Historic Bellevue Busts at the Seams.”

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¹⁹ Houston, "Historic Bellevue Busts at the Seams."

²⁰ From vertical files, Sarpy County Historical Society.

²¹ Harold Cowan, "Swingin' Town of Chalco is Swingin' No More," *Omaha World-Herald*, 20 June 1965, sec. Metropolitan Scene.

²² James Ivey, "Pepperwood, Chalco Add Most Addresses in Year," *Omaha World-Herald*, 1 December 1985, sec. B.

²³ From Gretna vertical files, Nebraska State Historical Society.

²⁴ *Gretna Heritage: American Revolution Bicentennial, 1776-1976* (n.p., 1976), 3.

²⁵ *Gretna Heritage*, 5.

²⁶ *Gretna Heritage*, 43.

²⁷ *Gretna Heritage*, 5-6.

²⁸ "Gretna," n.d., <<http://www.placename.com/g/r/gretna.asp>> (17 December 2002).

²⁹ Sarpy County Centennial Corporation, *Sarpy County Centennial Celebration*, n.p.; Kitty Kentsmesh, *La Platte Now and Then*, (n.p., 1986).

³⁰ Sarpy County Centennial Corporation, *Sarpy County Centennial Celebration*, n.p.

³¹ "Years Ago Hamlet Boomed as Lime Center," *Papillion Times*, 1 July 1965.

³² Phone interview with Gary Iske, 13 December 2002.

³³ *Centennial Nebraskaland, 1867-1967: View of a Century in Sarpy County* (n.p., 1967), n.p.

³⁴ *Centennial Nebraskaland*, n.p.

³⁵ A. T. Andreas, "Andreas' History of the State of Nebraska, Sarpy County, Part 3;" <http://www.ku.edu/carrie/kancoll/andreas_ne/sarpy/sarpy-p3.html> (17 July 2002).

³⁶ Sarpy County Historical Society, *Papillion* (n.p., n.d.); *Centennial Nebraskaland*, n.p.

³⁷ Jim McKee, "French Fur Traders Named Papillion After Butterflies," *Lincoln Journal Star*, 1 March 1998.

³⁸ Sarpy County Historical Society, *Papillion*; "Papillion, Nebraska," n.d., <<http://www.ohwy.com/ne/p/papillio/htm>> (9 December 2002).

³⁹ *Centennial Nebraskaland*, n.p.; Elton A. Perkey, "Perkey's Names of Nebraska Locations," *Nebraska History* 59, no.3 (1978), 466.

⁴⁰ *Centennial Nebraskaland*, n.p.; Omaha Chamber of Commerce, "Nebraska Communities," *Nebraska Communities*, 2002, <<http://www.allaboutomaha.com/Omaha/NE-Communities.htm>> (17 December 2002).

⁴¹ Gary Iske, "Springfield - Sarpy County," n.d., <<http://www.casde.unl.edu/history/counties/sarpy/springfield/springfield.htm>> (4 April 2002); *Centennial Nebraskaland*, n.p.; *Springfield at its Source, 1882-1982*, (n.p., 1982), 14.

⁴² Iske, "Springfield - Sarpy County"; *Centennial Nebraskaland*, n.p.

⁴³ Iske, "Springfield - Sarpy County"; *Centennial Nebraskaland*, n.p.

⁴⁴ Steven S. Crowell Jr. and Donald B. Eikmeier, "La Vista - Sarpy County," n.d., <http://www.casde.unl.edu/history/counties/sarpy/la_vista/la_vista.htm> (4 April 2002).

⁴⁵ Interview with Rita Ramirez, La Vista City Clerk, 18 October 2002.

⁴⁶ "La Vista," n.d., <www.usacitiesonline.com/necountylavista.htm> (9 December 2002).

Chapter 2

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 Sarpy County. Architectural historians from Mead & Hunt conducted a Nebraska Historic Buildings Survey (NeHBS) in the fall of 2002. The survey builds upon the previous survey efforts undertaken by the NSHS in 1984. The survey verified the location and evaluated the current status of previously surveyed resources 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. For more information on the NeHBS refer to Chapter 4. Preservation in Nebraska.

Methodology

Survey Area

The survey area consisted of buildings, structures, sites, and objects within Sarpy County that are visible from the public right-of-way. Offutt Air Force Base and its related installations were the subject of an intensive survey in 1995 and 1997 and, as a result, were not included in the NeHBS 2002 survey of Sarpy County.

Background Research

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

Mead & Hunt collected information on previously surveyed properties and National Register-listed properties at the NeSHPO. The Mead & Hunt survey

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team and the NeSHPO staff participated in a public meeting held in the fall of 2002 to provide local residents with information about the survey. NeSHPO and Mead & Hunt staff encouraged residents to share information about local history, sites that may gain significance from their association with an historic event or important person and sites that are not visible from the public right-of-way.

Field Survey

During the field survey, architectural historians from Mead & Hunt drove public roads and streets to identify properties with historic and architectural significance. Properties that are included in the survey met the evaluation considerations outlined in the NeHBS Manual (February 9, 2002). Generally, the NeHBS uses the National Park Service guidelines, which state that a property must:

- Be at least fifty years old — Generally, properties must be fifty years old to be considered for inclusion in the NeHBS, and properties of more recent construction would not be surveyed unless they exhibit distinctive or significant architectural or historical features. However, eastern Sarpy County and the communities of Bellevue, Papillion, and La Vista, in particular, have an important history related to World War II and post-World War II, as can be seen through the Martin Bomber Plant and the growth of Offutt Air Force Base. In order to recognize the importance of post-World War II housing and development in Sarpy County, the cutoff date for surveyed properties was extended to 1965.

Surveyors from Mead & Hunt worked with the Sarpy County Planning Office, the Bellevue Planning Office, the Papillion Planning Office, and the city of La Vista to identify areas of post-1965 development. In Bellevue and Papillion, post-1965 development was identified through the use of subdivision plat maps that identified when areas of the city were platted. In Bellevue a 1979 map of the city boundaries identified the historic core of the city, showing how this community has expanded significantly in the last twenty-three years. The community of La Vista was not established until 1960 and three residential areas in La Vista were identified as having been developed prior to 1965.

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

- Retain its physical integrity — For a property to retain physical integrity, its present appearance must closely resemble its original appearance. Common alterations to buildings include the replacement of original features with modern ones (such as new windows or porches), the construction of additions, and the installation of modern siding materials. Historic siding materials include asphalt shingles and sheet rolls, and asbestos shingles that have been applied during the historic period of the property or more than fifty years ago. Generally, asphalt siding was used prior to World War II and asbestos siding was popularized after World War II. For further discussion of historic siding materials, see Glossary of Architectural Styles and Survey Terms. Properties that display too many physical changes were excluded from the survey. Because urban residences are the most common resource within building surveys, evaluation of houses followed a strict integrity standard.

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

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

Individual buildings from the period c. 1950 through 1965 that represent a distinctive example of an architectural style or display a unique use of materials

were surveyed and recorded in the NeHBS database. Residential neighborhoods from the 1950s through the mid-1960s were evaluated collectively for their historic and/or architectural significance. A single site number is assigned to these areas and general boundaries are identified and included in the NeHBS database. These areas are identified in the report as needing further study and review as potential historic districts (see Chapter 3: Recommendations).

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 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. During the evaluation, the survey team related properties to historic contexts and property types developed by the NeSHPO and outlined in the NeHBS manual. Property locations were recorded on an U.S. Geological Survey, county road, and/or city map and in the database. Previously surveyed properties once located in rural Sarpy County, but as a result of annexation are now located within a city's limits, were resurveyed, if extant. These properties retain their rural site numbers but are mapped on both the county map and the appropriate urban map. 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. Sarpy County included a number of agricultural properties that are setback from the public right-of-way and the survey team attempted to view and assess these properties. However, in certain cases the survey team was unable to evaluate a property from the public right-of-way, which precluded it from inclusion in the survey.

In addition to the above considerations, a substantial amount of suburban development has taken place in Sarpy County since the 1950s and has had a marked effect on the built environment of the county. Sarpy County has seen tremendous residential and commercial growth since the 1950s, with the pace of growth quickening from the 1980s to the present. For

example the county's population according to the U.S. Census in 1980 was 86,015 and by 2000 the population was 122,595, an increase of 70%. Due to the large influx of recent suburban and commercial development in the county, Mead & Hunt and the NSHS revised the NeHBS methodology of driving every public road in the county to account for recent development. Public streets in Sarpy County were driven in areas known to have been platted before 1965. Streets within more recent, post-1965 development, as identified through plat maps and community maps, were not driven. A sampling of the areas identified as post-1965 were field checked to verify that they date to this more recent period of development. Section line roads that continued into the recently developed urban areas of La Vista, Papillion, Gretna, and Bellevue were driven to identify if any of the historic farmsteads that may have existed on these roads remained extant.

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 fifty 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 represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D – Holds the potential to provide important information about prehistory or history.

Chapter 2. Survey Results

Generally, cemeteries, birthplaces, grave sites, religious properties, moved buildings, reconstructed properties, commemorative properties, and properties that have achieved significance within the last fifty 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 fifty years old that are of exceptional importance.

Important in determining the 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 define the seven elements of integrity. For more information on the National Register refer to Chapter 4. Preservation in Nebraska.

This report highlights the results of the survey conducted in the fall of 2002 including recommendations for potential National Register eligibility. Products submitted to the 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.

Survey Results

The 2002 NeHBS of Sarpy County evaluated 537 properties including 434 previously surveyed properties. Mead & Hunt did not resurvey 315 previously surveyed properties that exhibited poor integrity or were nonextant. In total, the survey team documented 222 properties, including 103 newly surveyed properties and 119 previously surveyed properties that meet NeHBS guidelines (see Table 1. Numerical Summary of 2002 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 NeHBS Manual. Each historic context contains distinct property types and outlines the history of a particular theme as it relates to the state of Nebraska. This survey identified seven 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 historic contexts can be found in Chapter 3. Recommendations.

Agriculture

The agriculture context addresses property types related to food production including crops and livestock. Within Sarpy County, the survey results primarily identified farmsteads 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, modern outbuildings and utility buildings, often constructed of metal, were commonly added to agricultural complexes. Farmsteads in Sarpy County, in some cases, were located a considerable distance from the public right-of-way, which may have precluded evaluation of these resources.



Farmstead near Chalco, SY00-060



Portal School now located in Papillion, SY00-065

Commerce

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



Mangold Building in Gretna, SY05-019

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 and few architectural details.

Government

The historic context of government pertains to properties related to governing at the federal, state, or local level.



Sarpy County Courthouse in Papillion, SY08-019, listed in the National Register

Religion

The historic context of religion relates to the institutionalized belief in, and practice 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. 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.

Chapter 2. Survey Results



First Presbyterian Church in Bellevue, SY02-022, listed in the National Register

Settlement/Architecture

The historic context of settlement pertains to the division, acquisition, and ownership of land. Houses are the primary property type associated with settlement in the survey area and represent the largest pool of buildings surveyed. Vernacular forms with stylized architectural details generally characterize the residential properties within the survey area. 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 and not by trained architects.

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.

- The front gable is one of the most common forms identified in the survey and generally consists of a one and one-half story house with the roof gable on the front facade.



Front gable house in Papillion, SY08-003

- A side gable house is also commonly one-and-one-half stories with few architectural details and the roof gable is on the side elevation.



Side gable house in Gretna, SY05-035

Houses frequently exhibit a vernacular form with a mixture of elements borrowed from high-style architecture. Architectural styles featured in Sarpy County include Colonial Revival, Craftsman, Minimalist Traditional, and Ranch.

- Colonial Revival houses. Houses that were popular during the early decades of the twentieth century. They reflect a variety of characteristics including a symmetrical facade, an accentuated front door, and double-hung sash windows with multiple panes.



Colonial Revival house in Papillion, SY08-053

•Craftsman and Craftsman-style bungalows. 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 exteriors. This building style was common during the 1920s and 1930s in both rural and urban houses.



Craftsman-style bungalow in Gretna, SY05-047

In Sarpy County, modern-style houses are represented by Minimalist Traditional and Ranch houses. The Minimalist Traditional style became popular in the late 1930s, and continued to be popular into the early 1950s. Minimalist Traditional houses typically display rectangular plans and side gable roofs with or without intersecting front gables. The Ranch dominated American home-building in the 1960s and continues to be a popular house form. Ranch houses are easily identified by their one-story height and rambling facades. Both of these housing types are characterized by low-pitched roofs and simple architectural details.



Minimalist Traditional dwelling in Bellevue, SY02-131



Modern house in Bellevue, SY02-143

Transportation

Transportation relates to the carrying, moving, or conveying of materials 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.



Railroad bridge near Bellevue, SY00-205

Chapter 2. Survey Results

Numerical Summary of Survey Results

The 2002 NeHBS of Sarpy County evaluated 537 properties within the county including 434 previously surveyed properties recorded in a 1984 NeHBS of Sarpy County. Mead & Hunt did not resurvey 315 of these properties. As a result of suburban growth and development in the last twenty years, 119 historic properties have been demolished and 196 previously identified historic properties have been altered and/or modernized and no longer meet NeHBS survey criteria. One hundred and three new properties were identified resulting in a total of 222 properties meeting NeHBS survey guidelines. The number of properties included in the 2002 survey is only about half of the historic properties identified in the 1984 survey, indicating the effect of the county's growth and change on its historic resources in the last twenty years.

Table 1. Numerical Summary of 2002 Reconnaissance Survey Results

| | |
|-----------------------------------------------------------------------------|------------|
| Total number of historic properties evaluated | 537 |
| Previously identified historic properties | 434 |
| Previously identified historic properties that have lost historic integrity | 196 |
| Previously identified historic properties that are nonextant | 119 |
| Previously identified historic properties with historic integrity | 119 |
| Newly identified properties with historic integrity | 103 |
| Total number of properties identified and documented | 222 |

Table 2. Numerical Summary of 2002 Reconnaissance Survey By Historical Context

| Historic Context | Properties Surveyed |
|-------------------------|----------------------------|
| Aesthetics | 1 |
| Agriculture | 44 |
| Archaeology | 1 |
| Association | 1 |
| Commerce | 11 |
| Diversion | 2 |
| Education | 8 |
| Government | 4 |
| Religious | 24 |
| Services | 4 |
| Settlement/Architecture | 84 |
| Transportation | 38 |
| Total | 222 |

**Table 3. Numerical Summary of 2002 Reconnaissance Survey
By Location**

| Location | Properties Surveyed |
|--------------------|--------------------------------|
| Avery (SY01) | community now part of Bellevue |
| Bellevue (SY02) | 74 |
| Chalco (SY03) | 1 |
| Fort Crook (SY04) | excluded from survey |
| Gretna (SY05) | 19 |
| La Platte (SY06) | 2 |
| Meadow (SY07) | community is nonextant |
| Papillion (SY08) | 26 |
| Richfield (SY09) | 0 |
| Springfield (SY10) | 6 |
| La Vista (SY11) | 1 |
| Rural | 93 |
| Total | 222 |

Chapter 3

Recommendations

National Register of Historic Places Recommendations

One purpose of the 2002 Nebraska Historic Building Survey (NeHBS) of Sarpy 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. Fourteen properties in Sarpy County are currently listed in the National Register. See Table 4 at the end of this chapter.

As a result of this survey, the survey team recommends sixteen individual properties as potentially eligible for the National Register. See Table 5 at the end of this chapter. These properties retain good integrity and possess the characteristics and significance that may allow them to be listed in the National Register. During a reconnaissance level survey, research efforts are limited and most properties are identified based on their architectural style and historic integrity. As a result, most properties are recommended for listing under Criterion C: Architecture and demonstrate a significant architectural type or method of construction. Individual properties, such as religious properties, may also need to meet National Register Criteria Considerations to be eligible for listing.

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 in order to pursue National Register listing.

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

Agriculture



Farmstead near Papillion, SY00-055

Chapter 3. Recommendations



Farmstead near Chalco, SY00-060

Commerce



Stone hall in La Platte, SY06-003

Education



Farmstead near Richfield, SY00-091



Public school in Springfield, SY10-002

Extractive Industry



Farmstead near Chalco, SY00-157



Gretna Fish Hatchery near Springfield, SY00-002

Chapter 3. Recommendations

Government



*Papillion Public Works Department,
SY08-019 (NeHBS)*

Settlement/Architecture



Craftsman house in Bellevue, SY02-051

Religion



Historic St. Mary's Catholic Church in Bellevue, SY02-091



Craftsman house in Bellevue, SY02-070 (NeHBS)



St. Mary's Catholic Church in Bellevue, SY02-109



Queen Anne house in Gretna, SY05-031

Chapter 3. Recommendations



H.A. Hahn House in Papillion, SY08-026

Transportation



Pin-connected Pratt through truss near Gretna, SY00-193



Bellevue Bridge over the Missouri River, SY02-116

Survey and Research Needs

The 2002 NeHBS of Sarpy County identified historic topics and resource types that would benefit from further study. The following research and survey activities would help to interpret Sarpy County's unique history for local residents, the NSHS, and interested historians.

Intensive Survey of World War II and Post-World War II Housing

An intensive-level study of 1940s and 1950s housing development in Bellevue should be undertaken. To accommodate the influx of workers during World War II, Bellevue underwent a housing boom. In just a few years, entire neighborhoods of Minimalist Traditional houses were constructed. The Martinview Road neighborhood (SY02-129) and housing near the location of the former Martin Bomber Plant (SY02-131) are examples of two such neighborhoods. The return of veterans after the war and concurrent demand for housing also affected the growth patterns of this area. An intensive-level survey could document the impact of this housing boom on Bellevue's built environment. The mid-twentieth-century growth in these two neighborhoods, and its connection with the expansion of the defense industry, represents a significant historic theme warranting further research. The development of an historic context would provide the framework to evaluate the National Register eligibility of mid-twentieth-century housing.



Example of World War II and Post-World War II Housing, SY02-131

Power Plant Survey

A study of the Kramer Power Plant in Bellevue should be completed to effectively assess the significance of this property. The power plant was constructed in 1947 by the Nebraska Public Power District. During the 2002 survey of Sarpy County, local residents voiced concern for this building's preservation and adaptive reuse. However, because it is on a private road, surveyors were not able to fully access the property to evaluate the architectural significance of the power plant. In addition, a more detailed history of the property should be gathered to assess the property. A study of the power plant should include an evaluation of National Register eligibility and a consideration of how adaptive reuse of this building might fit into Bellevue's riverfront development plans.



Kramer Power Plant in Bellevue, SY02-142

Future Study of Post-1960 Development and Housing

The eastern portion of Sarpy County continued to develop rapidly from the 1950s to the 1990s. The county's transportation network expanded, and the communities of Bellevue, Papillion, and LaVista saw increased opportunities for development based on access to Omaha and the growth of Offutt Air Force Base. A study of post-1960 development in Sarpy County should be conducted in the future to provide a context for evaluating residential and commercial growth from this period.

Local Preservation Activities

Sarpy County has a significant amount of historic preservation potential. The continuing goal of historic preservation is to instill preservation as a community value and to consider the county's historic resources in future planning activities. The Sarpy County Historical Society and Museum is an active organization engaged in local history and activities. The NSHS together with the Sarpy County Historical Society and Museum can increase public education of the county and state's historic resources and preservation issues and initiate local preservation activities. Examples of activities include:

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

For more information about the National Register and local preservation activities, see Chapter 4. Preservation in Nebraska.

Chapter 3. Recommendations

Table 4. Summary of National Register Properties in Sarpy County

| Property Name | Location |
|------------------------------------------------------|-------------------------------------------------------|
| Moses Merrill Mission | Four miles west of the village of La Platte |
| John Sautter Farmhouse | 220 North Jefferson Street, Papillion |
| Zwiebel Farmstead | 16302 South 63rd Street, Papillion |
| Linoma Beach Lighthouse | Near Ashland |
| Big Papillion Creek Bridge | 120th Street over South Branch of Big Papillion Creek |
| Blacksmith Shop (Offutt Air Force Base) | Offutt Air Force Base |
| Fontenelle Forest Historic District (Archaeology) | 1111 Bellevue Boulevard, Bellevue |
| Hamilton (William) House | 2003 Bluff Street, Bellevue |
| Fontenelle Bank | 2212 Main Street, Bellevue |
| Old Log Cabin | 1805 Hancock Street, Bellevue |
| Presbyterian Church | 2002 Franklin Street, Bellevue |
| Fort Crook Historic District (Offutt Air Force Base) | Offutt Air Force Base |
| Third Sarpy County Courthouse | 122 East 3rd Street, Papillion |
| Springfield Community Hall | 104 Main Street |
| Total | 14 |

Table 5. 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 |
|-------------------|-------------------------------------|------------------------|----------------------------------------|
| SY00-002 | Gretna Fish Hatchery | Extractive Industry | Architecture |
| SY00-055 | Farmstead | Settlement Systems | Agriculture/Architecture |
| SY00-060 | Farmstead | Agriculture | Agriculture/Architecture |
| SY00-091 | Farmstead | Agriculture | Agriculture/Architecture |
| SY00-157* | Farmstead | Agriculture | Agriculture/Architecture |
| SY00-193 | 252nd Street Bridge | Transportation | Engineering |
| SY02-051 | House | Settlement Systems | Architecture |
| SY02-070 | House | Settlement Systems | Architecture |
| SY02-091** | Historic St. Mary's Catholic Church | Religion | Architecture |
| SY02-109** | St. Mary's Catholic Church | Religion | Architecture |
| SY02-116 | Bellevue Bridge | Transportation | Engineering |
| SY05-031 | House | Settlement Systems | Architecture |
| SY06-003 | Store/Meeting house | Commerce | Architecture |
| SY08-019 | Papillion Public Works Department | Government | Architecture |
| SY08-026 | Hahn, H.A. House | Settlement Systems | Architecture |
| SY10-002 | School | Education | History |

* This property somewhat obscured by foliage. Access to the property is needed for full assessment.

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

Chapter 4

Preservation in Nebraska

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

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

- Conducting and maintaining a statewide historic building survey.
- Administering the National Register of Historic Places (National Register) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments.
- 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 64,000 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors do not enter private property without permission. In addition to this fieldwork, surveyors research the history of the area to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county such as an historic highway or type of industry.

Chapter 4. Preservation in Nebraska

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

The NeHBS provides a basis for preservation and planning at all levels of government and for individual groups or citizens. Generally, the NeHBS includes properties that convey a sense of architectural significance. When possible and known, NeHBS also describes properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed “first look” at historic properties. Additionally, 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 that value their community’s history.

For more information, please call the NeHBS Program Associate or the Survey Coordinator listed in Nebraska State Historic Preservation Office Contacts.

National Register of Historic Places

One of the goals of the NeHBS is to help identify properties that may be eligible for listing in the National Register. The National Register is our nation’s official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties 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 an individual private property over an owner’s objection.
- Allow the listing of an historic district over a majority of property owners’ objections.
- Require public access to private property.

Listing a property in the National Register does:

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

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

Certified Local Governments

An important goal of the NeSHPO is to translate the federal preservation program, as embodied by the National Historic Preservation Act, to the local level. One element of this goal is to link local governments with a nationwide network of federal, state, and local organizations. One of the most effective tools for this

purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality, that has adopted preservation as a priority. To become a CLG, a local government must:

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

The advantages of achieving CLG status include:

- A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
- Contributing buildings within local landmark districts may be eligible for preservation tax incentives (see below), without being listed in the National Register.
- Through the use of their landmarking and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use issues relating to historic properties.
- CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
- CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
- Finally, but not least, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community's history.

Certification of a local government for CLG status comes from the NeSHPO and the National Park Service, and there are general rules to follow. A community considering CLG status, however, is

given broad flexibility within those rules when structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and economic assistance from the NeSHPO.

Preservation Tax Incentives

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

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

The tax incentive program in Nebraska has been responsible for:

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

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

Federal Project Review

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

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

It is important to note that public participation in this process is vital. The Section 106 process requires the federal agency to seek views of the public and interested parties if adverse effects to historic properties are discovered through consultation with

the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHBS, and the National Register; but often the most valuable information comes from comments provided by the public. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action. It is truly a law that gives the public a voice in an unwieldy bureaucratic system.

For more information about Section 106 review, please contact a member of the Federal Agency Review staff of the NeSHPO listed in Nebraska State Historic Preservation Office Contacts.

Public Outreach and Education

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

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

The 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 Nebraska State Historical Society web page at www.nebraskahistory.org.

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Appendix A. List of Surveyed Properties

| NeHBS No. | Property Name | Address | Vicinity/City |
|--------------|--------------------------|----------------------------------------------------------------------|------------------|
| <i>Rural</i> | | | |
| SY00-001 | Moses Merrill Mission | Rural | Papillion |
| SY00-002 | Gretna Fish Hatchery | Rural | Springfield |
| SY00-010 | Anderson Grove Church | 12005 South Thirty-fifth Street | Now in Bellevue |
| SY00-011 | Sautter, John, Farmhouse | West side of Jefferson Street between Second and Third Streets | Now in Papillion |
| SY00-013 | Anderson Grove Cemetery | Rural | Bellevue |
| SY00-019 | Farmstead | Rural | Bellevue |
| SY00-040 | Farmstead | Rural | Papillion |
| SY00-041 | Zweibel Farmstead | Rural | Papillion |
| SY00-047 | Farmstead | Rural | Bellevue |
| SY00-052 | Barn | Rural | Bellevue |
| SY00-053 | Farmstead | Rural | Papillion |
| SY00-054 | Barn | Rural | Papillion |
| SY00-055 | Farmstead | Rural | Papillion |
| SY00-060 | Farmstead | Rural | Chalco |
| SY00-065 | Portal School | Moved to 242 Jefferson Street | Now in Papillion |
| SY00-069 | Farmstead | Rural | Papillion |
| SY00-070 | House | Rural | Papillion |
| SY00-071 | Farmstead | Rural | Papillion |
| SY00-074 | Farmstead | Rural | Papillion |
| SY00-075 | Farmstead | Rural | Springfield |
| SY00-082 | Farmstead | Rural | Springfield |
| SY00-083 | Farmstead | Rural | Springfield |
| SY00-091 | Farmstead | Rural | Richfield |
| SY00-096 | Farmstead | Rural | Papillion |
| SY00-097 | Farmstead | Rural | Papillion |
| SY00-098 | Barn | Rural | Springfield |
| SY00-102 | Ball Cemetery | Rural | Springfield |
| SY00-110 | Farmstead | Rural | Gretna |
| SY00-113 | Linoma Beach Lighthouse | Rural | Ashland |
| SY00-114 | Barn | Rural | Gretna |
| SY00-115 | Barn | Rural | Gretna |
| SY00-116 | Farmstead | Rural | Gretna |
| SY00-117 | Barn | Rural | Springfield |
| SY00-119 | Folk Art | Rural | Ashland |
| SY00-122 | Farmstead | Rural | Gretna |
| SY00-125 | Holy Sepulchre Cemetery | Rural | Gretna |
| SY00-128 | Farmstead | Rural | Gretna |
| SY00-138 | Farmstead | Rural | Gretna |
| SY00-143 | Mackey Grain Elevator | Rural | Chalco |

Appendix A. Inventory of Surveyed Properties

| NeHBS No. | Property Name | Address | Vicinity/City |
|-----------|--------------------------------------|--------------|---------------|
| SY00-149 | House | Rural | Gretna |
| SY00-157 | Farmstead | Rural | Chalco |
| SY00-160 | Fisher Farm and Grotto | Rural | Bellevue |
| SY00-170 | Farmstead | Rural | Springfield |
| SY00-173 | Farmstead | Rural | Gretna |
| SY00-176 | Farmstead | Rural | Springfield |
| SY00-179 | Farmstead | Rural | Springfield |
| SY00-180 | House | Rural | Springfield |
| SY00-183 | Farmstead | Rural | Springfield |
| SY00-190 | Buffalo Creek Bridge | Rural | Springfield |
| SY00-192 | Big Papillion Creek Bridge | Rural | Bellevue |
| SY00-193 | 252 nd Street Bridge | Rural | Gretna |
| SY00-194 | Cornhusker Road Bridge | Rural | Gretna |
| SY00-195 | U.S. Highway 6 Bridge | Rural | Springfield |
| SY00-198 | Pratt Pony Truss Bridge | Rural | Gretna |
| SY00-199 | Pratt Pony Truss Bridge | Rural | Gretna |
| SY00-200 | DLD Highway | Sarpy County | Sarpy County |
| SY00-201 | Bridge | Rural | Papillion |
| SY00-202 | Bridge | Rural | Papillion |
| SY00-203 | Bridge | Rural | Papillion |
| SY00-204 | LaPlatte Cemetery | Rural | Bellevue |
| SY00-205 | Railroad Bridge | Rural | Bellevue |
| SY00-207 | Barn | Rural | Bellevue |
| SY00-208 | House | Rural | Bellevue |
| SY00-209 | Farmstead | Rural | Bellevue |
| SY00-210 | Bridge | Rural | Gretna |
| SY00-211 | Bridge | Rural | Chalco |
| SY00-212 | Grabow Cemetery | Rural | Gretna |
| SY00-213 | Bridge | Rural | Gretna |
| SY00-214 | Bridge | Rural | Gretna |
| SY00-215 | Bridge | Rural | Gretna |
| SY00-216 | Sapp Brothers Coffee Pot Water Tower | Rural | Papillion |
| SY00-217 | Springfield Cemetery | Rural | Springfield |
| SY00-218 | House | Rural | Springfield |
| SY00-219 | Farmstead | Rural | Springfield |
| SY00-220 | Stone structure | Rural | Springfield |
| SY00-221 | Bridge | Rural | Gretna |
| SY00-222 | Farmstead | Rural | Gretna |
| SY00-223 | Bridge | Rural | Gretna |
| SY00-224 | Farmstead | Rural | Gretna |
| SY00-225 | Farmstead | Rural | Springfield |
| SY00-226 | Cemetery | Rural | La Vista |

Appendix A. Inventory of Surveyed Properties

| NeHBS No. | Property Name | Address | Vicinity/City |
|------------------------|-------------------------------------|--------------------------------------------------------------------------|---------------|
| SY00-227 | Bridge | Rural | Springfield |
| SY00-228 | Bridge | Rural | Springfield |
| SY00-229 | Bridge | Rural | Springfield |
| SY00-230 | Cemetery | Rural | Springfield |
| SY00-231 | Bridge | Rural | Springfield |
| SY00-232 | Bridge | Rural | Springfield |
| SY00-233 | Bridge | Rural | Springfield |
| SY00-234 | Farmstead | Rural | Papillion |
| SY00-235 | Fairview Cemetery | Rural | Papillion |
| SY00-236 | Farmstead | Rural | Papillion |
| SY00-237 | Farmstead | Rural | Bellevue |
| SY00-238 | Camp Brewster | Rural | Bellevue |
| SY00-239 | Melia Hill Interstate 80 Rest Area | Rural | Gretna |
| <i>Bellevue</i> | | | |
| SY02-007 | Hamilton, William House | 2003 Bluff Street | Bellevue |
| SY02-009 | House | 1911 Warren Street | Bellevue |
| SY02-010 | House | 1907 Warren Street | Bellevue |
| SY02-011 | Fontenelle Bank | 2122 Main Street | Bellevue |
| SY02-018 | Old Log Cabin | 1805 Hancock Street | Bellevue |
| SY02-020 | Chapman House | 201 East Twentieth Street | Bellevue |
| SY02-022 | First Presbyterian Church | 2002 Franklin Street | Bellevue |
| SY02-023 | House | 1504 Washington Street | Bellevue |
| SY02-024 | House | 1811 Washington Street | Bellevue |
| SY02-025 | Lowery Hall | Court at the east end of Nineteenth Avenue | Bellevue |
| SY02-026 | Fontenelle Hall | Court at the east end of Nineteenth Avenue | Bellevue |
| SY02-027 | Philadelphia Hall | Court at the end of Nineteenth Avenue west of Wayne Street | Bellevue |
| SY02-028 | Hamilton Hall | Court at the end of Nineteenth Avenue west of Wayne Street | Bellevue |
| SY02-029 | Columban Fathers (Convent Building) | Mission Grounds | Bellevue |
| SY02-030 | Columban Fathers | Mission Grounds | Bellevue |
| SY02-034 | House | 801 Bellevue Boulevard North | Bellevue |
| SY02-035 | House | 803 Bellevue Boulevard North | Bellevue |
| SY02-038 | House | 2702 Crawford Street | Bellevue |
| SY02-039 | Riverview School | 1405 Bellevue Boulevard North | Bellevue |
| SY02-040 | Bellevue Cemetery | North of Thirteenth Avenue between Franklin and Washington Streets | Bellevue |

Appendix A. Inventory of Surveyed Properties

| NeHBS No. | Property Name | Address | Vicinity/City |
|-----------|------------------------------------------|-----------------------------------------------------------------------------------|---------------|
| SY02-041 | Bellevue Burlington Northern Depot | Gemini Park | Bellevue |
| SY02-043 | Wake Robin Cabin (Robert Gilder Home) | South side of Grove Road, east of Bellevue Boulevard North | Bellevue |
| SY02-046 | House | 1728 Bellevue Boulevard North | Bellevue |
| SY02-047 | House | 1726 Bellevue Boulevard North | Bellevue |
| SY02-050 | Former Coach House | West of 1709 Bellevue Boulevard North | Bellevue |
| SY02-051 | House | 1709 Bellevue Boulevard North | Bellevue |
| SY02-058 | House | 1403 Bellevue Boulevard North | Bellevue |
| SY02-064 | House | 801 Bellevue Boulevard North | Bellevue |
| SY02-070 | House | Northeast corner of Bellevue Boulevard South and Hidden Hills Drive | Bellevue |
| SY02-075 | House | River Bottom, trackside at approximately Jewell Avenue | Bellevue |
| SY02-091 | St. Mary's Catholic Church | Northeast corner of Twenty-fourth Avenue and Calhoun Street | Bellevue |
| SY02-103 | Commercial Building | 2107 Franklin Street | Bellevue |
| SY02-104 | House | 1711 Franklin Street | Bellevue |
| SY02-105 | House | 1330 Franklin Street | Bellevue |
| SY02-106 | House | 1711 Freeman Drive | Bellevue |
| SY02-107 | House | 2009 Calhoun Street | Bellevue |
| SY02-108 | House | 2706 Crawford Street | Bellevue |
| SY02-109 | St. Mary's Catholic Church | West side of Crawford Street between Twenty-third and Twenty-fourth Streets | Bellevue |
| SY02-110 | House | 102 Valley View Drive | Bellevue |
| SY02-111 | House | 1606 Randall Lane | Bellevue |
| SY02-112 | House | 301 Lorraine Drive | Bellevue |
| SY02-113 | Church | North side of Twenty-fourth Avenue between Jackson and Madison Streets | Bellevue |
| SY02-114 | Bertha Barber Elementary School | East side of Hancock Street between Fifteenth and Thirteenth Avenues | Bellevue |
| SY02-115 | House | 1911 Main Street | Bellevue |
| SY02-116 | Bellevue Bridge | Mission Avenue (Hwy 379) over the Missouri River | Bellevue |
| SY02-117 | House | 110 Eighteenth Avenue | Bellevue |
| SY02-118 | House | 1700 block Thurston Avenue, south side | Bellevue |

Appendix A. Inventory of Surveyed Properties

| NeHBS No. | Property Name | Address | Vicinity/City |
|-----------|-----------------------------------------------------|----------------------------------------------------------------------------------------------|---------------|
| SY02-119 | House | 7421 Twenty-eighth Street | Bellevue |
| SY02-120 | House | 7604 Twenty-eighth Street | Bellevue |
| SY02-121 | St. John's Cemetery | West side of Thirty-sixth Street between Chandler Road West and Josephine | Bellevue |
| SY02-122 | Beth Hamedrosh Hagadol and Binai Abraham Cemeteries | East side of Forty-second Street south of Giles Road | Bellevue |
| SY02-123 | House | 1512 Bellevue Boulevard North | Bellevue |
| SY02-124 | Brick Streets | Bellevue Boulevard North between Thirteenth Street and Chandler Road East | Bellevue |
| SY02-125 | House | 1703 Bellevue Boulevard North | Bellevue |
| SY02-126 | House | 1719 Bellevue Boulevard North | Bellevue |
| SY02-127 | House | 6916 Thirteenth Street | Bellevue |
| SY02-128 | Service Station | 1501 Fort Crook Road | Bellevue |
| SY02-129 | Martinview Road Neighborhood | Martinview Road | Bellevue |
| SY02-130 | Interurban Railroad Bed | Northeast corner of Twenty-fourth Avenue and Crawford Street | Bellevue |
| SY02-131 | World War II and Post-War Housing Area | Roughly bounded by Twenty-third Street, Hancock Street, Washington Street and Calhoun Street | Bellevue |
| SY02-132 | House | 2011 Jefferson Street | Bellevue |
| SY02-133 | House | 1213 Bellevue Boulevard South | Bellevue |
| SY02-134 | House | 1330 Bellevue Boulevard North | Bellevue |
| SY02-135 | House | 1211 Bellevue Boulevard North | Bellevue |
| SY02-136 | House | 2001 Camp Brewster Road | Bellevue |
| SY02-137 | House | 1002 Bellevue Boulevard North | Bellevue |
| SY02-138 | House | 311 Payne Street | Bellevue |
| SY02-139 | House | 224 Bellevue Boulevard North | Bellevue |
| SY02-140 | House | 505 Bellevue Boulevard South | Bellevue |
| SY02-141 | House | 805 Bellevue Boulevard South | Bellevue |
| SY02-142 | Kramer Power Plant | North side of Mission Avenue, on the Missouri River | Bellevue |
| SY02-143 | House | 508 Fourth Street | Bellevue |
| SY02-144 | Fort Crook Road | Between Offutt Air Force Base and South Omaha | Bellevue |
| SY02-145 | Offutt Motor Court | 3618 Fort Crook Road South | Bellevue |

Appendix A. Inventory of Surveyed Properties

| NeHBS No. | Property Name | Address | Vicinity/City |
|---------------|-----------------------------|---------------------------------------------------------------------------|---------------|
| <i>Chalco</i> | | | |
| SY03-006 | Vossmohr Cemetery | South side intersection of Harrison and One Hundred Thirty-eighth Streets | Chalco |
| <i>Gretna</i> | | | |
| SY05-003 | House | 724 West Angus Street | Gretna |
| SY05-008 | House | 224 Scott Street | Gretna |
| SY05-011 | House | 620 South Street, east of McKenna Avenue | Gretna |
| SY05-014 | House | 230 McKenna Avenue | Gretna |
| SY05-017 | Garage Building | East side of McKenna Avenue between Angus and Figg Streets | Gretna |
| SY05-019 | Mangold Commercial Building | Southwest corner Angus Street and McKenna Avenue | Gretna |
| SY05-031 | House | Southwest corner of Grandview Street and Bryan Street | Gretna |
| SY05-035 | House | 541 Langdon Avenue | Gretna |
| SY05-036 | House | 525 Angus Street | Gretna |
| SY05-039 | Catholic Auditorium | South side Angus Street between Bryan and Aberdeen Streets | Gretna |
| SY05-043 | Garage Building | 112 McKenna Avenue | Gretna |
| SY05-044 | Garage Building | East side of McKenna Avenue between Angus and Figg Streets | Gretna |
| SY05-045 | La Borde Cemetery | Southeast corner of Highway 370 and Two Hundred and Fourth Street | Gretna |
| SY05-046 | Brick Streets | Downtown Gretna | Gretna |
| SY05-047 | House | 212 Scott Street | Gretna |
| SY05-048 | House | 218 McKenna Avenue | Gretna |
| SY05-049 | House | 205 McKenna Avenue | Gretna |
| SY05-050 | Water Tower | Northeast of McKenna Avenue and Wallace Street | Gretna |
| SY05-051 | Vintage Advertising Sign | West side of McKenna Avenue, between Angus and Wallace Streets | Gretna |

Appendix A. Inventory of Surveyed Properties

| NeHBS No. | Property Name | Address | Vicinity/City |
|---------------------------|-----------------------------------|--------------------------------------------------------------------------------------|---------------|
| <i>La Platte</i> | | | |
| SY06-002 | Church | West side of Main Street between Third and La Platte Streets | La Platte |
| SY06-003 | Store/Meeting House | West side of Main between Third and La Platte Streets | La Platte |
| <i>Papillion</i> | | | |
| SY08-003 | House | 345 North Jefferson Street | Papillion |
| SY08-010 | House | 446 North Beadle Street | Papillion |
| SY08-015 | House | 536 East Third Street | Papillion |
| SY08-017 | Sarpy County Courthouse | 122 East Third Street | Papillion |
| SY08-019 | Papillion Public Works Department | Terminus of Second Street at Adams Street | Papillion |
| SY08-022 | House | 103 Fourth Street | Papillion |
| SY08-026 | Hahn, H.A. House | 545 South Washington Street | Papillion |
| SY08-027 | House | 510 South Washington Street | Papillion |
| SY08-028 | House | 646 South Washington Street | Papillion |
| SY08-030 | House | 845 South Washington Street | Papillion |
| SY08-031 | House | 849 South Washington Street | Papillion |
| SY08-038 | Commercial Building | Southside of Second Street between Washington and Jefferson Streets | Papillion |
| SY08-042 | House | 731 Harrison Street | Papillion |
| SY08-043 | House | 703 South Adams Street | Papillion |
| SY08-044 | House | 605 South Adams Street | Papillion |
| SY08-045 | House | 526 South Jackson Street | Papillion |
| SY08-046 | Bell Building | 132-34 North Washington Street | Papillion |
| SY08-047 | Commercial Building | 118 North Washington Street | Papillion |
| SY08-048 | Commercial Building | c.114 North Washington Street | Papillion |
| SY08-049 | House | 826 South Washington Street | Papillion |
| SY08-050 | Boy Scouts Log Cabin | Located in city park at the northwest corner of Washington and Lincoln Streets | Papillion |
| SY08-051 | Commercial Building | 107 North Washington Street | Papillion |
| SY08-052 | Masonic Hall | 233 South Washington Street | Papillion |
| SY08-053 | House | 543 North Washington Street | Papillion |
| <i>Springfield</i> | | | |
| SY10-002 | School | East side of South Third Street between Spruce and Maple Streets | Springfield |

Appendix A. Inventory of Surveyed Properties

| NeHBS No. | Property Name | Address | Vicinity/City |
|------------------------|-----------------------------------|------------------------------------------------------------------------------------|---------------|
| SY10-015 | House | 235 Locust Street | Springfield |
| SY10-020 | House | 160 Elm Street | Springfield |
| SY10-027 | Springfield Community Hall | 104 Main Street | Springfield |
| SY10-029 | Bank | Southwest corner of South Second and Main Streets | Springfield |
| SY10-031 | Sarpy County Fair & Rodeo Grounds | South side of Main Street between State Highway 50 and South Railroad Street | Springfield |
| SY10-032 | Service Station | East side of State Highway 50, north of Main Street | Springfield |
| <i>La Vista</i> | | | |
| SY11-001 | La Vista East Neighborhood | Bounded by Harrison, Sixty-ninth, Florence, and Seventy-second Streets | La Vista |

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Glossary

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

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

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

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

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

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

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

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

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

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

Column. A circular or square vertical support member.

Glossary

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

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



Example of Commercial Vernacular Style

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

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

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

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

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

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



Example of Cross Gable building form



Example of Dormer

Elevation. Any single side of a building or structure.

Eligible. Properties that meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places.

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

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

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

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

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

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

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

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

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

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.

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.



Example of Gabled Ell building form



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

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 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.



Example of One Story Cube building form

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 on the National Register pending further research and investigation.

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

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

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.

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.

Glossary

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).