

# Adams County Nebraska Historic Buildings Survey

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*Prepared for:*

*Nebraska State Historical Society  
State Historic Preservation Office  
City of Hastings, Adams County  
and  
Adams County Historical Society*

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*Photographs on the rear cover at top left (clockwise): historic view of Spencer Park in Hastings (AD04-183) courtesy of the ACHS; abandoned farmstead (AD00-003); Chicago Lumber Company Building in Pauline (AD10-001); Holstein School (AD06-009); and residences in Heartwell Park in Hastings. Photographs on the rear cover at bottom right (counterclockwise): historic view of the New York Avenue Congregational Church (AD04-561) in Hastings courtesy of the ACHS; historic view of Thomas Trausch house in Roseland (AD12-004) courtesy of ACHS; former post office in Prosser (AD11-005); and historic view of downtown Hastings, courtesy of ACHS.*



# Table of Contents

Page

## Chapter 1

Introduction .....	1-1
Nebraska Historic Buildings Survey .....	1-1
National Register of Historic Places .....	1-2
Certified Local Governments .....	1-2
Preservation Tax Incentives .....	1-3
Federal Project Review .....	1-4
Public Outreach and Education .....	1-5
Organization .....	1-5

## Chapter 2

Historic Overview of Adams County .....	2-1
The Land .....	2-1
Settlement and Development of Communities .....	2-1
Railroads: A Role in the Development and Decline of Communities .....	2-1
Juniata, Kenesaw, Ayr: Burlington Railroad Communities .....	2-3
Hansen: The Hastings and Grand Island Railroad Community .....	2-5
Pauline, Roseland, and Holstein: The Kansas City and Omaha Railroad Communities .....	2-6
Prosser: The Missouri Pacific Railroad Community .....	2-8
Hayland: The Hastings and Northern Railroad Community .....	2-8
Hastings: The Railroad Center of Adams County .....	2-9
Assumption: The Exception to the Rule .....	2-11
Conclusion .....	2-11

## Chapter 3

Survey of Adams County .....	3-1
Research Design .....	3-1
Objectives .....	3-1
Methodology .....	3-1
Limitations and Biases of the Survey .....	3-4
Survey Results .....	3-4
Illustrated Discussion of Significant Historic Contexts .....	3-4
Numerical Summary of Survey Results .....	3-11

## Chapter 4

Hastings' Commercial and Industrial Development .....	4-1
The Railroads' Influence .....	4-1
Commercial Area .....	4-2
Industrial Area .....	4-4
Architectural Character .....	4-6
Recommendations .....	4-8

## Chapter 5

Heartwell Park Historic District .....	5-1
Description .....	5-1
Heartwell Park .....	5-1
Residential Area .....	5-1
Statement of Significance .....	5-3
Heartwell Park Historic District and Residential Urban Design .....	5-3
Heartwell Park Historic District Property Inventory .....	5-6

## Chapter 6

African-American Settlement in Hastings .....	6-1
Introduction .....	6-1
Early Settlement in Nebraska and Hastings .....	6-1
Hastings' African-American Community .....	6-4
Hastings During World War II .....	6-5
Recommendations .....	6-8

## Chapter 7

The Germans From Russia in Adams County .....	7-1
Introduction .....	7-1
Settlement History and Patterns .....	7-1
Architecture of the Germans from Russia .....	7-4
Properties Associated With German-Russian Settlement .....	7-6
Southeast Settlement .....	7-6
Southwest Settlement .....	7-7
Other German-Russian Properties .....	7-8

## Chapter 8

Recommendations .....	8-1
Future Survey and Research Needs .....	8-1
Intensive Survey of Naval Ammunition Depot and WWII Related Resources .....	8-1
Intensive Survey of 1940s and 1950s Housing .....	8-1
Proactive Role of Preservation in Hastings and Adams County .....	8-1
African-American Oral History Project .....	8-1
German-Russian Oral History Project .....	8-2
National Register of Historic Places Listing Priorities .....	8-2

## Chapter 9

Preservation Action Plan .....	9-1
Introduction .....	9-1
Objectives for a Preservation Plan .....	9-1
Opportunities to Integrate Preservation and Planning .....	9-2
Nebraska Certified Local Government Program .....	9-4
Nebraska Lied Main Street Program .....	9-4
Recommendations .....	9-5
Resources .....	9-5

## **Appendix**

- 1 Notes
- 2 Bibliography
- 3 List of Surveyed Properties
- 4 Glossary of Architectural Terms

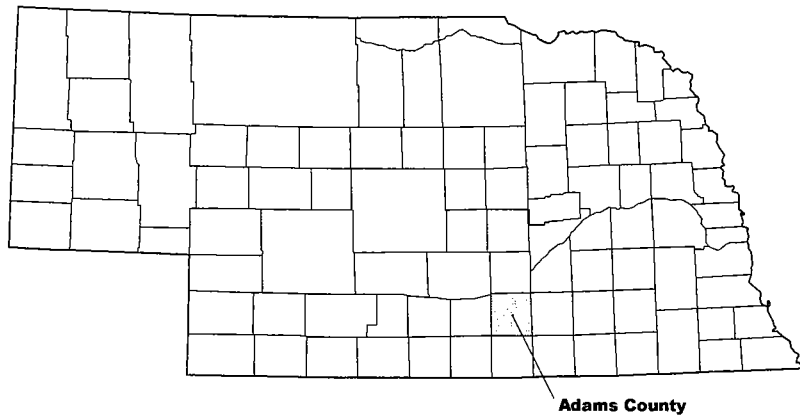




# Chapter 1

## Introduction

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# Chapter 1

## Introduction

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

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

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

What follows is a brief description of NeSHPO programs, followed by a staff guide with telephone numbers. Though described separately, it is important to remember that NeSHPO programs often act in concert, 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 over 70,000 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors never enter private property without permission. In addition to this fieldwork, surveyors research the history of the area in order to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county, such as an historic highway or type of industry.

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

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

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

### **National Register of Historic Places**

One of the goals of the NeHBS is to help identify properties that may be eligible for listing on the NRHP. The NRHP is our nation’s official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the NRHP includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties may reflect an historically significant pattern, event, person, architectural style, or archeological site. NRHP properties may be significant at the local, state, or national levels.

Properties need not be as “historic” as Mt. Vernon or architecturally spectacular as the Nebraska State Capitol to be listed on the NRHP. 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 on the NRHP means or, perhaps more importantly, what it does not mean. The NRHP does not:

- Restrict, in any way, a private property owner’s ability to alter, manage, or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of individual private property over an owner’s objection.
- Allow the listing of historic districts over a majority of property owners’ objection.
- Require public access to private property.

Listing a property on the NRHP 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 NRHP coordinator.

### **Certified Local Governments**

An important goal of the NeSHPO is to translate the federal preservation program, as embodied by the National Historic Preservation Act, to the local level. An important element of this goal is to help link

local governments with a nationwide network of federal, state, and local organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality, that has adopted preservation as a priority. To become a CLG a local government must:

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

There are a number of advantages to achieving CLG status:

- A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
- Contributing buildings within local landmark districts may be eligible for preservation tax incentives (see below), without being listed on the NRHP.
- CLGs have an additional tool when considering planning, zoning, and land-use issues through their landmarking and survey programs.
- CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
- CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.

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

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

For more information, please call the CLG coordinator.

### **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 on the NRHP, or as buildings that contribute to the significance of an NRHP or locally landmarked (by a CLG see above) historic district. An income-producing property may be a rental residential, office, commercial, or industrial property.

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 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:

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

Certification of the historic character of the income-producing property (usually by listing the property on the NRHP) and certification of the historic rehabilitation are made by both the NeSHPO and the National Park Service. We strongly urge contacting the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office before initiating any activity for a project that anticipates the use of preservation tax incentives.

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

### **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; seek ways to avoid or reduce adverse effects their projects may have on historic properties; and afford the Federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on

historic properties. The regulations that govern the Section 106 process as it is known, also require that the federal agency consult with the NeSHPO to identify historic properties in the project area; assess the effects a project may have on historic properties located in the project area; and seek ways to avoid or reduce adverse effects the project may have on historic properties.

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

It is important to note that public participation in this process is vital. The 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 NRHP, but often the most valuable information comes from comments provided by the public. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action. It is truly a law that gives the

public a voice in an often unsympathetic bureaucratic system.

For more information about Section 106 review, please call the NeSHPO.

### **Public Outreach and Education**

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

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

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

For more information about the NeSHPO or the programs described above, please call (402) 471-4787 or 1-800-833-6747.

### **Organization**

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### **Historic Preservation Board Members**

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Ms. Beverly Fleming – Lincoln

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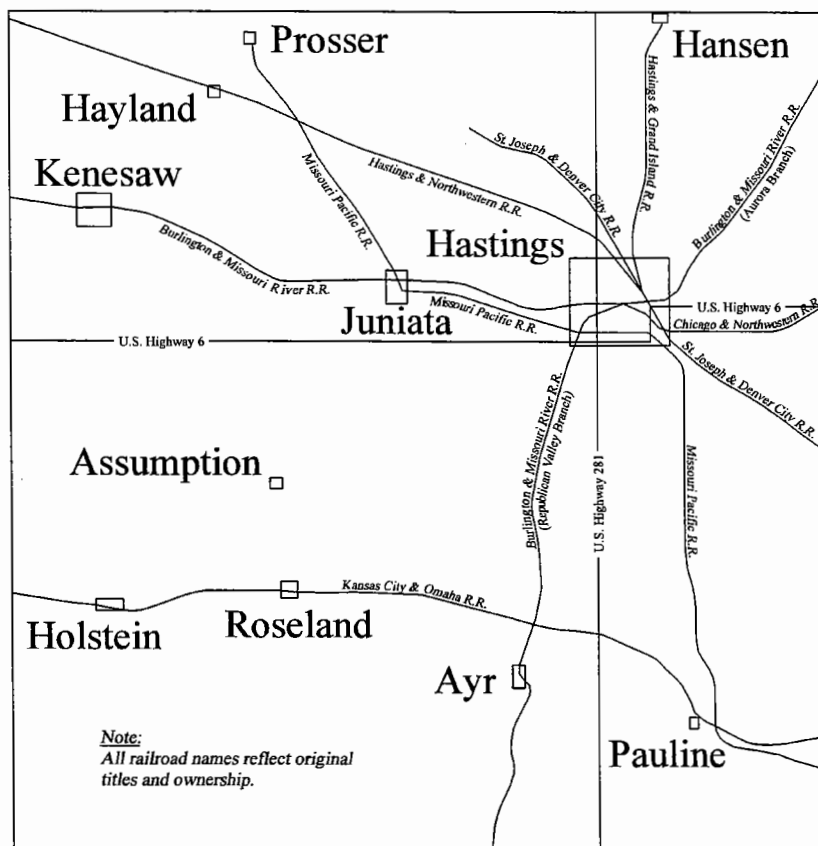
Ms. Judith Wigton – Omaha



## Chapter 2

# Historic Overview of Adams County

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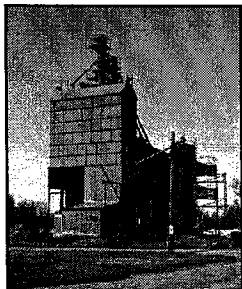
## Chapter 2

# Historic Overview of Adams County

### The Land

The boundaries of Adams County were established in 1867, the same year Nebraska became a state, although the county did not officially organize until December 1871. The county was named for John Adams, second president of the United States. Prior to the establishment of Adams County and the Homestead Act of 1863, many settlers traveled through Adams County on the Oregon and Mormon Trails, utilizing Nebraska as a highway to the West rather than as a destination. The Susan O. Hail grave site in northwestern Adams County serves as a reminder of the hardship faced by those who traveled through the area on the Oregon Trail.<sup>1</sup> Following the Civil War, Nebraska became a destination in itself. Settlement acts, such as the Homestead Act, and the beginnings of railroad development energized the settlement of the state. Settlers included Civil War veterans and their families, immigrants, and easterners looking for a fresh start.

In the nineteenth century, Adams County and much of Nebraska were referred to as the Great American Desert because of the scarcity of trees, rivers, and lakes. Although irrigation supplies water to crop land today, the reference to the desert remains visually true. Rivers within the county are limited to



*Grain elevators dot the landscape of Adams County.*

the Little Blue River, a number of small creeks, and the Platte River, which touches the northwest corner of the county. Even with few visible water sources, the land proved fertile because of the area's high water table supplied by the Ogallala and Nebraska aquifers.

Early settlers in Adams County transformed the prairie land into agricultural fields as a means of livelihood. Residents of Adams County continue to rely on agricultural production. With the introduction of irrigation wells in the 1930s and the large number of wells dug in the 1940s and 1950s, Adams County farmers are no longer reliant on erratic rainfall.



Currently, the level landscape of rural Adams County offers expansive views across fields, fallow and sown, with center pivots rising in the distance. Grain elevators appear on the landscape as agricultural skyscrapers in almost all of the county's communities. Travelers to the southwestern corner of the county can find gently rolling hills and a few more trees near the small creeks.

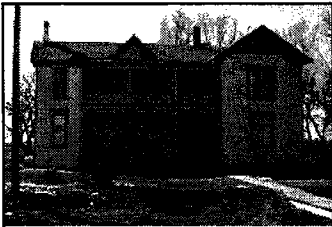
### Settlement and Development of Communities

#### Railroads: A Role in the Development and Decline of Communities

Settlement in the rural areas of Adams County began during the decades following the Civil War. Encouraged by the Homestead Act of 1863, immigrants and veterans from the Civil War settled and began farming in the area during the 1870s.

Although the government encouraged farmstead settlement in Nebraska through the Homestead Act and other settlement acts, the railroads were the organizations that stimulated the development of rural communities. When the railroads began to traverse the country, settlement in Nebraska counties increased dramatically. At this time, the United States government

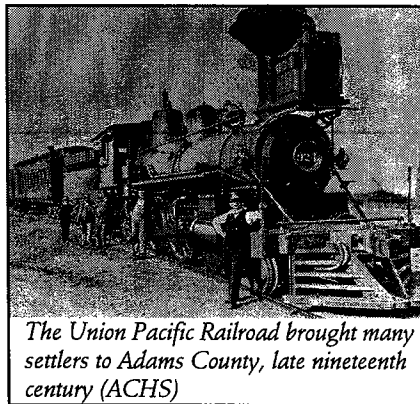
## Historic Overview of Adams County



*McCue/Trausch Farmstead (AD00-114) – potentially eligible for the NRHP*

subsidized railroad construction by giving railroad companies significant land. Most of the railroad companies were given ten sections (6,400 acres) of land for every mile of track that was laid.<sup>2</sup> The government specified that the land needed to be located adjacent to the tracks, but because some of the railroads were located within a few miles of each other, these railroads were allowed to choose any ten sections of available land, regardless of location.<sup>3</sup> Although the railroad companies used some land, they did not need all of the land provided by the government and they sold the vacant lands to settlers. The sale of these lands helped to finance the railroad operation. In order to ensure the sale of these excess lands, the railroads advertised with immigration services to bring people into Nebraska. The railroads printed pamphlets in a variety of languages, which were sent to all of the countries of Europe and Russia. The railroads also offered other incentives, including free transportation to settlement areas and 10-year loans with a 6 percent interest rate for the purchase of land.

The first railroad to cross the state of Nebraska was the Union Pacific (UP), which completed its transcontinental line in 1869. Although it never traveled through Adams County, the UP brought many settlers to this region of the state via its station at Grand Island, just north of Adams County.



*The Union Pacific Railroad brought many settlers to Adams County, late nineteenth century (ACHS)*

The Burlington and Missouri (B&M) Railroad became the second railroad to cross the state with a concentration of railroad lines in southern and western Nebraska. By concentrating in these areas, the B&M helped to settle the state's southern counties, including Adams. As the railroads moved westward across the state, they platted villages and oftentimes hired people to settle in them. The B&M Railroad named its settlements alphabetically, starting with Archer in southeastern Nebraska and extending to Juniata and Kenesaw in Adams County.<sup>4</sup> The Chicago, Burlington, & Quincy (CB&Q) later took over the B&M. In the 1970s, the railroad merged with Great Northern and assumed the name Burlington Northern.<sup>5</sup>

The St. Joseph (St. Joe) and Denver City crossed the B&M tracks in the northeastern portion of Adams County, thereby establishing the community of Hastings in 1872. Although the route was planned from St. Joseph, Missouri, to Denver, Colorado, the railroad never reached Denver, stopping at Hastings instead. Following the method of the Burlington Railroad, the St. Joe and Denver City Railroad also named its communities alphabetically. In 1877, the St. Joe and Denver City was renamed the St. Joseph and Western.

As early as 1874, the railroad companies developed an interest in constructing a railroad spur between Hastings and Grand Island. This spur was intended to provide access to the UP line at Grand Island. In 1879, the Hastings and Grand Island Railroad entered the picture.<sup>6</sup> This line connected the St. Joe and Western with the UP at Grand Island and platted the small community of

## Historic Overview of Adams County

Hansen. In 1880, the UP absorbed the Hastings and Grand Island Railroad which became part of the St. Joe and Grand Island Railroad.

The 1880s brought a frenzy of railroad building activity to Adams County. During this period the Chicago and Northwestern; the Fremont, Elkhorn, and Missouri River Railroad; the Aurora branch of the Burlington; the Missouri Pacific (MO-PAC); and the Kansas City and Omaha (KC&O) Railroad built lines through the county. The MO-PAC and the KC&O developed communities in the county. All of the railroads (except the KC&O) traveled through Hastings and many established depots – both passenger and freight – in the city. At the turn of the century, Hastings was the railroad hub of south central Nebraska.<sup>7</sup> By 1913, Adams County had over 150 miles of railroad track – not including side tracks and yard track.

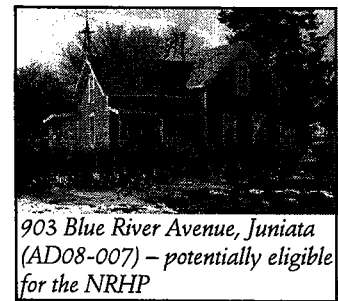
The evolution of transportation methods encouraged the growth of communities in Adams County. The railroads allowed for the establishment of grain elevators, depots, and stockyards. Commerce prospered as the railroads made frequent stops to deliver goods and passengers and to pick up goods for shipping. The small communities in Adams County supported at least one bank, although many had two, as well as grain elevators, grocery stores, dry goods stores, and several schools and churches. Some of the more prosperous towns supported specialty stores, such as furniture stores.

During the early decades of the twentieth century, the automobile emerged as an important development in transportation. As the century progressed, the growing importance of the automobile began to cause the decline of the business districts in the small communities. Improved transportation

methods and routes allowed citizens of the small communities to travel to Hastings for shopping and shipping goods. The location of Adams County along major roads, such as the Detroit, Lincoln, and Denver (DLD) Highway, allowed for easier transportation to bigger cities and assisted in the decline of the small communities.

### Juniata, Kenesaw, Ayr: Burlington Railroad Communities

The first community in the county was *Juniata*, established in 1871.<sup>8</sup> Since the Burlington Railroad line was not completed until 1872, the settlers had to



903 Blue River Avenue, Juniata (AD08-007) – potentially eligible for the NRHP

travel to the area using the UP line, and then by wagon to the town site. The Burlington Company, anticipating the construction of the railroad in the next few years, wanted a settlement started in the county.<sup>9</sup> The Burlington Company paid settlers to move to central Adams County at the future location of Juniata. In 1871, shortly after the establishment of the county, Juniata was elected county seat of Adams County. In 1874, a new election was held to determine the location of the county seat. Originally, Juniata had the most people in the county. By 1874, however, Hastings was larger than the community to the west. As a result, the voters chose Hastings as the new county seat. This election was disputed for several years until 1878, when the citizens from Hastings forcibly removed the county records from Juniata and brought them to Hastings.<sup>10</sup>

## Historic Overview of Adams County

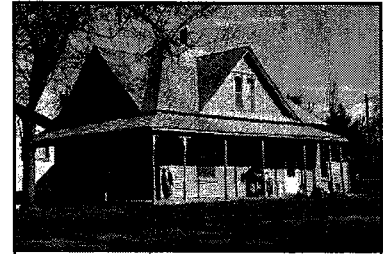
Juniata prospered during the late 1800s. Several businesses developed and the population stood at about 50 at the end of 1871.<sup>11</sup> By 1874, the town boasted a flour mill, a school, several churches, two saloons, a hotel, and a restaurant. Population in Juniata remained strong during the last half of the nineteenth and early decades of the twentieth century. By 1880, the population of Juniata stood at 494, and increased to 543 by 1900. After the turn of the century, however, the population steadily declined, until only 338 residents remained in 1940.<sup>12</sup> The population rebounded after 1940 as automobiles allowed people to live in Juniata and commute to Hastings for work. Juniata slowly became a bedroom community for Hastings, with a population of 480 in 1970, and a current population of nearly 900.<sup>13</sup> Although the population of the community is significant, the business center of Juniata has suffered because of the mobility of society. Currently, businesses in the community include a grain elevator, two convenience stores, a tavern, bike shop, roofing company, two construction companies, and a restaurant.

*Kenesaw*, the next town on the Burlington Railroad line, was founded in June 1871 but was not surveyed until the following year.<sup>14</sup> Named after the Civil War battle fought at Kennesaw Mountain, Georgia, the community was settled by S.P. Howland, Milton F. Brown, Charles Colt, and J.D. Butler, Jr. The Burlington Railroad Company sent these men to the area in preparation for the railroad, which was completed in 1872.

Businesses began to develop rapidly after the railroad came through the area. A general store was established by 1873, followed shortly by a grocery store, hardware store, and blacksmith shop. In 1884, Kenesaw was incorporated as a village.

By this year, the number of village businesses had expanded dramatically.

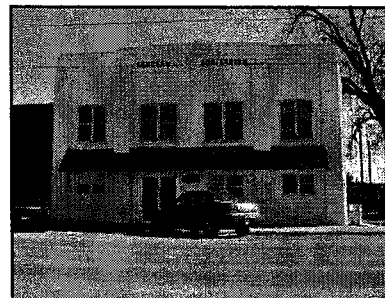
The businesses included a hotel, a newspaper, a bank, grain dealers, lumberyard, a drug store, several general stores, hardware and implement dealers, a livery, a furniture store, a meat market, a barber shop, a millinery, a blacksmith, a laundry, a restaurant, and a billiard hall.



606 North 4<sup>th</sup> Avenue, Kenesaw (AD09-011) – potentially eligible for the NRHP

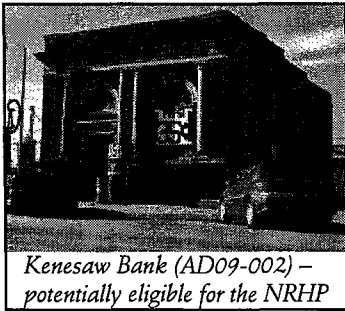
Population in the community grew steadily during the last decades of the nineteenth and early decades of the twentieth centuries. By 1911, the community had both electric light and water plants. The most prosperous years were from 1915 until 1930.<sup>15</sup> During this period Kenesaw supported two banks and the grain elevator added a flour mill to its operations. Kenesaw's businesses relied heavily on the surrounding agricultural area. Kenesaw's business community suffered greatly during the severe drought during the Great Depression. Even so, the community benefitted from President Roosevelt's New Deal Programs, such as the Public Works

Administration (PWA) and the Works Progress Administration (WPA). The WPA provided for the Kenesaw City Auditorium (AD09-001) and the PWA commissioned the city sewer system.<sup>16</sup>



Kenesaw Auditorium (AD09-001) – potentially eligible for the NRHP

## Historic Overview of Adams County



*Kenesaw Bank (AD09-002) – potentially eligible for the NRHP*

Although the community was still prosperous by the mid-twentieth century, railroad passenger traffic declined dramatically as a result of the

popularity of the automobile. For example, in 1910 the Burlington Missouri time table showed four daily passenger trains stopping in Kenesaw even though freight trains also carried passengers during this time. By 1950, only one passenger train stopped in the community, and by the end of the 1960s, no passenger trains stopped in Kenesaw.<sup>17</sup>

Because of its distance from Hastings, Kenesaw has retained a significant amount of downtown business and population. During the 1980s and 1990s, the population held steady at around 800 people, with a current population of 820.<sup>18</sup> The business community has remained fairly strong, supporting a grocery store, a bank, nursing home, and car dealership, as well as other shops and services. Kenesaw is currently the only small community in Adams County that supports its own, unconsolidated, high school.

Another early community that developed as a result of the railroad was Ayr, located south of Hastings.<sup>19</sup> The B&M Railroad went through the area in 1875, but the town was not platted until September 1878. Laid out by the South Platte Town Site Company, Ayr was named after one of B&M's directors, Dr. Ayr from Iowa. Because Ayr is not on the main line of the B&M, the railroad did not follow the pattern of alphabetical naming.

The first buildings erected in the community were related to the railroad and included a depot, a hotel, stockyards, and grain elevators. Although only 12 miles from Hastings, the community expanded rapidly with 14 new businesses, including blacksmiths, boot and shoe shops, general stores, and restaurants. The steady growth of this community resulted in a population of 150 by 1880.



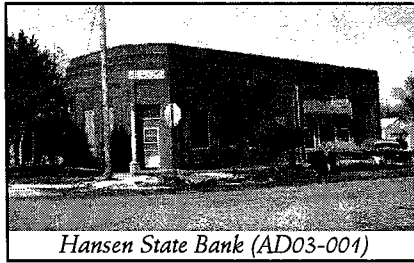
*Lincoln Avenue and 2<sup>nd</sup> Street, Ayr (AD02-004) – potentially eligible for the NRHP*

Although the early years were quite prosperous, the population of Ayr declined after the turn of the century. The merger of railroad companies during the last half of the nineteenth century removed the role of the B&M Railroad from the community. Similar to other communities, Ayr suffered greatly as people used automobiles to cross the short distance to Hastings to shop in the larger community. Farmers hauled their grain and animals to larger, more central locations and the depot, grain elevators, and stockyards of Ayr were demolished. The population of the small village is currently less than 100 people with only a handful of businesses left in town.

### **Hansen: The Hastings and Grand Island Railroad Community<sup>20</sup>**

The small community of Hansen, located approximately half-way between Grand Island and Hastings, was laid out by the Hastings and Grand Island Railroad Company in 1879 following the establishment of the railroad line. The small town never achieved a large enough population to incorporate, but its early years were fairly successful.

## Historic Overview of Adams County



Hansen State Bank (AD03-001)

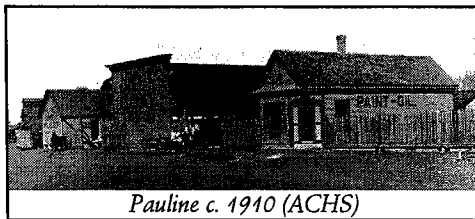
Hansen featured a hotel, a grain elevator, lumberyard, two churches, and a school. The Hansen

State Bank (AD03-001) served the community for almost 20 years, between 1912 and 1931, before it closed as a result of the Depression. Currently, the grain elevator is still operating in the community.

### Pauline, Roseland, and Holstein: The Kansas City and Omaha Railroad Communities

In July 1886, the Kansas City and Omaha (KC&O) Railroad Company incorporated and proposed the construction of railroad lines through the southern part of Nebraska.<sup>21</sup> The coming of this railroad established the communities of Pauline, Roseland, and Holstein in Adams County.

In 1887, the small community of *Pauline* was established at the junction of two railroads – the KC&O and the MO-PAC.<sup>22</sup> Pauline was named in honor of Pauline Shallenberger Ragan, the wife of John Ragan, an attorney for the St. Joe & Grand Island Railroad.



Pauline c. 1910 (ACHS)

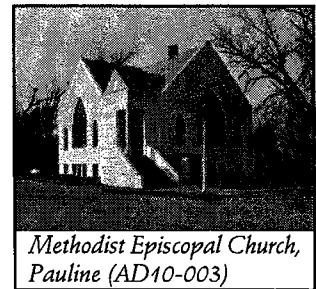
The business community first developed rapidly along Main Street, which ran parallel to the KC&O tracks. During the first year, a general merchandise store, blacksmith shop, lumberyard, and post office were built. The railroad also built a depot, water tank,

pumping station, and grain elevator, which helped boost the business community. Although it initially developed along Main Street, the business center later relocated to Kingston Avenue at the eastern edge of town. The Methodist Episcopal Church congregation was established in 1884 and initially met in the home of their pastor.<sup>23</sup>

The first Methodist Episcopal Church building was constructed in 1891, but was replaced with a new concrete block building in 1907 (AD10-003).

A school, Pauline School District No. 8, served the community from 1887 until it closed in 1983. The two-story brick school (AD10-002) was built in 1923.<sup>24</sup>

Two destructive fires in the 1920s and the decline of railroad traffic combined to lead to the eventual decline of the business community of Pauline.

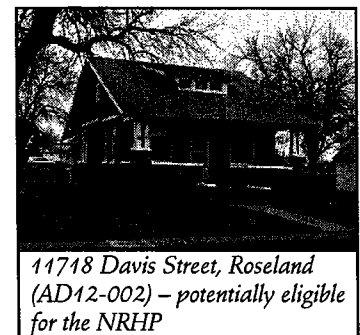


Methodist Episcopal Church, Pauline (AD10-003)

In 1875, a post office named *Roseland* was sited in an area of abundant wild roses. Although homesteaders located in the area prior to the coming of the railroad, the Village of Roseland was platted in 1887 by the KC&O Railroad. During the first year of development, a church, a school, and commercial ventures were established. The community supported several newspapers over the course

of its development from 1890-1908.

These newspapers – *The Roseland Reporter*, *The Roseland Gazette*, and *The Roseland Progress* –



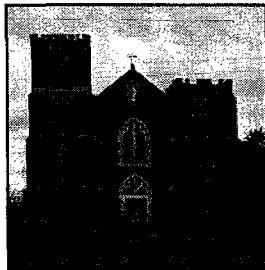
11718 Davis Street, Roseland (AD12-002) – potentially eligible for the NRHP



## Historic Overview of Adams County

provided advertisement opportunities for the town's businesses.

The business community of Roseland developed rapidly with the opening of banks and the construction of a general store, hardware store, grain elevator, hotel, and saloon. In 1908, the Trausch brothers established the Roseland Brickyard, the largest industry in the community. The company provided brick to local manufacturers from 1909 until it closed in 1929.<sup>25</sup> A clay pit used for the production of brick was located southwest of town. The first home in the community to use Roseland bricks was the Thomas Trausch Home (AD12-004, Page 8-7) on Davis Street. The home is still standing and appears much as it did when it was constructed in 1912.



*Sacred Heart Catholic Church, Roseland (AD12-003) – potentially eligible for the NRHP*

Roseland's population has remained fairly steady over the years, with an average of 200 people. It still maintains a school and a church – Sacred Heart Catholic Church (AD12-003). Built in 1920, the church continues to serve the community and surrounding area.

*Holstein*, the last village platted by the KC&O Railroad in Adams County, was established in 1887. The town incorporated in 1889, with the limits extending 3 miles by 6 miles. Oral histories indicate that the community incorporated this large area to include the population required for a liquor license, which would allow for the establishment of a saloon. The village area was later reduced.



*9630 Main Street, Holstein (AD06-010) – potentially eligible for the NRHP*

Holstein was a thriving community throughout the late nineteenth and early twentieth centuries.

Businesses in the early twentieth century included

Essingers Garage (AD06-003), a bank (AD06-004), a grain elevator (AD06-005), and a grocery store. By the early 1900s, telephone service had reached Holstein. The Holstein Telephone Exchange (AD06-011) was one of two telephone companies to service Holstein. Holstein was also home to several different newspapers, including the *Holstein Record*, *Holstein Nonpareil*, *Adams County Independent*, *Adams County Democrat*, *Holstein Weekly Expositor*, *Holstein Herald*, *Holstein Reporter*, and *Holstein Hustler*.

Holstein was the center of the Cottonwood Township's government. The town hall building (AD06-002) was constructed in 1915. Holstein School was established shortly after the village was founded. The two-story brick building (AD06-009) was built in 1908 to encompass all grades.



*Holstein School (AD06-009) – potentially eligible for the NRHP*

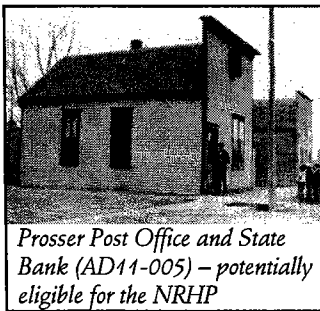
Currently, the building serves as the Holstein Elementary School, although the high school closed in 1970.<sup>26</sup>

## Historic Overview of Adams County

The population of Holstein increased steadily through the years, achieving a peak in 1930 at 254. The population currently stands at about 230.<sup>27</sup>

### Prosser: The Missouri Pacific Railroad Community

Located in northern Adams County, *Prosser* was established in 1887 by the Missouri Pacific Railroad Company (MO-PAC) – the only town developed by the MO-PAC in Adams County. The community was named for T.J. Prosser of Concordia, Kansas, who was the superintendent of the construction crew for the railroad.<sup>28</sup> When the town was laid out, the avenues (running east-west) were named for Mr. Prosser's children: Warren, Pearl, Florence, and Virginia.<sup>29</sup> In



*Prosser Post Office and State Bank (AD11-005) – potentially eligible for the NRHP*

1888, the year after it was established, Prosser supported a general store, a lumberyard, and a grain elevator. A hotel, grocery store, drug store, hardware store, blacksmith shop, and livery were quick to follow. The last decade of the nineteenth century was prosperous for Prosser. Other businesses started in the community, and a school and church were also built.

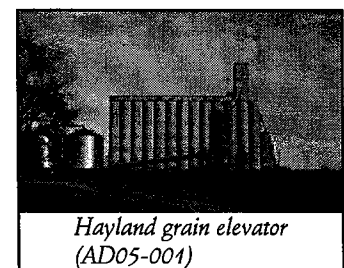
In 1904, the Prosser State Bank (AD11-005) was established. By 1907, the population of 175 residents was sufficient to allow for incorporation as a village. Prosser reached a peak population of 240 during the 1910s. By the 1920s, the town included 125 homes and approximately 40 businesses. According to local legend, the town had one windmill for every house and business because there was no community waterworks system.<sup>30</sup> This is evidenced by the pipes – unattached to

windmills – that still stand in many front yards.

The MO-PAC Railroad was the center of the community. By 1912, daily passenger service was offered on the Prosser branch running from Hastings through Prosser.<sup>31</sup> In 1937, the MO-PAC Railroad Company discontinued service to Prosser, resulting in the closing of the grain elevator, bank, and high school. By 1944, the MO-PAC depot and roundhouse had been demolished and the tracks removed.<sup>32</sup> After the railroad left, Prosser's population steadily declined to its present count of approximately 75 people.<sup>33</sup>

### Hayland: The Hastings and Northern Railroad Community

The last village established in the county was *Hayland*, founded in 1914 on the Hastings and Northern Railroad (now a branch of the Union Pacific).<sup>34</sup> The town was named for the lush growth of prairie grass in the area.<sup>35</sup> The peak years of Hayland were 1915-18, when the population stood at about 50.<sup>36</sup> A school served the community during this period, although the building was moved to Prosser when the population declined. The depot was built in 1918 as were adjacent stockyards. The State Bank of Hayland was established in 1913, but closed in 1934 during the peak of the Great Depression. During the early decades of the twentieth century, businesses included an implement dealer, a blacksmith, an ice manufacturing plant, a small electric light plant, a grocery store, a bank, a barber shop, and an auto repair service. The only business currently



*Hayland grain elevator (AD05-001)*

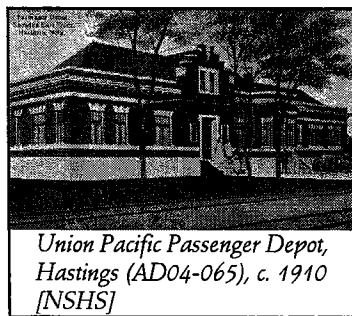
operating at the cross roads is the grain elevator (AD05-001), which is now part of

## Historic Overview of Adams County

the Heartland Co-op. The elevator is the only remaining indication of the location of Hayland. No other buildings or structures associated with the community's development remain.

### Hastings: The Railroad Center of Adams County<sup>37</sup>

Perhaps no other community benefitted from railroad development in Adams County



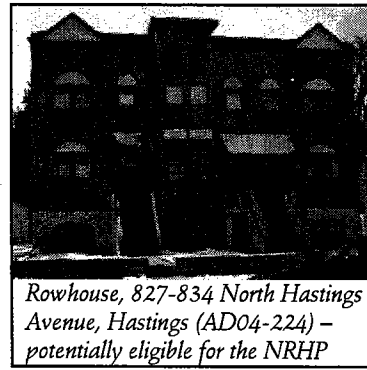
as much as Hastings. Almost all of the railroads that traveled through the county also traveled through Hastings. At the height of railroad traffic seven depots

were located within the downtown area of Hastings. Three – the Burlington Railroad Passenger Depot (AD04-001), the Union Pacific Railroad Passenger Depot (AD04-065), and the Union Pacific Freight Depot (AD04-095, Page 4-10) – are still standing.

Hastings was platted in 1872 when the St. Joe and Denver City Railroad crossed the B&M line in Adams County. Although the railroad initially planned to pass through Juniata, county voters refused to pass a bond issue to help finance the railroad, assuming that the railroad would be forced to locate in Juniata. However, the railroad chose to run

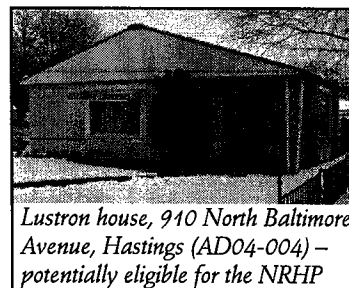


the line further east and establish its own town – Hastings. Hastings grew quickly and assumed the title of county seat only 6 years after its establishment.<sup>38</sup> The community



was named for Major Thomas DelMonte Hastings, a construction engineer for the St. Joe and Denver City Railroad.

Hastings expanded rapidly during its growing years. Several railroads chose to pass through the community, quickening its growth to the status of third largest city in Nebraska. By 1920, Hastings' population was estimated at 19,000. The most significant period of development for the community occurred around World War II when the Naval Ammunition Depot (NAD) located east of town. The NAD brought the



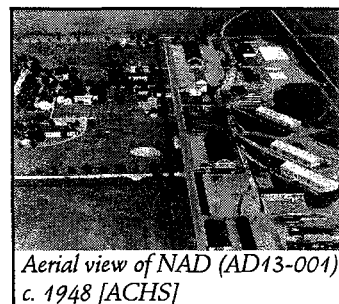
most significant increase in population, business, and industry to Hastings.

Begun in 1942, the NAD was one of only four such facilities in

the country. One of the primary reasons for the selection of Hastings was its location on the railroad lines.

### ***Naval Ammunition Depot, Hastings, Nebraska***

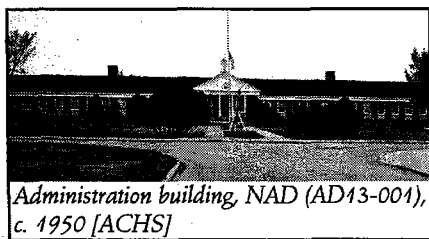
World War II brought significant changes to the community of Hastings and rural Adams County. At the start of the war, the Cornhusker Ordnance Plant in Grand Island was in full operation and was already taxing the housing supply in Hastings. A new addition to the community in 1942 created an even greater housing shortage. Only 6 months after the Japanese attack on Pearl Harbor, the U.S. Navy authorized the construction of the NAD southeast of Hastings (AD13-001).



*Aerial view of NAD (AD13-001)  
c. 1948 [ACHS]*

The Hastings NAD was the largest of four such facilities in the country. Over 48,000 acres of land were acquired in Clay and Adams County from over 230 owners. The purchase cost was \$2,800,000, with an additional \$62,495,000 allocated for construction. ("NAD is Proving Industrial Giant In Hastings Area," Hastings Daily Tribune, 28 February 1949.) Hastings was chosen because of its location equidistant from both coasts, the number of railroads that crossed through the county, and the abundance of electricity supplied by the Tri-County irrigation project.

Within the confines of the NAD, there were approximately 1,800 buildings: 1,500 concrete and earthen storage magazines, 200 permanent industrial and administrative buildings, and numerous temporary buildings. The facility also supported barracks housing for single Naval personnel and officers. Most of the buildings were constructed of brick, tile, or reinforced concrete, which is displayed in the numerous extant NAD resources.



*Administration building, NAD (AD13-001),  
c. 1950 [ACHS]*

Throughout the war years, the NAD was the chief employer in the county. By V.J. Day in 1945, over 10,000 workers were employed by the NAD, the majority of whom were civilian workers. ("Naval Ammunition Depot," Historical News, Adams County Historical Society, Vol. 25 No. 4, 1992.) Between May 1942 and December 1943, the population of Hastings jumped from 15,200 to over 23,000. (Creigh, Adams County, 814.) This increase caused an immediate housing shortage. The shortage was combated by the creation of Pleasant Hill trailer park, the construction of the government sponsored housing complex – Spencer Park (AD04-183, Page 6-10), and the construction of several additional housing developments throughout the community.

The NAD operated throughout World War II, and experienced revived use during the Korean Conflict of the 1950s. However, by the end of the 1950s, NAD's operations had declined significantly. The NAD officially closed its doors in 1966. The Administration Complex was converted into Central Community College, while various businesses and industrial firms were established in the warehouses and igloo bunkers.

## Survey of Adams County

One extant sod house was identified in Adams County (AD00-057). Sod was an early residential construction method used in Nebraska. Homesteaders often built sod houses because of the availability of materials, low construction costs, and simplicity of construction. The majority of materials were located on-site and a builder did not need to be hired. In Nebraska, some sod houses were partially “dugouts,” dug



*Jackson-Einspahr sod house (AD00-057) – potentially eligible for the NRHP*

into a bank and therefore requiring more digging than sod construction. Sod houses were often rectangular in form, although some were L-shaped or T-shaped.

Vernacular architectural styles often exhibit some high style architectural characteristics. The majority of homes that exhibit such characteristics are located in the communities, although some of the larger historic farmhouses do also. Uses of architectural styles featured in Adams County include:

- Craftsman style bungalows, dating from the early twentieth century, commonly exhibit steeply pitched roofs with exposed rafters, one-and-one-half stories, and brick or stucco exterior.



*Craftsman style residence, Prosser (AD11-004) – potentially eligible for the NRHP*

- Queen Anne houses, dating from the late nineteenth and early twentieth centuries, display fish-scale shingles, decorative porches, frame construction, irregular form, turrets, and a variety of wall materials.



*Queen Anne style residence, Juniata (AD08-006) – potentially eligible for the NRHP*

- Italianate characteristics are found on a variety of vernacular house forms. Details include bracketing in the eaves, wide eaves, and arched windows.



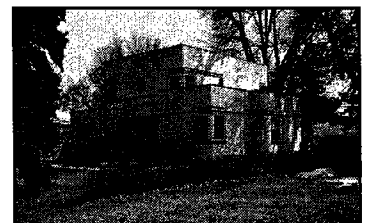
*Italianate style residence, Hastings (AD04-193) – potentially eligible for the NRHP*

- Tudor Revival characteristics include half-timbering, multi-gabled rooflines, decorative chimneys, and large window expanses subdivided by a multitude of mullions. Residential buildings typically display balloon frame construction with stucco or brick.



*Tudor Revival style residence, Hastings (AD04-449) – potentially eligible for the NRHP*

- Art Moderne houses are characterized by a smooth wall surface usually of stucco, a flat roof, a horizontal emphasis, and narrow band of windows. This style was popular in the 1930s.



*Art Moderne residence, Hastings (AD04-524) – located in Heartwell Park Historic District*

- Minimal Traditional style houses typically display a simple one-story form with a low gable roof and dominant chimney. This form was used to construct neighborhoods of houses during the housing shortages of World War II and immediately following.

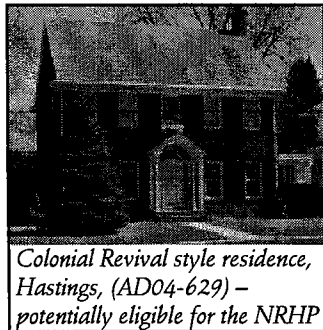


*Minimal Traditional style residence in Heartwell Park, Hastings (AD04-544)*

- Other Period Revival styles include Spanish Revival, Dutch Colonial Revival, and Colonial Revival. All of these were popular during the early decades of the twentieth century and reflect a variety of characteristics associated with the period revival movement.



*Spanish Revival style residence, Hastings (AD04-170)*



*Colonial Revival style residence, Hastings, (AD04-629) – potentially eligible for the NRHP*

### Prominent Local Builders and Architects

A number of local architects and builders have contributed to the built environment of Adams County. Some of them were professional architects or builders, while others were amateurs.

Architects were listed in the Hastings' city directory as early as 1882 and the community continuously supported a small number of architects over the years.

Architects were generally used to design prominent municipal, social, religious, and commercial properties. In addition, architects were often used to design the larger residences. Information is limited about the architects and their commissions in Adams County. However, a number of architects have shaped the appearance of the county.

*Charles C. Rittenhouse* was Hastings' first practicing architect and also served as a city council member and mayor in the late nineteenth century. Rittenhouse is credited with designing the Farrell Block (AD04-012) at 537 West 2nd Street in 1880 (listed on the NRHP); the Old Masonic Hall (AD04-113, Page 4-8) at 635-641 West 2nd Street in 1886-88; the Frahm Brothers Building in 1884 at 647 West 2nd Street;<sup>41</sup> and the original Adams County Courthouse (nonextant). Rittenhouse left Hastings in 1895 and moved to the West Coast to find work.<sup>42</sup>

*C. W. Way* was Hastings' most prolific architect. His works included a number of private residences, as well as most of the prominent buildings designed during the early twentieth century. His most famous works include the Dutton-Lainson's Victory Building (AD04-002) in Hastings (listed on the NRHP), the Hastings City Auditorium (AD04-085, Page 4-1), the Clarke Hotel (AD04-022) in Hastings (listed on the NRHP), and St. Cecilia's Catholic Church (AD04-423). Way worked in Hastings and Adams

County from 1906 until 1924, when he relocated to Houston, Texas. Way was buried in Hastings'

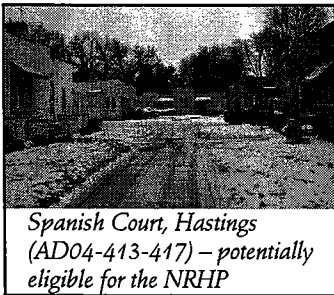


*C. W. Way Residence, Hastings (AD04-619) – potentially eligible for the NRHP*

Parkview Cemetery following his death in 1948.<sup>43</sup>

Other known local architectural commissions include:

- *Keffer and Jones'* design of the Masonic Hall (AD04-017, Page 3-5) at 411 North Hastings, which was completed in 1930.
- *Ralph Adams Cram* was commissioned to design St. Mark's Episcopal Pro-Cathedral (AD04-035) in 1919-22 (listed on the NRHP).
- *R.A. Bradley* designed the A.R. Thompson House at 12th and St. Joseph in 1915.
- *C.D. Richey's* commission of the former Hastings' Public Library (nonextant).
- *Kenneth Gedney* completed the U-shaped layout of the Mission style cottages on East 9th Street in 1922.



*Spanish Court, Hastings (AD04-413-417) – potentially eligible for the NRHP*

Other architects listed in the Hastings' city directories include S.J. Weigle (referred to later as Weigel & Dunn) and Burggraaf & Sons in the late nineteenth century, followed by M.N. Bair, Henningson Engineering Co., Marcus L. Evans, and Abraham E. Thaut in the early twentieth century.

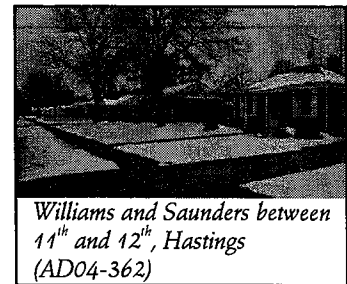
Local builders also played a significant role in the buildings of Adams County. For example, George Brungardt was a German-Russian contractor/builder who constructed a number of buildings in Hastings. The majority of his work was residential construction, including many homes for

German-Russians. Examples of his work can be seen at 405 South Denver (AD04-601), 725 South Denver, and 411 South Denver. Brungardt also designed the Zion Lutheran Church at 401 South Denver Avenue (AD04-600, Page 7-8).<sup>44</sup>

A surge of housing construction in the late 1930s and 1940s was completed by local and regional builders to accommodate the influx of workers related to NAD and World War II business operations in Hastings. With over 200 new houses, entire neighborhoods were created in a short period of time. In 1943, the *Hastings Daily Tribune* recapped the city's recently completed new housing and listed the following new construction and the regional builders:

- Forty-eight homes on 3rd, 4th, and 5th between Elm and Ash completed by the Hastings Builders Inc.
- Twenty-three homes on the west side of north Baltimore and south of Baltimore, and eight houses on the east side of Baltimore constructed by M.A. Christensen of Omaha.

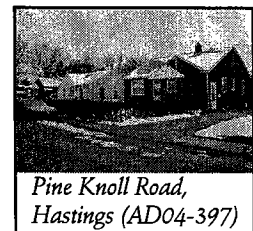
- Forty homes on Williams and Saunders between 11th and 12th completed by Model Homes Inc.



*Williams and Saunders between 11<sup>th</sup> and 12<sup>th</sup>, Hastings (AD04-362)*

- Sixty homes on Lakeside Drive, Ringland Road, and East 12th Street by the Hastings Housing Company.

- Twenty-three homes on Pine Knoll Road and 12 homes on East 12th Street between Elm and California constructed by Ervin Peterson of Lincoln.

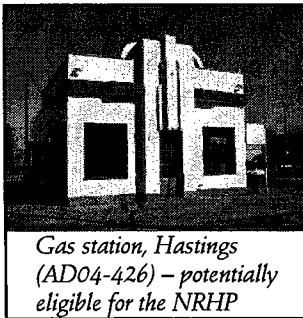


*Pine Knoll Road, Hastings (AD04-397)*

- Twelve homes on North Williams, Bellevue, and Saunders Streets constructed by A. Paulson of Fremont.
- Forty-eight family units in duplexes and fourplexes on Burlington, Lexington (north of 12th Street) and Bellevue by Carl C. Wilson of Omaha.
- Twenty-six homes completed by the Johnson Cash-Way Lumber Company largely on East 5th, North Bellevue, West 11th, North Briggs, West 7th, North Denver, and North Baltimore.<sup>45</sup>

### Transportation

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



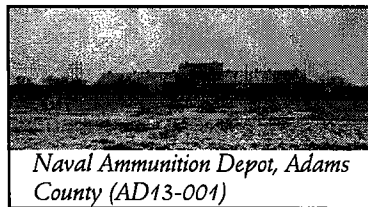
*Gas station, Hastings (AD04-426) – potentially eligible for the NRHP*

Adams County survey identified gas stations, truss bridges, an airport hanger, two railroad depots, and a railroad warehouse relating to the theme of transportation.

### Government

The government theme concerns the act or process of governing. One of the largest properties associated with this theme is the U.S. Naval

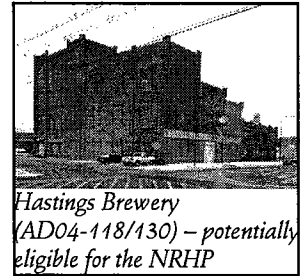
Ammunition Depot (AD13-001), located southeast of Hastings. Other properties include a post office and the County Courthouse Annex.



*Naval Ammunition Depot, Adams County (AD13-001)*

### Processing Industry

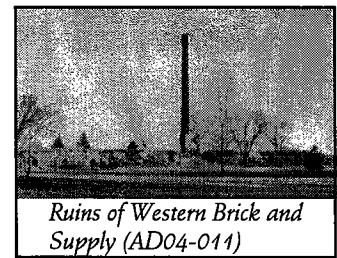
In this context, processing industries include buildings associated with processing, preparation, and packaging of goods – mainly food products. Surveyed properties associated with this context are principally found in Hastings and include bakeries, breweries, bottling companies, and canning companies.



*Hastings Brewery (AD04-118/130) – potentially eligible for the NRHP*

### Manufacturing Industry

The manufacturing industry context relates to the making of products, excluding food processing, from raw materials. A number of properties associated with this context were surveyed throughout Adams County, including brick yards, cigar manufacturing, and agricultural products.



*Ruins of Western Brick and Supply (AD04-011)*



## Numerical Summary of Survey Results

**Table 1. Summary of Properties Surveyed – Adams County Reconnaissance Survey**

Area/NeHBS Prefix	Properties Previously Surveyed and Listed*	Properties Surveyed in 1998-99	Total Properties Evaluated
Rural (AD00)	72	126	196
Assumption (AD01)	0	5	5
Ayr (AD02)	0	4	4
Hansen (AD03)	0	1	1
Hastings (AD04)	11	676	687
Hayland (AD05)	0	1	1
Holstein (AD06)	0	12	12
Juniata (AD08)	0	7	7
Kenesaw (AD09)	0	24	24
Pauline (AD10)	0	4	4
Prosser (AD11)	0	5	5
Roseland (AD12)	0	4	4
Naval Ammunition Depot (AD13)**	0	1	1
<b>Total</b>	<b>83</b>	<b>870</b>	<b>953</b>

\* Previously surveyed properties are limited to bridges, 1994 survey of resources related to Offutt Air Force Base and properties listed on the NRHP prior to 1999.

\*\* Newly surveyed NAD properties were assigned the NeHBS prefix AD13. However, 64 NAD-related sites were surveyed in 1994 during a survey of Offutt Air Force Base-related facilities and assigned the rural NeHBS prefix AD00.

**Table 2. Summary of Contributing Resources – Adams County Reconnaissance Survey**

Area/NeHBS Prefix	Properties	Buildings	Sites	Structures	Objects
Rural (AD00)	134	440	27	100	0
Assumption (AD01)	5	5	1	1	0
Ayr (AD02)	4	4	0	0	0
Hansen (AD03)	1	1	0	0	0
Hastings (AD04)	687	1,178	8	18	1
Hayland (AD05)	1	0	0	1	0
Holstein (AD06)	12	14	1	1	0
Juniata (AD08)	7	11	0	1	0
Kenesaw (AD09)	24	37	0	1	0
Pauline (AD10)	4	10	0	1	0
Prosser (AD11)	5	9	0	0	0
Roseland (AD12)	4	6	0	0	0
Naval Ammunition Depot (AD13)*	1	137	n/a	n/a	n/a
<b>Total</b>	<b>888</b>	<b>1,852</b>	<b>37</b>	<b>124</b>	<b>1</b>

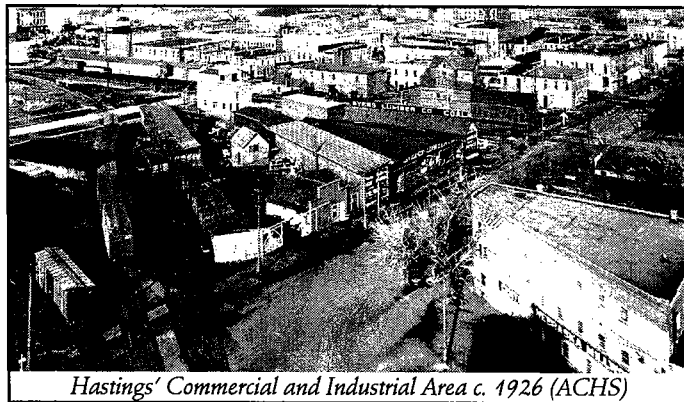
\* The NAD complex was surveyed by defining property types and estimating the number of buildings related to the type.



## Chapter 4

# Hastings' Commercial and Industrial Development

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*Hastings' Commercial and Industrial Area c. 1926 (ACHS)*



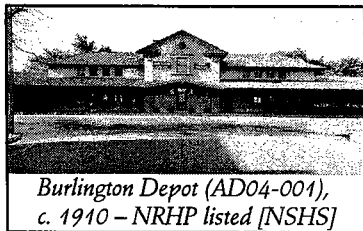
## Chapter 4 Hastings' Commercial and Industrial Development

### The Railroads' Influence

As in most Adams County communities, the railroad played a vital role in the development of Hastings. Platted in 1872, Hastings expanded rapidly. By 1878, the community's population stood at 3,000 people and, 20 years after its founding, the population had grown to 13,000 people.<sup>46</sup>

The numerous railroads that converged in Hastings caused this rapid increase. By 1906, nine railroads radiated from the city, including the Burlington Missouri, Union Pacific, Chicago & Northwestern, and Missouri Pacific. This intense rail traffic made Hastings the railroad hub of south-central Nebraska.<sup>47</sup> The railroads played a pivotal role in the commercial and industrial development of Hastings.

By the turn-of-the-century, the city had expanded enough to warrant the construction of an electric plant and a Carnegie Library, both built in 1903. Other civic improvements included the 1904 Hastings High School (AD04-133) and the post office. An increase in construction of commercial and railroad buildings also distinguished this decade. The Burlington Depot (AD04-001), designed by prominent



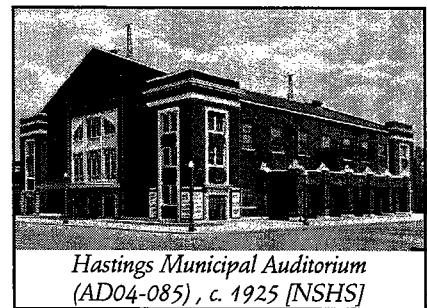
*Burlington Depot (AD04-001),  
c. 1910 - NRHP listed [NSHS]*

Omaha architect Thomas Kimball, was constructed in 1902 and was the most elaborate of the

four passenger depots in the city. The Stein Brothers store (AD04-005) and the Madget Building (AD04-072) were constructed in 1906.

Railroad traffic had increased dramatically by the 1910s. By 1911, 26 passenger trains stopped daily in Hastings, moving an average of 10,000 passengers per month.<sup>48</sup> The St. Joseph and Grand Island City Railroad built its new depot in 1913, the same year in which the county reached over 150 miles of operative track.

Industrial and commercial development in Hastings increased dramatically during the decade of the 1920s.<sup>49</sup>

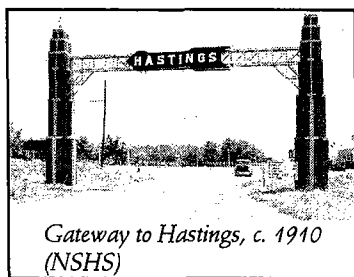


*Hastings Municipal Auditorium  
(AD04-085), c. 1925 [NSHS]*

Its population in 1925 was 16,000 – the third largest city in the state.<sup>50</sup> It also qualified as the third city in number of manufacturers and volume of manufactured goods.<sup>51</sup> The construction of the following commercial, industrial, and civic buildings provides evidence of economic growth: the Hastings City Auditorium (AD04-085), Stitt Brothers store at 504 West 2<sup>nd</sup> Street (AD04-058), the Masonic Temple (AD04-017, Page 3-5), and the Union Pacific Freight Depot (AD04-095, Page 4-10). By the late 1920s, Hastings' Chamber of Commerce focused on the expansion of the city's industrial area and encouraged outside and home industries to establish businesses in the industrial area south of the Burlington tracks. In 1928, the community boasted over 60 industries with production exceeding \$9 million annually.<sup>52</sup> At this time, agricultural industries such as the Farmer's Grain and Supply headquarters, farm implement distributors, and three creameries topped the list of Hastings' businesses.<sup>53</sup>

## Hastings' Commercial and Industrial Development

As the automobile gained prominence in the early decades of the twentieth century, railroad traffic declined and highway use increased. Although this decline in railroad traffic affected the smaller communities of Adams County, Hastings was not greatly impacted. Because many of the major roads followed the railroad lines, the roads brought traffic to Hastings just as the railroad had before them. Some railroad traffic also remained.



Hastings benefitted from its location on major highway routes. By the 1920s, both the Detroit, Lincoln, Denver Highway (currently USH 6), and the Grainland Highway (currently USH 281) passed through Hastings. The new highways shifted some of the commercial areas east and south of the downtown. These expanded commercial areas primarily consisted of automobile-related commerce, including gas stations, diners, and motels.

The Depression years of the 1930s affected commercial and industrial development in Hastings. Several of the community's businesses had to close, including cigar factories, brickyards, and a number of commercial ventures in the downtown. One of the longest operating stores, the Stein Brothers Department Store, succumbed to the effects of the Depression, closing its doors in 1933. Industrial ventures also declined, and only 45 industries remained by 1939.<sup>54</sup>

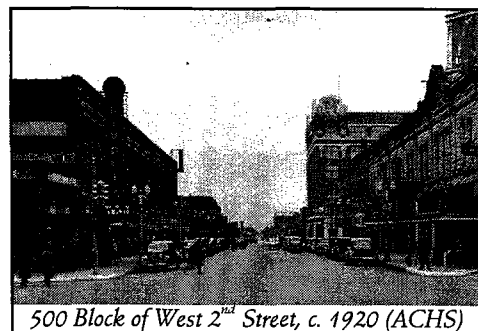
Hastings' economy experienced a resurgence with the start of World War II. In 1942, the U.S. Department of the Army selected a site

near Hastings for the location of the largest U.S. Naval Ammunition Depot (NAD). Hastings' location on the Detroit, Lincoln, Denver Highway, and the Grainland Highway, and the railroads, as well as its central location, allowed for easy transportation of finished products from the depot to the designated areas – generally on the East or West Coast.<sup>55</sup> The construction of NAD caused Hastings' greatest increase in population during the twentieth century, as well as increases in housing, businesses, and industry.

After World War II, the community's population remained steady. Hastings still benefits from railroad and highway traffic, even though railroad traffic has further declined since the construction of the interstate highway system. Interstate 80, which runs east-west through the state, follows the path of the Platte River, about 18 miles north of Hastings.

### Commercial Area

The older commercial area of Hastings – centered between Minnesota and Bellevue Avenues, Burlington Railroad tracks and West Fourth Street – includes 25 blocks and five partial blocks. The original center of the commercial downtown was located along 1<sup>st</sup>



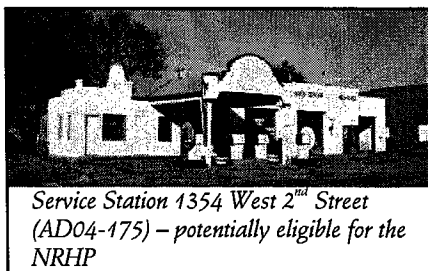
and 2<sup>nd</sup> Streets, between Denver and Lincoln Avenues.<sup>56</sup> This area was chosen for business development because of its proximity to the railroad. The most

## Hastings' Commercial and Industrial Development

important commercial core during the late nineteenth century was 2<sup>nd</sup> Street.

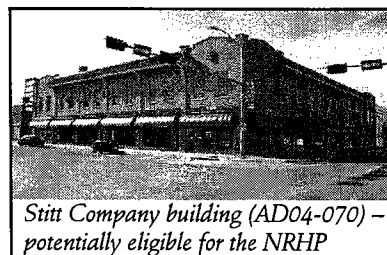
The commercial area along 1<sup>st</sup> and 2<sup>nd</sup> Streets expanded quickly during the first few decades of the city's development.<sup>57</sup> This rapid development consisted primarily of wood frame structures of one to two stories in height. Thirty-three buildings in two blocks of the commercial area were destroyed by a fire in 1879, prompting the town to pass an ordinance that required new commercial buildings to be constructed of more fire resistant materials such as brick and stone. Four local brickyards produced the majority of the brick used in the construction of the downtown. Two other major fires marked the history of the downtown area. In 1881, a fire destroyed the north side of West 2<sup>nd</sup> Street and, in 1905, the 600 block of West 2<sup>nd</sup> Street was consumed by fire. After the 1879 and 1881 fires, two- and three-story brick buildings were constructed in popular architectural styles, many of which still adorn the downtown today.

By the early twentieth century, the lots located on the south side of 1<sup>st</sup> Street became less desirable because they proved to be too close to the tracks. At the same time, increased travel by automobile created a commercial area centered along 2<sup>nd</sup> Street. After 1915, the downtown's main thoroughfares followed 2<sup>nd</sup> Street and Colorado, Baltimore, and Burlington Avenues.<sup>58</sup>



Hastings' downtown contains two distinct areas of commercial development. Burlington Avenue marks the dividing line between these two

areas. Most retail businesses and banks were located along West 2<sup>nd</sup> Street, east of Burlington Avenue. The area west of Burlington Avenue supported many jobbing warehouses and large-scale commercial ventures. By the mid-twentieth century, this area also supported some of the automobile-related commerce, including service and gas stations.



The Spanish Revival style building on West 2<sup>nd</sup> Street (AD05-175) provides an example of these service stations. However, most of the automobile sales businesses were located east of Burlington, along 3<sup>rd</sup> Street. For example, the Stitt Company, which opened the first automobile showroom in 1908, built a new showroom in 1926 at the corner of 3<sup>rd</sup> Street and St. Joseph Avenue (AD04-070).<sup>59</sup>

The east-west streets in the commercial core were more heavily traveled and many of the large commercial ventures were established along them. Wolbach and Brach at 709 West 2<sup>nd</sup> Street continuously operated between 1875 and 1966. The Stein Brothers business on West 2<sup>nd</sup> Street, established in 1902, was the largest general store in Hastings.<sup>60</sup> By the 1920s, several movie and stage theaters were also located along 2<sup>nd</sup> Street. The north-south streets provided the location for many small office and service establishments, including lawyers' and doctors' offices and restaurants.<sup>61</sup> The architecture of the side streets is not as elaborate as that along the city's main thoroughfares.

Hastings, in northeast Adams County, has been the county's main retail and trade center since the mid-1870s. With the increased mobility provided by the

## Hastings' Commercial and Industrial Development

automobile, citizens of the smaller communities chose to shop in Hastings because the stores could offer a greater variety of products and services. By 1921, the commercial retail trade in Hastings completed \$4.7 million in annual sales.<sup>62</sup> Trade significantly declined during the 1930s Depression, but revived after the NAD located east of the community. The commercial downtown remained the primary retail area of the community until the 1970s, when the construction of the Imperial Mall shifted some of the retail shops and trade out of the downtown.

### Industrial Area

Industrial development in Hastings began almost as early as the establishment of the city. The earliest industries included lumberyards and sash and door factories – businesses needed to support construction. By the end of the nineteenth century, the city's industries included the largest cigar factory west of Chicago and four brickyards that produced 70 percent of all brick manufactured in Nebraska.<sup>63</sup>

The original industrial area of Hastings was located immediately south of the Burlington Railroad tracks. During the twentieth century, the industrial area slowly expanded south and east.

During Hastings' first 16 years of development, a number of industries located

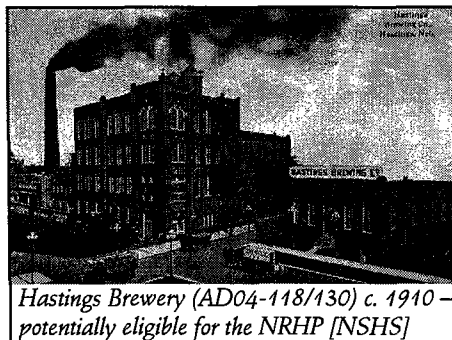
in the community because of its location on the railroad lines.<sup>64</sup> Several industries were established during the late nineteenth and

### Cigar Manufacturers

Hastings' cigar industry was established in 1878 and, by 1887, the various cigar manufacturers were producing an average of 100,000 cigars per month. Four of the largest factories included the Kipp Cigar Company (AD04-109, Page 4-10), Evans and Bloom, William Gay & Sons, and Kinney Cigar Company. Known as the cigar capital of Nebraska, Hastings' factories employed between 200 and 400 people, mostly women. This industry was one of the few that provided women with equal pay for equal work. Hastings' cigar industry flourished from 1915-1928. The Depression caused a decline in the cigar industry. By 1937 only three factories were listed in the city directory and, by the late 1940s, the industry had disappeared from Hastings. ("Hastings Cigar Industry" Vol. 24, No. 2, *Historical News*, ACHS, 1991.)



Cigar manufacturing in Hastings c. 1900 (ACHS)



Hastings Brewery (AD04-118/130) c. 1910 – potentially eligible for the NRHP [NSHS]

early twentieth centuries, including the Hastings Canning Company in 1904, the Hager Candy Company, and the Dutton-Lainson Company (AD04-002). At the beginning of the twentieth century, the Hastings Brewery (AD04-118/130) was a successful operation in the city. The advent of prohibition closed the business, and the Kauf and Rinderspacker meat packing company used the former brewery building. Kauf and Rinderspacker meat company operated in Hastings until the Depression closed it in the 1930s. After Kauf and Rinderspacker closed, the building was converted into the Hastings Cold Storage Company.

Other meat packing companies also operated in Hastings. Swift and Company operated a poultry production facility and Armour and Company operated a hog processing facility.<sup>65</sup> The meat packing industry suffered a setback in 1921, when

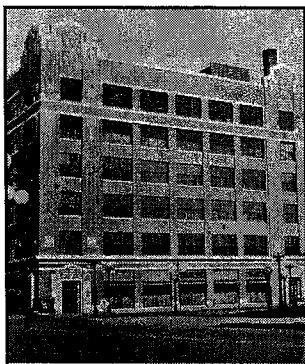


## Hastings' Commercial and Industrial Development

the stockyards burned and South Omaha became the large packing center for the state.<sup>66</sup> However, the industry still thrives in the community with Armour, Custom Pack, and Lovett providing employment.

After World War I, some of the main products manufactured in the city included mechanized agricultural machines.<sup>67</sup> By 1920, manufacturing interests produced over \$4 million annually. The Chamber of Commerce's chief goal during the 1920s was to expand the industrial capabilities of the community.<sup>68</sup> As a result, by 1928 the Union Pacific constructed a new freight warehouse on a five-block area south of South Street (AD04-095, Page 4-10). Encouraged by the UP's development, other industries soon relocated to the new industrial center.

One of the largest increases in industry in Hastings occurred between 1920 and 1930. During this period, 15 factories located in Hastings.<sup>69</sup> Four of these were established in 1926. One of the more notable industries



Dutton-Lainson Victory Building (AD04-002) c. 1937 - NRHP listed

among these was the Perkins Products Company, started by Edwin Perkins. Perkins moved to Hastings in 1920 and developed Kool-Aid, the popular soft drink, in 1927.<sup>70</sup> The Depression of the 1930s led to a decrease in the value of manufactured products, as well as a decrease in

the number of employees. Nine firms began manufacturing businesses in 1930, though, and by 1934 Hastings boasted over 46 factories that produced a wide variety of goods. Among these were the Swift and Company and the Debus Bakery (AD04-126).

### **Brickyards**

Brickmaking was one of the largest industries in Hastings during the early twentieth century. Four brickyards provided employment for at least 200 men and boys for 6 to 8 months of the year. These brickyards included two plants of the Western Brick and Supply Company (AD04-011, Page 3-10) and two plants of the Polenske Brothers Shellack Company. Most of the brick was paving brick that was sent to other cities in Nebraska, as well as the states of Kansas, Colorado, South Dakota, and Wyoming. One of the benefits of the brick industry was Hastings' location on the railroad that allowed for convenient distribution. Although the industry focused on paving bricks, Hastings' manufactured brick was used for most of the older brick houses and buildings in the city. (*"The Brickmakers of the Past,"* Vol. 12, No. 7, *Historical News*, ACHS, July 1979; and *"More About the Brickyards,"* Vol. 12, No. 8, *Historical News*, ACHS, August 1979.)

Specialized industry developed during World War II as almost all production supported the war effort. The Dutton-Lainson Company and others had war contracts, and the NAD was built in 1942.<sup>71</sup> After World War II, the local companies expanded their product lines in order to maintain increased levels of employment and production. Bakeries, soft drink distributors, grain elevators, and irrigation manufacturers top the list of companies that maintain an important part of Hastings' industrial business community.

The early decades of the twentieth century proved to be the heyday for Hastings' brick manufacturing industry. The brickyards continued through the twenties until the Great Depression. By 1932 all of the brickyards closed, although they were reopened briefly to produce brick for some

## Hastings' Commercial and Industrial Development

of the city's Public Works Administration projects. Although the industry experienced a resurgence during the construction of the NAD, the industry permanently closed after World War II.

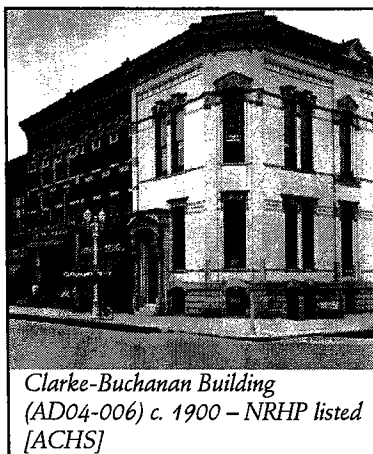
### Architectural Character

An eclectic mix of architectural styles and character can be found throughout the commercial downtown. This mix is a direct result of the variety of businesses, industries, and social groups that were historically located in the downtown. This variety includes: retail and office space, theaters, automobile showrooms and repair shops, industrial ventures, printing shops, saloons, banks, hotels, restaurants, barber shops, and railroad-related properties, including passenger and freight depots and warehouses.

The intensive survey area includes commercial and office buildings north of the railroad tracks and industrial buildings south of the railroad tracks. Many of the buildings are two- or three-story brick construction and date from the late nineteenth and early twentieth century. The commercial area's early frame buildings were replaced, largely with brick, following the city's fires in 1879 and 1881. Brick was readily available from the city's four brickyards, and the use of masonry provided a building material that was more fire resistant.

The architectural styles applied to Hastings' commercial buildings evolved as tastes changed. The commercial area therefore represents a combination of architectural styles from the late nineteenth to the early twentieth century, including High Victorian

Gothic, Italianate, Queen Anne, Neoclassical Revival, Mediterranean Revival, Sullivanesque, Chicago Commercial, Commercial Vernacular, and Art Moderne (see Appendix 4, *Glossary of Architectural Terms*). The following descriptions highlight individual buildings within the commercial area that represent these architectural styles.

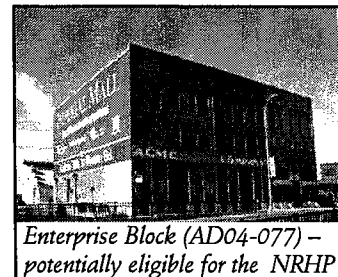


Clarke-Buchanan Building  
(AD04-006) c. 1900 – NRHP listed  
[ACHS]

The Clarke-Buchanan Building (AD04-006), constructed in 1883 at the corner of West 2<sup>nd</sup> Street and Hastings Avenue, is one of the older buildings in the downtown. This High Victorian Gothic style, three-story brick building features a polychromatic exterior, decorative cornice, and elaborate window hoods.

The Italianate style was applied to many industrial and commercial buildings constructed in the late nineteenth and early twentieth centuries. For example, the Enterprise Block (AD04-077), completed in 1887, is a three-story brick building with arched window hoods. The storefronts, although altered, still display cast iron columns. Another Italianate style-influenced building is the Hastings Brewery (AD04-118/130, Page 3-10). The three-story brick brewery building, completed in 1906, features arched window hoods and a brick corbeling at the cornice. The building's exterior wall features a simulated fenestration pattern created by arched window hoods and inset bricks that suggest windows.

Hastings' downtown features a few period revival style buildings popular during the early twentieth



Enterprise Block (AD04-077) –  
potentially eligible for the NRHP

## Hastings' Commercial and Industrial Development

century. For example, the 1926 Old Stitt Building (AD04-070, Page 4-3) at the southwest corner of West 3<sup>rd</sup> and North St. Joseph reflects the Mediterranean Revival style through its bracket-supported Spanish tile roof overhang. Similarly, this style is used for a 1925 commercial building (AD04-115) that features curved parapets, terra cotta decoration and vase-shaped finials on the rooftop corners.

Following a fire in 1905, the Stein Brothers rebuilt their building in the 600 block of West 2<sup>nd</sup> Street (AD04-005) in a popular style of the day (listed on the National Register of Historic Places [NRHP]). The building displays elements of the Sullivanesque style, utilizing decorative elements that emulate the designs of Chicago architect Louis Sullivan. Based on the architecture of Louis Sullivan, this style is characterized by buildings with flat roofs and boldly projecting cornices distinguished by rich ornamental detailing in terra cotta.

The commercial vernacular style is the most common throughout the downtown. These buildings are typically one and two story brick structures with limited architectural details. For example, the Stitt Building (AD04-058) is a one-story brick building with architectural detailing limited to the parapet roof.

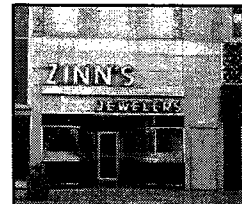
The commercial area continued to evolve following the transition from frame to brick buildings and the use of varied architectural styles. Continuing changes to the district include the remodeling of building facades, the demolition of historic buildings, and the introduction of new buildings.

Many of the main facades, on both the storefront and the second level, have undergone "facelifts" to modernize their appearance. Alterations within the historic

period can achieve importance as part of the building's evolution. Although these facelifts alter the historic appearance of the buildings, they can achieve significance in their own right by demonstrating the use of current architectural styles to "modernize" the store's appearance and attract customers. Unfortunately, alterations within the last 50 years often significantly diminish a building's historic integrity. Because buildings less than 50 years old are generally not eligible for the NRHP, additions made within that time period diminish the building's historic integrity.

The Hastings' commercial area includes two intact examples of storefronts that were remodeled in the 1930s and have achieved significance due to the modernization. The original commercial vernacular style is

demonstrated on the second level of the 1889 Zinn Building (AD04-114) at 621 West 2<sup>nd</sup> Street, while the storefront displays an Art Moderne appearance. The storefront features two shades of blue carrara glass and curved display cases that lead toward the building's entrance. Another 1930s carrara glass storefront is found on the Prairie Style commercial building (AD04-015). This Art Moderne storefront features a curved corner overhang, curved glass display cases, and a neon sign advertising "Bert's, prescriptions and drugs."



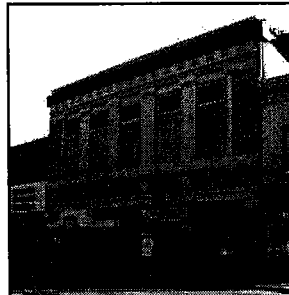
*Zinn's Jewelry  
(AD04-114) –  
potentially eligible for  
the NRHP*



*Bert's Drugstore  
(AD04-015) – potentially  
eligible for the NRHP*

# Hastings' Commercial and Industrial Development

In other situations, the building's entire facade received a facelift. Similar to storefront remodeling, some of these modifications were completed during a historic period and others were done recently. For example, the former Masonic Temple (AD04-113), an 1886-88 building, received an entirely new facade in 1913. The two-story building originally reflected an elaborate High Victorian Gothic style, while its remodeling created a simpler Neoclassical Revival style building with an arcade of pilasters on the second story.



Former Masonic Temple (AD04-113) – potentially eligible for the NRHP

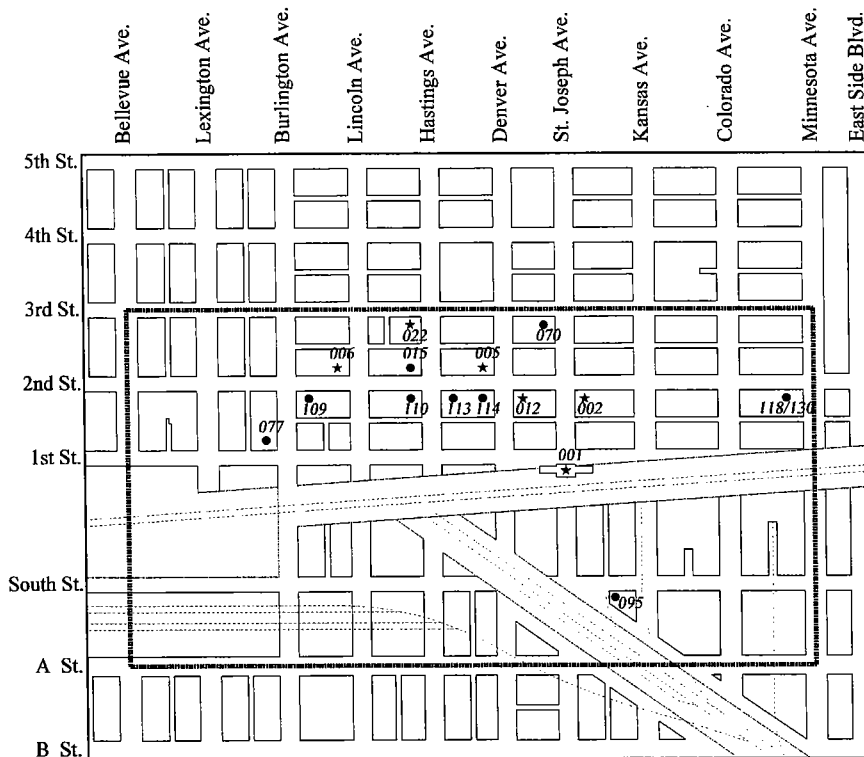
eligibility as an NRHP District. The Hastings' commercial area encompasses approximately 32 blocks, roughly bounded by Third Street to the north, Minnesota Avenue to the west, A Street to the south, and Bellevue Avenue to the east (see *Hastings' Commercial Area* map).

We evaluated the potential district applying NRHP *Criterion A* for the area's role in the commercial development of the City of Hastings and Adams County and *Criterion C* as representatives of commercial buildings depicting a transition of architectural styles and construction methods.

Mead & Hunt conducted an intensive survey of approximately 200 buildings within the Hastings' commercial area to determine the historic and architectural significance of these resources collectively. Of the 200 surveyed properties, less than 50 percent were determined to potentially contribute to

## Recommendations

The work program for the Adams County survey included evaluating the commercial area of Hastings to determine its potential



### Legend:

----- Study Area

### NRHP Listed:

- ★ AD04-001 – Burlington Depot
- ★ AD04-002 – Dutton-Lainson Victory Building
- ★ AD04-005 – Stein Brothers Store
- ★ AD04-006 – Clarke Buchanan Building
- ★ AD04-012 – Farrell Block
- ★ AD04-022 – Clarke Hotel

### Properties Recommended as Individually Eligible for NRHP:

- AD04-015 – Bert's Drugstore
- AD04-070 – Stitt Building
- AD04-077 – Enterprise Block
- AD04-109 – Kipp Cigar Company
- AD04-110 – City National Bank
- AD04-113 – Former Masonic Temple
- AD04-114 – Zinn's Jewelry
- AD04-118/130 – Hastings Brewery
- AD04-095 – Union Pacific Freight Depot

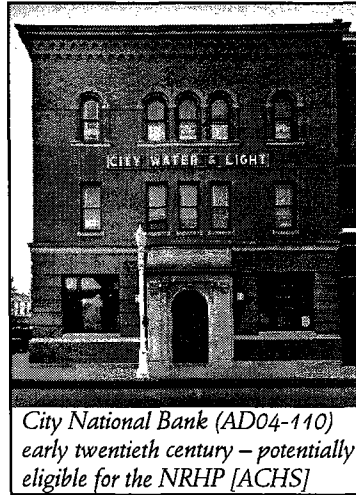
## Hastings' Commercial and Industrial Development

a historic district due to problems with historic integrity and new construction.

For an area to qualify as eligible for the NRHP as a historic district it must "possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development." The Hastings' commercial area has undergone a number of changes that diminish its visual continuity and historic character as a unit. Intrusions in the district include parking lots where buildings historically stood, modern construction, and significant alterations to extant historic buildings. Open space, created by the introduction of parking lots, halts the pattern and rhythm of the area originally created by the continuity of two- and three-story buildings. This is especially evident along West 3<sup>rd</sup> Street in the heart of the commercial area where two parking lots have replaced historic buildings – one on the block between Hastings and Denver Avenues, and the second on an entire block where the Adams County Courthouse once stood. Three large parking lots have also replaced historic buildings on West 1<sup>st</sup> Street, and a building was demolished recently at the corner of West 2<sup>nd</sup> and Denver Avenue to create a parking lot.

Exterior facade changes within the commercial area include adding modern facades at both the storefront and upper levels, altering window openings, removing cornices and decorative features, and adding modern decorative elements. Changes at the storefront level are not considered to significantly diminish a building's architectural integrity because this is a very common alteration, often completed as part of appearing as a "modern" business. However, significant changes to both the upper stories and storefront can alter the

building's historic appearance, making it unrecognizable as a historic building.



Intrusions such as altered facades, parking lots, and new construction diminish the area's overall historic integrity. To qualify as an NRHP historic district, an area needs to retain a significant concentration and continuity of historic buildings. Due to the extent of the changes, we feel that the

Hastings' commercial area does not retain the significant linkage and continuity of historic buildings needed to meet the qualifications of the NRHP.

Although the area does not retain the coherence and integrity required to be eligible for the NRHP, the area could qualify for designation as a local landmark under a local historic preservation ordinance (see Chapter 9, *Preservation Action Plan*). Locally designated historic districts often do not need to retain as great a level of integrity as required by the NRHP. A local designation can provide the property owners with tools to encourage tourism and increase business.

Even though Hastings' commercial area does not qualify as an NRHP historic district, several commercial buildings within Hastings' downtown may be individually eligible.

## Hastings' Commercial and Industrial Development

Six commercial buildings have already been listed on the NRHP:

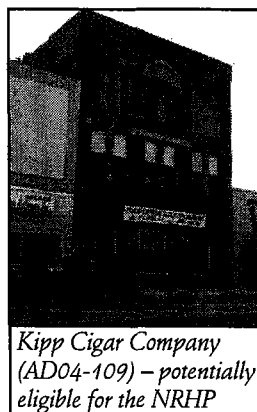
- Burlington Depot (AD04-001)
- Clarke-Buchanan Building (AD04-006)
- Clarke Hotel (AD04-022)
- Dutton-Lainson Building or Victory Building (AD04-002)
- Farrell Block (AD04-012)
- Stein Brothers Building (AD04-005)

Additionally, nine properties within the commercial area are recommended as potentially eligible for the NRHP:

- Bert's Drugstore (AD04-015) – 700 West 2<sup>nd</sup> Street (c. 1915; c. 1930) – Page 4-7
- City National Bank (AD04-110) – 701 West 2<sup>nd</sup> Street (c. 1885) – Page 4-9
- Enterprise Block (AD04-077) – 111 North Burlington Avenue (1887) – Page 4-6
- Former Masonic Temple (AD04-113) – 635-641 West 2<sup>nd</sup> Street (1886-88; 1913) – Page 4-8
- Hastings Brewery/Cold Storage (AD04-130 and AD04-118) – 227 West 2<sup>nd</sup> Street (1906) – Page 3-10
- Kipp Cigar Company (AD04-109) – 825 West 2<sup>nd</sup> Street (c. 1890)
- Stitt Building (AD04-070) – Southwest corner West 3<sup>rd</sup> and North St. Joseph (1926) – Page 4-3
- Union Pacific Freight Depot (AD04-095) – 421 West South Street (1929)

- Zinn Building (AD04-114) – 621 West 2<sup>nd</sup> Street (1889; c. 1930) – Page 4-7

These late nineteenth and early twentieth century buildings represent commercial, industrial, and social ventures in Hastings. Most of these buildings are recommended as



*Kipp Cigar Company (AD04-109) – potentially eligible for the NRHP*

potentially eligible for the NRHP as locally significant under *Criterion C: Architecture* as good examples of various architectural styles applied to commercial and industrial buildings. A number of the buildings may also qualify under *Criterion A: Commerce and Industry*. These buildings could be nominated individually to the NRHP or as part of a multiple property nomination.

A multiple property nomination enables groups of related significant properties to be nominated together and establish the registration requirements for properties that may be nominated in the future. Themes or patterns of history shared by the properties are organized into historic contexts and the property types that represent these contexts are defined. For the Hastings' commercial area, the themes – commercial architecture and commerce and industry – as they relate to the development of downtown Hastings would serve as the historic context for nominated properties. A description, history of the property, and statement of significance relating the property to the developed historic context would need to be completed for each nominated building. For further discussion of the potential for historic preservation projects in Hastings' commercial area, see Chapter 9, *Preservation Action Plan*.

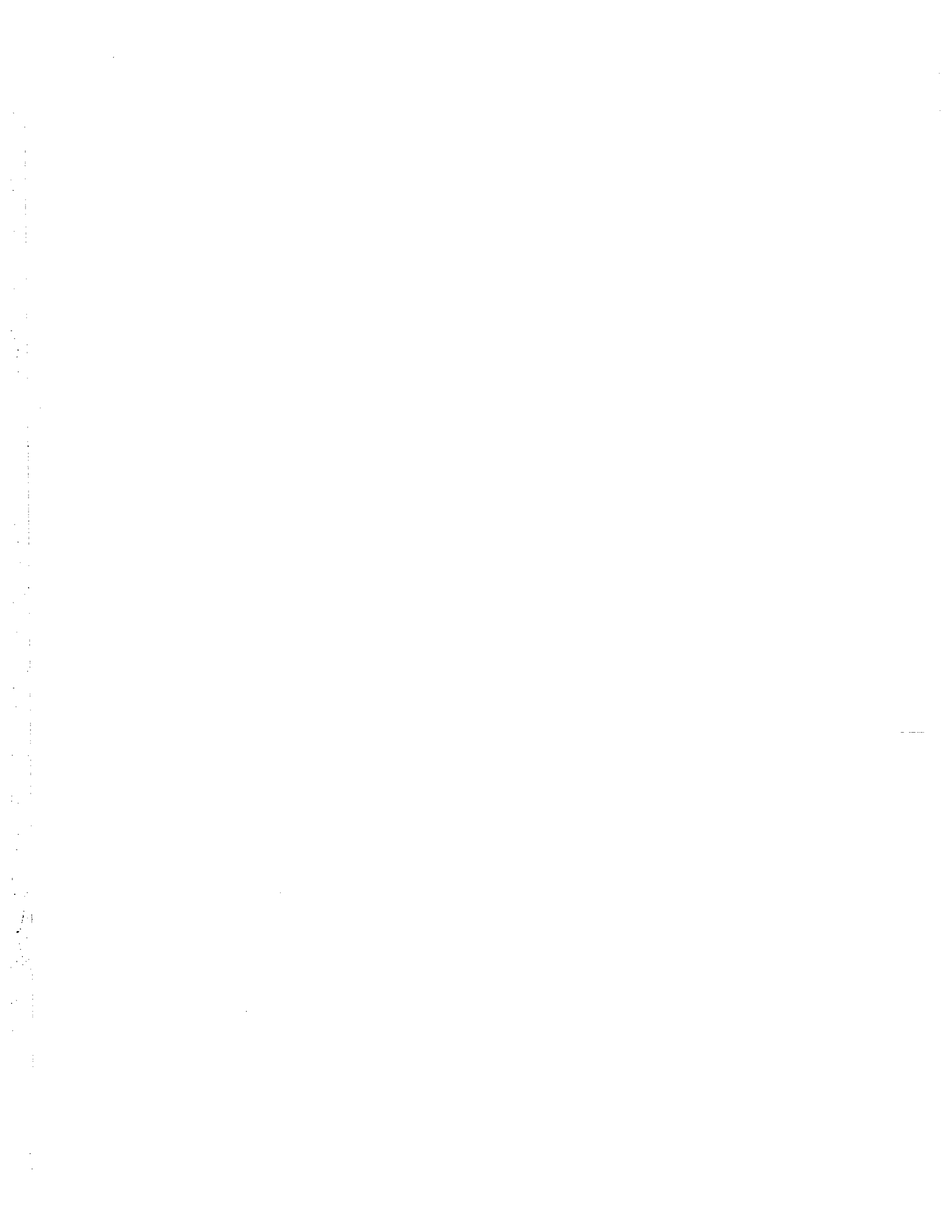


*Union Pacific Freight Depot (AD04-095) – potentially eligible for the NRHP*

**Chapter 5**  
**Heartwell Park Historic District**

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## Chapter 5 Heartwell Park Historic District

### Description

The Heartwell Park Historic District is a residential district surrounding a park located northeast of the commercial downtown of Hastings. Heartwell Park Historic District encompasses portions of the Heartwell Park Addition and the Country Club Addition to Hastings. The center of the district is Heartwell Park, established in 1886. Heartwell Park is a linear park between Lakeside and Forest Boulevards that extends three blocks between East Side Boulevard and North Elm Avenue. The Heartwell Park Historic District contains 51 contributing and 13 noncontributing resources, including both buildings and landscape features.

### Heartwell Park

Heartwell Park is a pastoral landscape with gently rolling topography bordered by two tree-lined curvilinear streets. Large residential lots built between circa 1919 and 1960 flank the park on the north and south sides. Heartwell Lake runs through the park's center from east to west with a small island at its eastern end. The lake is connected to a large drainage ditch just west of East Side Boulevard outside of the district boundaries. The drainage ditch winds through the low area at the eastern end of the park and provides an area for runoff from the sewer system and overflow from Heartwell Lake.

Four pedestrian bridges in the park provide crossings over the lake and drainage ditch, and access to the island. These modern vernacular bridges constructed of concrete slab with metal poles and chain railing are architecturally indistinct. A vehicular bridge crosses over Heartwell Lake connecting California Avenue in a north-south direction through the park. The vehicular bridge is a concrete slab construction with concrete

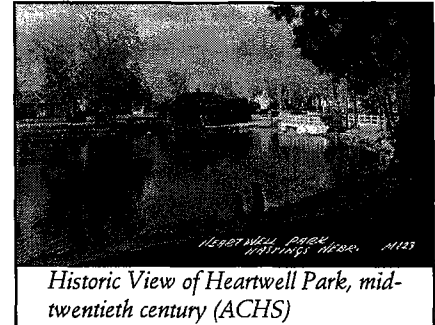
abutments and simple concrete railing with a supplemental metal railing.

Other man-made features within the

park include a concrete wading pool near the eastern end, completed in 1931, with later improvements, including the construction of a modern chain-link fence (c. 1972). Two concrete parking areas provide for a limited number of vehicles (approximately six parking stalls in each lot), and modern playground equipment has been added near the wading pool. The park shelter, located to the west of the North California Avenue bridge and completed in circa 1935, has undergone a number of alterations, including the enclosure of its openings.

### Residential Area

The Heartwell Park Historic District includes 55 residences that flank the park. Most of these residences are located on Lakeside Drive and Forest Boulevard, although two residences do not fully face the park and have addresses on North Elm Street – 923 and 1109 North Elm Street. Both Forest Boulevard and Lakeside Drive are curvilinear streets. Forest Boulevard has two narrow one-way lanes divided by a tree-lined median, which is approximately 25 feet wide. Lakeside Drive is a two-lane curvilinear road, but it has no center median. Both streets feature 34 legally divided lots that measure between 50 and 65 feet wide each. Forest Boulevard, however, has 22 houses compared to 31 on Lakeside Drive, many of which are on half lots.



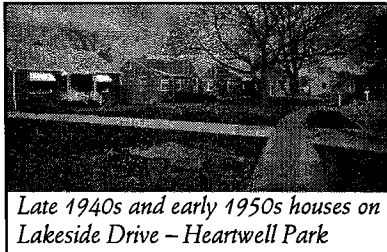
Historic View of Heartwell Park, mid-twentieth century (ACHS)

## Heartwell Park Historic District

The houses within the district range in age from circa 1919 to 1960. Of these houses, 78 percent were completed by 1950. Older residences are found along Forest Boulevard where development began circa 1919 with the construction of the houses at 150 and 200 Forest Boulevard. Residential development did not begin on Lakeside Drive until 1940, with the majority of the houses

completed between 1943-44.

The houses within the district range from modest one-story



vernacular houses to larger one- and two-story architecturally distinctive houses. Despite the variation in residential style and size, an overall cohesiveness runs through the district that is apparent in the visual rhythm of the buildings and the uniform setback of the houses. Elements of the landscape also contribute to the cohesiveness of the district, such as the park, curvilinear streets, and vegetation.

The district features one- and two-story residences that depict many of the popular architectural styles of the time. Three Colonial Revival style houses are present within the district – 212 Forest Boulevard, 234 Forest Boulevard, and 923 North Elm Street. All three of these houses display typical Colonial Revival style features, including two-story height, a side gable roof, symmetrical facade, and a portico with side lights. Other architectural styles within the district include the Tudor Revival style house at 238 Forest Boulevard and the French Eclectic style house at 500 Forest Boulevard. The residence at 520 Forest Boulevard, built circa 1938, is one of the most distinctive

residences in the district. Completed in the Art Moderne style, this house is a two-story masonry building displaying characteristic Art Moderne features such as an asymmetrical facade, a smooth stucco wall surface, curved corners, flat roof, and prominent horizontal lines.

More vernacular residences with limited architectural details are also present in the district. For example, the two-story cube residence at 150 Forest Boulevard displays a hipped roof with an overhang as its defining feature. Along Lakeside Drive, the Hastings Housing Company completed a number of the residences in the early 1940s in the Minimalist Traditional style. These one-story brick veneer structures typically display rectangular plans and side gable roofs with or without intersecting front gables. Architectural details are limited to concrete window sills and lintels, a decorative concrete pattern surrounding the entrance, a small gable roof over the entrance, and frame supports holding a shed roof over the entrance. Houses completed after 1950 are generally one-story ranch houses displaying characteristic low-pitched, hipped roofs with deep overhangs. For example, the residence at 129 Forest Boulevard is a typical large ranch house.

Contributing buildings, sites, and structures relate to the district's significance and possess historic integrity. For example, contributing residences within the Heartwell Park Historic District largely retain their historic appearance and collectively relate to the district's significance. Through the uniform setback and overall rhythm, the contributing residences possess significance collectively as a planned residential development. Resources are categorized as noncontributing to the historic district if they have been substantially altered since the period of the district's significance or if

## Heartwell Park Historic District

the property does not share the district's historic associations with planned residential development.

### Statement of Significance

The Heartwell Park Historic District is locally significant under *Criterion A: Community Planning and Development* as an example of a planned residential development. The privately developed Heartwell Park Addition, platted in 1886, was designed by landscape architect A.N. Carpenter to include a linear park with a lake surrounded by curvilinear streets with large residential lots. The idea of a designed residential neighborhood with concerns given to the landscape and aesthetics was new to the City of Hastings in the late nineteenth century. The district's park was created in 1886, but the residential lots were undeveloped until approximately 30 years later, when construction began on the lots along Forest Boulevard. Development of the lots along Lakeside Drive, on the north side of the park, did not begin until the early 1940s. The park and surrounding residential neighborhood continue to demonstrate their initial design concept.

The district's housing represents two residential construction periods in Hastings in the early-to-mid-twentieth century. The late 1910s and early 1920s were times of steady growth and prosperity for the community, which was enhanced by Hastings' establishment as a railroad center and the prominence of its local industry. Within the Heartwell Park Historic District, seven residences on Forest Boulevard were constructed during this first period. The second period of residential construction, in the late 1930s through the 1940s, occurred in response to regional housing shortages caused by thriving war production plants and related industries. The establishment of NAD in Hastings brought an influx of

residents to Hastings and an immediate demand for housing. In response, a large number of modest residences were



constructed in Hastings between 1939 and 1950. Within the Heartwell Park Historic District, the formerly vacant land on the north side of the park on Lakeside Drive was filled with one-story residences, mostly constructed between 1943-44.

The district's period of significance begins in 1886, with the platting and creation of the park, and continues through 1950 to encompass the surrounding residential development. Heartwell Park has undergone a number of changes through the years, but the overall design principles and integrity of the park remain. The residential properties in the Heartwell Park Historic District are individually undistinguished, but collectively possess integrity and contribute to the district's historic significance.

### Heartwell Park Historic District and Residential Urban Design

In 1886, the design of Heartwell Park and the surrounding residential lots was completed as Heartwell's Park Addition. The area included in this plat was later annexed to the city as Heartwell Park Addition and the Country Club Addition (platted in 1919). This collection of residential lots arranged along curvilinear streets facing an urban park is locally significant as the first designed residential neighborhood in Hastings.

## Heartwell Park Historic District

Lakeside Drive and Forest Boulevard are curvilinear streets flanking the north and south sides of the park and are distinct in that they do not follow the standard grid pattern found throughout the rest of the city.

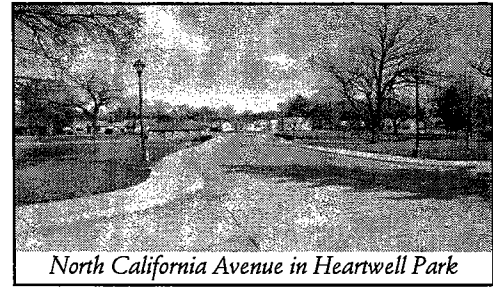
A.N. Carpenter, a landscape architect from Galesburg, Illinois, designed "Heartwell's Park Addition," which includes the present day Heartwell Park Historic District. Although the park and lot layout are not identical to Carpenter's original design, the overall plan is still a strong element of the landscape today. It is not known if the street pattern of the park was ever fully laid out as originally planned.

Although the plat designed in 1886 shows residential lots, no houses were built around the park until circa 1919. The reason for the delay in residential construction is not clear, but a few factors are likely to have contributed. Residential construction in Hastings, like everywhere, is dependent on a solid and growing economy. The 1880s were a prosperous time in Hastings. By 1890, though, the community and the rest of the region was caught in a depression. The difficult economic times could explain why residences were not built around the park immediately after its creation. Another theory is that the lots around the park may not have been immediately available for sale. Heartwell Park was originally 45 acres,



*Typical housing on Lakeside Drive – Heartwell Park*

although the present park is limited to the 20 acres that the city purchased in 1899. The original park acreage is likely to have extended beyond the park area in Carpenter's



*North California Avenue in Heartwell Park*

1886 design, encompassing the residential lots shown in the design. Therefore, the lots would have been park land and not available for sale. The residential lots on the south side of Heartwell Park were likely part of the original Hastings Country Club grounds. The nine-hole golf course was abandoned in 1917. In 1919, the Country Club Addition to Hastings was platted to include the residential lots on Lakeside Drive, as well as the residential lots east of Pine Avenue on Forest Boulevard. These two theories suggest reasons why no houses developed around the park until after 1919.

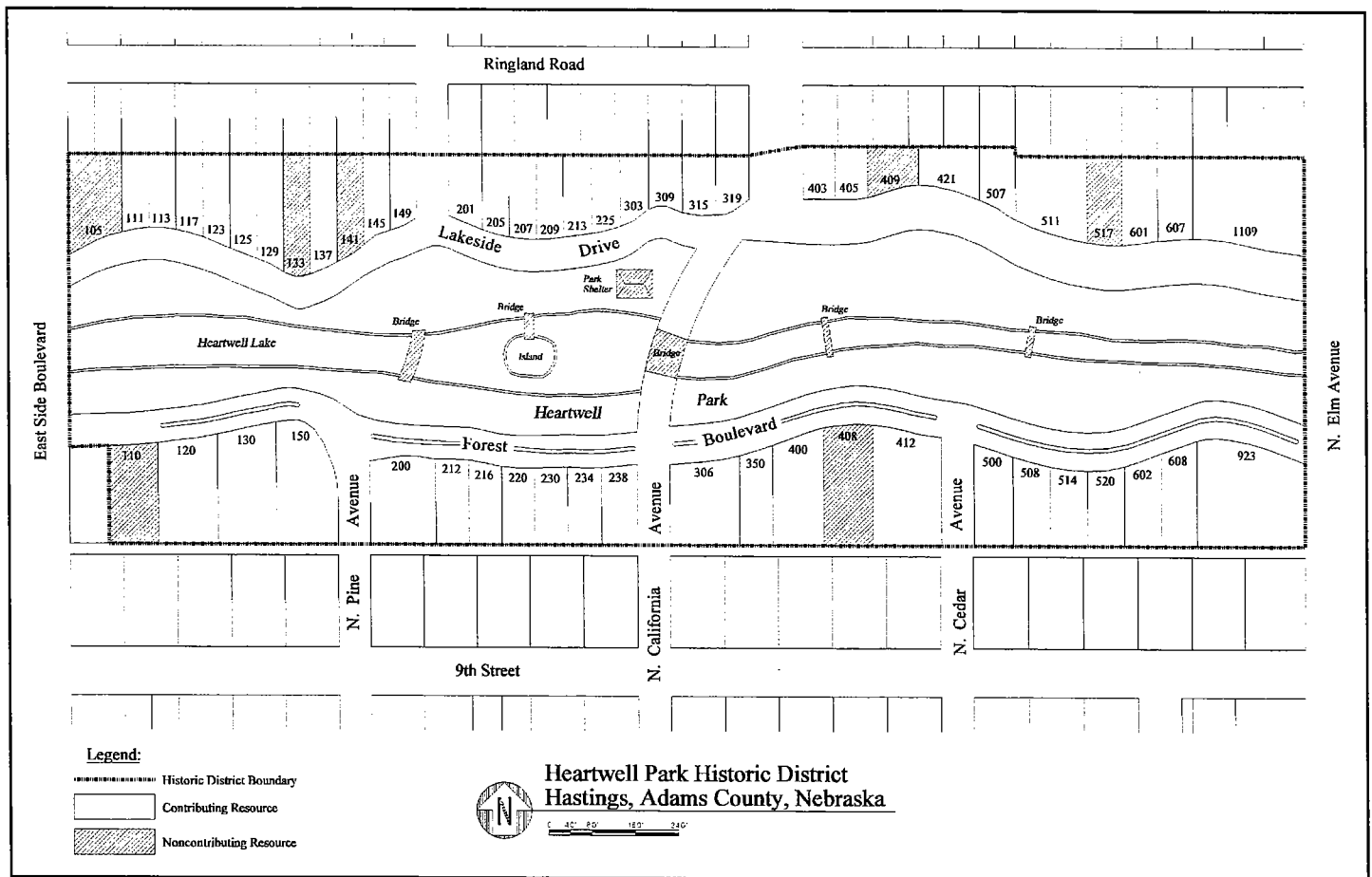
After the first period of residential construction around Heartwell Park in the 1920s, construction stopped until 1939. This pattern parallels the Great Depression felt throughout the United States. A boom for Hastings followed the Depression, initially sparked by the establishment of the Cornhusker Ordnance Plant in Grand Island and NAD in Hastings. Housing was desperately needed and it was at this time that almost all of the formerly vacant land along Lakeside Drive was developed.

As a designed residential development, the Heartwell Park Historic District is unique to the City of Hastings in the late nineteenth to mid-twentieth centuries. The park landscape and residential development along curvilinear streets with a boulevard were not common for residential neighborhoods in Hastings. The majority of the city's residential areas were constructed on the

# Heartwell Park Historic District

standard grid plan with little attention to landscape and aesthetic details. Landscape aesthetics were generally limited to wide terraces and uniform setbacks for the residences. Only a few residential areas, mostly near Hastings College, depict more elaborate design features. For example, University Parkway, a wide boulevard down the middle of the street, was developed from

land given to Hastings College in 1882. Known as University Avenue today, this street still contains its wide boulevard with trees. Another example is 9<sup>th</sup> Street with its unusually wide terrace, deep setbacks, and large lots. Compared to these other city areas, the Heartwell Park Historic District is a distinct planned and landscaped residential area within the City of Hastings.



## Heartwell Park Historic District Property Inventory

Key: B = Building  
 ST = Structure  
 S = Site

NeHBS No.	Historic Name	Address	Date	Contributing*	Non-Contributing*
AD04-558	Otto A. Kostal House	923 North Elm Avenue	c. 1940	1 (B)	
AD04-559	Chas. A. Guildner House	1109 North Elm Avenue	1951	1 (B)	
AD04-505	Obed E. Kullberg House	110 Forest Boulevard	1951		1 (B)
AD04-506	Jacob Hefnider House	120 Forest Boulevard	1951	1 (B)	
AD04-507	Geo M. Anderson House	130 Forest Boulevard	1955	1 (B)	
AD04-508	D.B. Marti House	150 Forest Boulevard	c. 1919	1 (B)	
AD04-509	G.J. Kral House	200 Forest Boulevard	c. 1919	1 (B)	
AD04-510	M. Ernest Whisinand House	212 Forest Boulevard	1929	1 (B)	
AD04-511	Leo P. Panelka House	216 Forest Boulevard	1953	1 (B)	
AD04-512	Floyd B. Reed House	220 Forest Boulevard	1939	1 (B)	
AD04-513	Jas T. Turner House	230 Forest Boulevard	1960	1 (B)	
AD04-514	Chas. E. Uerling House	234 Forest Boulevard	1928	1 (B)	
AD04-515	J.H. Uerling House and Garage	238 Forest Boulevard	c. 1925	2 (B)	
AD04-516	Peace Lutheran Church Parsonage	306 Forest Boulevard	1960	1 (B)	
AD04-517	Clarence R. Weber House	350 Forest Boulevard	1956	1 (B)	
AD04-518	Arth. H. Anderson House	400 Forest Boulevard	1951	1 (B)	
AD04-519	John Quirk House	408 Forest Boulevard	c. 1949		1 (B)
AD04-520	Claren R. Kerr House	412 Forest Boulevard	1951	1 (B)	
AD04-521	Edw. Deines House	500 Forest Boulevard	1927	1 (B)	
AD04-522	Jos. Steele House	508 Forest Boulevard	c. 1929	1 (B)	
AD04-523	Karl C. Kauf House	514 Forest Boulevard	c. 1956	1 (B)	
AD04-524	Raymond W. Kerr House	520 Forest Boulevard	c. 1938	1 (B)	
AD04-525	Corwin J. Hargleroad House	602 Forest Boulevard	c. 1943	1 (B)	
AD04-526	Mrs. Roselma M. Jones House	608 Forest Boulevard	1949	1 (B)	
AD04-527	Ambrose A. Heuertz House	105 Lakeside Drive	c. 1949		1 (B)
AD04-528	Quentin McCluer House	111 Lakeside Drive	1943-44	1 (B)	
AD04-529	Farris Yeager House	113 Lakeside Drive	1943-44	1 (B)	
AD04-530	Melvin F. Collins House	117 Lakeside Drive	1943-44	1 (B)	
AD04-531	Clyde W. Donahoo	123 Lakeside Drive	c. 1946	1 (B)	
AD04-532	Glen W. Karr House	125 Lakeside Drive	1943-44	1 (B)	
AD04-533	Wilbur C. Smith House	129 Lakeside Drive	1943-44	1 (B)	
AD04-534	Philip E. Douglas House	133 Lakeside Drive	1943-44		1 (B)
AD04-535	Mark A. DeWitt House	137 Lakeside Drive	1946	1 (B)	
AD04-536	Leslie C. Anstine House	141 Lakeside Drive	1943-44		1 (B)

NeHBS No.	Historic Name	Address	Date	Contributing*	Non-Contributing*
AD04-537	Arth. H. Jenkins House	145 Lakeside Drive	1943-44	1 (B)	
AD04-538	Harry F. Rean House	149 Lakeside Drive	1943-44	1 (B)	
AD04-539	Edgar C. Keast House	201 Lakeside Drive	1943-44	1 (B)	
AD04-540	Ralph C. Detrick House	205 Lakeside Drive	1943-44	1 (B)	
AD04-541	Forrest F. Fitch House	207 Lakeside Drive	1943-44	1 (B)	
AD04-542	Russell C. Goshoon House	209 Lakeside Drive	1943-44	1 (B)	
AD04-543	Emmett J. Carmody House	213 Lakeside Drive	1943-44	1 (B)	
AD04-544	Chas. H. Busboom	225 Lakeside Drive	1943-44	1 (B)	
AD04-545	Geo B. Engelbrecht House	303 Lakeside Drive	1943-44	1 (B)	
AD04-546	Geo W. Nielsen House	309 Lakeside Drive	c. 1949	1 (B)	
AD04-547	Howard E. Burr House	315 Lakeside Drive	1940-41	1 (B)	
AD04-548	Homer A. Clay House	319 Lakeside Drive	1940-41	1 (B)	
AD04-549	Jack Binderup House	403 Lakeside Drive	1951	1 (B)	
AD04-550	Marion E. Ball House	405 Lakeside Drive	c. 1946	1 (B)	
AD04-551	Aubrey M. Stevenson House	409 Lakeside Drive	c. 1946		1 (B)
AD04-552	R.J. Hammell House	421 Lakeside Drive	c. 1949	1 (B)	
AD04-553	Raymon A. Watson House	507 Lakeside Drive	c. 1946	1 (B)	
AD04-554	Richard W. Newman House	511 Lakeside Drive	1953	1 (B)	
AD04-555	Carl J. Bryant House	517 Lakeside Drive	c. 1946		1 (B)
AD04-556	Lloyd P. Kissinger House	601 Lakeside Drive	c. 1949	1 (B)	
AD04-557	Glenn W. Williams House	607 Lakeside Drive	c. 1946	1 (B)	
AD04-560	Heartwell Park	Bounded by Lakeside Drive, North Elm Avenue, Forest Boulevard, and East Side Boulevard	c. 1886	1 (S)	
N/A	Park shelter	Heartwell Park	c. 1935		1 (B)
N/A	Vehicular Bridge	Heartwell Park carrying California Avenue over Heartwell Lake	c. 1990		1 (ST)
N/A	Pedestrian Bridge	Heartwell Park carrying pedestrian traffic over Heartwell Lake and drainage ditch	c. 1970		4 (ST)
N/A	Road System	Lakeside Drive and Forest Boulevard between East Side Boulevard and North Elm Avenue and California Avenue between Lakeside Drive and Forest Boulevard		1 (ST)	
				<b>49 (B)</b>	<b>8 (B)</b>
				<b>1 (ST)</b>	<b>5 (ST)</b>
				<b>1 (S)</b>	

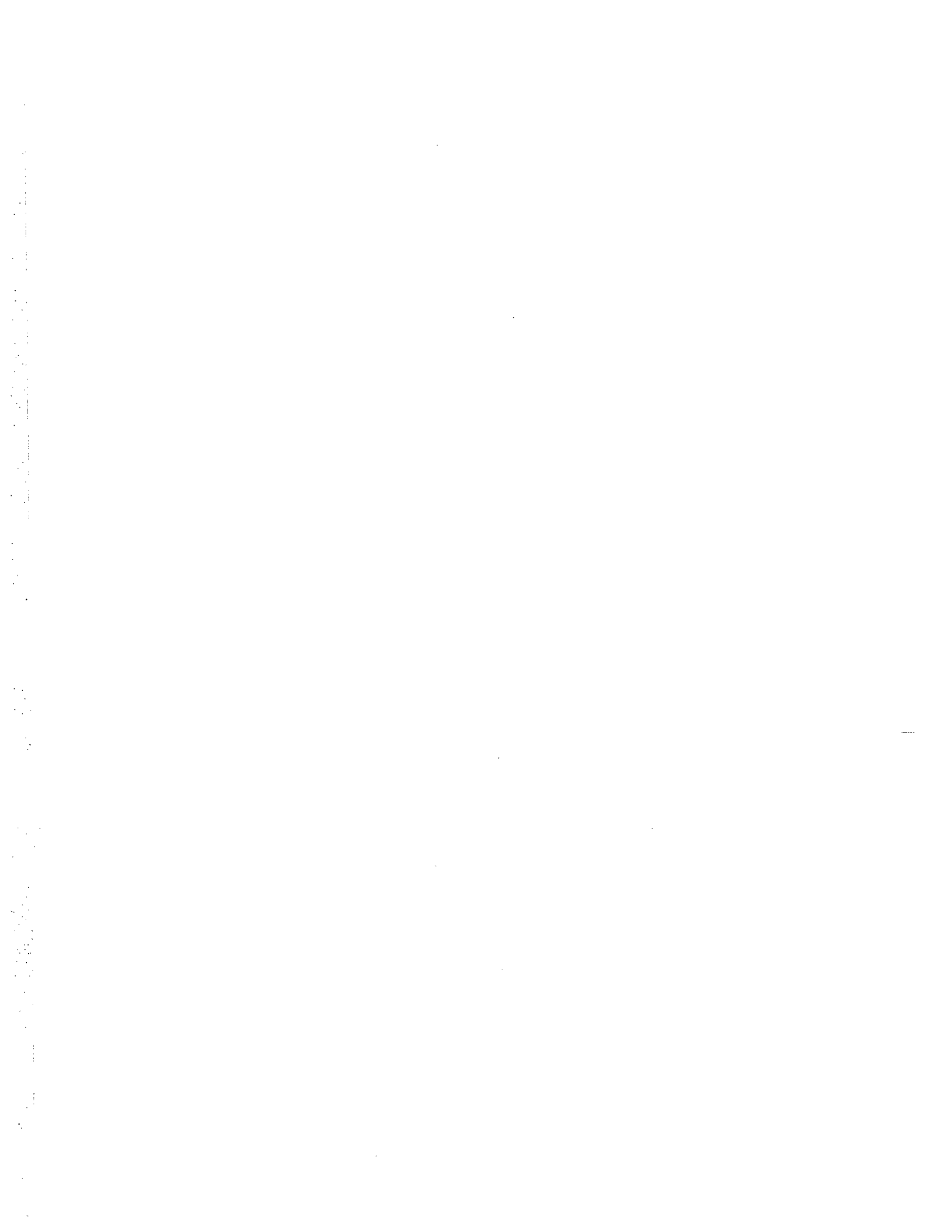
\* For a definition of contributing and noncontributing, see Appendix A, Glossary of Architectural Terms.





**Chapter 6**  
**African-American Settlement in Hastings**

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## Chapter 6

# African-American Settlement in Hastings

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### Introduction

The NeHBS of Adams County included an intensive survey of African-American settlement in Hastings. The following history is intended to provide a historic context for surveyed African-American properties and is not intended to be a comprehensive history. Further research is recommended to identify additional themes, persons, and places related to African-American settlement in Hastings.

A variety of ethnic groups settled in the City of Hastings, and each has played an important role in developing the community's history and culture. The African-American settlement of Hastings is most evident during two periods – the early settlers of the late nineteenth century and early twentieth century, and the influx of residents during World War II.

Although the African-American population during the early days of Hastings may not seem like a significant number at first glance, the 327 residents in 1890 were one of the largest groups of African-Americans outside of the state's two urban centers – Omaha and Lincoln.<sup>72</sup> Not many African-Americans settled throughout Western Nebraska, and those that did went to areas with employment. With major railroad lines being built across western Nebraska as early as the 1860s, towns sprang to life and jobs became available.

The African-American population in Adams County, concentrated in Hastings, has consistently been less than 1 percent of Hastings' overall population with two exceptions. In the first case, the 1890 census recorded that African-Americans comprised 2 percent of the city's total population. Second, during World War II and full

production at the NAD, the city's African-American population increased to 9 percent of the total.<sup>73</sup>

### Early Settlement in Nebraska and Hastings

The Nebraska Territory was opened for settlement in 1854 and the state's first census, that same year, listed over 2,700 residents, excluding Native Americans and 13 slaves.<sup>74</sup> Slavery as an institution was illegal in Nebraska, but the state did recognize the property rights of a slave holder. By 1860, in Nebraska, like New Mexico and Utah, African-Americans were barred from voting or serving in the militia.<sup>75</sup>

Prior to the Homestead Act of 1862, only 28,000 settlers lived in the Nebraska territory, known popularly as the Great American Desert. However, with land available for free and the creation of Nebraska as the 37<sup>th</sup> state, the population increased to more than 100,000 settlers by 1867. Shortly after the Civil War, many African-Americans, including former slaves, were among these settlers. They found residences throughout Nebraska, including Adams, Custer, Hamilton, Harlan, and Cherry.<sup>76</sup>

By 1870, an exodus of African-Americans from the south, encouraged by increased settlement of the West and an economic decline in the south, led to an increase in Nebraska's African-American population.<sup>77</sup> Immigration halted during the national Depression of 1874, but resumed shortly thereafter, with over 2,385 African-Americans residing in 49 Nebraska counties by 1880. The majority of the African-Americans resided in three counties: Douglas County with 800 people, Lancaster County with 628 people, and Otoe with

## African-American Settlement in Hastings

181 people. The remaining 46 counties included less than 100 African-Americans, with 25 recorded in Adams County.<sup>78</sup>

Westward expansion of the railroads increased labor demands and job opportunities in the 1880s. Agents for the railroads recruited construction workers, including African-Americans, to lay rail lines for the Union Pacific, Burlington, and Midland Pacific Railroads.<sup>79</sup> However, it is unknown how many of these construction workers settled in Nebraska after the lines were completed.

During the 1880s, the majority of Nebraska's African-American settlers came from Missouri and most made their new homes in Nebraska's two largest communities – Omaha and Lincoln. A small, but significant number of African-Americans settled in Nebraska's western communities. Job opportunities, often created from the expansion of the railroad, drew the new settlers west. Communities like Hastings offered jobs in railroad-related businesses, such as hotels and restaurants with African-Americans employed as laborers, hotel cooks, servants, and waiters. For example, the *Hastings' City Directory* for 1886-87 recorded African-American employment in the following areas: waiter, laborer, laundress, barber, porter, bookkeeper, hostler, and domestic.<sup>80</sup> Advertisements in African-American newspapers also encouraged African-

### Local Businessmen in Hastings

*John S. Craig:* Born into slavery in Tennessee in 1850, John S. Craig came to Hastings in 1882 and established two prominent businesses. Craig organized the first billboard poster service in the community and operated it until he sold it in 1920. He also established the first steam laundry in Hastings on Fourth Street (nonextant). Socially, Craig organized the Second Baptist Church, a primarily African-American congregation, and was a member of the Marvin Lodge. Craig was a resident of Hastings, until his death in 1924. (*Hastings Daily Tribune* 14 April 1924.)

*Horace G. Newsom:* The first African-American newspaper in Nebraska was the *Western Post*, edited and published by Horace G. Newsom. The paper was established in Hastings in 1876, but it survived for only a short time. A number of other weekly newspapers were published over the next few years. Newsom was also employed in Hastings as an assistant bookkeeper. (*WPA, 44 and Hastings City Directory, 1886-87.*)

*Ted Smith:* The longest running African-American owned business in Hastings is the Smith Disposal Service. Established in 1930 by Ted Smith, Sr., the business grew from a small, home-based operation to a larger business that serviced half the City of Hastings. Although the business continues to operate out of a home, the company employs five to seven men throughout the year. The business was purchased by Ted Smith, Jr., and continues to operate in Hastings and other communities in Adams County. (*Interview with Ted Smith, Jr.*)

American settlement in the new west. For example, in 1884 the *People's Advocate* of Washington, D.C., highlighted an African-American settlement in Crete, Nebraska, hoping to encourage similar ventures. The advertisement reads:

"A large company can emigrate and purchase railroad lands for about half of what it would cost single persons, or single families, and the fact is, single persons are by no means as desirable as families or large settlements. . . Wholesale goods and machinery can be shipped the same way in large lots for the colony with wide-awake agents. Windmills are indispensable in the far west, and one

## African-American Settlement in Hastings



African-Americans delivering paving cement, 1916, (ACHS)

windmill could be made to answer four or five farmers – each having an interest in it. .<sup>81</sup>

Western communities with more

than one railroad line, such as Hastings and Grand Island, offered many job opportunities and, therefore, attracted African-American settlers in the late nineteenth century. Hastings' African-American population increased to 327 in 1890 as the community became the railroad hub of south-central Nebraska. Hastings' city directories do not indicate many African-Americans working directly for the railroads, but rather that they were employed in the support industries. Statewide, the number of African-Americans reported in the census expanded to 8,913 in 1890, a fourfold increase from the 2,385 reported in 1880. However, scholars believe that the 1890 population census reflects inflated numbers.<sup>82</sup>

Not all of the African-Americans worked in urban areas as laborers and domestics. For example, Nelson Briley was listed in the 1893-94 *Hastings' City Directory* as a veterinary surgeon.<sup>83</sup> A smaller number of African-Americans were recorded as farmers. The 1890 census records 114 African-American farmers in Nebraska, with 67 farms owner-occupied. It is not known how many African-Americans farmed in Adams County, although the 1920 *Hastings' City Directory* records Henry C. Gates and his wife Jennie as farmers residing at 2148 North Denver (nonextant).

The 1890s marked a period of economic depression during which about 30 percent of African-Americans left Nebraska in search of

employment.<sup>84</sup> African-American settlement in Nebraska during the early twentieth century was modest, and the largest population of African-Americans continued to reside in Douglas and Lancaster counties.<sup>85</sup> Adams County's African-American population decreased to 63 by 1900, but 10-years later, increased to 97. In the early twentieth century, employment opportunities for African-Americans in Hastings remained largely the same. They were employed in the following positions: laborer, janitor, domestic, teamster, cook, steward, bar porter, and one individual, Paul Wright, as a horse buyer.<sup>86</sup>

World War I brought another increase in Nebraska's African-American population. With many of their laborers gone to war, industries were desperate for workers. A nontraditional workforce, including Native Americans, women, and African-Americans, filled many of these vacancies. Some of Nebraska's meat packing plants even paid the travel fare of southern African-Americans to fill vacant positions.<sup>87</sup> Many African-Americans who came to the state to find employment during the first and second World Wars did not settle permanently in Nebraska.

"The formation of an organized and ongoing black community in Nebraska was not common. Only in Lincoln, and to a lesser extent in Grand Island and Hastings, did a significant black community remain for more than one generation." (Bish, 234)

In 1910, 79 percent of Nebraska's African-Americans lived in the state's two largest communities – Lincoln and Omaha. Twenty years later, in 1930, this number increased to 90 percent.<sup>88</sup>

### Hastings' African-American Community

Like other ethnic groups, the small African-American community in Hastings gathered for religious and social activities. Religion has consistently been an important component of African-American life. Several churches were established in Hastings by African-Americans, including the Second Baptist Church, Hamilton Methodist, and Union Church.<sup>89</sup> The Second Baptist Church was organized in about 1915 by members of the First Baptist Church, led by J.S. Craig. The congregation's first services were held at Craig's home at 310 South Hastings. Services were moved to a rented chapel at 423 South Lincoln Avenue that was purchased in 1920. The congregation appears to have disbanded by 1932, and the church itself was demolished in 1936.

The Hamilton Methodist Church, located at the corner of Hastings and E Street, was organized in 1904, disbanded from about 1920 to 1933, and then reorganized in the late 1930s. The congregation owned the vernacular frame building (AD04-596, Page 6-9).<sup>90</sup> The congregation has also been known as the Church of God in Christ, and currently bears the name of the Pentecostal Temple.

Social activities were somewhat segregated in Hastings. The newspaper, for example, did not record many African-American activities, but it did record some social activities, including dances, the Black Diamonds (an African-American baseball team), and a picnic in Cole Park to celebrate the 13<sup>th</sup> anniversary of the Emancipation Proclamation. Some of these events were sponsored by the Marvin Lodge, the Masonic Lodge for African-Americans in Hastings, also known nationally as Prince Hall Lodges.

By 1919, there were six Prince Hall Lodges in the state – three in Omaha, and one each in Lincoln, Hastings, and Grand Island. During the 1910s, the Hastings' chapter held its meetings in the Grand Army of the Republic Hall on the second floor of the commercial building at 519 West 2<sup>nd</sup> Street (AD04-615, Page 6-9).<sup>91</sup> Three additional lodges – Alliance, Scotts Bluff, and Omaha – were chartered at the 1920 meeting to organize a Grand Lodge for Nebraska. In 1920 the Hastings' lodge (Marvin Lodge No.5) had 24 members. The lodge remained active until about 1928, but was revitalized during World War II. However, by 1954 membership was low and the Hastings' lodge merged with the Grand Island chapter.<sup>92</sup>

Racial tension existed in many parts of the country, and Nebraska and Hastings were not exceptions. For example, in Omaha in 1919 a white mob incited by alleged African-American attacks on white women burned the courthouse and lynched one African-American. Events that same year led to the characterization of the time period as the "red summer." Nationwide as many as 83 African-Americans were lynched during race riots in 25 cities from April to October. The largest riot took place in Chicago, while other serious riots occurred in Elaine, Arkansas; Charleston, South Carolina; Knoxville, Tennessee; Longview, Texas; Washington, D.C.; and Omaha, Nebraska. The riots, following World War I, were prompted by a wide variety of social and political problems, including racial prejudice, employment and housing competition, and political corruption.<sup>93</sup>

Late nineteenth and early twentieth century city directories in Hastings offer insight into general attitudes towards African-Americans. Through 1920, African-Americans were singled out in the Hastings' city directory

## African-American Settlement in Hastings

with a (C) after their name to indicate their race. The identification of African-Americans as a separate group in the city directories was a common practice throughout the country, although no other ethnic groups were singled out in this manner.

Evidence of racial tension was reported in the *Hastings Daily Tribune*. The Ku Klux Klan was a visible organization in Hastings during the 1920s, and the *Hastings Daily Tribune* reported a district meeting in 1925 in which the Imperial Wizard and some 25,000 people attended. Also reported in the newspaper in 1937 was the fact that some restaurant and tavern owners in Hastings displayed signs that read, "colored trade not solicited." The county attorney notified the sheriff to request that proprietors remove the signs.<sup>94</sup>

Between 1920 and 1940, the African-American population of Adams County hovered around 100 residents, with most residing in Hastings. Although the African-American population in Hastings remained steady, the residents were somewhat transient. A review of names in available city directories indicates that a number of residents stayed for a few years and then moved. Even so, a few families seem to be longer term residents of Hastings.

Various reasons could explain the limited permanent African-American settlement in Hastings; however, racism and discrimination were contributing factors. Many African-Americans may have left Hastings to settle in well-established African-American neighborhoods, often in large urban areas. These communities within urban centers offered increased social and economic opportunities that the rural areas and smaller communities were not supporting.

In his thesis, *The Black Experience in Selected Nebraska Counties, 1854-1920*, James Bish suggests that another contributing factor was a state law forbidding interracial marriages in Nebraska. In order to find a spouse, African-Americans were often forced to leave the rural areas and smaller western communities for urban areas with a larger African-American population. Once they left, it appears that many did not return to their rural homes or western Nebraska communities.<sup>95</sup>

### Hastings During World War II

In 1941, President Roosevelt issued Executive Order No. 8802 providing for non-discriminatory employment in defense industries and establishing a committee to monitor compliance.<sup>96</sup> The order is believed to have had little effect until about 1943, when manpower shortages forced employers to draw more heavily upon nontraditional laborer sources, including Native Americans, women, and African-Americans. At NAD, for example, Native Americans were actively recruited and, in 1943, African-Americans were added to the workforce.<sup>97</sup>

A 10 percent maximum quota of African-Americans was established in 1940 for all branches of the military service. African-Americans were allowed to enlist in all branches of the U.S. Armed Forces for the first time in 1942. During this period, African-Americans were segregated and assigned to certain areas. For example, the Tuskegee Army Airfield was established in 1941 to provide a training school for African-American pilots because they were not allowed to train with white pilots. It was not until 1944, at the Battle of the Bulge, that African-American and white soldiers fought together for the first time. There were 3 million African-Americans registered for service in World War II.<sup>98</sup>

## African-American Settlement in Hastings

During World War II, enlisted and civilian workers flooded into Hastings to work at the NAD and war-related industries. The NAD greatly affected the economic, social, and racial environment of Hastings. Hastings' population in 1942 totaled 15,200; while a year later, when NAD was in full production, the population soared to 23,000.<sup>99</sup> An estimated 6,500 workers were needed to construct the 48,000-acre facility and about half as many were needed for its daily operation.<sup>100</sup> As a result of the influx of NAD workers, the City of Hastings was forced to deal quickly with a large population surge, a housing shortage, and war rationing.

The increase in population also altered the largely homogeneous racial makeup of Hastings as the African-American and Native American populations rose. Almost overnight, the city's African-American population reached several thousand, including about 600 African-American sailors and hundreds of civilian workers and their families.<sup>101</sup> Before the NAD, in 1940, Adams County's African-American population was 106, or less than 1 percent of Hastings' total population. This figure increased to about 9 percent during World War II.

The community of Hastings was unaware of the issues that they would face when they supported the placement of the NAD in Adams County. For the first time in Hastings' history, African-American residents comprised a significant percentage of the population. The community struggled with its increased diversity and was forced to reconcile its racial attitudes in a very short period of time. Prior to this time, Hastings' small African-American community may have been generally accepted by the community, but now with strangers and larger numbers, the community had to confront its racial prejudices. Rick Wallace,

former Hastings' resident, referred to Hastings as a "Civil Rights experiment before the rest of the nation," due to the almost overnight large-scale integration of Hastings during the war.<sup>102</sup> Although racism existed, many aspects of daily life, such as school attendance, were integrated.

Racial discrimination was evident in the housing of the large influx of the NAD employees. To meet immediate housing needs, a government trailer camp – Pleasant Hill – was established in 1942 at the former Adams County Fairgrounds.<sup>103</sup> In addition, Hastings' residents were requested to rent out any available rooms. However, the community did not necessarily welcome the new influx of African-American workers. Prior to the 1943 construction of Spencer Park – a government-sponsored housing complex – the city council, urged by a delegation of 30 citizens from the northwest section of the city, went on record by a unanimous vote opposing the housing of African-Americans in the government's trailer camp, Pleasant Hill.<sup>104</sup> The *Hastings Daily Tribune* (28 February 1949) reported from the evening's discussion:

"Negro people are proud of their color. . . They, too, want their own schools, their own recreation. . . We're proud of them and their leaders in the contributions they are making in the war effort. . . They too are faced with problems, being uprooted from their established homes. . . It would seem best if they could be given a community of their own."

To alleviate racial tension, the NAD administration converted barracks at Prairie Village, northeast of the main gates of the administration area, into housing for 60 African-American servicemen and their families. To meet the housing needs of 3,000 to 4,000 NAD employees, the Federal Public Housing Administration began



## African-American Settlement in Hastings

construction of temporary housing at Spencer Park.

The Spencer Park project, in the southeast corner of the city, was designed to provide 682 residential units in 150 one-story, concrete block row buildings. In 1943, an additional 260 units in 50 buildings in Circle R, in the southwestern section, were constructed for African-American occupancy within Spencer Park.<sup>105</sup> The additional buildings increased the total size of Spencer Park to 1,580 units. Apartments rented for \$29 to \$36 per month, with \$1 extra for an electric refrigerator.<sup>106</sup>

Spencer Park, originally laid out in an 102-acre area and later expanded to 116 acres, was a community in itself. It included an administration building, two recreation

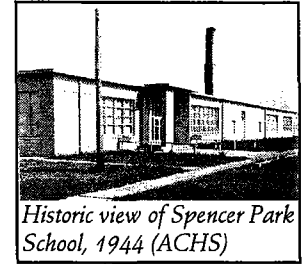


*African-American dance during World War II, 1944 (ACHS)*

buildings, a clubhouse, an elementary school, drug store, grocery, café, security officers, and a branch post office and library.<sup>107</sup> Social activities included men's and women's clubs, religious services, and boy and girl scout troops. Businesses and services established in Spencer Park were convenient for the residents, but fostered a sense of separateness from the larger community of Hastings.

The overall complex of Spencer Park was integrated, while many social activities were segregated. A separate recreational facility

adjacent to Circle R was constructed for African-Americans, and the African-American residents also organized a separate governing council.<sup>108</sup> Federal



*Historic view of Spencer Park School, 1944 (ACHS)*

funds were used to construct the Spencer Park School in 1944 for all the children living in Spencer Park. The school was turned over to the Hastings Board of Education for operation, with the government reimbursing expenses in lieu of taxes.<sup>109</sup> The integrated school served all of the children in Spencer Park.

Separate social activities for African-American NAD employees were developed at both Spencer Park and in Hastings. For example, beauty contests followed by a dance were often held to entertain single African-American men. Due to a shortage of young, single African-American women in Hastings, contestants were often bused from Lincoln, Omaha, and other large cities. The Navy also provided transportation trucks, which usually carried NAD employees between Hastings and the plant, to take African-American workers to Omaha for entertainment.<sup>110</sup>

First Street developed into an area for African-American recreational activities. With the help of a federal grant, the city opened a center for African-American servicemen at 624 West First Street (nonextant) in August 1943. It operated until the end of the war, closing on October 3, 1945.<sup>111</sup>

Even 3 ½ years after the war ended, Spencer Park was still fully occupied. Less than half of the units were occupied by NAD employees, while the other residents were

## African-American Settlement in Hastings

former Navy employees employed elsewhere or attending college.<sup>112</sup>

Discrimination was not strictly limited to African-American or Native American groups. There is evidence of general discrimination against the NAD employees in Hastings. Many of the NAD employees were outsiders to the community and were easily taken advantage of by the original residents. For example, some landlords drastically increased rents during the city's housing shortage, and businesses often overcharged NAD employees. Additionally, Prairie Village and Spencer Park evolved as two individual communities that provided services for their residents. This arrangement further isolated the newcomers from the rest of Hastings.

"The small number of Black people during prewar times were considered a part of the community, although with unwritten and unspoken barriers, but the wartime increase in the African-American population brought overt expressions of hostility." (*Calloway and Smith, 81*).

As quickly as Hastings underwent a transformation, the war ended. After World War II the African-American population in Hastings decreased dramatically to only slightly higher than pre-NAD figures. Many left after operations were scaled back at the NAD, and the African-American population in 1950 dropped to 163. From 1960-1990, the African-American population in Hastings has remained slightly less than 200.

### Recommendations

The identification and evaluation of properties with cultural significance is acknowledged by the National Park Service and State Historic Preservation Offices as

important resources to be recognized and included in the National Register of Historic Places (NRHP). In terms of the NRHP, properties associated with African-American settlement should be evaluated on the basis of their significance to broad patterns or themes of history. A significant building or district will reflect or represent people, events, and developments important to the African-American community.<sup>113</sup> The NRHP program recognizes the concept of "rare property types" that may be evaluated somewhat differently in regard to historic contexts and physical integrity and significance.

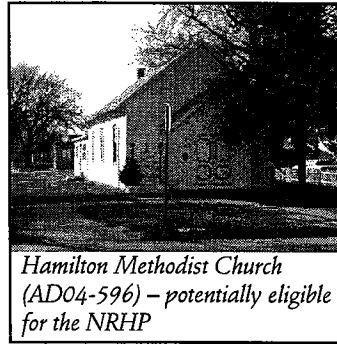
Properties related to the African-American experience in Hastings were identified using historical documentation, including local newspaper accounts, city directories, and city and county histories. Oral interviews were also conducted with community residents to identify extant historic properties.

The African-American population in Hastings has historically represented only about 1 percent of the population and therefore the number of extant resources with a direct association is limited. Our survey identified three resource types, including religious facilities, dwellings and social facilities, and a limited number of extant properties. Due to the scarcity of resources, those remaining are considered to be rare surviving examples of a property type. Care was taken when assessing integrity standards for these resources. All the surveyed properties exhibit some degree of alteration. Properties can qualify despite some alteration in materials if the property still reflects the historic context for which it is significant.

## African-American Settlement in Hastings

### *Religious Properties*

Of the three congregations historically identified with Hastings' African-American community, only one church, the Hamilton



*Hamilton Methodist Church (AD04-596) – potentially eligible for the NRHP*

Methodist Church

at 634 South Hastings Avenue(AD04-596), is extant. The vernacular front gable church building features a front gable vestibule and a row of windows on the north and south elevations. Modifications to the building include narrow vinyl siding, replacement windows, a modern front door, and a one-story rear addition. Despite some alterations in materials, the Hamilton Methodist Church retains its original form and is a rare example of an African-American religious property in Hastings.

The Hamilton Methodist Church served its African-American congregation in the early twentieth century and again in the late 1930s to the 1960s. The property is recommended as potentially eligible for the NRHP, applying *Criterion A* for its association with the settlement pattern of African-Americans in Hastings. The property meets *Criterion Consideration A* for religious properties for its significance in the area of settlement.

### *Social Properties*

One property, the Marvin Lodge meeting hall (AD04-615), was identified in association with African-American social activities in Hastings. During the 1910s, the Hastings' chapter of the Prince Hall Lodges, the segregated



*Marvin lodge meeting hall on the second floor of the GAR Hall (AD04-615)*

organization of the Masonic Lodge for African-Americans, used the meeting hall of the Grand Army of the Republic. The meeting space on the 2<sup>nd</sup> floor of the commercial building at 519 West 2<sup>nd</sup> Street is known to have been used for the chapter meetings and may have been used for social activities such as dances.<sup>114</sup> If the 2<sup>nd</sup> floor meeting space includes original features, such as a stage or decorative elements, the property may qualify for listing on the NRHP. For the purpose of this survey, access to the interior of the building was not obtained, but it is understood that the meeting hall space is currently used for storage. The property could meet NRHP *Criterion A* for its association as the meeting space of a significant African-American fraternal organization that was active in Hastings.

### *Dwellings*

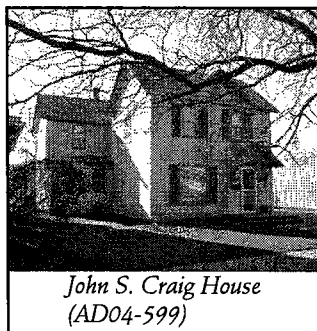
A handful of residences were identified in relation to African-American settlement in Hastings. However, in order to qualify for listing, dwellings must be associated with significant members of Hastings' African-American community or represent a concentrated period of settlement, such as a historic neighborhood.

Carole Merritt discusses eligibility in Historic Black Resources: A Handbook for the Identification, Documentation, and Evaluation of Historic African-American Properties in Georgia by stating "an individual's significance comes not from his African-American identity, but by virtue of his relative importance in association with a specific theme in American and African-American history."<sup>115</sup> Based upon available information, these houses have historically served as residences for members of Hastings' African-American community. However, the significance of these residences in terms of the NRHP has not

## African-American Settlement in Hastings

been determined. Further research may contribute to a determination that these properties qualify for the NRHP.

The *John S. Craig House* at 310 South Hastings Avenue (AD04-599) was the residence of a prominent businessman in Hastings. Craig established the city's first

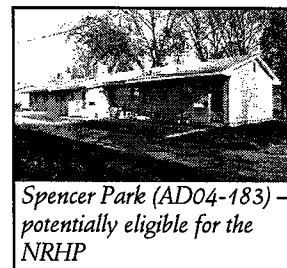


billboard poster service and steam laundry. The Craig house is a vernacular, two-story, side gable residence with a rear side gable addition and small shed addition. The house has been covered with modern siding, but it retains its original overall form and fenestration pattern. According to the city directories, John Craig resided at 310 South Hastings Avenue in 1915 and 1920. Known earlier and later residences of John Craig include the southwest corner of West A Street and South Burlington Avenue in 1882-83 and, at the time of his death in 1924, the *Hastings Daily Tribune* listed his residence at both 315 North Lexington Avenue and 810 North Lexington Avenue.<sup>116</sup>

During his residence at 310 South Hastings Avenue, Craig's billboard business was operated from the property next door. Other properties known to have been associated with his billboard and steam laundry business are not extant. Further research is recommended to determine if the residence at 310 South Hastings Avenue is the most representative property associated with the life of John S. Craig. We recommend this property as potentially eligible for the NRHP if this property has the strongest association with Craig's life in Hastings.

The *Spencer Park Complex* (AD04-183) included 260 units on the south part of the project Circle R constructed specifically for African-American residents. Of the original five buildings and recreational facility in Circle R, only four residential buildings remain. Sections of Circle Q were also occupied by African-Americans. The entire Spencer Park Complex has undergone physical alterations, including the removal of buildings and the addition of new facilities for the current operation, Good Samaritan Village. Modifications to the residential apartment buildings include the installation of a gable roof over the original flat roof, re-siding the cinder block exterior with metal siding, and the replacement of many windows and doors.

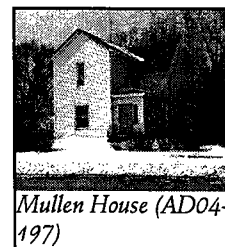
Despite the alterations, the entire Spencer Park Complex is recommended as potentially eligible for the NRHP. Spencer Park achieves



significance applying NRHP *Criterion A* for its association with the NAD and the effect it had on development of the community of Hastings. Circle R within Spencer Park continues to tell the story of the African-American settlement and experience in Hastings.

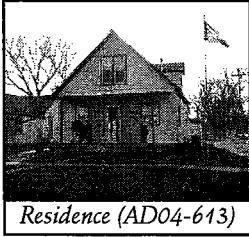
Additional surveyed residences in Hastings with an African-American association include:

- *Mullen House, 726 South Wabash Avenue (AD04-197)*



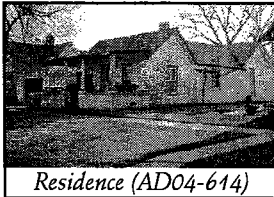
## African-American Settlement in Hastings

- *Residence, 600 South Minnesota Avenue (AD04-613)*



*Residence (AD04-613)*

- *Residence, 604 South Minnesota Avenue (AD04-614)*



*Residence (AD04-614)*

During subsequent public contact after fieldwork, three additional African-American residences in Hastings were brought to our attention, including:<sup>117</sup>

- *Les Daugherty House, 109 South Wabash Avenue*
- *DeWhitt Howell House, 409 West F Street*
- *Ted Smith, Sr., House, 1421 South Baltimore Avenue*

We recommend further research on residential properties and an evaluation of NRHP eligibility within the context of African-American settlement in Hastings.

Recommendations in this report are a first attempt at evaluating resources related to African-American settlement in Adams County. We recognize that the identification of resources will be an ongoing process continued through the identification of additional properties and the completion of historical research.



**Chapter 7**  
**The Germans From Russia in Adams County**

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## Chapter 7

# The Germans From Russia in Adams County

### Introduction

The NeHBS of Adams County included an intensive survey of German-Russian Settlement in Adams County. The following history is intended to provide a historic context for surveyed properties related to this theme and is not intended to be a comprehensive history. Further research is recommended to identify additional themes, persons, and places related to Adams County's German-Russian Settlement.

### Settlement History and Patterns

Throughout Nebraska's history, numerous ethnic groups have settled in the state. The same is true for Adams County. Some of the more prominent groups include Germans, Czechs, and Poles. The Germans from Russia comprise one of the state's smaller ethnic groups that settled in Nebraska and Adams County during the late nineteenth and early twentieth centuries. Often mistaken for Russians, the German-Russians are a distinct ethnic group whose roots extend from Germany to the Russian steppes. Although the German-Russians represent one of the smaller ethnic groups to settle in Adams County, their role in the development of Hastings was significant.



*Southeast German-Russian Settlement c. 1915 (ACHS)*

In 1763, at the invitation of Catherine the Great, thousands of Germans left their homeland to settle the steppe regions of Russia. This area was unsettled and Russia's leader, Catherine the Great, wanted to populate the area. Because few Russian

citizens wished to move there, Catherine encourage foreign settlers, mainly from her native Germany, to populate the area. She offered financial incentives, free passage, and the opportunity to purchase 80 acres of land inexpensively. Her invitation offered the settlers new lives free from the persecution and mandatory military service that they experienced in Germany. The German resettlement to the new land and freedom in Russia continued for over 100 years. In 1871, the newest leader of Russia, Czar Alexander II, rescinded the German's freedom and imposed mandatory military service.<sup>118</sup> This loss of freedom instigated the second migration for these Germans. The Germans from Russia were drawn to Canada, South America, and the United States, with the majority settling in the United States.

The first groups of Germans from Russia to immigrate to the United States left Russia in 1873. Immigration remained strong through the late nineteenth and early twentieth centuries, peaking in 1912. Almost all immigration ceased during the first World War, resumed during the 1920s, and ended during World War II.<sup>119</sup> Between 1870 and 1914, approximately 116,000 Germans from Russia immigrated to the United States. A total of 300,000 settled in the United States by the 1940s.<sup>120</sup>

By the end of the nineteenth century, immigrant settlement in the United States had concentrated in the plains states. The railroad companies influenced settlement in these areas because they held great quantities of land – alternate sections on both sides of the tracks – which they needed to sell in order to finance their operations. Because most settlers from the eastern United States had come to the plains during the homesteading years of the 1860s, the railroads marketed to foreign

## The Germans From Russia in Adams County

immigrants by stationing recruiting agents at all major ports, providing immigrant housing for temporary settlement, and printing handbills and sending them to Europe and Russia with information in various languages.<sup>121</sup> The railroad companies even offered free passage to settlers willing to purchase land – an incentive for poor immigrant families.

Nebraska became one of the primary states for immigrant settlement. This was due, in part, to the Union Pacific and Burlington Railroads, which encouraged immigrants to settle in Nebraska and often provided them with employment once they arrived.<sup>122</sup> The Nebraska state government also promoted settlement by distributing 21,000 maps and 10,000 pamphlets.<sup>123</sup> Germans from Russia were one of the many immigrant groups that settled in Nebraska during the late nineteenth and early twentieth centuries. Although initially drawn by the railroads, many German-Russians remained in the plains states because the topography was similar to the Russian steppes. Settlement by the German-Russians in Nebraska began in 1873, when a group arrived in Sutton, Clay County.<sup>124</sup> Although they initially settled in the rural areas, Lincoln became German-Russian's primary community for settlement.

Three years after settlement in Sutton, the first group of German-Russians settled in Adams County – all in Hastings. All German-Russian settlers who eventually came to Hastings were from the Volga region, with representatives from the villages

of Kolb, Merkle, Frank, and Norka.<sup>125</sup> The greatest number arrived between 1905 and 1912, when 350 Volga Germans settled in the southern part of the community.<sup>126</sup> By 1920, census figures showed that more than 22,000 German-Russians were living in Nebraska. Of that number, 783 lived in Adams County – all in Hastings.<sup>127</sup>

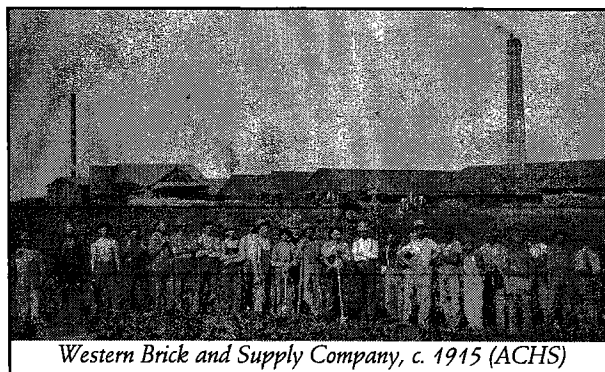
Although the majority of these Volga Germans had been peasant farmers in Russia, they became unskilled laborers when they immigrated to Hastings. This change was due to the immigrants' desire to settle as a community and not lose their German-Russian traditions. Settlement on homesteads, miles from the nearest neighbor, was not conducive to retaining their traditions. Instead of farming, the German-Russians worked as unskilled laborers for the railroad, brick manufacturers, the brewery, and other

factories, while others worked as janitors in downtown businesses.<sup>128</sup>

Although the men were the primary breadwinners in the family, the German-Russian women also provided income for the family by working as "washerwomen" for the more affluent

"northsiders," or by working in one of the many cigar companies in town.<sup>129</sup>

By the turn of the century, many German-Russians in Hastings were employed in the sugar beet fields of western Nebraska and eastern Colorado. These jobs allowed entire families to work, including the youngest children. The beet farmers paid for a family's trip out to the fields and supplied the family with living quarters. In exchange the family worked in the fields from May to October,



## The Germans From Russia in Adams County

which encompassed a season's crop from planting to harvesting.<sup>130</sup>

Two other important employers of German-Russians were the railroads and brickyards. The Burlington, the Northwestern, and Missouri Pacific Railroads hired many of the men as track repair men, roundhouse men, coal men, and cinder men.<sup>131</sup> The Western Brick and Supply Company and the two Polenske Brothers' brickyards employed many German-Russian immigrants during the brick making season, which ran from May through October. These men often worked for the railroads during the remainder of the year.



*Bauer Grocery Store (AD04-562) – potentially eligible for the NRHP*

After a few years of living and working in the United States, many German-Russians went on to start their own businesses. In Hastings, several businesses were owned by German-Russians. Among these was Hoff Cleaners, a dry-

cleaning establishment owned by C.D. Hoff and located on West 2<sup>nd</sup> Street. Other Hastings' German-Russian- owned businesses included Carl Reiber's automobile dealership, Alex Meininger's barbershop, Alex Pfister's Shoe Repair Shop, and the Keister Family Garage. Many German-Russians who worked in the beet fields also became successful, moving on to establish their own beet farms in western Nebraska.

The German-Russian Settlement in Hastings was located south of the Burlington Railroad tracks in a primarily industrial area. Because the industries employed many of the

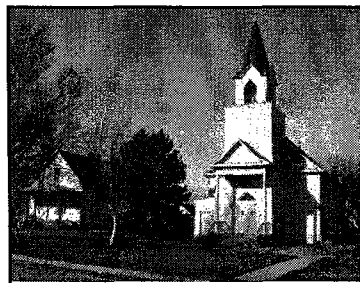
German-Russians, settlement near the factories allowed for an easier commute. They also chose to live in this area because of their desire to own their own homes.



*Fred Bauer Residence (AD04-563) – potentially eligible for the NRHP*

The area south of the Burlington tracks was less expensive than the north side, which allowed the lower-income families to purchase homes there more easily. Most German-Russians purchased their own homes within 5 years of moving to Hastings, some with the assistance of bank loans.<sup>132</sup> However, their segregated location south of the tracks made them targets for prejudice. For years, the German-Russians were called "dirty Rooshians" by many of Hastings' other citizens, and sometimes problems arose between the German-Russians and other residents.

The German-Russian Settlement in southern Hastings can be divided into two distinct communities, divided by Burlington Avenue. The first community, located west of Burlington Avenue, was primarily settled by people from the German colonies of Kolb, Merkle, and Frank.<sup>133</sup> This settlement stretched from Burlington Avenue on the east to Sewell Avenue on the west, and was



*St. Paul's Evangelical Lutheran Church and Parsonage (AD04-564/565) – potentially eligible for the NRHP*

centered between West A and West E Streets.<sup>134</sup> The largest concentration occurred between Garfield and Boston and A and E Streets. These settlers were mainly Evangelical Lutheran or Congregationalist. They attended either

## The Germans From Russia in Adams County

St. Paul's Evangelical Lutheran Church (AD04-564, Page 7-3) on New York Avenue and C Street or the Free Evangelical Lutheran Church, Congregational Synod (also known as New York Avenue Congregational Church; (AD04-561), also located on New York Avenue.

The second settlement was located east of Burlington Avenue, between East South and East B Streets and from Cedar to Minnesota Avenues. The settlers in this area were mainly from the colony of Norka. The earliest houses were built during the 1880s, although the majority were constructed between 1900 and 1912.<sup>135</sup> The main street of the southeastern community was East South Street. H.O. Eckhardt began the



*Eckhardt's Grocery Store, 100 E. South Street (AD04-641) – potentially eligible for the NRHP*

development of this area of the community in 1906 when he built his general store (AD04-641) and two houses (AD04-643/644, Page 7-5).<sup>136</sup> Eckhardt owned several lots along East South Street

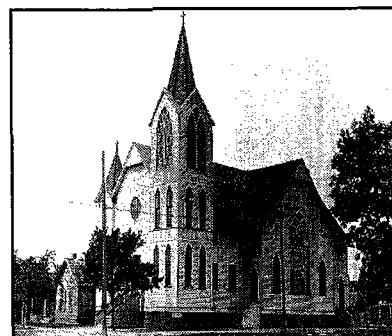
and he provided loans and financial assistance to German-Russians wanting to settle in Hastings.<sup>137</sup>

Although the German-Russians who settled in Hastings were from the same region of Russia, the settlers remained divided by colony. Conflicts arose both because of the differences in religious practices and because of distinct traditions that originally developed in their homeland. This division grew so strong that conflicts emerged between the two groups and children were told not to cross Burlington Avenue. This animosity remained strong through the early twentieth century, and marriages between

members of the different colonies did not occur until after World War II.

The first generation of German-Russians kept mainly to themselves,

speaking in German and following their traditions. The center of the first German-Russian communities in Hastings was the church. Although they had been raised with these same traditions, the second generation of German-Russians became more Americanized. This generation spoke English and attributed a smaller role to the church in their lives. Today, there is no longer a distinct community of German-Russians in Hastings.<sup>138</sup> Much of the second generation eventually abandoned their traditions and moved to other areas of the community and state.



*New York Avenue Congregational Church (AD04-561) c. 1918 [ACHS] – potentially eligible for the NRHP*

### Architecture of the Germans from Russia<sup>139</sup>

The railroad companies' numerous advertisements encouraged German-Russian settlement in Nebraska and other plains states. The similarity of the plains states to the Russian steppes facilitated the settlers' rapid assimilation to the new area. The German-Russian architectural style is very simple and, by the time many of them came to America, they were already building houses in the popular styles of the day. However, the most common type of urban house built by the German-Russians was a one-story building with a hip roof that was slightly longer than wide. The entrance was usually located along the gable end facade, and a chimney leading from the building's central stove was located in the roof.

# The Germans From Russia in Adams County



Typical German-Russian architecture –  
100 block of East South Street  
(AD04-643/644)

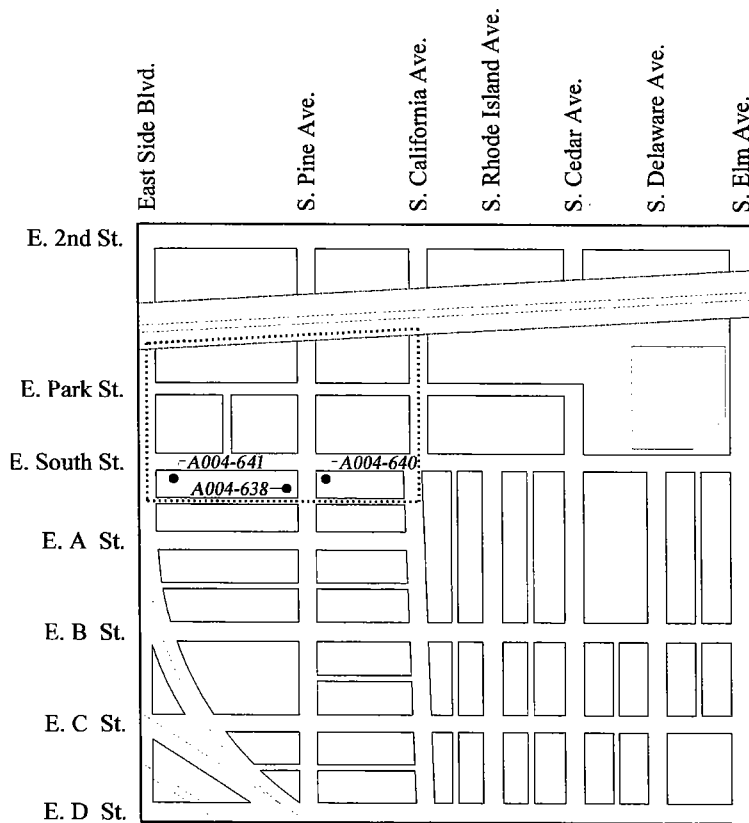
A number of houses throughout the Southeast and Southwest German-Russian Settlement areas in Hastings fit

this basic pattern. Most of the houses are modest vernacular one-story frame buildings with either hip or gable roofs. Those with gable roofs are typically in the form of a gabled-ell. Few of the houses have any decorative elements.

One other distinct characteristic of German-Russian homes is the summer kitchen located to the rear of the house. This

kitchen was a separate building of one to two rooms, frequently located a few feet from the kitchen door of the main house. This particular building was developed in Russia, where the roofs of buildings were commonly thatched. In order to prevent house fires, they constructed these small kitchens to the rear of the property. The summer kitchen also helped keep the house cooler in the summer.<sup>140</sup> Other outbuildings commonly found on German-Russian properties included chicken coops, outhouses, and small sheds.

Although the most common building material found in southern Hastings is wood, some of the houses were of brick construction. German-Russians working in the brickyards were allowed to take the culled bricks – those that had imperfections – and use them for their homes. In the Southwest German-



### Legend:

- Study Area
- ..... Settlement Core (Recommended as Potential Historic District)

### Properties Recommended as Individually Eligible for the NRHP

- AD04-638 – Menonite Church  
138 East A Street
- AD04-640 – Emmanuel Lutheran Congregational Church  
East South Street and South Pine Avenue
- AD04-641 – Eckhardt's Grocery Store  
100 East South Street



Southeast German-Russian Settlement

## The Germans From Russia in Adams County

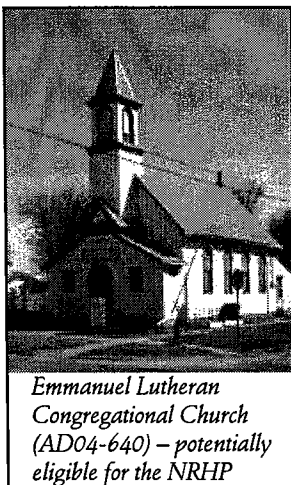
Russian community only a few brick houses and outbuildings were identified. However, a number of foundations throughout this area were constructed of brick that may have come from the brickyards.

### Properties Associated With German-Russian Settlement

The story of the German-Russian Settlement in Hastings provides a unique insight into the history of the community and its settlement patterns. A number of properties associated with this ethnic settlement were identified. Two districts and several individual buildings are recommended as being eligible for listing on the National Register of Historic Places (NRHP). The German-Russian Settlement is concentrated in two distinct areas – the Southeast Settlement and the Southwest Settlement.

#### Southeast Settlement

The Southeast Settlement of Hastings is a residential neighborhood comprised of simple one-story gabled ell and one-story cube residences. Many of these residences retain the original outbuildings, which include chicken coops, summer kitchens, and sheds. This area is significant because it retains a high concentration of buildings associated with the Southeast German-



Russian Settlement in Hastings.

The Southeast Settlement is centered along the 100 block of East South Street. It includes Park Street, a narrow two block street, and Ross Street, a narrow one-block street. Central to this community is the Eckhardt

Grocery Store (AD04-641, Page 7-4) and two churches: the Emmanuel Lutheran Congregational Church (AD04-640) and the Mennonite Church (AD04-



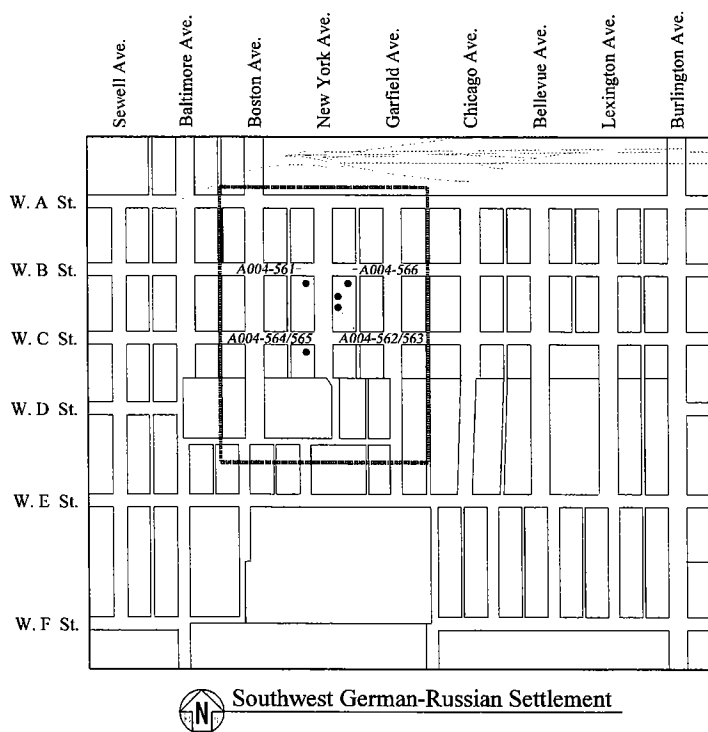
Mennonite Church, (AD04-638) – potentially eligible for the NRHP

638). The area is potentially eligible for listing on the NRHP under *Criterion A: Settlement* for its collection of significant German-Russian resources. Collectively, the buildings retain the same scale, setbacks, and materials, which makes the area distinct from other ethnic neighborhoods in the community. The similarity of house types and concentration of outbuildings within this three-block neighborhood is also distinct.

Within the core area – Park Street and the 100 block of East South Street – there are approximately 30 properties that would contribute to a NRHP district. However, further research is needed to determine the exact boundaries of the district. This research should include the 200 block of Park Street, 100 to 200 blocks of East A Street, Pine Street, and California (see *Southeast German-Russian Settlement map*, Page 7-5). Aside from the historic district, several properties within the area are considered individually eligible for listing on the NRHP under *Criterion A: Settlement*. *Criteria Consideration A* for religious properties would need to be applied for the two churches. These properties include:

- Eckhardt's Grocery Store, 100 East South Street (AD04-641) – Page 7-4
- Emmanuel Lutheran Congregational Church, Pine and South Streets (AD04-640)
- Mennonite Church, 138 East A Street (AD04-638)

## The Germans From Russia in Adams County



### Legend:

- Study Area
- - - - - Settlement Core (Recommended as Potential Historic District)

### Properties Recommended as Individually Eligible for the NRHP

- AD04-561 – New York Avenue Congregational Church  
402 South New York Avenue
- AD04-562 – Bauer Grocery Store  
411 South New York Avenue
- AD04-563 – Fred Bauer Residence  
407 South New York Avenue
- AD04-564 – German Evangelical Lutheran Church  
502 South New York Avenue
- AD04-565 – Parsonage, German Ev. Lutheran Church  
504 South New York Avenue
- AD04-566 – Herbst Grocery Store  
1311 West B Street

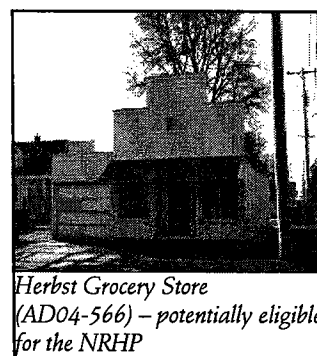
### Southwest Settlement

The Southwest Settlement centered along New York Avenue contains the largest concentration of extant resources associated with the German-Russians in Hastings. These houses are mainly one to two story residences representing a variety of vernacular types. However, the most common types include one-story cube and gabled ells. The area is recognized by its large front setbacks and numerous outbuildings located along the alleys behind the houses. This area is significant under NRHP *Criterion A: Settlement* as a good example of the German-Russian Settlement pattern in Hastings.

We recommend a district centered along New York Avenue that includes Boston, New York, and Garfield Avenues between A and D Streets (see *Southwest German-Russian Settlement map*). This area exhibits two churches – New York Avenue Congregational (AD04-561, Page 7-4) and the St. Paul's Evangelical Lutheran (AD04-564,

Page 7-4), two commercial buildings – Herbst Grocery (AD04-566) and Bauer Grocery Store (AD04-562, Page 7-4), and multiple residential properties. The Herbst Grocery store operated in the settlement between 1908 and the early 1980s.<sup>141</sup> The majority of residential properties include at least one outbuilding, but many have additional structures, including chicken coops, sheds, and summer kitchens. These outbuildings would be considered contributing elements within a historic district. Originally, this settlement extended from Burlington Avenue to Sewell Avenue between A Street and F Street.

However, the edges of this settlement display a loss of historic buildings and diminished integrity. The survey was concentrated between West A and West D Streets and



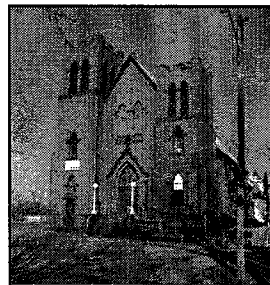
Herbst Grocery Store (AD04-566) – potentially eligible for the NRHP

## The Germans From Russia in Adams County

### **George Brungardt, Builder**

Although the majority of German-Russians were laborers, several men in the community became successful business owners. One such German-Russian was George Brungardt. Brungardt was a contractor/builder who constructed a number of buildings in Hastings. The majority of his work was for residential construction. However, Brungardt also designed the Zion Lutheran Church at 401 South Denver Avenue (AD04-600). His work was concentrated throughout southern Hastings and, according to his granddaughter, Pauline Dudek, he built many of the homes for German-Russians. Examples of his work can be seen at, 405 South Denver (AD04-601), 725 South Denver, and 411 South Denver.

*(Information provided by Pauline Brungardt Dudek)*



Zion Lutheran Church  
(AD04-600) – potentially  
eligible for the NRHP

### **Other German-Russian Properties**

Although the majority of German-Russians settled in either the southeast or southwest sections of the city, a small number settled in the south-central region.

A few properties associated with German-Russian Settlement were also documented within the survey. The Zion Lutheran Church at 401 South Denver Avenue (AD04-600) was attended by several German-Russian

South Lexington and South Baltimore Avenues. Additional research would be necessary to determine the exact boundaries of this historic district and to determine which streets and buildings would contribute to this area's significance.

Aside from the historic district, several properties are recommended as individually eligible and include:

- New York Avenue Congregational Church, 402 South New York Avenue (AD04-561) – Page 7-4
- St. Paul's Evangelical Lutheran Church and parsonage, 502 to 504 South New York Avenue (AD04-564 and AD04-565) – Page 7-3
- Herbst Grocery Store, 1311 West B Street (AD04-566) – Page 7-7
- Bauer Grocery Store, 411 South New York Avenue, (AD04-562) – Page 7-3
- Fred Bauer Residence, 407 South New York Avenue (AD04-563) – Page 7-3

families.<sup>142</sup> Although several members of the congregation were German-Russian, the majority were Germans. The church and its associated parsonage at 405 South Denver Avenue (AD04-601) were constructed by a German-Russian, George Brungardt, who lived in the parsonage with his family for a number of years. Although evidence indicates that several German-Russian families lived in the south-central part of Hastings, there were not as many as in the other areas. A historic district is not recommended in this neighborhood. Although the church is not eligible for its association with German-Russian Settlement, it may be eligible under *Criterion C: Architecture* (see Chapter 8, *Recommendations*).

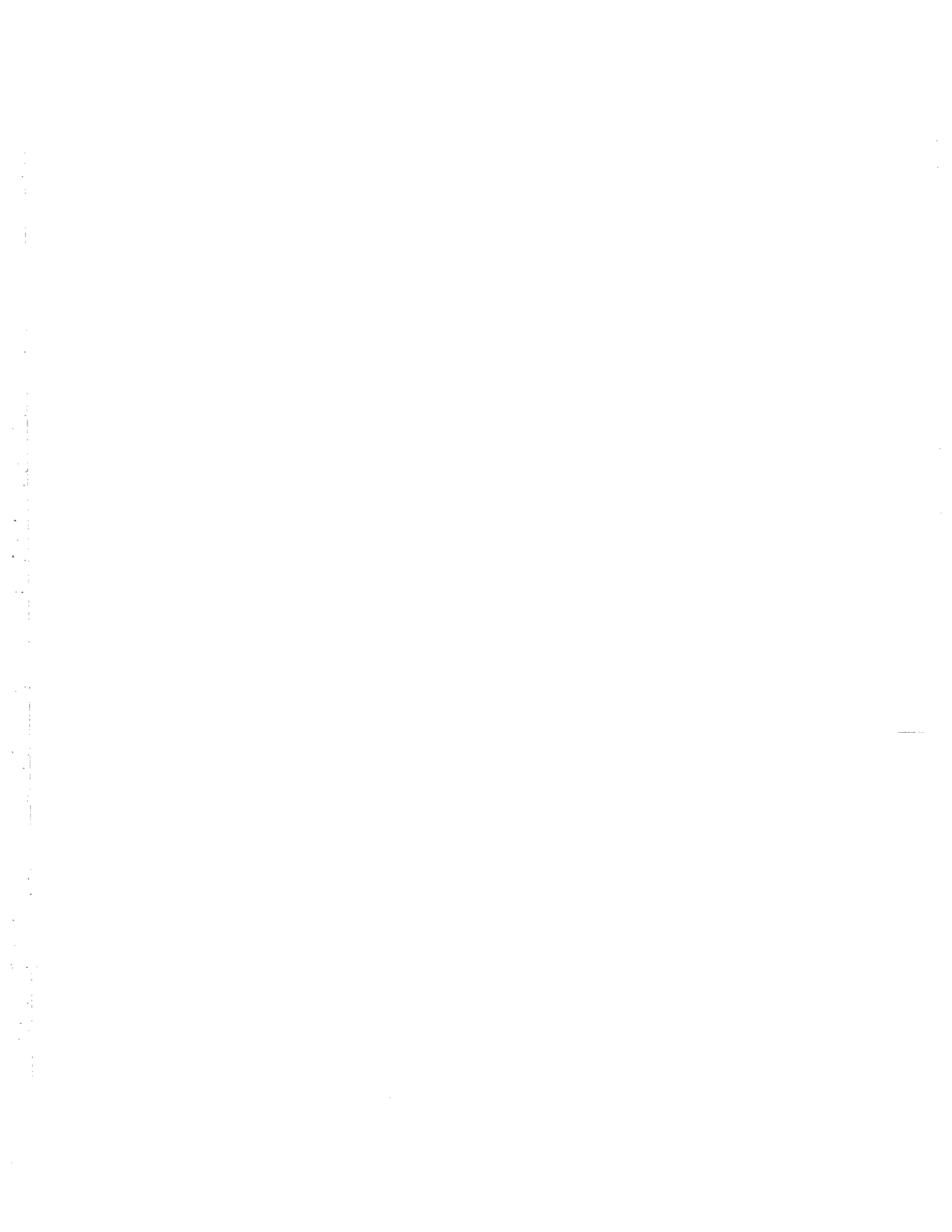


## **Chapter 8**

# **Recommendations**

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## Chapter 8 Recommendations

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### **Future Survey and Research Needs**

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

### **Intensive Survey of Naval Ammunition Depot and WWII Related Resources**

NAD played a significant role in the development and growth of Hastings and surrounding Adams County. The reconnaissance survey identified and documented the administration complex, production, and warehouse facilities (AD13-001, Page 3-10) and the Spencer Park housing complex (AD04-183, Page 6-10). We recommend an intensive survey of NAD and related resources to complete documentation and enhance the understanding of the depot's effect on the community through the built environment.

The survey should include both government sponsored and private support facilities, such as recreation facilities. In addition, the survey could also identify the effect the war had on many local industries, such as the brickyards. Oral histories could benefit the study by demonstrating the powerful social and economic role this installation had on the community.

### **Intensive Survey of 1940s and 1950s Housing**

To accommodate the influx of workers during World War II, Hastings underwent a housing boom. In a few short years, entire neighborhoods of one-story Minimalist Traditionalist housing were constructed. We identified numerous neighborhoods and pockets of 1940s and 1950s housing in the

reconnaissance survey including elements that contribute to the Heartwell Park National Register nomination. An intensive survey of these residences could discuss the impact of Hastings' population boom on the residential landscape. The documentation of these neighborhoods and their history would provide the historic context within which to evaluate the National Register eligibility of 1940s and 1950s housing.

### **Proactive Role of Preservation in Hastings and Adams County**

The community has an existing framework to encourage preservation and recognition of the built environment. The ultimate goal should be to have preservation as a shared community value, similar to public safety and quality education. From the guidance provided in *Preservation Action Plan*, the community can choose preservation activities that can help it achieve its goals. For example, activities presented include increasing education on preservation issues and local history; establishing a preservation ordinance; listing properties on the National Register of Historic Places (NRHP); and participating in the Certified Local Government Program and the Nebraska-Lied Main Street Program.

### **African-American Oral History Project**

Oral histories allow recollections to be told first-hand and from the participant's perspective. An oral history project could capture memories of the African-American experience in Hastings and identify additional properties related to this topic. Of particular interest may be to compare life in Hastings before, during, and after World War II. A significant challenge to this recommendation is that a large number of African-Americans came to work during the

war and did not stay in Hastings. Locating these people may prove to be difficult.

### **German-Russian Oral History Project**

Although the German-Russian architectural resources in Hastings provide an interesting history for the settlement of this ethnic group, other steps should be taken to document this history. As with most ethnic groups, the German-Russian population has become assimilated to American society. Many of the younger generation descendants of Germans from Russia and other residents of Hastings may not realize the importance of their history. Therefore, we recommend conducting oral history interviews with the older generation of German-Russians who may be able to provide insights into the history of this ethnic group and their role in the history of Hastings.

### **National Register of Historic Places Listing Priorities**

One purpose of the NeHBS survey of Adams County is to identify properties potentially eligible for the NRHP. NRHP-listing is an honorific status bestowed on properties that possess historic or architectural significance at the local, state, or national level. Twelve properties in Adams County have already been recognized and listed on the NRHP:

- Antioch School (AD00-140)
- Brach, William House in Hastings (AD04-064)
- Burlington Depot in Hastings (AD04-001)
- Chautauqua Park Pavilion in Hastings (AD04-154)
- Clarke Hotel in Hastings (AD04-022).
- Clarke-Buchanan Building in Hastings (AD04-006)
- Dutton-Lainson Building in Hastings (AD04-002)
- Farrell Block in Hastings (AD04-012)
- McCormick Hall, Hastings College (AD04-119)
- Nowlan-Dietrich House in Hastings (AD04-102)
- Saint Mark's Episcopal Pro-Cathedral in Hastings (AD04-035)
- Stein Brothers Building in Hastings (AD04-005)

In addition, the Heartwell Park Historic District is being nominated to the NRHP as part of this survey.

During the reconnaissance survey, we found 108 properties and six historic districts to be potentially eligible for the NRHP. The properties retain good integrity and possess characteristics that may allow them to be listed on the NRHP. However, we recommend further research before a final decision on eligibility is made.

Potentially eligible properties in Adams County are listed below under their primary historic context and illustrated within the report, as indicated. (For definitions, see *Illustrated Discussion of Significant Historic Contexts* in Chapter 3.) Rural property locations are identified by nearest community.

### **Aesthetics**



Parkview Cemetery  
(AD04-192) at 1246  
North Elm in Hastings

**Agriculture**



Farmstead (AD00-005),  
Hansen



Farmstead (AD00-015),  
Pauline



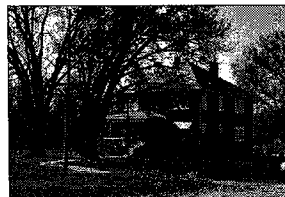
Farmstead (AD00-047),  
Juniata



Farmstead (AD00-072),  
Hastings



Farmstead (AD00-074),  
Hastings



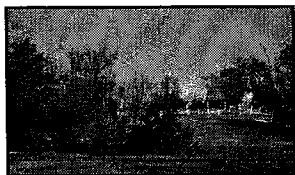
Farmstead (AD00-077),  
Ayr



Farmstead (AD00-083),  
Hastings



Farmstead (AD00-084),  
Hastings



Farmstead (AD00-104),  
Ayr

*Other potentially eligible properties related to Agriculture include:*

Farmstead (AD00-013), Pauline – Page 3-6

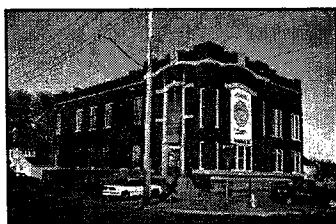
Farmstead (AD00-028), Hastings – Page 3-6

Farmstead (AD00-031), Hastings – Page 3-2

Farmstead (AD00-033), Prosser – Page 3-4

McCue/Trausch Farmstead (AD00-114), Juniata – Page 2-2

**Association**

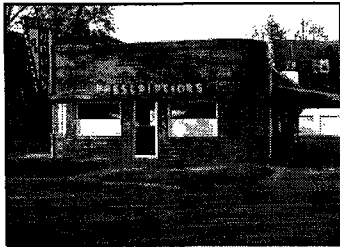


Elks Lodge at 500 North  
Denver Avenue, Hastings  
(AD04-135)

*Other potentially eligible properties related to Association include:*

Masonic Temple at the northwest corner of West 4<sup>th</sup> Street and North  
Hastings Avenue, Hastings (AD04-017) – Page 3-5

**Commerce**



Keith's Drugstore at 500 North Hastings Avenue, Hastings (AD04-134)

Potentially eligible commercial buildings in Hastings are included in the recommendations section of Chapter 4, *Hastings' Commercial and Industrial Development*.

*Other potentially eligible properties related to Commerce include:*

Chicago Lumber Company Building on Pauline Street, Pauline (AD10-001) – Page 3-5

**Diversion**



Fisher Rainbow Fountain (AD04-260) at West 12<sup>th</sup> Street in Fisher Park, Hastings



Crystal Lake State Recreation Area (AD00-076), Ayr

*Other Potentially eligible properties related to Diversion include:*

Kenesaw Auditorium (AD09-001) – Page 2-4

**Education**



Little Blue School District No. 26 (AD00-070), Pauline



Lincoln School, West B Street and South Lincoln Avenue, Hastings (AD04-595)



Morton School at 731 North Baltimore Avenue, Hastings (AD04-008)

*Other potentially eligible properties related to Education include:*

Assumption School, Assumption (AD01-003) – Page 2-11

Holstein School at the northeast corner of Fillmore and Holstein Avenues (AD06-009) – Page 2-7

### **Ethnic Groups**

Potentially eligible buildings associated with African-American settlement are included in the recommendations section of Chapter 6, *African-American Settlement in Hastings*.

Potentially eligible buildings associated with the settlement of Germans from Russia are included in the recommendations section of Chapter 7, *The Germans from Russian in Adams County*.

### **Government**

*Potentially eligible properties related to Government include:*

Naval Ammunition Depot Historic District (AD13-001)<sup>1</sup> – Page 3-10

Spencer Park Historic District (AD04-183)<sup>2</sup> – Page 6-10

Post Office at the northwest corner of 1<sup>st</sup> Street and Virginia Avenue, Prosser (AD11-005) – Page 2-8

### **Religion**



First Baptist Church at 401 North Lincoln Avenue, Hastings (AD04-054)



First Church of God at 503 North Lincoln Avenue, Hastings (AD04-433)

*Other potentially eligible properties related to Religion include:*

Assumption Church, Assumption (AD01-001) – Page 2-11

Zion Lutheran Church at 401 South Denver Avenue, Hastings (AD04-600) – Page 7-8

Sacred Heart Church and Rectory at Logan Avenue and Alexander Street, Roseland (AD12-003) – Page 2-7

### **Services**

*Other potentially eligible properties related to Services include:*



Foote Clinic at 422 North Hastings Avenue, Hastings (AD04-086)

Ingelside Historic District (AD00-115 to AD00-125) – Page 3-6

Kenesaw Bank in the 200 block of North Smith Avenue (AD09-002) – Page 2-5

<sup>1</sup> Further research is necessary to determine the extent of NAD-facilities that are eligible for the NRHP.

<sup>2</sup> Further research is necessary to determine the extent of the boundaries of the eligible properties at Spencer Park.

**Settlement and Architecture**

*Urban properties*

**Ayr**

*Potentially eligible properties in Ayr include:*

House at the northeast corner of Lincoln and 2<sup>nd</sup> Streets (AD02-004) – Page 2-5

**Holstein**



House at the northwest corner of Cleveland Avenue and Monroe Street (AD06-008)

*Other potentially eligible properties in Holstein include:*

House at 9630 Main Street (AD06-010) – Page 2-7

**Juniata**

*Potentially eligible properties in Juniata include:*

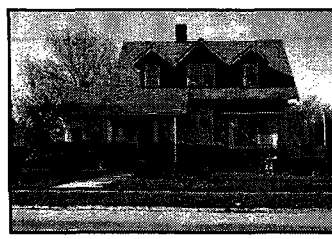
House at 1304 West Brass Avenue (AD08-006) – Page 3-7

House at 903 Blue River Avenue (AD08-007) – Page 2-3

**Kenesaw**



House at 306 North Smith Avenue (AD09-005)



House at 509 North Smith Avenue (AD09-007)



House at 608 North Smith Avenue (AD09-008)

*Other potentially eligible properties in Kenesaw include:*

House at 606 North 4<sup>th</sup> Avenue (AD09-011) – Page 2-4



House at 401 North Forbes Avenue (AD09-018)



## Recommendations

### *Pauline*



House at the southwest corner of Dogwood Avenue and Mulberry Street (AD10-004)

### *Roseland*



Thomas Trausch Residence on the south side of Davis Street (AD12-004)

*Other potentially eligible properties in Roseland include:*

House at 11718 Davis Street  
(AD12-002) – Page 2-6

### *Prosser*

*Potentially eligible properties in Prosser include:*

House at the northeast corner of 1<sup>st</sup> Street and Morgan Avenue (AD11-004) – Page 3-7

### *Hastings*



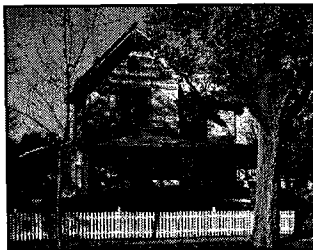
Karl Kauf House at 200 West 6<sup>th</sup> Street (AD04-018)



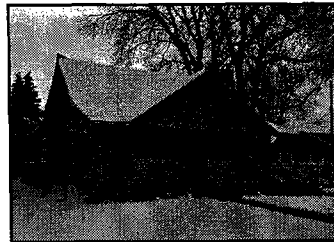
Miles Flats at 515-521 North St. Joseph Avenue (AD04-140)



House at 505 North Bellevue Avenue (AD04-146)



House at the northeast corner of West 4<sup>th</sup> Street and North Briggs Avenue (AD04-178)



Japanese-influenced Bungalow at 1214 North St. Joseph Avenue (AD04-185)



Maryland Hotel/Apartments at 724 West 7<sup>th</sup> Street (AD04-198)

## Recommendations



House at the southeast corner of North Minnesota Avenue and West 9<sup>th</sup> Street (AD04-202)



House at 745 North Denver Avenue (AD04-220)



House in the 700 block of North Hastings Avenue (AD04-230)



House at 722 North Hastings Avenue (AD04-231)



House in the 1100 block of North Lincoln Avenue (AD04-239)



House at 1124 North Lincoln Avenue (AD04-240)



House at 1119 North Denver Avenue (AD04-256)



House at 1136 North St. Joseph Avenue (AD04-265)



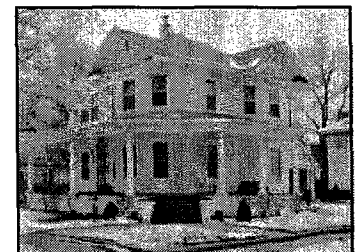
Lamont House at 1826 West 3<sup>rd</sup> Street (AD04-277)



House at 831 North Lincoln Avenue (AD04-313)



House at the southwest corner of North Kansas Avenue and West 12<sup>th</sup> Street (AD04-341)

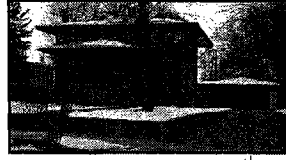


House at 1117 North Kansas Avenue (AD04-343)

## Recommendations



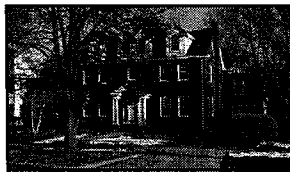
House at 1000 West 9<sup>th</sup>  
Street (AD04-352)



House at 916 West 9<sup>th</sup>  
Street (AD04-354)



House at 850 North  
Burlington Avenue  
(AD04-442)



House at 515 University  
Avenue (AD04-446)



House at 701 East 2<sup>nd</sup>  
Street (AD04-491)



House at 724 East 7<sup>th</sup>  
Street (AD04-496)



House at 406 University  
Avenue (AD04-501)

### *Other potentially eligible properties in Hastings include:*

Lustron at 910 North Baltimore Avenue (AD04-004) – Page 2-9

House at 322 West 4<sup>th</sup> Street (AD04-132) – Page 3-1

Haynes/Heartwell House at the northwest corner of North Elm Avenue and  
East 14<sup>th</sup> Street (AD04-193) – Page 3-7

Rowhouses at 827-831 North Hastings Avenue (AD04-224) – Page 2-9

House and carriage house at 614 West 10<sup>th</sup> Street (AD04-327) – Page 3-6

Gedney's Spanish Court in the 200 block of East 9<sup>th</sup> Street (AD04-413 to AD04-417) – Page 3-9

House at 401 University Avenue (AD04-449) – Page 3-7

C.W. Way Residence at 907 North Burlington Avenue (AD04-619) – Page 3-8

House at 1018 North Burlington Avenue (AD04-629) – Page 3-8

Lincoln Avenue Historic District, North Lincoln Avenue between West 7<sup>th</sup> and West 12<sup>th</sup> Streets<sup>3</sup>

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<sup>3</sup> Further research is needed to define the boundaries of this potential historic district.

**Settlement and Architecture**

*Rural properties*

Jackson-Einspahr sod house (AD00-057), Holstein – Page 3-7

**Transportation**



Hastings Municipal Airport Hanger at West 12<sup>th</sup> Street (AD04-003)



Gas Station at the southwest corner of North Elm and East 2<sup>nd</sup> Streets (AD04-053)



Gas Station (AD00-127), Juniata

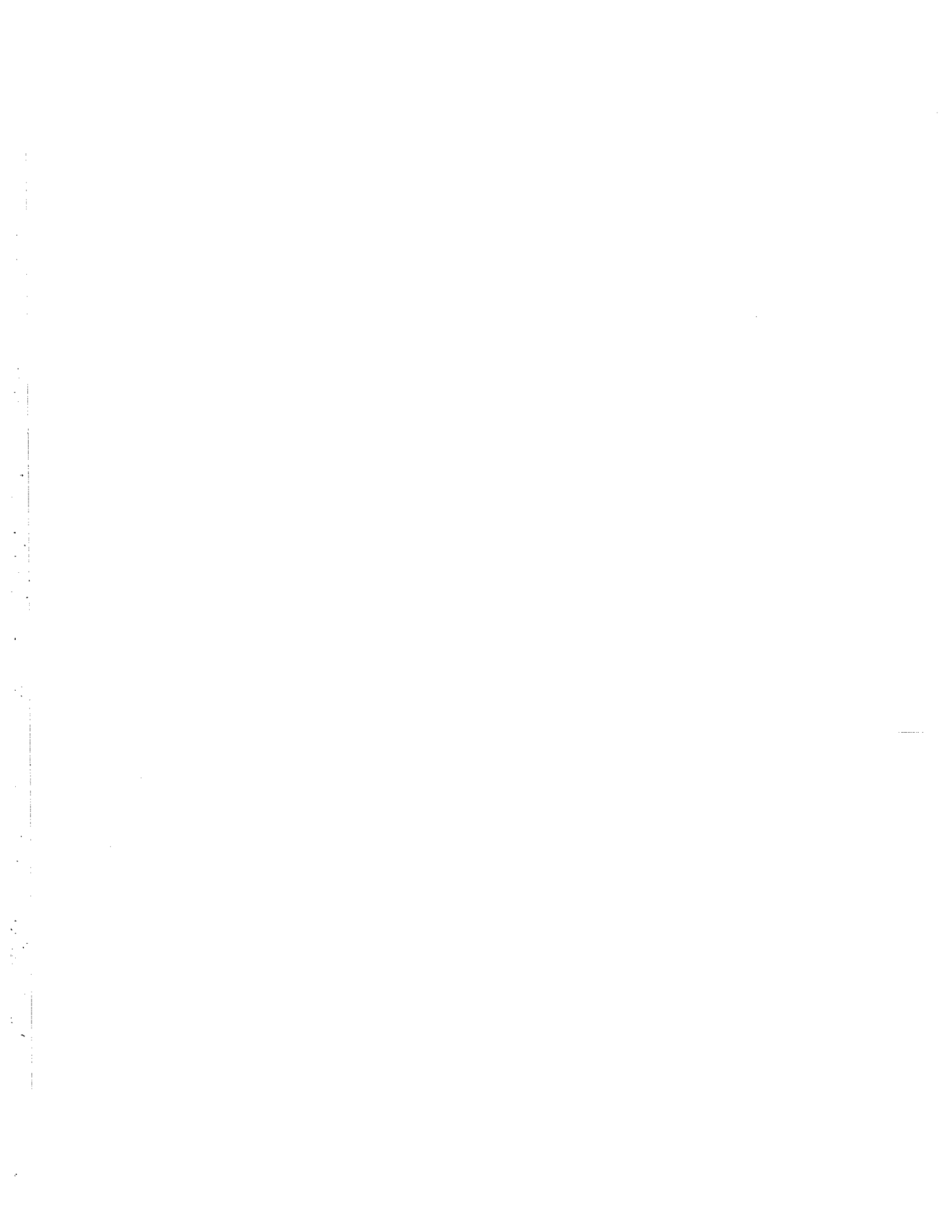
*Other potentially eligible properties related to Transportation include:*

Gas Station at 1354 West 2<sup>nd</sup> Street (AD04-175) – Page 4-3

Gas Station at 732 South Burlington Avenue (AD04-426) – Page 3-10

**Chapter 9**  
**Preservation Action Plan**

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## Chapter 9

# Preservation Action Plan

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### Introduction

Preservation planning offers communities ways to protect their heritage. A preservation plan can guide new development in historic neighborhoods or recommend appropriate treatments for modifying significant old buildings. Preservation should be a component of the community's broader planning agenda. The *Hastings, Nebraska, Comprehensive Plan 2004* offers guidelines for improving existing conditions and controlling future growth. It calls for the adoption of preservation guidelines to encourage retention of historic resources.

#### *A logical next step*

The citizens of Adams County and the City of Hastings have already taken important steps toward recognizing the county's unique character and local history. Partial funding for the NeHBS and logistical support were contributed by Adams County, the City of Hastings, and the ACHS. In addition, the ACHS's valuable collection of local history materials can enhance future preservation activities.

With the NeHBS as a building block, preparing a preservation plan is the next step toward preserving historic resources and community heritage. Guidelines for the development of such a plan follow. Not every program or activity described may be appropriate for Hastings or Adams County, but they offer a starting point for dialogue.

#### *Misconceptions about preservation*

The word "preservation" and the tools associated with the practice of preservation are often tied to major misconceptions.

Unfortunately, preservation is viewed negatively by those who believe myths such as:

- My property rights will be limited.
- If my house is a local landmark or is listed on the National Register of Historic Places (NRHP), I will not be allowed to make ANY changes to it.
- Preservation will limit/restrict future development.
- Preservation costs too much.

A community-based planning effort that includes a strong education component can address property owners' misgivings.

### Objectives for a Preservation Plan

A preservation plan can provide the basis for clearing up misconceptions and guiding decisions. If supported by residents, a preservation plan can begin a dialogue that allows community members to jointly outline goals and establish a course of action. A preservation plan could help Hastings or Adams County:<sup>143</sup>

- State the community's preservation goals.
- Lay the groundwork for a historic preservation ordinance.
- Ensure consistent local government policies that affect historic resources.
- Educate and inform citizens about their heritage.
- Encourage economic development through preservation.

- Comprehensively address issues related to tourism, zoning, development patterns, and design that affect historic resources.
- Create an agenda for future preservation activities and measure progress.

### *Community involvement*

Community involvement is vital to the initiation of preservation planning activities. To determine the community's goals, it is essential to obtain feedback from organizations and individuals with varying backgrounds, interests, and agendas. Business owners may see preservation-related building enhancements as a way to attract customers to the historic downtown. Owners of historic houses may be interested in options for repairing aging windows or siding. A solid foundation for understanding the value and costs of historic preservation should be established during early planning stages.

### **Opportunities to Integrate Preservation and Planning**

#### *Historic resources designation*

Programs such as the NRHP or the designation of local landmarks help recognize the historic or architectural significance of an individual property or a district. The NRHP is strictly an honorific listing and does not place restrictions or burdens on a private property owner. Listing properties on the NRHP can raise awareness of a community's historic resources and indirectly assist in the continued use of the buildings. For example, listing individual properties within Hastings' downtown may have a positive effect on downtown revitalization efforts in part through the utilization of Historic Preservation Tax incentives (see Page 1-3). (See Chapter 4, *Hastings' Commercial and Industrial Development*, for discussion of commercial

properties recommended as eligible for the NRHP).

#### *Historic preservation ordinance*

Protection of resources can occur at the local level through a landmark designation program, which is typically set up by a historic preservation ordinance. Local ordinances help communities retain their character and heritage. Historic preservation ordinances set guidelines to designate, preserve, and protect a community's architectural, historical, archeological, and cultural properties. For example, the character of the proposed Heartwell Park Historic District could be maintained through its designation and protection under the terms of a historic preservation ordinance.

A preservation ordinance can be enacted at the city or county level. To meet a community's individual needs, ordinances vary in their strength and specificity. Most call for a mandatory review of exterior changes to designated historic properties. Some ordinances set up penalties for violation; others simply advise property owners about appropriate preservation techniques. Sample preservation ordinances are available from the NeSHPO and can be tailored to meet any community's needs. A historic preservation commission is set up to carry out an ordinance's provisions.

#### *Planning and zoning tools*

Historic preservation should be integrated into local planning programs and comprehensive plans. Planners and local officials often make decisions that affect historic resources. For example, the construction of a new school or the widening of a road may affect a community's historic resources. Planners can use the results of the NeHBS to choose



alternatives that will not endanger significant historic buildings or districts.

Local governments use zoning ordinances to control land use, safeguard the public, and protect areas from incompatible uses. In the case of historic buildings, zoning regulations should enhance opportunities for preservation by encouraging continued or adaptive use. Zoning can allow buildings within a historic district to be used in ways that would not normally be permitted.

Nebraska state law requires that a city or county's comprehensive plan include a preservation component before a historic preservation ordinance can be adopted. The *Hastings, Nebraska Comprehensive Plan 2004* fulfills this requirement by suggesting that preservation guidelines be used to recommend acceptable practices, provide financial incentives, encourage education programs, and enforce rules. If desired, Hastings's preservation ordinance would complement its comprehensive plan.

### *Design guidelines*

Design guidelines recommend practices to improve and protect the visual character of a historic commercial district or neighborhood. They offer property owners guidance for the sensitive rehabilitation of historic buildings' exteriors. In downtown Hastings, design guidelines could suggest techniques for the restoration of storefronts or suitable replacement of windows. Property owners could learn appropriate cleaning and repointing methods for masonry that would not damage the structural stability of the bricks, yet would still renew a building's appearance.

Design guidelines should be tailored to a particular area, such as the downtown, to address issues for specific building types. Design guidelines are typically based on the

*Secretary of the Interior's Standards for Rehabilitation* prepared by the National Park Service. Design guidelines help property owners make appropriate alterations and give historic preservation commissions a tool to direct their review of proposed alterations to historic properties.

### *Downtown and neighborhood revitalization*

The preservation and continued use of Hastings' historic buildings can contribute to a vibrant and economically successful downtown and surrounding neighborhoods. The maintenance and continued use of historic buildings can assist in downtown and neighborhood revitalization. The historic tax credit program and the adaptive reuse of historic buildings are two tools of preservation.

Throughout Nebraska a number of developers and commercial property owners have participated in the federal investment Tax Credit Program. Through this program, owners of income-producing properties listed on the NRHP, such as commercial buildings or a residential rental, can take advantage of tax credits for rehabilitation. During recent years, owners have been able to take advantage of a 20 percent federal income tax credit for approved rehabilitation projects. In order to receive the credit, the rehabilitation work must meet the *Secretary of the Interior's Standards for Rehabilitation*. In Hastings, the owners of the Clarke Hotel used the historic tax credit program to rehabilitate the building. For more information about the Historic Investment Tax Credit Program contact:

Nebraska State Historical Society  
1500 R Street  
Lincoln, NE 68501  
1.800.833.6747

The adaptive reuse of historic buildings is another way to retain historic fabric and encourage an economically vital community.

Often buildings within a commercial and industrial area are no longer viable for their original purpose, but these buildings can be retained and effectively used for a new purpose. For example, a former warehouse or school could be converted into residential units. The upcoming conversion of the vacant Lincoln School to the new Hastings' Police Department headquarters is an excellent local example of adaptive reuse. One successful project often spurs nearby property owners to make improvements, initiating revitalization of the downtown or neighborhood at large.

### Nebraska Certified Local Government Program

The Certified Local Government (CLG) Program can offer Hastings and Adams County valuable technical assistance and small grants to integrate planning and preservation. The NeSHPO administers the CLG program and distributes federal funds to CLGs. (For further discussion see Chapter 1, *Introduction*). Communities must complete three steps before they can access these funds:

1. Conduct a survey.
2. Implement a historic preservation ordinance.
3. Establish a historic preservation commission.

The City of Hastings and Adams County have taken the first step with completion of the NeHBS. If Hastings or Adams County implements an ordinance and establishes a commission, they will be positioned to apply for CLG status. As a CLG, the city or county could compete for annual CLG funds to implement preservation programs and activities including:

- Development of a preservation plan.

- Designation of local landmarks.
- Education of residents.
- Completion of historical studies.
- Training of commission members.

For more information about becoming a CLG, contact:

#### CLG Coordinator

Nebraska State Historical Society  
1500 R Street  
Lincoln, NE 68501  
1.800.833.6747 or 402.471.4788

### Nebraska Lied Main Street Program

The Main Street Program was initiated by the National Trust for Historic Preservation to stimulate economic development in small cities. The program bases its revitalization efforts on four principles:

*Design:* To enhance the physical appearance of the commercial district by rehabilitating historic buildings, encouraging supportive new construction, and developing sensitive design management systems geared toward long-range planning.

*Organization:* To build consensus and cooperation among groups and individuals in a community who have an interest and role in the revitalization process.

*Promotion:* To market the traditional commercial assets to customers, potential investors, new businesses, local citizens, and visitors.

*Economic restructuring:* To strengthen the district's existing economic base while finding ways to expand it toward new opportunities.

Communities in Nebraska have established Main Street Programs with the support of the Nebraska Lied Main Street Program Partners. Hastings could join communities such as Alliance, Red Cloud, and Fremont by initiating its own Main Street Program.

For more information about this program, contact:

**Nebraska Lied Main Street**  
Nebraska Community Foundation  
1200 N Street, Suite 610  
Lincoln, NE 68508-2022  
402.471.1015

### Recommendations

As a result of this survey, the citizens of Hastings and Adams County have a foundation for their efforts to promote local history and preserve historic resources. The following course of action is recommended:

- Set up a task force with representatives from various groups, including business and property owners, local officials, and concerned citizens.
- Conduct information sessions for a broad range of interest groups, including realtors, developers, and owners of historic residences and businesses.
- Collect input on the available preservation tools, including an ordinance or a preservation plan.
- Identify common ground relating to the enhancement of historic properties and preservation of the community's heritage.
- Explore possible financial incentives, such as low-interest loans.

- Build consensus based on common objectives and implement agreeable measures.

### Resources

#### Contacts

**Adams County Historical Society**  
1410 Burlington Avenue  
Hastings, NE 68901  
402.463.5838

**Nebraska State Historical Society**  
State Historic Preservation Office  
1500 R Street  
Lincoln, NE 68554  
402.471.4787 or 1.800.833.6747

**National Trust for Historic Preservation**  
Mountain/Plains Regional Office  
910 Sixteenth Street, Suite No. 1100  
Denver, CO 80202  
303.623.1504

**National Trust for Historic Preservation**  
National Main Street Center  
1785 Massachusetts Avenue, NW  
Washington D.C. 20036  
202.673.4219 (general information)  
202.588.6296 (to obtain *Historic Preservation Information Booklets*)

**National Register of Historic Places**  
National Park Service – Department of the Interior  
P.O. Box 37127  
Washington D.C. 20013-7127  
202.343.7127

#### Reading List

Hannan:Keelan Associates. *Hastings, Nebraska, Comprehensive Plan 2004*. City of Hastings, Department of Planning and Community Development, 1994.

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Kooiman, Barbara M. *Alliance, Nebraska Historic Preservation Plan*. Nebraska State Historical Society, July 1997.

National Park Service, Technical Preservation Services Division, Office of Archaeology and Historic Preservation/Heritage Conservation and Recreation Service. *Preservation Briefs*. Washington D.C.: U.S. Government Printing Office.

Available *Preservation Briefs*: (These are available from the NSHS)

- No. 1: The Cleaning and Waterproof Coating of Masonry Buildings
- No. 2: Repointing Mortar Joints in Historic Brick Buildings
- No. 3: Conserving Energy in Historic Buildings
- No. 4: Roofing for Historic Buildings
- No. 5: Preservation of Historic Adobe Buildings
- No. 6: Dangers of Abrasive Cleaning to Historic Buildings
- No. 7: The Preservation of Historic Glazed Architectural Terra-Cotta
- No. 8: Aluminum and Vinyl Siding on Historic Buildings
- No. 9: The Repair of Historic Wooden Windows
- No. 10: Exterior Paint Problems on Historic Woodwork
- No. 11: Rehabilitating Historic Storefronts
- No. 12: The Preservation of Historic Pigmented Structural Glass
- No. 13: The Repair and Thermal Upgrading of Historic Steel Windows
- No. 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- No. 15: Preservation of Historic Concrete: Problems and General Approaches
- No. 16: The Use of Substitute Materials on Historic Building Exteriors
- No. 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings and an Aid to Preserving the Character
- No. 18: Rehabilitating Interiors in Historic Buildings
- No. 19: The Repair and Replacement of Historic Wooden Shingle Roofs
- No. 20: The Preservation of Historic Bams
- No. 21: Repairing Historic Flat Plaster-Walls and Ceilings
- No. 22: The Preservation and Repair of Historic Stucco
- No. 23: Preserving Historic Ornamental Plaster
- No. 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches

## Preservation Action Plan

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- No. 25: The Preservation of Historic Signs
- No. 26: The Preservation and Repair of Historic Log Buildings
- No. 27: The Maintenance and Repair of Architectural Cast Iron
- No. 28: Painting Historic Interiors
- No. 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs
- No. 30: The Preservation and Repair of Historic Clay Tile Roofs
- No. 31: Mothballing Historic Buildings
- No. 32: Making Historic Properties Accessible
- No. 33: The Preservation and Repair of Historic Stained and Leaded Glass
- No. 34: Applied Decoration for Historic Interiors: Preserving Composition Ornament
- No. 35: Understanding Old Buildings: The Process of Architectural Investigation
- No. 36: Protecting Cultural Landscapes: Planning, Treatment, and Management of Historic Landscapes
- No. 37: Appropriate Methods for Reducing Lead Paint Hazards in Historic Buildings
- No. 38: Removing Graffiti from Historic Masonry
- No. 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- No. 40: Preserving Ceramic Tile Floors
- No. 41: The Seismic Refit of Historic Buildings: Keeping Preservation in the Forefront
- National Park Service, Preservation Assistance Division. *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, 1990.
- National Trust for Historic Preservation. *Historic Preservation Information Booklets*, periodic series. Washington, D.C.: National Trust for Historic Preservation.
- Available titles in the series:
- Basic Preservation Procedures*
- Cultural and Ethnic Diversity in Historic Preservation*
- Design and Development: Infill Housing Compatible with Historic Neighborhoods*
- Design Review in Historic Districts*
- The Economics of Historic Preservation: A Community Leader's Guide*
- The Economics of Rehabilitation*
- Innovative Tools for Historic Preservation*
- Maintaining Community Character: How to Establish a Local Historic District*
- Preservation Yellow Pages: The Complete Information Source for Homeowners, Communities, and Professionals*

*Rescuing Historic Resources: How to Respond  
to a Preservation Emergency*

*Reviewing New Construction Projects in  
Historic Areas*

Pregliasco, Janice. *Developing Downtown  
Design Guidelines*. California Main Street  
Program, 1988.

White, Bradford J. and Richard J. Roddewig.  
*Preparing a Historic Preservation Plan*.  
Chicago: American Planning  
Association, 1994.

**Appendix 1**  
**Notes**

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1. The Susan O. Hail grave marker records her death on June 2, 1852.
2. Dorothy Weyer Creigh, Adams County: The Story (Hastings, Nebr.: Adams County Historical Society (ACHS 1972), 886.
3. Creigh, Adams County, 886.
4. Dorothy Weyer Creigh, Tales from the Prairie, Vol. 2, reprints of the stories printed in the Adams County Historical News, (Hastings, Neb.: ACHS, 1973), 25.
5. Creigh, Adams County, 891.
6. "The Union Pacific Depot," historical pamphlet, found in the ACHS collection.
7. "Hastings, Nebraska: The Queen City," (Hastings, Nebr.: Watkins Printing House, 1906) n.p.
8. History of Juniata comes from Creigh, Tales from the Prairie, Vol. 2, 8-9.
9. Creigh. Adams County, 8.
10. Creigh, Adams County, 906.
11. Creigh, Adams County, 906.
12. Population figures from Creigh, Adams County, 905.
13. 1970 population from Creigh, Adams County, 905. Current population taken from the Nebraska State Highway map. Figures on map based on 1990 census.
14. History of Kenesaw from "Kenesaw," Vol. 30, No. 2, Historical News, ACHS, 1997.
15. Kenesaw, Nebraska Centennial, 1872-1972: The Lone Grave (Kenesaw Centennial Committee, 1972), 7.
16. Kenesaw, Nebraska Centennial, 9.
17. Kenesaw, Nebraska Centennial, 8.
18. Current population is based on the 1990 census.
19. History of the community of Ayr from Wanda W. Caswell, "Ayr: The Early Years," Vol. 27, No. 7, Historical News, ACHS, 1995.
20. History of the community of Hansen from Creigh, Adams County, 918.
21. Holstein Nebraska: 1887-1987 (Holstein Centennial Committee, 1987), 38.
22. History of Pauline from Pauline and Community, 1887-1987, "A Trail In Time."
23. Creigh, Adams County, 933.
24. Pauline and Community.
25. Roseland, Nebraska, 1887-1987: Where the Roses Grow Wild, (Roseland Centennial Committee, 1987), 114.

26. Creigh, Adams County, 518.
27. Based on the 1990 census.
28. Dorothy Creigh, Tales From the Prairie, Vol. 2, 32.
29. Catherine Renschler, "Prosser," Vol. 20, No. 5, Historical News, ACHS, 1987.
30. Prosser Nebraska Centennial, 1887-1987 (Prosser Centennial Committee, 1987), 13.
31. Prosser Nebraska Centennial, 11.
32. Prosser Nebraska Centennial, 13.
33. Prosser Nebraska Centennial, 12. Current population from the 1990 census.
34. The history of Hayland comes from Prosser, Nebraska Centennial, 21.
35. Creigh, Tales from the Prairie, Vol. 2, 32.
36. Prosser Nebraska Centennial, 21.
37. Further discussion of Hastings' development is found in Chapter 4, *Hastings' Commercial and Industrial Development*; Chapter 6, *African-American Settlement in Hastings*; Chapter 7, *Germans from Russia in Adams County*; and Chapter 5, *Heartwell Park Historic District*.
38. Creigh, Adams County, 889.
39. History of Assumption from Catherine Renschler, "Assumption Catholic Church," Vol. 16, No. 2 Historical News, ACHS, 1983.
40. Roff Smith, "Nebraska: Standing Tall Again," National Geographic, Vol. 194, No. 5, November 1998.
41. The building depicts a remodeled facade dating from 1907.
42. Creigh, 42; and "Charles Rittenhouse and C.W. Way: The Architects of Hastings' First Half Century," Hastings' 125<sup>th</sup> Anniversary Plaque, Adams County Historical Society, 1997.
43. Information on C.W. Way from "Charles Rittenhouse and C.W. Way. . ."
44. Information provided by Pauline Brungardt Dudek.
45. Hastings Daily Tribune, 1940 Tapeline Edition and 4 November 1943.
46. Clarence E. Weaver, editor. Hastings, The Queen City of the Plains. (Hastings, Nebr.: The Trans-Mississippi Immigration Society, 1898), n.p.
47. Hastings, The Queen City of the Plains.
48. Creigh, Adams County, 894.
49. "Hastings Becoming Recognized as Progressive, Prosperous, Factory-Minded Community," Hastings Daily Tribune, 12 January 1929.
50. "Hastings – The Pivot of America," Hastings Daily Tribune, 2 October, 1925.
51. "Hastings – The Pivot of America."

52. Beverly K. Russell. "Natives and Newcomers: Community and Acceptance in World War II Hastings, Nebraska, 1942-1945," (Master's thesis, University of Nebraska, Kearney), 8.
53. Russell, 9.
54. Russell, 9.
55. "The Union Pacific Depot in Hastings," historical pamphlet.
56. Thomas Frank Barton, "The Sequential Landscapes and Land Utilization of Hastings, Nebraska: An Urban Center Dominated by a Great Plains Environment." (Doctoral dissertation, University of Nebraska, Lincoln, 1935), 197.
57. "Hastings: A Walking Tour Guide of the Historic Downtown Area." Prepared by the ACHS in cooperation with the Hastings Downtown Center Association and Business Improvement District.
58. Barton, 207.
59. Creigh, Adams County, 857.
60. Creigh, Adams County, 853.
61. Barton, 212.
62. "Hastings," Nebraska Today, 1921.
63. Creigh, Adams County, 823.
64. Creigh, Adams County, 816.
65. Creigh, Adams County, 819.
66. Barton, 309.
67. Creigh, Adams County, 818.
68. "Confidence in Hastings Shown in Quarter Million Dollar Investment in New Industrial Area," Hastings Daily Tribune, January 12, 1929
69. Barton, 307.
70. "The Kool-Aid Story: I the Nebraska Years," Adams County Historical Society, Vol. 13, No. 13, Historical News, ACHS, March 1980.
71. Creigh, Adams County, 820.
72. As noted in James Bish's *The Black Experience in Selected Nebraska Counties, 1854-1920*, Master's Thesis, University of Nebraska, Lincoln, 1989, p.104-105, the 1890 census figures are widely believed to have been inflated. The census data for Adams County records 31 African-Americans in 1885 increased to 327 by 1890. Although this number may be inflated, the City of Hastings did experience tremendous economic growth during this period related to the establishment of railway lines.
73. Percentage based on city census records and estimates for African-American population during World War II in Creigh, Adams County.
74. Bish, 4.

75. Charles M. Christian, Black Saga: The African-American Experience (New York: Houghton Mifflin Co., 1995), 147.
76. Christian, 221.
77. Works Progress Administration, The Negroes of Nebraska (Lincoln, Nebr.: Woodruff Printing Company, 1940), 6-7
78. Bish, 67-68.
79. Works Progress Administration, 10.
80. Bish, 84 and Hastings City Directory for 1886-87.
81. Christian, 265.
82. Bish, 104 and 128.
83. Hastings City Directory, 1893-4.
84. Bish, 135.
85. Bish, 154 and 159.
86. Hastings City Directory, 1915.
87. Bish, 166.
88. Bish, 181.
89. Works Progress Administration, 38. Little is known about the organization and history of these churches.
90. Vertical files of ACHS, including WPA records of churches.
91. The address was previously 509 West 2<sup>nd</sup> Street.
92. "The Black Masons in Hastings," Vol. 11, No. 6, Historical News, ACHS, August 1978.
93. Christian, 317.
94. Hastings Daily Tribune, 13 August 1937.
95. Bish, 235.
96. George Cantor, Historic Landmarks of Black America (Detroit, Mich.: Gale Research Inc., 1991), xxviii.
97. Beverly K. Russell, "Natives and Newcomers: Community and Acceptance in World War II Hastings, Nebraska, 1942-1945," Masters Thesis, University of Nebraska at Kearney, 1995, 42.
98. Christian, 372.
99. Creigh, Adams County, 814.
100. Hastings Daily Tribune, 28 February 1949.
101. Creigh, Adams County, 214.
102. Rick Wallace, interview with author, November 1998.

103. The Adams County Fairgrounds were located at the site of the present Hastings High School.
104. Hastings Daily Tribune, 28 February 1949.
105. Hastings Daily Tribune, 2 February 1949, and Beverly Russell, "Coping with Change in a World War II Boom Town," Historical News, Adams County Historical Society, August 1982. Twenty-four two-story units were added to the complex in April 1945.
106. Russell, "Natives and Newcomers. . ." 34.
107. Hastings Daily Tribune, 28 February 1949.
108. Russell, "Coping with Change. . ."
109. Hastings Daily Tribune, 28 August 1944.
110. Russell "Coping with Change. . ."
111. Creigh, Adams County, 227.
112. Hastings Daily Tribune, 28 February 1949.
113. Carole Merritt, Historic Black Resources: A Handbook for the Identification, Documentation, and Evaluation of Historic African-American Properties in Georgia (Georgia: Preservation Section, Georgia Department of Natural Resources, 1984), 76-77.
114. The commercial building had an address of 509 West 2<sup>nd</sup> prior to the city address changes in 1929. "The Black Masons in Hastings."
115. Merritt, 79.
116. Data was collected from available Hastings City Directories.
117. Residential addresses obtained from oral interviews and J. Edwin Ruffin, ed. The Hastings Negro Year Book, n.p. August 1961. Collection of Rick Wallace.
118. James Ruben Griess, The German-Russians: Those Who Came to Sutton (Hastings, Neb.: James Ruben Griess, 1968), 58; and Hattie Plum Williams, The Czar's Germans With Particular Reference to the Volga Germans (Lincoln, Nebr.: American Historical Society of Germans from Russia, 1905), 178.
119. Kenneth W. Rock, Germans From Russia in America: The First 100 Years (Fort Collins, CO: 1976), 2.
120. Rock, 2.
121. Rock, 2.
122. Rock, 3.
123. Rebecca Kimminau, "The Germans from Russia in Hastings," Vol. 19, No. 5, Historical News, ACHS, July 1986.
124. Pauline B. Dudek, "The Germans from Russia," Vol. 4, No. 4 Journal of Genealogy, April 1979.
125. Dick Patterson, "Southeast Hastings' Germans From Russia," Vol. 26, No. 6, Historical News, ACHS, 1993, 2.
126. Bruntz, "The Volga Germans," in Creigh, Adams County, 342.
127. Richard Sallet, Russian-German Settlements in the United States (Fargo, ND: North Dakota Institute for Regional Studies 1974), 117; and Griess, 97.

128. Timothy J. Kloberdanz, "Plainsmen of Three Continents: Volga German Adaptation to Steppe, Prairie, and Pampa," in Frederick C. Luebke (ed.) Ethnicity on the Great Plains (Lincoln, Nebr.: University of Nebraska Press, 1980), 63; and Scott C. Walker, "The German-Russians in Southwestern Hastings, Nebraska, Relative to the 1900 U.S. Census," (Paper submitted to Dr. Kyle for History Seminar, 1988).
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130. Bruntz, "The Volga Germans in Hastings," 5.
131. Bruntz in Creigh, Adams County, 342.
132. Plum 152.
133. Bruntz, 344.
134. Thomas Frank Barton, "The Sequential Landscape and Land Utilization of Hastings, Nebraska: An Urban Center Dominated by a Great Plains Environment," PhD Thesis, University of Nebraska, Lincoln, 1935.
135. Patterson, 2.
136. Patterson, 2.
137. Patterson, 2.
138. Bruntz, 8.
139. Information regarding the architectural style of the German-Russians comes from Michael Koop, "German-Russians," in Dell Upton, (ed.) America's Architectural Roots: Ethnic Groups that Built America (Washington, D.C.: National Trust for Historic Preservation, 1986).
140. Plum, 150.
141. Pauline and Norm Dudek, interview with author, 16 March 1999.
142. Pauline and Norm Dudek, interview with author, 16 March 1999.
143. Adapted from Bradford J. White and Richard J. Roddewig, Preparing a Historic Preservation Plan, American Planning Association, Planning Advisory Service Report Number 450, 1994.

## **Appendix 2**

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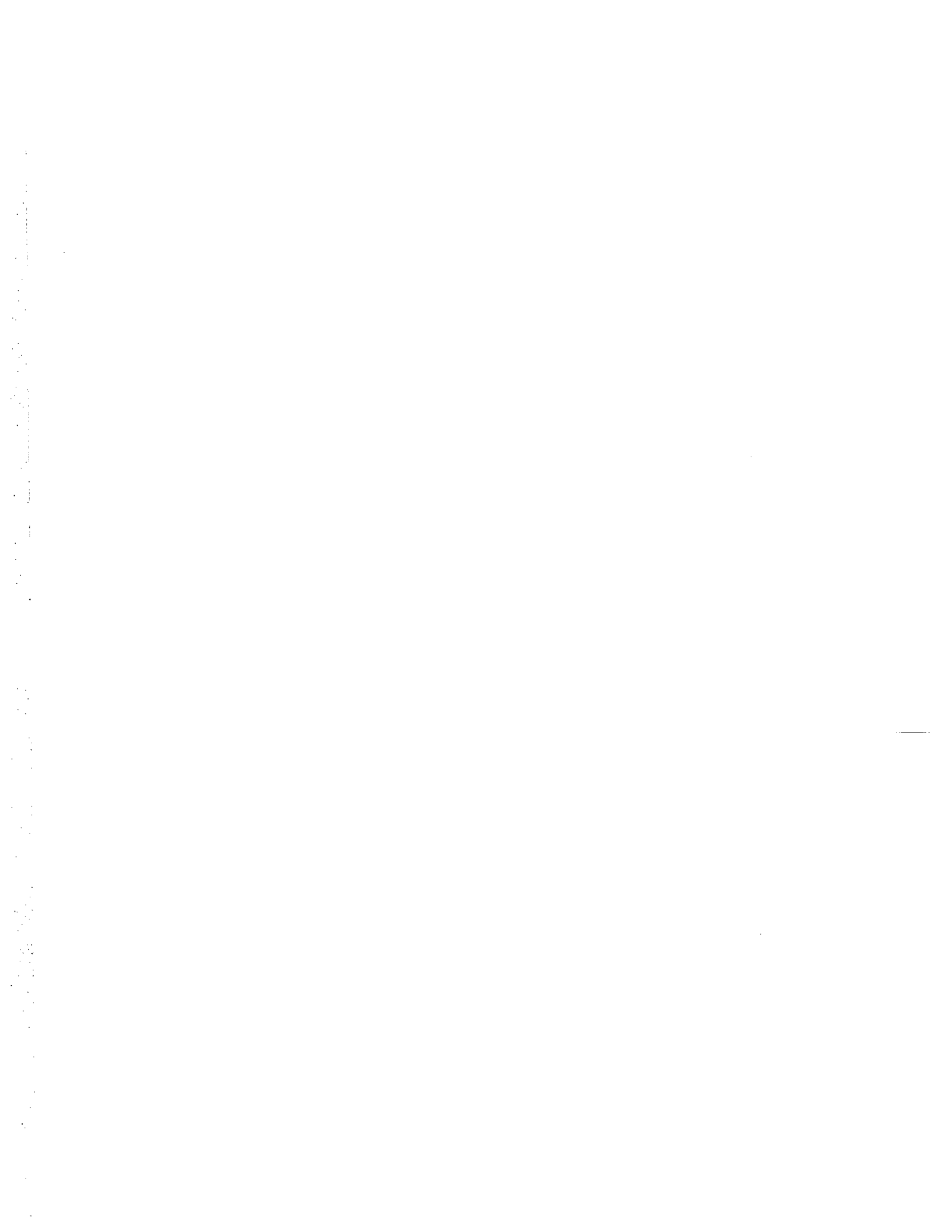
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**Appendix 3**  
**List of Surveyed Properties**

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## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
<b>ASSUMPTION</b>		
North side Assumption Road	AD01-001	Church of the Assumption of the Blessed Virgin Mary
North side Assumption Road	AD01-002	Assumption Convent
North side Assumption Road	AD01-003	Assumption School
South side Assumption Road	AD01-004	Commercial building
North side Assumption Road	AD01-005	Assumption Cemetery
<b>AYR</b>		
<b>3<sup>rd</sup> Street</b>		
West side 3 <sup>rd</sup> Street	AD02-001	House
West side 3 <sup>rd</sup> Street	AD02-002	Standolind Pipeline Pump House
<b>Lincoln Avenue</b>		
4395 Lincoln Avenue	AD02-003	Clifford Rodley House
Northeast corner Lincoln Avenue & 2 <sup>nd</sup> Street	AD02-004	House
<b>HANSEN</b>		
Northwest corner Clark Avenue & Birch Street	AD03-001	Hansen State Bank
<b>HASTINGS</b>		
<b>West 1<sup>st</sup> Street</b>		
501 West 1 <sup>st</sup> Street	AD04-001	Burlington Depot (NRHP)
522 West 1 <sup>st</sup> Street	AD04-078	Commercial building
526 West 1 <sup>st</sup> Street	AD04-079	Commercial building
600 block West 1 <sup>st</sup> Street	AD04-125	Hastings Letter Shop
627 West 1 <sup>st</sup> Street	AD04-687	Commercial building
641 West 1 <sup>st</sup> Street	AD04-019	Commercial building
713 West 1 <sup>st</sup> Street	AD04-124	Commercial building
721-725 West 1 <sup>st</sup> Street	AD04-123	Commercial building
827 West 1 <sup>st</sup> Street	AD04-122	Commercial building
Northeast corner West 1 <sup>st</sup> Street & North Denver Avenue	AD04-080	McClelland-Dunn Motor Company
Northwest corner West 1 <sup>st</sup> Street & North Colorado Avenue	AD04-126	Debus Baking Company
<b>East 2<sup>nd</sup> Street</b>		
301 East 2 <sup>nd</sup> Street	AD04-024	House
700 block East 2 <sup>nd</sup> Street	AD04-493	House
701 East 2 <sup>nd</sup> Street	AD04-491	House
714 East 2 <sup>nd</sup> Street	AD04-492	House
<b>West 2<sup>nd</sup> Street</b>		
227 West 2 <sup>nd</sup> Street	AD04-118	Hastings Brewing Company Office
314 West 2 <sup>nd</sup> Street	AD04-063	Commercial building (NRHP)
325 West 2 <sup>nd</sup> Street	AD04-116	Commercial building
219 West 2 <sup>nd</sup> Street	AD04-130	Hastings Brewing Company
333 West 2 <sup>nd</sup> Street	AD04-115	Montgomery Wards
414 West 2 <sup>nd</sup> Street	AD04-062	Commercial building
422-24 West 2 <sup>nd</sup> Street	AD04-061	Commercial building
428 West 2 <sup>nd</sup> Street	AD04-060	Western Motor Sales

## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
450 West 2 <sup>nd</sup> Street	AD04-059	Lyman Building
504 West 2 <sup>nd</sup> Street	AD04-058	Stitt Building
509 West 2 <sup>nd</sup> Street	AD04-615	G.A.R. Hall/Hoff Cleaners
528 West 2 <sup>nd</sup> Street	AD04-057	Rivoli Theater
536 West 2 <sup>nd</sup> Street	AD04-055	Drug store
537 West 2 <sup>nd</sup> Street	AD04-012	Farrell Block (NRHP)
620 West 2 <sup>nd</sup> Street	AD04-005	Stein Brothers Building (NRHP)
621 West 2 <sup>nd</sup> Street	AD04-114	Zinn's Jewelry Store
634 West 2 <sup>nd</sup> Street	AD04-013	Commercial building
635-641 West 2 <sup>nd</sup> Street	AD04-113	Former Masonic Hall
642 West 2 <sup>nd</sup> Street	AD04-014	Commercial building
647 West 2 <sup>nd</sup> Street	AD04-111	Frahm Building
700 West 2 <sup>nd</sup> Street	AD04-015	Bert's Drugstore
706 West 2 <sup>nd</sup> Street	AD04-016	Stem Block
800 West 2 <sup>nd</sup> Street	AD04-006	Clarke-Buchanan Building (NRHP)
814 West 2 <sup>nd</sup> Street	AD04-020	Commercial building
815 West 2 <sup>nd</sup> Street	AD04-424	Dutton-Lainson Company
825 West 2 <sup>nd</sup> Street	AD04-109	Kipp Cigar Company
834 West 2 <sup>nd</sup> Street	AD04-021	Hoff Cleaners
1020 West 2 <sup>nd</sup> Street	AD04-108	Commercial building
1030 West 2 <sup>nd</sup> Street	AD04-107	W. J. Bauer Building
1354 West 2 <sup>nd</sup> Street	AD04-175	Gas station
1411 West 2 <sup>nd</sup> Street	AD04-176	Warehouse
1601 West 2 <sup>nd</sup> Street	AD04-428	Dutton-Lainson Company
1726 West 2 <sup>nd</sup> Street	AD04-431	House
1750 West 2 <sup>nd</sup> Street	AD04-430	House
1922 West 2 <sup>nd</sup> Street	AD04-309	House
West 2 <sup>nd</sup> Street/Pauly Lumber Company	AD04-429	Octagonal barn
Southeast corner West 2 <sup>nd</sup> Street & North St. Joseph Avenue	AD04-002	Victory Building (NRHP)
Northeast corner West 2 <sup>nd</sup> Street & North Burlington Ave.	AD04-023	Strand Theater
<b>North 2<sup>nd</sup> Avenue</b>		
715 North 2 <sup>nd</sup> Avenue	AD04-401	House
<b>East 3<sup>rd</sup> Street</b>		
231 East 3 <sup>rd</sup> Street	AD04-050	House
508 East 3 <sup>rd</sup> Street	AD04-026	House
510 East 3 <sup>rd</sup> Street	AD04-025	House
520 East 3 <sup>rd</sup> Street	AD04-027	House
1104 East 3 <sup>rd</sup> Street	AD04-147	House
Northeast corner East 3 <sup>rd</sup> Street & North Wabash Avenue	AD04-049	Commercial building
<b>West 3<sup>rd</sup> Street</b>		
315 West 3 <sup>rd</sup> Street	AD04-066	Automobile showroom
407-409 West 3 <sup>rd</sup> Street	AD04-131	Duplex
411-413 West 3 <sup>rd</sup> Street	AD04-120	Commercial building
412 West 3 <sup>rd</sup> Street	AD04-068	Commercial building



## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
417-423 West 3 <sup>rd</sup> Street	AD04-121	Commercial building
811 West 3 <sup>rd</sup> Street	AD04-076	Hansell Tire Shop
1118 West 3 <sup>rd</sup> Street	AD04-148	House
1119 West 3 <sup>rd</sup> Street	AD04-150	House
1122 West 3 <sup>rd</sup> Street	AD04-149	House
1134 West 3 <sup>rd</sup> Street	AD04-151	House
1135 West 3 <sup>rd</sup> Street	AD04-152	House
1139 West 3 <sup>rd</sup> Street	AD04-153	House
1215 West 3 <sup>rd</sup> Street	AD04-156	House
1308 West 3 <sup>rd</sup> Street	AD04-157	House
1400 West 3 <sup>rd</sup> Street	AD04-177	House
1505 West 3 <sup>rd</sup> Street	AD04-285	House
1518 West 3 <sup>rd</sup> Street	AD04-284	House
1700 block West 3 <sup>rd</sup> Street	AD04-283	House
1747 West 3 <sup>rd</sup> Street	AD04-282	House
1748 West 3 <sup>rd</sup> Street	AD04-281	House
1751 West 3 <sup>rd</sup> Street	AD04-280	House
1807 West 3 <sup>rd</sup> Street	AD04-279	House
1823 West 3 <sup>rd</sup> Street	AD04-278	House
1826 West 3 <sup>rd</sup> Street	AD04-277	Lamont House
1919 West 3 <sup>rd</sup> Street	AD04-276	House
Northeast corner West 3 <sup>rd</sup> Street & North St. Joseph Avenue	AD04-069	Kroblen Radiator & Body Works
Northwest corner West 3 <sup>rd</sup> Street & Saunders Avenue	AD04-155	Devonshire Apartments
West 3 <sup>rd</sup> Street/Prospect Park	AD04-275	Hastings Municipal Aquacourt
West 3 <sup>rd</sup> Street/Prospect Park	AD04-154	Chatauqua Park Pavilion (NRHP)
<b>East 4<sup>th</sup> Street</b>		
209 East 4 <sup>th</sup> Street	AD04-030	House
507 East 4 <sup>th</sup> Street	AD04-029	House
<b>West 4<sup>th</sup> Street</b>		
213-215 West 4 <sup>th</sup> Street	AD04-127	Apartment
307 West 4 <sup>th</sup> Street	AD04-129	House
311 West 4 <sup>th</sup> Street	AD04-128	House
322 West 4 <sup>th</sup> Street	AD04-132	House
415 West 4 <sup>th</sup> Street	AD04-028	House
1113 West 4 <sup>th</sup> Street	AD04-174	House
1118 West 4 <sup>th</sup> Street	AD04-173	House
1202-1204 West 4 <sup>th</sup> Street	AD04-172	House
1206-1208 West 4 <sup>th</sup> Street	AD04-171	House
1315 West 4 <sup>th</sup> Street	AD04-170	House
1334 West 4 <sup>th</sup> Street	AD04-169	House
1426 West 4 <sup>th</sup> Street	AD04-297	House
1500 block West 4 <sup>th</sup> Street	AD04-286	House
1734 West 4 <sup>th</sup> Street	AD04-287	House
1740 West 4 <sup>th</sup> Street	AD04-288	House

## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
1816 West 4 <sup>th</sup> Street	AD04-289	House
1822 West 4 <sup>th</sup> Street	AD04-290	House
1926 West 4 <sup>th</sup> Street	AD04-291	House
Northeast corner West 4 <sup>th</sup> Street & North Briggs Avenue	AD04-178	House
<b>East 5<sup>th</sup> Street</b>		
106 East 5 <sup>th</sup> Street	AD04-031	House
220 East 5 <sup>th</sup> Street	AD04-032	House
228 East 5 <sup>th</sup> Street	AD04-033	House
301 East 5 <sup>th</sup> Street	AD04-034	House
309 East 5 <sup>th</sup> Street	AD04-036	House
411 East 5 <sup>th</sup> Street	AD04-037	House
510 East 5 <sup>th</sup> Street	AD04-038	House
<b>West 5<sup>th</sup> Street</b>		
223 West 5 <sup>th</sup> Street	AD04-137	House
314 West 5 <sup>th</sup> Street	AD04-136	House
1124 West 5 <sup>th</sup> Street	AD04-165	House
1131 West 5 <sup>th</sup> Street	AD04-166	House
1204 West 5 <sup>th</sup> Street	AD04-182	Church of the Nazarene
1317 West 5 <sup>th</sup> Street	AD04-167	House
1335 West 5 <sup>th</sup> Street	AD04-168	House
1606 West 5 <sup>th</sup> Street	AD04-269	House
1614 West 5 <sup>th</sup> Street	AD04-270	House
1722 West 5 <sup>th</sup> Street	AD04-271	House
1723 West 5 <sup>th</sup> Street	AD04-272	House
1815 West 5 <sup>th</sup> Street	AD04-273	House
1923 West 5 <sup>th</sup> Street	AD04-274	House
<b>East 6<sup>th</sup> Street</b>		
120 East 6 <sup>th</sup> Street	AD04-048	House
138 East 6 <sup>th</sup> Street	AD04-047	House
139 East 6 <sup>th</sup> Street	AD04-046	House
227 East 6 <sup>th</sup> Street	AD04-045	House
316 East 6 <sup>th</sup> Street	AD04-044	House
319 East 6 <sup>th</sup> Street	AD04-043	House
411 East 6 <sup>th</sup> Street	AD04-042	House
523 East 6 <sup>th</sup> Street	AD04-040	House
579 East 6 <sup>th</sup> Street	AD04-041	House
618 East 6 <sup>th</sup> Street	AD04-039	House
723 East 6 <sup>th</sup> Street	AD04-494	House
735 East 6 <sup>th</sup> Street	AD04-495	House
<b>West 6<sup>th</sup> Street</b>		
200 West 6 <sup>th</sup> Street	AD04-018	Karl Kauf House
210 West 6 <sup>th</sup> Street	AD04-138	House
1138 West 6 <sup>th</sup> Street	AD04-164	House
1300 block West 6 <sup>th</sup> Street	AD04-162	House

## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
1327 West 6 <sup>th</sup> Street	AD04-163	House
1515 West 6 <sup>th</sup> Street	AD04-312	House
Northeast corner West 6 <sup>th</sup> Street & North Bellevue Avenue	AD04-143	House
<b>East 7<sup>th</sup> Street</b>		
110 East 7 <sup>th</sup> Street	AD04-487	House
121 East 7 <sup>th</sup> Street	AD04-463	House
129 East 7 <sup>th</sup> Street	AD04-462	House
132 East 7 <sup>th</sup> Street	AD04-486	House
201 East 7 <sup>th</sup> Street	AD04-461	House
207 East 7 <sup>th</sup> Street	AD04-460	House
222 East 7 <sup>th</sup> Street	AD04-485	House
223 East 7 <sup>th</sup> Street	AD04-459	House
228 East 7 <sup>th</sup> Street	AD04-484	House
235 East 7 <sup>th</sup> Street	AD04-458	House
304-306 East 7 <sup>th</sup> Street	AD04-478	Duplex
310 East 7 <sup>th</sup> Street	AD04-483	House
314 East 7 <sup>th</sup> Street	AD04-482	House
316 East 7 <sup>th</sup> Street	AD04-481	House
318 East 7 <sup>th</sup> Street	AD04-480	House
319 East 7 <sup>th</sup> Street	AD04-457	House
418 East 7 <sup>th</sup> Street	AD04-479	House
507 East 7 <sup>th</sup> Street	AD04-456	House
511 East 7 <sup>th</sup> Street	AD04-455	House
514 East 7 <sup>th</sup> Street	AD04-477	House
622 East 7 <sup>th</sup> Street	AD04-476	House
724 East 7 <sup>th</sup> Street	AD04-496	House
900 block East 7 <sup>th</sup> Street	AD04-399	House
902 East 7 <sup>th</sup> Street	AD04-400	House
<b>West 7<sup>th</sup> Street</b>		
307 West 7 <sup>th</sup> Street	AD04-423	St. Cecilia's Catholic Church
724 West 7 <sup>th</sup> Street	AD04-198	Maryland Apartments
1002 West 7 <sup>th</sup> Street	AD04-303	House
1006 West 7 <sup>th</sup> Street	AD04-302	House
1018 West 7 <sup>th</sup> Street	AD04-301	House
1110 West 7 <sup>th</sup> Street	AD04-117	House
1138 West 7 <sup>th</sup> Street	AD04-300	House
1200 block West 7 <sup>th</sup> Street	AD04-299	House
1319 West 7 <sup>th</sup> Street	AD04-298	House
1505 West 7 <sup>th</sup> Street	AD04-296	House
1519 West 7 <sup>th</sup> Street	AD04-295	House
1610 West 7 <sup>th</sup> Street	AD04-294	House
1906 West 7 <sup>th</sup> Street	AD04-293	House
1914 West 7 <sup>th</sup> Street	AD04-292	House

## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
<b>West 8<sup>th</sup> Street</b>		
908 West 8 <sup>th</sup> Street	AD04-305	House
1218 West 8 <sup>th</sup> Street	AD04-306	House
1921 West 8 <sup>th</sup> Street	AD04-308	House
<b>East 9<sup>th</sup> Street</b>		
119 East 9 <sup>th</sup> Street	AD04-420	House
123 East 9 <sup>th</sup> Street	AD04-419	House
200 block East 9 <sup>th</sup> Street	AD04-414	Gedney-Spanish Court
200 block East 9 <sup>th</sup> Street	AD04-416	Gedney-Spanish Court
200 block East 9 <sup>th</sup> Street	AD04-417	Gedney-Spanish Court
200 block East 9 <sup>th</sup> Street	AD04-415	Gedney-Spanish Court
200 block East 9 <sup>th</sup> Street	AD04-413	Gedney-Spanish Court
412 East 9 <sup>th</sup> Street	AD04-412	House
922 East 9 <sup>th</sup> Street	AD04-396	House
1103 East 9 <sup>th</sup> Street	AD04-395	House
Northeast corner East 9 <sup>th</sup> Street & North Pine Avenue	AD04-418	7 <sup>th</sup> Day Adventist Church
<b>West 9<sup>th</sup> Street</b>		
323 West 9 <sup>th</sup> Street	AD04-215	House
900 block West 9 <sup>th</sup> Street	AD04-353	House
916 West 9 <sup>th</sup> Street	AD04-354	House
1000 West 9 <sup>th</sup> Street	AD04-352	House
1006 West 9 <sup>th</sup> Street	AD04-351	House
1118 West 9 <sup>th</sup> Street	AD04-388	House
Southeast corner West 9 <sup>th</sup> Street & North Kansas Avenue	AD04-216	House
<b>West 10<sup>th</sup> Street</b>		
614 West 10 <sup>th</sup> Street	AD04-327	House
910 West 10 <sup>th</sup> Street	AD04-391	House
921 West 10 <sup>th</sup> Street	AD04-393	House
914 West 10 <sup>th</sup> Street	AD04-392	House
1009 West 10 <sup>th</sup> Street	AD04-390	House
1013 West 10 <sup>th</sup> Street	AD04-389	House
<b>West 11<sup>th</sup> Street</b>		
306 West 11 <sup>th</sup> Street	AD04-329	House
308 West 11 <sup>th</sup> Street	AD04-330	House
415 West 11 <sup>th</sup> Street	AD04-331	House
604 West 11 <sup>th</sup> Street	AD04-254	House
Northeast corner 11 <sup>th</sup> Street & North Denver Avenue	AD04-255	House
<b>East 12<sup>th</sup> Street</b>		
East 12 <sup>th</sup> Street and North 6 <sup>th</sup> Avenue	AD04-071	Mt. Sinai Cemetery
<b>West 12<sup>th</sup> Street</b>		
416 West 12 <sup>th</sup> Street	AD04-333	House
422 West 12 <sup>th</sup> Street	AD04-332	House
Southeast corner West 12 <sup>th</sup> Street & North Kansas Avenue	AD04-341	House
West 12 <sup>th</sup> Street near Marion Road	AD04-003	Hastings Municipal Airport Hanger

## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
West 12 <sup>th</sup> Street in Fisher Park	AD04-260	Fisher Rainbow Fountain
<b>East A Street</b>		
143 East A Street	AD04-638	Old Mennonite Church
206 East A Street	AD04-639	House
<b>West A Street</b>		
1010-20 West A Street	AD04-089	City Engineering Building
<b>West B Street</b>		
West B Street & railroad tracks	AD04-010	Commercial building
1311 West B Street	AD04-566	Herbst Grocery Store
Northwest corner West B Street & South Lincoln Avenue	AD04-595	Lincoln School
<b>West Bateman Street</b>		
1910 West Bateman Street	AD04-307	House
<b>North Baltimore Avenue</b>		
539 North Baltimore Avenue	AD04-009	House
731 North Baltimore Avenue	AD04-008	Morton School
819 North Baltimore Avenue	AD04-007	House
910 North Baltimore Avenue	AD04-004	Lustron house
<b>North Bellevue Avenue</b>		
101 North Bellevue Avenue	AD04-100	Dukes & Sons
319 North Bellevue Avenue	AD04-145	Albert Cox House
417 North Bellevue Avenue	AD04-144	House
505 North Bellevue Avenue	AD04-146	House
710 North Bellevue Avenue	AD04-360	House
807 North Bellevue Avenue	AD04-358	House
810 North Bellevue Avenue	AD04-359	House
815 North Bellevue Avenue	AD04-356	House
822 North Bellevue Avenue	AD04-357	House
823 North Bellevue Avenue	AD04-355	House
<b>South Bellevue Avenue</b>		
317 South Bellevue Avenue	AD04-575	House
407 South Bellevue Avenue	AD04-574	House
411 South Bellevue Avenue	AD04-573	House
<b>South Boston Avenue</b>		
304 South Boston Avenue	AD04-590	House
321 South Boston Avenue	AD04-591	House
506 South Boston Avenue	AD04-680	House
506 South Boston Avenue	AD04-681	House
510 South Boston Avenue	AD04-592	House
534 South Boston Avenue	AD04-593	House
619 South Boston Avenue	AD04-594	House
<b>North Briggs Avenue</b>		
307 North Briggs Avenue	AD04-181	House
314 North Briggs Avenue	AD04-180	House

## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
401 North Briggs Avenue	AD04-179	House
712 North Briggs Avenue	AD04-377	House
819 North Briggs Avenue	AD04-376	House
823 North Briggs Avenue	AD04-375	House
842 North Briggs Avenue	AD04-374	House
847 North Briggs Avenue	AD04-373	House
911 North Briggs Avenue	AD04-372	House
929 North Briggs Avenue	AD04-371	House
<b>North Burlington Avenue</b>		
111 North Burlington Avenue	AD04-077	The Enterprise Block
501 North Burlington Avenue	AD04-432	St. Paul's Lutheran Church
708 North Burlington Avenue	AD04-434	House
712 North Burlington Avenue	AD04-435	House
736 North Burlington Avenue	AD04-436	House
739 North Burlington Avenue	AD04-426	Gas station
740 North Burlington Avenue	AD04-437	House
800 block North Burlington Avenue	AD04-617	House
804 North Burlington Avenue	AD04-438	House
814 North Burlington Avenue	AD04-439	House
822 North Burlington Avenue	AD04-440	House
833 North Burlington Avenue	AD04-616	House
842 North Burlington Avenue	AD04-441	House
849 North Burlington Avenue	AD04-618	House
850 North Burlington Avenue	AD04-442	House
904 North Burlington Avenue	AD04-626	House
907 North Burlington Avenue	AD04-619	C.W. Way Residence
1003 North Burlington Avenue	AD04-620	House
1004 North Burlington Avenue	AD04-627	House
1010 North Burlington Avenue	AD04-628	House
1018 North Burlington Avenue	AD04-629	House
1019 North Burlington Avenue	AD04-621	House
1110 North Burlington Avenue	AD04-630	House
1119 North Burlington Avenue	AD04-622	House
1123 North Burlington Avenue	AD04-623	House
1135 North Burlington Avenue	AD04-624	House
1237-39 North Burlington Avenue	AD04-625	Duplex
Southwest corner North Burlington Avenue & West 5 <sup>th</sup> Street	AD04-035	St. Mark's Episcopal Pro-Cathedral (NRHP)
Northeast corner North Burlington Ave. & West 12 <sup>th</sup> Street	AD04-394	Highland Park Cemetery
<b>South Burlington Avenue</b>		
634 South Burlington Avenue	AD04-427	Service station
<b>North California Avenue</b>		
719 North California Avenue	AD04-471	House
727 North California Avenue	AD04-470	House

## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
731 North California Avenue	AD04-469	House
800 block North California Avenue	AD04-468	House
818 North California Avenue	AD04-467	House
900 block North California Avenue	AD04-466	House
1213 North California Avenue	AD04-195	House
1215 North California Avenue	AD04-194	House
Northwest corner North California Ave. & East 14 <sup>th</sup> Street	AD04-196	Crossier Monastery
<b><i>South California Avenue</i></b>		
305 South California Avenue	AD04-631	House
<b><i>North Cedar Avenue</i></b>		
313 North Cedar Avenue	AD04-051	Alcott School
726 North Cedar Avenue	AD04-473	House
731 North Cedar Avenue	AD04-472	House
915 North Cedar Avenue	AD04-474	House
<b><i>South Cedar Avenue</i></b>		
302 South Cedar Avenue	AD04-633	House
402 South Cedar Avenue	AD04-634	House
<b><i>South Chicago Avenue</i></b>		
320 South Chicago Avenue	AD04-576	House
400 South Chicago Avenue	AD04-577	House
407 South Chicago Avenue	AD04-578	House
415 South Chicago Avenue	AD04-579	House
501 South Chicago Avenue	AD04-580	House
509 South Chicago Avenue	AD04-581	House
513 South Chicago Avenue	AD04-582	House
<b><i>North Colorado Avenue</i></b>		
412 North Colorado Avenue	AD04-142	House
735 North Colorado Avenue	AD04-209	House
801 North Colorado Avenue	AD04-207	House
800 block North Colorado Avenue	AD04-206	House
807 North Colorado Avenue	AD04-208	House
817 North Colorado Avenue	AD04-205	House
825 North Colorado Avenue	AD04-204	House
829 North Colorado Avenue	AD04-203	House
919 North Colorado Avenue	AD04-337	House
1021 North Colorado Avenue	AD04-338	House
1133 North Colorado Avenue	AD04-339	House
1139 North Colorado Avenue	AD04-340	House
<b><i>South Colorado Avenue</i></b>		
101 South Colorado Avenue	AD04-099	Commercial building
615 South Colorado Avenue	AD04-612	House
619 South Colorado Avenue	AD04-611	House

## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
<b><i>East D Street</i></b>		
North side East D Street between South Rhode Island & South Cedar Avenues	AD04-637	Outbuilding
<b><i>West D Street</i></b>		
1323 West D Street	AD04-585	House
West D Street/Brickyard Park	AD04-011	Western Brick & Supply Company
<b><i>South Delaware Avenue</i></b>		
303 South Delaware Avenue	AD04-636	House
523 South Delaware Avenue	AD04-635	House
<b><i>North Denver Avenue</i></b>		
107 North Denver Avenue	AD04-081	F.O.E. Hall
216 North Denver Avenue	AD04-056	Commercial building
500 North Denver Avenue	AD04-135	Elks Club/County Courthouse Annex
700 block North Denver Avenue	AD04-221	House
745 North Denver Avenue	AD04-220	House
832 North Denver Avenue	AD04-222	House
918 North Denver Avenue	AD04-252	House
1011 North Denver Avenue	AD04-253	House
1119 North Denver Avenue	AD04-256	House
1130 North Denver Avenue	AD04-257	House
1131 North Denver Avenue	AD04-258	House
1135 North Denver Avenue	AD04-259	House
1401 North Denver Avenue	AD04-184	House
<b><i>South Denver Avenue</i></b>		
401 South Denver Avenue	AD04-600	Zion Lutheran Church
405 South Denver Avenue	AD04-601	House
415 South Denver Avenue	AD04-602	House
625 South Denver Avenue	AD04-603	House
705 South Denver Avenue	AD04-604	House
711 South Denver Avenue	AD04-605	House
722 South Denver Avenue	AD04-606	House
800 block South Denver Avenue	AD04-268	House
<b><i>North Elm Street</i></b>		
315 North Elm Street	AD04-490	House
511-513 North Elm Street	AD04-489	House
923 North Elm Street	AD04-558	Otto A. Kostal House
1246 North Elm Street	AD04-192	Parkview Cemetery
Northwest corner North Elm & East 14 <sup>th</sup> Streets	AD04-193	Haynes/Heartwell House
Southwest corner North Elm & East 2 <sup>nd</sup> Streets	AD04-053	Gas station
Between North Elm Avenue, East Side & Forest Boulevards, and Lakeside Drive	AD04-560	Heartwell Park
<b><i>Forest Boulevard</i></b>		
110 Forest Boulevard	AD04-505	Obed E. Kullberg House
120 Forest Boulevard	AD04-506	Jacob Hefnider House



## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
130 Forest Boulevard	AD04-507	George M. Anderson House
150 Forest Boulevard	AD04-508	D. M. Marti House
200 Forest Boulevard	AD04-509	G. J. Kral House
216 Forest Boulevard	AD04-511	Les P. Panelka House
220 Forest Boulevard	AD04-512	Floyd B. Reed House
230 Forest Boulevard	AD04-513	Jas. T. Turner House
234 Forest Boulevard	AD04-514	Charles E. Uerling House
238 Forest Boulevard	AD04-515	J. H. Uerling House and Garage
306 Forest Boulevard	AD04-516	Peace Lutheran Church Parsonage
350 Forest Boulevard	AD04-517	Clarence R. Weber House
400 Forest Boulevard	AD04-518	Arthur H. Anderson House
408 Forest Boulevard	AD04-519	John Quirk House
412 Forest Boulevard	AD04-520	Clarence R. Keri House
500 Forest Boulevard	AD04-521	Edward Deines House
508 Forest Boulevard	AD04-522	Joseph Steele House
512 Forest Boulevard	AD04-510	M. Ernest Whisinand House
514 Forest Boulevard	AD04-523	Karl C. Kauf House
520 Forest Boulevard	AD04-524	Raymond Kerr House
602 Forest Boulevard	AD04-525	Corwin Hargleroad House
608 Forest Boulevard	AD04-526	Mrs. Roslena M. Jones House
<b>South Garfield Avenue</b>		
400 block South Garfield Avenue	AD04-584	House
409 South Garfield Avenue	AD04-583	House
<b>North Hastings Avenue</b>		
122-124 North Hastings Avenue	AD04-112	Commercial building
233 North Hastings Avenue	AD04-022	Clarke Hotel (NRHP)
400 North Hastings Avenue	AD04-085	Hastings City Auditorium
411 North Hastings Avenue	AD04-017	Masonic Temple
422 North Hastings Avenue	AD04-086	Foote Clinic
500 North Hastings Avenue	AD04-134	Keith's Drugstore
505 North Hastings Avenue	AD04-133	Hastings Middle School
516 North Hastings Avenue	AD04-139	Apartment building
614 North Hastings Avenue	AD04-422	First United Methodist Church
700 Block North Hastings Avenue	AD04-230	House
722 North Hastings Avenue	AD04-231	House
739 North Hastings Avenue	AD04-229	House
741 North Hastings Avenue	AD04-228	House
801 North Hastings Avenue	AD04-226	Rowhouse
814 North Hastings Avenue	AD04-227	House
821 North Hastings Avenue	AD04-225	House
827-831 North Hastings Avenue	AD04-224	Rowhouse
828 North Hastings Avenue	AD04-223	Longfellow School
911 North Hastings Avenue	AD04-251	House
923 North Hastings Avenue	AD04-250	House

## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
1003 North Hastings Avenue	AD04-249	House
1017 North Hastings Avenue	AD04-248	House
1018 North Hastings Avenue	AD04-247	House
1101 North Hastings Avenue	AD04-246	House
1105 North Hastings Avenue	AD04-245	House
1117 North Hastings Avenue	AD04-244	House
1121 North Hastings Avenue	AD04-243	House
1123 North Hastings Avenue	AD04-242	House
Northwest corner North Hastings Ave. & West 1 <sup>st</sup> Street	AD04-082	Exchange National Bank
Southwest corner North Hastings Ave. & West 2 <sup>nd</sup> Street	AD04-110	City National Bank
<b><i>South Hastings Avenue</i></b>		
214 South Hastings Avenue	AD04-092	Machine shop
310 South Hastings Avenue	AD04-599	John Craig House
401 South Hastings Avenue	AD04-598	House
517 South Hastings Avenue	AD04-597	House
634 South Hastings Avenue	AD04-596	Hamilton Methodist Church
830 South Hastings Avenue	AD04-267	House
<b><i>North Hewitt Avenue</i></b>		
717 North Hewitt Avenue	AD04-386	House
722 North Hewitt Avenue	AD04-387	House
847 North Hewitt Avenue	AD04-385	House
<b><i>Hastings College</i></b>		
Hastings College	AD04-119	McCormick Hall (NRHP)
Hastings College	AD04-404	Calvin H. French Memorial Chapel
Hastings College	AD04-403	Weyer Hall
Hastings College	AD04-405	Taylor Hall
<b><i>North Jefferson Avenue</i></b>		
313 North Jefferson Avenue	AD04-310	House
<b><i>North Kansas Avenue</i></b>		
403 ½ North Kansas Avenue	AD04-067	Commercial building
750 North Kansas Avenue	AD04-210	House
822 North Kansas Avenue	AD04-211	House
826 North Kansas Avenue	AD04-213	House
827 North Kansas Avenue	AD04-212	House
845 North Kansas Avenue	AD04-214	House
1000 North Kansas Avenue	AD04-328	House
1105 North Kansas Avenue	AD04-102	Nowlan-Dietrich House (NRHP)
1117 North Kansas Avenue	AD04-343	House
1128 North Kansas Avenue	AD04-342	House
1200 block North Kansas Avenue	AD04-191	House
1216 North Kansas Avenue	AD04-190	House
1234 North Kansas Avenue	AD04-189	House
1300 block North Kansas Avenue	AD04-187	House
Comer North Kansas Avenue & railroad tracks	AD04-098	Warehouse

## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
<b><i>South Kansas Avenue</i></b>		
704 South Kansas Avenue	AD04-610	House
<b><i>North Lexington Avenue</i></b>		
107 North Lexington Avenue	AD04-101	Old Armory
117 North Lexington Avenue	AD04-103	Warehouse
201 North Lexington Avenue	AD04-105	Commercial building
211 North Lexington Avenue	AD04-106	Commercial building
309 North Lexington Avenue	AD04-158	Apartment building
316 North Lexington Avenue	AD04-159	Berean Bible Church
401 North Lexington Avenue	AD04-160	House
611 North Lexington Avenue	AD04-161	House
745 North Lexington Avenue	AD04-361	House
747 North Lexington Avenue	AD04-304	House
800 North Lexington Avenue	AD04-344	House
810 North Lexington Avenue	AD04-345	House
812 North Lexington Avenue	AD04-347	House
815 North Lexington Avenue	AD04-346	House
831 North Lexington Avenue	AD04-348	House
834 North Lexington Avenue	AD04-349	House
Southeast corner North Lexington Ave. & West 2 <sup>nd</sup> Street	AD04-104	B. G. & S. Transfer Cases
Southwest corner North Lexington Ave. & West 9 <sup>th</sup> Street	AD04-350	House
<b><i>South Lexington Avenue</i></b>		
307 South Lexington Avenue	AD04-567	House
307 South Lexington Avenue	AD04-567	House
406 South Lexington Avenue	AD04-568	House
409 South Lexington Avenue	AD04-569	House
519 South Lexington Avenue	AD04-570	House
600 South Lexington Avenue	AD04-571	House
723 South Lexington Avenue	AD04-572	House
<b><i>North Lincoln Avenue</i></b>		
107 North Lincoln Avenue	AD04-083	Commercial building
220 North Lincoln Avenue	AD04-073	I.O.O.F. Hall
227 North Lincoln Avenue	AD04-072	Madgett Building
232 North Lincoln Avenue	AD04-074	Van Patten Grocery
236 North Lincoln Avenue	AD04-075	Commercial building
401 North Lincoln Avenue	AD04-054	First Baptist Church
503 North Lincoln Avenue	AD04-433	First Church of God
621 North Lincoln Avenue	AD04-421	First Presbyterian Church
717 North Lincoln Avenue	AD04-326	House
741 North Lincoln Avenue	AD04-324	House
751 North Lincoln Avenue	AD04-322	House
806 North Lincoln Avenue	AD04-321	House
815 North Lincoln Avenue	AD04-316	House
822 North Lincoln Avenue	AD04-319	House

## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
823 North Lincoln Avenue	AD04-064	Wm. Brach House (NRHP)
826 North Lincoln Avenue	AD04-318	House
827 North Lincoln Avenue	AD04-315	House
831 North Lincoln Avenue	AD04-313	House
837 North Lincoln Avenue	AD04-314	House
842 North Lincoln Avenue	AD04-317	House
919 North Lincoln Avenue	AD04-232	House
1010 North Lincoln Avenue	AD04-233	House
1025 North Lincoln Avenue	AD04-234	House
1101 North Lincoln Avenue	AD04-237	House
1114 North Lincoln Avenue	AD04-238	House
1124 North Lincoln Avenue	AD04-240	House
1135 North Lincoln Avenue	AD04-241	House
700 block North Lincoln Avenue	AD04-323	House
800 block North Lincoln Avenue	AD04-320	House
1100 block North Lincoln Avenue	AD04-235	House
1100 block North Lincoln Avenue	AD04-239	House
Northwest corner North Lincoln Avenue & West 7 <sup>th</sup> Street	AD04-325	Alexander Square
Northwest corner North Lincoln Avenue & West 11 <sup>th</sup> Street	AD04-236	House
Mid-block North Lincoln Avenue on west side	AD04-084	Commercial building
<b>Lakeside Drive</b>		
105 Lakeside Drive	AD04-527	Ambrose A. Heuerty House
111 Lakeside Drive	AD04-528	Quentin McCluer House
113 Lakeside Drive	AD04-529	Farris Yeager House
117 Lakeside Drive	AD04-530	Melvin E. Collins House
123 Lakeside Drive	AD04-531	Clyde W. Donahoo House
125 Lakeside Drive	AD04-532	Glen W. Karr House
129 Lakeside Drive	AD04-533	Wilbur C. Smith House
133 Lakeside Drive	AD04-534	Philip E. Douglas House
137 Lakeside Drive	AD04-535	Mark A. Dewitt House
141 Lakeside Drive	AD04-536	Leslie Anstine House
145 Lakeside Drive	AD04-537	Arth. H. Jenkins House
149 Lakeside Drive	AD04-538	Harry F. Rean House
201 Lakeside Drive	AD04-539	Edgar C. Keast House
205 Lakeside Drive	AD04-540	Ralph C. Detrick House
207 Lakeside Drive	AD04-541	Forrest F. Fitch House
209 Lakeside Drive	AD04-542	Russell C. Goshoon House
213 Lakeside Drive	AD04-543	Emmett J. Carmady House
225 Lakeside Drive	AD04-544	Charles H. Busboom House
303 Lakeside Drive	AD04-545	George B. Engelbrecht House
309 Lakeside Drive	AD04-546	George W. Nielson House
315 Lakeside Drive	AD04-547	Howard E. Burr House
319 Lakeside Drive	AD04-548	Homer A. Clay House
403 Lakeside Drive	AD04-549	Jack Binderup House

## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
405 Lakeside Drive	AD04-550	Marion E. Ball House
409 Lakeside Drive	AD04-551	Aubrey M. Stevenson House
421 Lakeside Drive	AD04-552	R. J. Hammell House
507 Lakeside Drive	AD04-553	Raymond A. Watson House
511 Lakeside Drive	AD04-554	Richard W. Newman House
517 Lakeside Drive	AD04-555	Carl J. Bryant House
601 Lakeside Drive	AD04-556	Lloyd P. Kissinger House
607 Lakeside Drive	AD04-557	Glenn W. Williams House
1109 Lakeside Drive	AD04-559	Charles A. Gildner House
<b><i>North Minnesota Avenue</i></b>		
300 North Minnesota Avenue	AD04-065	Union Pacific Depot
746 North Minnesota Avenue	AD04-199	House
808 North Minnesota Avenue	AD04-200	House
821 North Minnesota Avenue	AD04-201	House
1008 North Minnesota Avenue	AD04-335	House
1011 North Minnesota Avenue	AD04-336	House
1142 North Minnesota Avenue	AD04-334	House
Southeast corner North Minnesota Ave. & West 9 <sup>th</sup> Street	AD04-202	House
<b><i>South Minnesota Avenue</i></b>		
600 South Minnesota Avenue	AD04-613	House
604 South Minnesota Avenue	AD04-614	House
<b><i>South New York Avenue</i></b>		
300 block South New York Avenue	AD04-682	House
300 block South New York Avenue	AD04-671	House
300 South New York Avenue	AD04-670	House
307 South New York Avenue	AD04-683	House
309 South New York Avenue	AD04-589	House
310 South New York Avenue	AD04-672	House
314 South New York Avenue	AD04-673	House
315 South New York Avenue	AD04-684	House
319 South New York Avenue	AD04-685	House
323 South New York Avenue	AD04-674	House
401 South New York Avenue	AD04-686	House
407 South New York Avenue	AD04-563	Fred Bauer House
402 South New York Avenue	AD04-561	New York Avenue Congregational Church
406 South New York Avenue	AD04-675	House
410 South New York Avenue	AD04-676	House
411 South New York Avenue	AD04-562	Fred Bauer Grocery Store
413 South New York Avenue	AD04-588	House
414 South New York Avenue	AD04-677	House
418 South New York Avenue	AD04-678	House
422 South New York Avenue	AD04-679	House
423 South New York Avenue	AD04-587	House

## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
502 South New York Avenue	AD04-564	St. Paul's Evangelical Lutheran Church
506 South New York Avenue	AD04-565	St. Paul's Parsonage
508 South New York Avenue	AD04-586	House
<b><i>East Park Street</i></b>		
100 block East Park Street	AD04-661	House
100 block East Park Street	AD04-659	House
140 East Park Street	AD04-667	House
102 East Park Street	AD04-660	House
112 East Park Street	AD04-662	House
119 East Park Street	AD04-658	House
125 East Park Street	AD04-657	House
127 East Park Street	AD04-656	House
133 East Park Street	AD04-654	House
134 East Park Street	AD04-666	House
141 East Park Street	AD04-653	House
143 East Park Street	AD04-652	House
218 East Park Street	AD04-668	House
231 East Park Street	AD04-669	House
<b><i>North Pine Avenue</i></b>		
609 North Pine Avenue	AD04-488	House
700 block North Pine Avenue	AD04-464	House
830 North Pine Avenue	AD04-465	House
<b><i>Pine Knoll Road</i></b>		
Pine Knoll Road	AD04-397	1940s era housing
<b><i>Pleasant Street</i></b>		
100 Pleasant Street	AD04-402	House
<b><i>South Rhode Island Avenue</i></b>		
311 South Rhode Island Avenue	AD04-632	House
<b><i>Ringland Road</i></b>		
106 Ringland Road	AD04-406	House
130 Ringland Road	AD04-407	House
132 Ringland Road	AD04-408	House
148 Ringland Road	AD04-409	House
209 Ringland Road	AD04-410	House
315 Ringland Road	AD04-411	House
<b><i>South Ross Avenue</i></b>		
114 South Ross Avenue	AD04-664	House
122 South Ross Avenue	AD04-663	House
126 South Ross Avenue	AD04-665	House
<b><i>North Saunders Avenue</i></b>		
811 North Saunders Avenue	AD04-370	House
<b><i>East South Street</i></b>		
100 block East South Street	AD04-647	House
100 East South Street	AD04-641	Eckhardt's Grocery

## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
101 East South Street	AD04-643	House
103 East South Street	AD04-644	House
106 East South Street	AD04-642	House
119 East South Street	AD04-651	House
121 East South Street	AD04-650	House
127 East South Street	AD04-649	House
131 East South Street	AD04-655	House
131 East South Street	AD04-648	House
141 East South Street	AD04-646	House
145 East South Street	AD04-645	House
East South Street/East Highway 6	AD04-425	Valentine's Diner and Gas Station
Southeast corner East South Street & South Pine Avenue	AD04-640	Emmanuel Lutheran Church
<b>West South Street</b>		
300 block West South Street	AD04-052	House
411 West South Street	AD04-097	Wallace Building
421 West South Street	AD04-095	Union Pacific Freight Depot
435 West South Street	AD04-096	Wallace Building
701 West South Street	AD04-093	Commercial building
Southwest corner West South Street & South Denver Ave.	AD04-094	G. E. Coblenz Building
Northwest corner West South Street & South Lincoln Ave.	AD04-090	Borley Moving & Storage
Southeast corner West South Street & South Lincoln Ave.	AD04-091	Schultz Gruis Grain Company
<b>North St. Joseph Avenue</b>		
321 North St. Joseph Avenue	AD04-088	Lincoln Telephone & Telegraph Co.
322 North St. Joseph Avenue	AD04-087	Pittsburgh Plate Glass
400 block South St. Joseph Avenue	AD04-608	House
514 North St. Joseph Avenue	AD04-141	House
515-521 North St. Joseph Avenue	AD04-140	Miles Flats
812-814 North St. Joseph Avenue	AD04-218	Mary Lanning Home Health
821 North St. Joseph Avenue	AD04-219	House
835 North St. Joseph Avenue	AD04-217	House
1109 North St. Joseph Avenue	AD04-261	House
1110 North St. Joseph Avenue	AD04-262	House
1124 North St. Joseph Avenue	AD04-263	House
1128 North St. Joseph Avenue	AD04-264	House
1131 North St. Joseph Avenue	AD04-266	House
1136 North St. Joseph Avenue	AD04-265	House
1214 North St. Joseph Avenue	AD04-185	Bungalow
1300 North St. Joseph Avenue	AD04-186	House
1348 North St. Joseph Avenue	AD04-188	House
Southwest corner North St. Joseph Ave. & West 3 <sup>rd</sup> Street	AD04-070	Old Stitt Building
<b>South St. Joseph Avenue</b>		
400 South St. Joseph Avenue	AD04-609	2 <sup>nd</sup> Presbyterian Church
521 South St. Joseph Avenue	AD04-607	Zion Lutheran School

## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
<b><i>North Turner Avenue</i></b>		
707 North Turner Avenue	AD04-443	House
727 North Turner Avenue	AD04-444	House
800 block North Turner Avenue	AD04-475	House
<b><i>University Avenue</i></b>		
111 University Avenue	AD04-454	House
115 University Avenue	AD04-453	House
120 University Avenue	AD04-497	House
124 University Avenue	AD04-498	House
125 University Avenue	AD04-452	House
131 University Avenue	AD04-451	House
216 University Avenue	AD04-499	House
219 University Avenue	AD04-450	House
226 University Avenue	AD04-500	House
401 University Avenue	AD04-449	House
405 University Avenue	AD04-448	House
406 University Avenue	AD04-501	House
410 University Avenue	AD04-502	House
418 University Avenue	AD04-503	House
501 University Avenue	AD04-447	House
514 University Avenue	AD04-504	House
515 University Avenue	AD04-446	House
519 University Avenue	AD04-445	House
902 University Avenue	AD04-398	House
<b><i>South Wabash Avenue</i></b>		
726 South Wabash Avenue	AD04-197	Mullen House
<b><i>North Washington Avenue</i></b>		
723 North Washington Avenue	AD04-311	House
<b><i>North Webster Avenue</i></b>		
723 North Webster Avenue	AD04-379	House
726 North Webster Avenue	AD04-378	House
800 block North Webster Avenue	AD04-380	House
822 North Webster Avenue	AD04-381	House
824 North Webster Avenue	AD04-382	House
878 North Webster Avenue	AD04-383	House
1000 North Webster Avenue	AD04-384	House
<b><i>North Williams Avenue</i></b>		
700 block North Williams Avenue	AD04-369	House
747 North Williams Avenue	AD04-368	House
827 North Williams Avenue	AD04-367	House
834 North Williams Avenue	AD04-366	House
842 North Williams Avenue	AD04-365	House
843 North Williams Avenue	AD04-364	House
912 North Williams Avenue	AD04-363	House



## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
1100 block North Williams	AD04-362	House
<b><i>Spencer Park</i></b>		
Southeast Hastings	AD04-183	Spencer Park
<b>HAYLAND</b>		
North side railroad tracks	AD05-001	Hayland Elevator
<b>HOLSTEIN</b>		
<b><i>Fillmore Street</i></b>		
17475 Fillmore Street	AD06-007	House
Southeast corner Fillmore Street & Claud Avenue	AD06-002	Holstein Town Hall
Northeast corner Fillmore Street & Holstein Avenue	AD06-006	House
Northeast corner Fillmore Street & James Avenue	AD06-001	House
<b><i>Jackson Street</i></b>		
South side Jackson Street	AD06-005	Grain elevator
<b><i>Monroe Street</i></b>		
Northwest corner Monroe Street & Cleveland Avenue	AD06-008	House
<b><i>Main Street</i></b>		
9630 Main Street	AD06-010	House
Northwest corner Main Street & Fillmore Street	AD06-003	Essinger's Garage
Northeast corner Main Street & Fillmore Street	AD06-004	Bank
Southeast corner Main Street & Sundown Street	AD06-011	Holstein Telephone Exchange
<b><i>Sundown Street</i></b>		
Southeast corner Sundown Street & Holstein Avenue	AD06-009	Holstein Public School
Sundown Street	AD06-012	St. Paul's Lutheran Cemetery
<b>JUNIATA</b>		
<b><i>Adams Avenue</i></b>		
601 Adams Avenue	AD08-002	House
<b><i>Blue River Avenue</i></b>		
903 Blue River Avenue	AD08-007	House
<b><i>Bowen Avenue</i></b>		
910 Bowen Avenue	AD08-003	House
<b><i>Brass Avenue</i></b>		
1304 Brass Avenue	AD08-006	House
Southeast corner Brass Avenue & 9 <sup>th</sup> Street	AD08-004	House
Northwest corner Brass Avenue & 5 <sup>th</sup> Street	AD08-001	House
<b><i>Juniata Avenue</i></b>		
401 Juniata Avenue	AD08-005	House
<b>KENESAW</b>		
<b><i>North 4<sup>th</sup> Avenue</i></b>		
207 North 4 <sup>th</sup> Avenue	AD09-021	House
310 North 4 <sup>th</sup> Avenue	AD09-012	St. Paul's Lutheran Church
606 North 4 <sup>th</sup> Avenue	AD09-011	House

## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
<b>North 5<sup>th</sup> Avenue</b>		
402 North 5 <sup>th</sup> Avenue	AD09-009	House
509 North 5 <sup>th</sup> Avenue	AD09-010	House
<b>North Brooks Avenue</b>		
408 North Brooks Avenue	AD09-016	House
<b>North Denison Avenue</b>		
401 North Denison Avenue	AD09-015	House
<b>North Forbes Avenue</b>		
401 North Forbes Avenue	AD09-018	House
<b>South Forbes Avenue</b>		
207 South Forbes Avenue	AD09-023	House
<b>North Perkins Avenue</b>		
210 North Perkins Avenue	AD09-020	Church
506 North Perkins Avenue	AD09-013	House
607 North Perkins Avenue	AD09-014	House
<b>South Perkins Avenue</b>		
South Perkins Ave. between South Railroad & Pine Streets	AD09-022	House
<b>North Railroad Street</b>		
North Railroad Street	AD09-019	Commercial building
<b>South Railroad Street</b>		
South Railroad Street	AD09-017	Grain elevator
<b>North Smith Avenue</b>		
200 block North Smith Avenue	AD09-004	Commercial building
200 block on North Smith Avenue	AD09-003	Commercial building
208 North Smith Avenue	AD09-001	Kenesaw City Auditorium
306 North Smith Avenue	AD09-005	House
401 North Smith Avenue	AD09-006	House
509 North Smith Avenue	AD09-007	House
608 North Smith Avenue	AD09-008	House
Northwest corner North Smith Avenue & Maple Street	AD09-002	Kenesaw Bank
<b>South Smith Avenue</b>		
214 South Smith Avenue	AD09-024	House
<b>PAULINE</b>		
<b>Dogwood Avenue</b>		
Northwest corner Dogwood Avenue & Hackberry Street	AD10-003	Methodist Episcopal Church
Southwest corner Dogwood Avenue & Mulberry Street	AD10-004	House
<b>Pauline Street</b>		
Pauline Street	AD10-001	Chicago Lumber Company Building
<b>Willow Avenue</b>		
Northwest corner Willow Avenue & Cherry Street	AD10-002	Pauline School District No. 8
<b>PROSSER</b>		
<b>1<sup>st</sup> Street</b>		
Northeast corner 1 <sup>st</sup> Street & Morgan Avenue	AD11-004	House
Northwest corner 1 <sup>st</sup> Street & Reay Avenue	AD11-003	House

## List of Surveyed Properties

ADDRESS	SITE NUMBER	PROPERTY NAME
Northwest corner 1 <sup>st</sup> Street & Virginia Avenue	AD11-005	Prosser Post Office
<b><i>Reay Avenue</i></b>		
Reay Avenue	AD11-002	House
<b><i>Railroad Street</i></b>		
Northwest corner Railroad Street & Virginia Avenue	AD11-001	House
<b>ROSELAND</b>		
<b><i>Clark Street</i></b>		
Northwest corner Clark Street & Lincoln Avenue	AD12-001	Roseland State Bank
<b><i>Davis Street</i></b>		
Davis Street	AD12-004	Thomas Trausch Home
11718 Davis Street	AD12-002	House
<b><i>Logan Avenue</i></b>		
Northeast corner Logan Avenue & Alexander Street	AD12-003	Sacred Heart Church
<b>NAVAL AMMUNITION DEPOT</b>		
Southeast of Hastings along USH 6	AD13-001	Naval Ammunition Depot (NAD)

## List of Surveyed Properties

SITE NUMBER	PROPERTY NAME	VICINITY
AD00-001	Farmstead	Hansen
AD00-002	Greenwood Cemetery	Hansen
AD00-003	Farmstead	Hansen
AD00-004	Farmstead	Hansen
AD00-005	Farmstead	Hansen
AD00-006	Farmstead	Hastings
AD00-007	Farmstead	Hastings
AD00-008	Provencher Cemetery	Hastings
AD00-009	Farmstead	Hastings
AD00-010	Farmstead	Hastings
AD00-011	Blue Valley Cemetery	Hastings
AD00-012	Farmstead	Pauline
AD00-013	Farmstead	Pauline
AD00-014	Farmstead	Pauline
AD00-015	Farmstead	Pauline
AD00-016	St. Paul's Lutheran Cemetery	Hastings
AD00-017	Cemetery	Hastings
AD00-018	Farmstead	Pauline
AD00-019	Hanover Presbyterian Church/Cemetery	Hastings
AD00-020	NPPD Building	Hastings
AD00-021	Farmstead	Prosser
AD00-022	Farmhouse	Juniata
AD00-023	St. Patrick's Cemetery	Hastings
AD00-024	Cemetery	Hayland
AD00-025	Susan O. Hail Grave	Kenesaw
AD00-026	Farmstead	Kenesaw
AD00-027	Farmstead	Hastings
AD00-028	Farmstead	Hastings
AD00-029	Farmstead	Hastings
AD00-030	Farmstead	Hastings
AD00-031	Farmstead	Hastings
AD00-032	Farmstead	Prosser
AD00-033	Farmstead	Prosser
AD00-034	Farmstead	Prosser
AD00-035	Farmstead	Prosser
AD00-036	Farmstead	Prosser
AD00-037	Concordia Cemetery	Prosser
AD00-038	Farmstead	Prosser
AD00-039	House	Hastings
AD00-040	Farmstead	Kenesaw
AD00-041	Shiloh Cemetery	Kenesaw

## List of Surveyed Properties

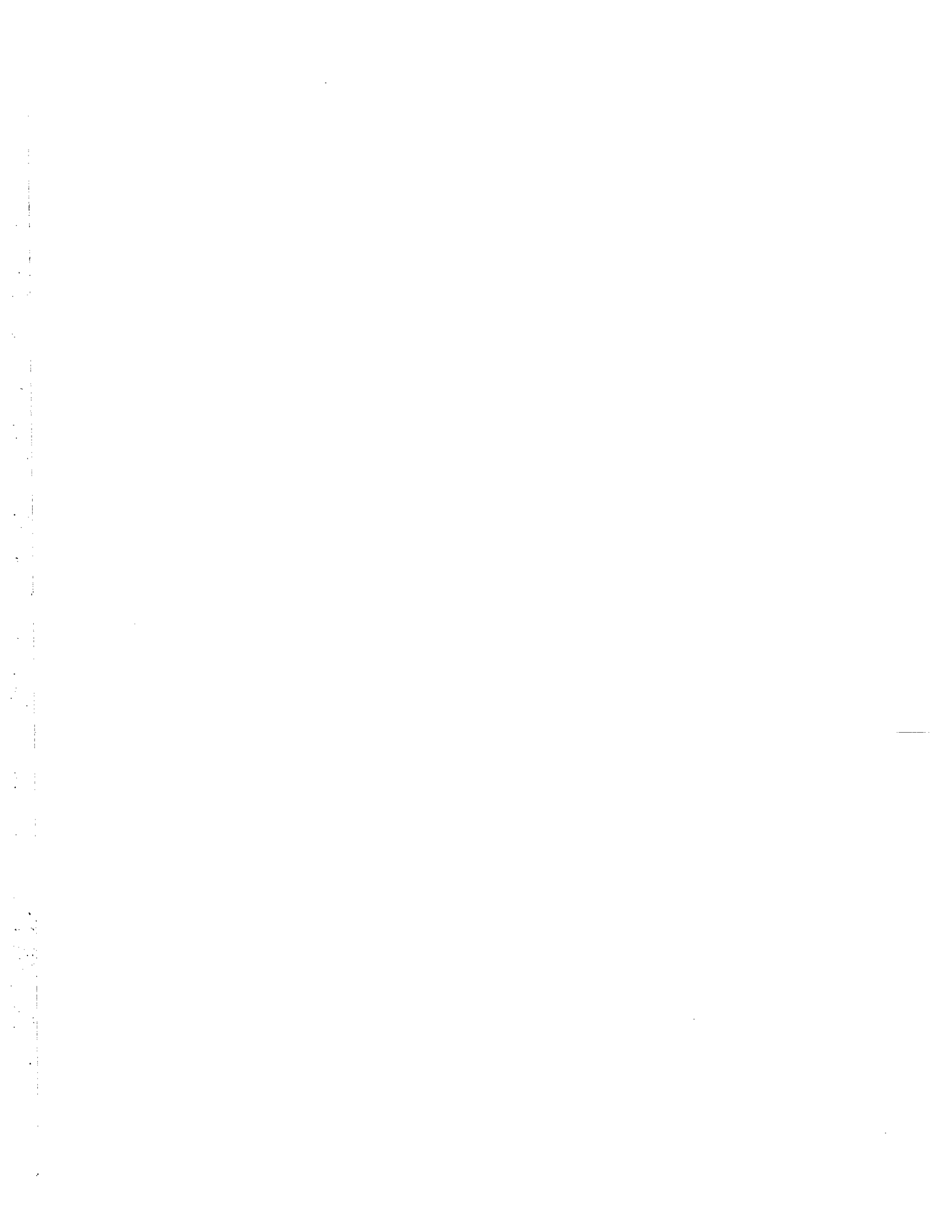
SITE NUMBER	PROPERTY NAME	VICINITY
AD00-042	Cemetery	Kenesaw
AD00-043	Concrete Bridge	Kenesaw
AD00-044	Farmstead	Kenesaw
AD00-045	Farmstead	Kenesaw
AD00-046	Kenesaw Cemetery	Kenesaw
AD00-047	Farmstead	Juniata
AD00-048	Farmstead	Juniata
AD00-049	Farm	Hastings
AD00-050	Barn	Juniata
AD00-051	Logan Cemetery	Holstein
AD00-052	Abandoned Farm	Holstein
AD00-053	Farmstead	Holstein
AD00-054	Farmstead	Holstein
AD00-055	Morseville Cemetery	Holstein
AD00-056	Farmstead	Holstein
AD00-057	Jackson Einspahr Sod House	Holstein
AD00-058	Pratt Full Slope Pony Truss Bridge	Holstein
AD00-059	Roseland Cemetery	Roseland
AD00-060	Pony Truss Bridge	Roseland
AD00-061	Farmstead	Roseland
AD00-062	Bridge	Roseland
AD00-063	Trinity Lutheran Cemetery	Roseland
AD00-064	Farmstead	Roseland
AD00-065	Farmstead	Roseland
AD00-066	Barn	Pauline
AD00-067	Farmstead	Pauline
AD00-068	Farmstead	Ayr
AD00-069	Farmstead	Pauline
AD00-070	Little Blue School, Dist. 26	Pauline
AD00-071	Farmstead	Pauline
AD00-072	Farmstead	Hastings
AD00-073	Abandoned Farmstead	Hastings
AD00-074	Farmstead	Hastings
AD00-075	Mennonite Church Cemetery	Ayr
AD00-076	Crystal Lake State Recreation Area	Ayr
AD00-077	Farmstead	Ayr
AD00-078	Immanuel Lutheran Church and Cemetery	Hastings
AD00-079	Farmstead	Juniata
AD00-080	Juniata Cemetery	Juniata
AD00-081	Mt. Pleasant Cemetery	Ayr
AD00-082	Farmstead	Hastings

## List of Surveyed Properties

SITE NUMBER	PROPERTY NAME	VICINITY
AD00-083	Farmstead	Hastings
AD00-084	Farmstead	Hastings
AD00-085	Farmstead	Hastings
AD00-087	Danish Cemetery	Holstein
AD00-088	Farmstead	Holstein
AD00-089	Farmstead	Holstein
AD00-090	Zion Lutheran Church and Cemetery	Holstein
AD00-091	House	Holstein
AD00-092	House	Holstein
AD00-093	Farmstead	Holstein
AD00-094	Farmstead	Holstein
AD00-095	Farmstead	Holstein
AD00-096	Farmstead	Holstein
AD00-097	Farmstead	Assumption
AD00-098	House	Juniata
AD00-099	Farmstead	Roseland
AD00-100	Farmstead	Ayr
AD00-101	Farmstead	Ayr
AD00-102	Farmstead	Ayr
AD00-103	Farmstead	Ayr
AD00-104	Farmstead	Ayr
AD00-105	Saxour Cemetery	Ayr
AD00-106	Farmstead	Ayr
AD00-107	Timber/Steel Overpass	Kenesaw
AD00-108	Farmstead	Ayr
AD00-109	Farmstead	Ayr
AD00-110	Farmstead	Ayr
AD00-111	Farmstead	Roseland
AD00-112	Farmstead	Ayr
AD00-113	Water Tower	Hastings
AD00-114	McCue-Trausch Farmstead	Juniata
AD00-115	Ingelside - Vocational Rehabilitation Building	Hastings
AD00-116	Ingelside - Cowles Building (Canteen)	Hastings
AD00-117	Ingelside - Bldg 2 - Employee Quarters	Hastings
AD00-118	Ingelside - Bldg 1 - Employee Quarters	Hastings
AD00-119	Ingelside - Psychiatric Hospital	Hastings
AD00-120	Ingelside - Women's Treatment (Bldg 7)	Hastings
AD00-121	Ingelside - Recreation Bldg (Bldg 8)	Hastings
AD00-122	Ingelside - All Faiths Chapel	Hastings
AD00-123	Ingelside - Sewing/kitchen Bldg	Hastings
AD00-124	Ingelside - Power Plant, Bldg 16	Hastings

## List of Surveyed Properties

SITE NUMBER	PROPERTY NAME	VICINITY
AD00-125	Ingelside – Laundry Bldg 11	Hastings
AD00-126	Ingelside – Bldg 25 - Hastings Correctional Center	Hastings
AD00-127	Gas Station	Juniata
AD00-128	German Baptist Cemetery	Roseland
AD00-140	Antioch School – District 20 (NRHP)	Pauline
AD00-242	Concrete Arch Bridge	Hastings
AD00-243	Concrete Arch Bridge	Roseland
AD00-244	Pin-connected Pratt Pony Truss	Ayr





**Appendix 4**  
**Glossary of Architectural Terms**

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## Glossary of Architectural Terms

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**American 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.

**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.

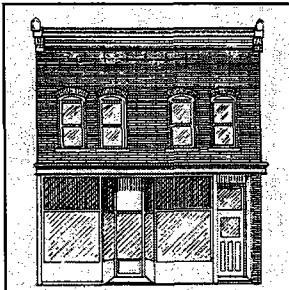
**Building.** A building is erected to house activities performed by people.

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

**Carrara glass.** Material, generally known as structural glass enlarged the realm of architectural design in connection with early twentieth century architectural styles. Carrara glass was used as both interior and exterior wall surfaces, glass building blocks, reinforced plate glass, and pigmented structural glass. Carrara glass was readily used to modernize storefronts and was available in a variety of colors.

**Chicago Commercial (1895-1930).** This style developed in response to new technologies that permitted greater physical height and larger expanses of open floor space for buildings. Exterior ornamentation was kept at a minimum. The steel skeleton allowed maximum light and ventilation. The Chicago window developed out of this style.

**Chicago window.** A three-part window with large rectangular fixed central light flanked by two narrow double-hung sashes.



### **Commercial**

**Vernacular style** (Source: Barbara Wyatt, ed. *Cultural Resource Management in Wisconsin: Vol. 2 Architecture*, 1986).

**Circa or Ca.** 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.

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

**Contributing (NeHBS definition).** A building, site, structure, object, or collection of buildings such as a farmstead, which 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 NRHP, yet more strictness than a building which may "contribute" to a proposed NRHP district.*

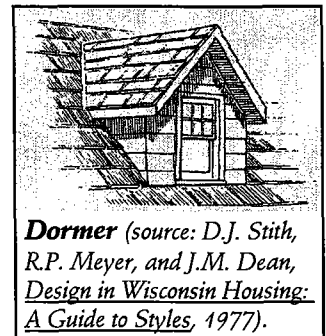


**Cross-Gable building** (Source: Barbara Wyatt, ed. *Cultural Resource Management in Wisconsin, Vol. 2 Architecture*, 1986).

**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.



**Dormer** (source: D.J. Stith, R.P. Meyer, and J.M. Dean, *Design in Wisconsin Housing: A Guide to Styles*, 1977).

**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.

## Glossary of Architectural Terms

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

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

**Eligible.** Properties that meet the National Park Service Criteria for nomination and listing on the NRHP.

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



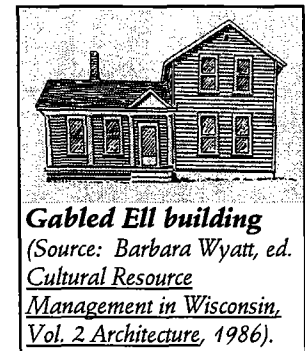
**Front Gable** (source: D.J. Stith, R.P. Meyer, and J.M. Dean, *Design in Wisconsin Housing: A Guide to Styles*, 1977).

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

**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.



**Gabled Ell building**  
(Source: Barbara Wyatt, ed. *Cultural Resource Management in Wisconsin, Vol. 2 Architecture*, 1986).

**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.

## Glossary of Architectural Terms

**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.

**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.

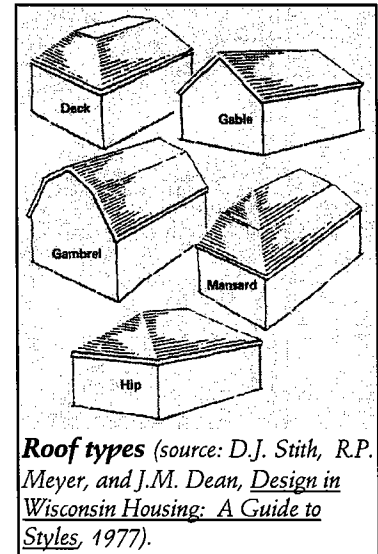
**Late Gothic Revival Style (circa 1880-1920).** A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure. The pointed-arch window openings remain a key feature; however, designs are more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

**Minimalist Traditional (late 1930s-1950s).** This vernacular style is characterized by its low roof pitch, large chimney, and front facing gable. Construction materials most often used were wood, brick, stone or a mixture of the three. The style was used largely for one-story residences.



**Roof types** (source: D.J. Stith, R.P. Meyer, and J.M. Dean, *Design in Wisconsin Housing: A Guide to Styles*, 1977).

## Glossary of Architectural Terms

**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 (NRHP).** 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 NRHP. 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 (NRHP 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.

**Noncontributing (NeHBS definition).** A building, site, structure, object, or collection of buildings such as a farmstead, which 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.



**One-story cube building** (Source: Barbara Wyatt, ed. *Cultural Resource Management in Wisconsin, Vol. 2 Architecture, 1986*).

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

## Glossary of Architectural Terms

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

**Potentially eligible.** Properties that may be eligible for listing on the NRHP 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.

**Rustic Style (circa 1930-1940).** A vernacular building form often associated with the Works Progress Administration or Civilian Conservation Corps projects of the Great Depression. This style is identified by rough hew logs, fieldstone, or rusticated stone exterior building materials and is most often found in park or rural settings.

**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.

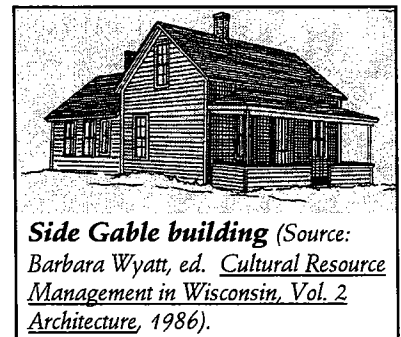
**Significance.** Importance of a historic property as defined by the NRHP criteria in one or more areas of significance.

**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.





## Glossary of Architectural Terms

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**Sullivaneseque (circa 1900-1930).** Based on the architecture of Louis Sullivan, this style formed as an alternative to the Art Nouveau style. This style is characterized by buildings with flat roofs and boldly projecting cornices distinguished by rich ornamental detailing in terra cotta and classical elements.

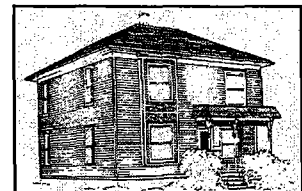
**Tudor Revival Style (circa 1920-1940).** A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

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

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

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

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



**Two-story cube building** (Source: Barbara Wyatt, ed. *Cultural Resource Management in Wisconsin*, Vol. 2 Architecture, 1986).

