

# *Cuming County Nebraska Historic Buildings Survey*

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*Prepared for:*

*Nebraska State Historical Society  
State Historic Preservation Office*

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*Front and back cover photograph: Main Street, West Point, c. 1873, CHS*

*Front cover photographs:*

*left - residential street view, Wisner, c. 1910, NeSHS*

*middle- Chicago, St. Paul, Minnesota & Omaha Railroad Depot, Bancroft, 1907, NeSHS*

*right - Citizens National Bank Building, Bancroft, 1907, NeSHS*

*Back cover photographs:*

*top - Main Street, West Point, c. 1890, CHS*

*bottom - Railroad depot, West Point, c. 1910, CHS*



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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 Public Programs 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. Historic working barns or other agriculture-related outbuildings may also qualify.

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

historic buildings to exact, as-built specifications.

The tax incentive program in Nebraska has been responsible for:

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; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their

projects may have on historic properties; and afford the Federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process, as it is known, also require that the federal agency consult with the NeSHPO to identify historic properties in the project area; assess the effects a project may have on historic properties located in the project area; and develop and evaluate alternatives that could avoid, minimize or mitigate adverse effects the project may have on historic properties.

For example, if the Federal Highway Administration (FHWA), through the Nebraska Department of Roads, contemplates construction of a new highway, 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. Information is also available at the State

Historical Society web page at [www.nebraskahistory.org](http://www.nebraskahistory.org).

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## **Chapter 2**

# **Historic Overview of Cuming County**

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## Chapter 2

# Historic Overview of Cuming County

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### Introduction

This historic overview provides a context in which to consider the various types of resources that were researched and documented in this survey. When possible, information is presented about specific buildings in Cuming County. When a building is referred to that is included in the survey, it is followed by its Nebraska Historic Building Survey (NeHBS) site number. These site numbers begin with an abbreviation of the county (CM for Cuming) and a two-digit number referring to their location within the county. Each community has a number, for example “02” indicates Bancroft, and rural sites are numbered “00.” The last three numbers refer to the specific building or structure (for example, CM01-001).

### The Landscape and Environment

Cuming County measures approximately 576 square miles and is located in northeastern Nebraska. The Elkhorn River, the county’s primary landscape feature, runs through central Cuming County and is fed by several tributaries, including Plum, Rock, Cuming, Fischer, and Pebble Creeks.<sup>1</sup> The forested river valleys are contrasted by large agricultural fields that cover the remaining landscape.



*Elkhorn River*

### Northeastern Nebraska

Beginning in the late seventeenth and early eighteenth centuries, several Native American tribes inhabited what is now northeastern Nebraska.<sup>2</sup> Poncas, Otos, Missourias, Iowas, and most prominently, the Omahas relied on farming and hunting in the eastern portion of Nebraska. When the fur trade became a

dominant industry in the nineteenth century, the Missouri River provided easy transportation, and Native American tribes assisted this trade by facilitating and supplying goods.

By 1812, the fur trade moved west, and Fort Lisa, built by the Missouri Fur Company, stood near Council Bluffs, Iowa, and served as the entry point for transportation along the Platte and Elkhorn Rivers. The trade industry encouraged settlement along the waterways, and in 1825, Native American land cessions opened Northeastern Nebraska territory for Euro-American settlement. The government established the Winnebago Reservation in 1865 and the Omaha Reservation in 1882 near Cuming County.<sup>3</sup> The northeast corner of Cuming County currently lies within the Omaha Reservation. In 1884, an act of congress opened up 49,000 acres of the Omaha Reservation for settlement by farmers encouraging settlers to move to the area.<sup>4</sup>

### Settlement Patterns

In 1855, Nebraska’s territorial legislature established the boundaries of Cuming County.<sup>5</sup> Settlement began in 1856 and settlers soon discovered the rich soil, ideal for corn and wheat production.<sup>6</sup> Population steadily increased, warranting county government organization by 1857. Cuming County was named after Thomas B. Cuming, the acting governor of Nebraska Territory from 1854-55 and in 1857-58.<sup>7</sup> The original county seat was twice located in “paper” towns – fictitious towns, unsurveyed and unplatted – before elections were held to find a permanent home for the county’s government center.<sup>8</sup> In 1857, debates between placing the county seat in West Point or in DeWitt (a nonextant

## Historic Overview of Cuming County

community) resulted in West Point as the victor by a 12-7 vote.<sup>9</sup>

By 1861, Cuming County's population stood at 67. Initially, settlers were drawn to the area by the promise of rich farmland and open space. Later, efforts by railroad companies and immigrant societies encouraged settlement of Nebraska and Cuming County by foreign immigrants. At the end of the nineteenth century, Cuming County's foreign population was dominated by Germans, Scandinavians, and Irish.<sup>10</sup> The increase in foreign immigration to Cuming County resulted in a dramatic increase in population between 1860 and 1885. From only 67 settlers in 1860, the county's population grew to 3,000 settlers by 1870, and over 10,000 by 1885.<sup>11</sup>

Cuming County's development is attributed to its strong agricultural and railroad heritage. Fertile agricultural lands, created by the Elkhorn River, allowed for the production of a variety of crops and encouraged settlement by farmers from the east and immigrants from foreign lands.



*Cuming County agriculture*

When the railroad was introduced to the county in the 1870s, settlement increased. The railroad also benefitted the farmers by allowing them to transport their goods to other markets. With the introduction of the railroad, four primary towns emerged – Bancroft, Beemer, West Point, and Wisner. Two primary railroad companies constructed lines through Cuming County – the Fremont, Elkhorn, and Missouri Valley Railroad; and the Chicago, St. Paul, Minneapolis, and Omaha Railroad. The Fremont, Elkhorn, and Missouri Valley lines were run to West Point in 1870, and later extended through Beemer and

Wisner, both platted in anticipation of the railroad.<sup>12</sup> The Chicago, St. Paul, Minneapolis, and Omaha lines were run through the new town of Bancroft, platted in 1880.<sup>13</sup> Construction of railroad lines through the county allowed farmers to transport their crops and livestock to markets in Omaha.

Throughout the development of Cuming County, agriculture provided the county's economic foundation. As population increased and technology improved, farming practices evolved. The county's earliest farming was primarily crop farming with corn and wheat production being the most prominent. From the late 1800s to the 1920s, farming in Cuming County became more mechanized, allowing farmers to handle more acres and have greater product output. By the mid-1900s, soybean production began to increase and wheat production decreased.<sup>14</sup> Although the depression of the 1930s resulted in a decrease in farm production, agriculture has remained the mainstay of Cuming County's economy throughout the twentieth century. Farming technology by the 1950s included improvements in irrigation and water dispersal, allowing for more successful crop production.<sup>15</sup>

Livestock production has also been a mainstay for Cuming County's agricultural economy. At one time, beef cattle were transported to feedlots in Wisner and Beemer, and shipped to livestock markets in Omaha and Lincoln by the railroad. Although beef is still raised on feedlots in Cuming County, it is no longer transported by railroad to Omaha and Lincoln. Instead, it is transported by truck to local production facilities. By the 1970s, livestock, including hogs and cattle, encouraged the development of one of the most important industries in West Point – meat processing. Currently, both IBP (Iowa Beef Packing) and Wimmer's (pork production) are located in West Point and

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operate successfully as two of the county's major industries. Today, agriculture remains a vital piece of Cuming County's economy.

### Community Development in Cuming County

#### Bancroft<sup>16</sup>

The small community of Bancroft is located on the southern edge of the Omaha Reservation, 19 miles northeast of West Point. Settlement of the area around what was to be known as Bancroft began in 1876 when F.B. Barber purchased land for a farmstead. Four years later, when the Chicago, St. Paul, Minneapolis, and Omaha Railroad began planning a line through the northern portion of Cuming County, Barber

deeded 80 acres to the railway for the platting of a town.

Initially, the community was known as Unashta Zinga, a Native American term

meaning "little stopping place." After the community was platted, the name became Barbersville, but upon request of Barber, the town was renamed after a well-liked civil engineer with the railroad, George Bancroft.

Commercial development occurred early in Bancroft. By the mid-1880s, a flour mill, lumberyards, and agricultural product stores were established. When Congress opened the Omaha Reservation for "white" settlement in 1884, the community of Bancroft benefitted from the increase in trade from the farmers. Bancroft became a local shipping point for crops and livestock.<sup>17</sup> By the turn-of-the-century, city services such as water, sewer, and gas provided modern conveniences to residents.



*Holy Cross Catholic Rectory,  
Bancroft (CM02-017)*

The early 1900s and 1910s saw an increase in Bancroft's population. The community reached its peak of 742 citizens in 1910. Although the population slowly declined after 1910,

Bancroft's business community thrived. In 1917, Bancroft supported over 30 businesses, a telephone company, and six churches. The population was 673 in 1920 and less than 600 by 1940.<sup>18</sup> Despite the declining population, public services greatly improved the life of Bancroft's citizens. By the 1920s, electricity was found in almost every home, a large modern water facility was in operation, and the volunteer fire department was established. With the prosperity of the 1920s, civic improvement included the construction of a community auditorium (CM02-028), a hotel, and a number of smaller businesses. Although the Great Depression forced many people out of the community to larger urban areas to find work, prosperity returned in the 1940s with the start of World War II.

Today, Bancroft supports several small businesses. One of its primary industries is tourism, as the John G. Neihardt Center attracts visitors from all over the country. The Neihardt Center was established to honor Nebraska's poet laureate John G. Neihardt. A long time resident of Bancroft, Neihardt wrote several of his works while living in the community and editing its weekly paper.<sup>19</sup> Neihardt's study and an interpretive center are located in Bancroft and are listed on the National Register of Historic Places ([NRHP] CM02-021).



*House at 302 Grove Street,  
Bancroft (CM02-003)*

## Historic Overview of Cuming County

### Beemer<sup>20</sup>

A.D. Beemer founded a sawmill along the Rock Creek northwest of West Point in 1885. Recognizing the potential for growth along rail lines, A.D. Beemer encouraged the Fremont, Elkhorn, and Missouri Valley Railroad to run through his land near the sawmill. Beemer then enlisted West Point entrepreneurs to develop a town known as Rock Creek on land around the future rail lines.<sup>21</sup> Shortly after the town's establishment, railroad lines were run through West Point and Rock Creek.

During the early years of the community's development, A.D. Beemer founded the depot, hotel, newspaper office, bank, and livery. The depot and post office



*Commercial Building, 4<sup>th</sup> and Main Streets, Beemer (CM03-003)*

operated under the name Beemer, thus the community's name Rock Creek was changed to Beemer. Population grew steadily during the first 5 years of settlement, reaching 350 residents by 1890. Early businesses in the community included blacksmiths, shoe repair, livery stables, jewelers, and saloons. Industries in the growing community included a brickyard (1886), a plow factory, and a canning factory. Beemer's location along the Fremont, Elkhorn, and Missouri Valley rail lines, allowed for the establishment of the Beemer Stockyards in the 1880s. These stockyards established Beemer as a shipping point for area livestock farmers.

By the turn-of-the-century, Beemer's population had doubled in size. The community's social and religious needs were recognized and residents established a public school in 1892 and four churches, including Methodist (1885), Lutheran (1890), Mennonite (1895), and First Congregational Church in 1899 (CM03-010). During the early 1900s, the

city had such amenities as a waterworks with a standpipe on the north end of Main Street (CM03-032), telephone services, and 34 merchants running a variety of businesses. Several banks also operated in the community during this period, including the First National Bank (CM03-001).



*Water Stand Pipe, Beemer (CM03-032)*

The community of Beemer prospered during the 1910s and 1920s. Several churches were constructed between 1900 and 1930, including the First Methodist Episcopal Church (1904, CM03-018) and St. John's Evangelical Lutheran Church (1927, CM03-009). An opera house was constructed in 1906 (CM03-022) and a new school was built in 1918 (CM03-024).

Throughout the twentieth century, the community continued to grow reaching 494 residents in 1910, 571 in 1930, and over 600 in 1950.



*Cuming County Fairgrounds Buildings, Neligh Park, West Point (CM05-134)*

Its location along the railroad allowed for significant residential and industrial growth. This growth trend continued through the 1960s and 1970s, with Beemer reaching a peak of 853 residents by 1980. With the increased mobility of society, population has decreased since 1980, dropping to under 700 residents in 1990.<sup>22</sup> Beemer's primary commercial strip today houses small business

## Historic Overview of Cuming County

enterprises, including retail, service, and local government functions.



*West Point Main Street, c. 1890  
Courtesy of the Cuming County Historical Society*

### West Point

Interest in establishing a community in Cuming County began in 1857 when the Nebraska Settlement Association collaborated with Omaha businessmen. Both organizations had a desire to locate a town site on the Elkhorn River in order to establish trade and businesses. A committee appointed by the groups, found fertile lands on the bend of the Elkhorn River. They established a sawmill on this site and recommended the adjacent land for a town site.<sup>23</sup> Although originally called “New Philadelphia,” the community was renamed West Point for its location as the westernmost outpost in the Elkhorn Valley.<sup>24</sup> Although a sawmill and community had developed in 1857, West Point was not platted until 1869. At that time, county surveyor Neils Larsen platted the community on land owned by John Neligh. More land additions were platted over the next 6 years.<sup>25</sup> West Point became the county seat of Cuming County and population in the community grew. The U.S. Land Office moved from Omaha to West Point in 1869, confirming West Point’s role as a seat of government activity.<sup>26</sup> The town gained prominence as the primary hub for filing homestead papers for farmers in the area.<sup>27</sup>

When the Fremont, Elkhorn, and Missouri Valley Railroad began construction of lines in Cuming County, the company offered to locate their lines through the community of West Point if the city would issue a bond to assist in construction. In 1870, Cuming County decided to issue \$100,000 in bonds to assist in the establishment of the rail lines.<sup>28</sup> With the establishment of the railroad, the ease of transporting goods, services, and mail allowed West Point to grow as an industrial, residential, and commercial center. That year the town had over 150 business establishments and homes, as well as a new courthouse (replaced in 1955, CM05-008).<sup>29</sup>



*Cuming County Courthouse  
West Point, (CM05-008)*

The 1870s were a booming time for West Point, with a number of factories ranging from furniture to brick making, agricultural products, a brewery, and a match factory. Two important manufacturers were the West Point Manufacturing Company, established in 1874, and the West Point Butter and Cheese Association, established in 1878.<sup>30</sup>

In the 1880s, the population of West Point dramatically increased due to the success of local industry, government, and commerce. With the increase in population, construction of new residences, schools, and churches also increased.<sup>31</sup> By the end of the decade the first public school



*St. Mary's Church and Schoolhouse, c. 1900,  
West Point (CM05-042)*

## Historic Overview of Cuming County

(1881, nonextant), as well as the first Catholic School – Guardian Angels (1885, nonextant) had been built.<sup>32</sup> Community churches were also constructed during this period, including St. Mary's Catholic Church constructed in 1891 (CM05-042).<sup>33</sup>

West Point improved its public utilities at the end of the nineteenth and beginning of the twentieth centuries. An electric light plant was franchised in 1888 and a telephone company was established.<sup>34</sup> During the first decade of the twentieth century, the automobile was introduced to West Point after which sidewalks and brick streets (CM05-139) were laid to accommodate this new form of transportation.



*Brick Streets, West Point  
(CM05-139)*

Commercial development in West Point began in frame storefront buildings early after settlement. One of the earliest businesses was the Zacek Blacksmith Shop, established in the 1870s (CM05-047). Businesses like Hugo's Plumbing and Heating (CM05-082), Baumann's Store (CM05-048/049), and the First National Bank (CM05-035, nonextant) operated in West Point for over 100 years. Other enterprises,



*Schmitt's Clothing Building  
West Point (CM05-057)*

such as Schmitt's Clothing (CM05-057) have also survived for almost a century.<sup>35</sup> Industry by the 1910s and 1920s included a cement block factory and a soda canning factory. During the early decades of the 1900s, the community was able to construct a new high school (CM05-010), a community auditorium (1911, CM05-046), and Neligh Park (CM05-128).

West Point's industrial and commercial enterprises helped it grow from a city of 1,008 in 1880 to 2,225 by 1930.<sup>36</sup> As with all communities throughout the country, West Point was hit hard by the Great Depression. However, the population continued to grow reaching 2,510 in 1940 and 2,651 in 1950. In recent years, population has begun to decline. After reaching a peak population of 3,609 in 1980, population declined to 3,250 in 1990.<sup>37</sup>

West Point is situated at the junction of State Highways 275 and 32. Trucks have replaced the train system as West Point's primary method of shipping goods. By the 1980s, the trains had stopped running through West Point and the railroad tracks were removed shortly thereafter.



## Historic Overview of Cuming County

### Wisner

Wisner's settlement, like other towns in Cuming County, developed as the railroad passed through the area.



*Main Street, Wisner, c. 1890*

In 1871, the Elkhorn Land and Town Lot Company, organized by stockholders of the Fremont, Elkhorn, and Missouri Valley Railroad, purchased the town site platted by J.W.E. Farrell.<sup>38</sup> By 1873, town lots sold quickly, due to the increase in population, commerce, and small industry.<sup>39</sup> Early businesses reflected the grain and livestock agricultural development in the region and included harness makers, grain dealers, and a farm implement store.<sup>40</sup> During the first 8 years of the community's existence, Wisner was the terminus for the Fremont, Elkhorn, and Missouri Valley Railroad. This location made Wisner a central shipping point for agricultural products and livestock.<sup>41</sup>

During the last two decades of the nineteenth century, Wisner's population increased significantly reaching 282 in 1880, 610 in 1890, and 963 by the turn-of-the-century.<sup>42</sup> The early decades of the twentieth century brought civic improvements to the community, including paved streets, electric lights, a fully functioning water system, modern homes, a school, and a number of churches. Many of the community's early churches are extant, including St Anthony's Catholic Church (1924, CM06-015), St. Paul's Lutheran (1949, CM06-047), and Christ Lutheran (1953, CM06-040).<sup>43</sup>

Wisner's downtown area lines Highway 275. Wisner's downtown businesses have expanded to include modern commercial structures on the fringe of its original downtown. Today, the livestock shipping and feeding industry

remains vital to the economy of Wisner. The amount of livestock trade that occurs in the area has awarded Wisner the title of "Livestock Capital of Nebraska."<sup>44</sup>

### Cuming County's Unincorporated Communities: Aloys, St. Charles, and Monterey

Cuming County's German Catholic heritage can be found in three

unincorporated communities that were established around large Catholic Churches. Aloys,

centered around St. Aloysius Catholic Church (CM01-001 through 004); St. Charles, centered around St. Boniface Church (CM00-012); and Monterey with St. Anthony's Church (CM00-003) are all located in southwestern Cuming County.

Each community surrounds an elaborate Roman Catholic Church complex. When the complexes were constructed they consisted of a church, a school, a rectory, and a cemetery. A few scattered homes and businesses were built around the complexes. Today, as the population has become more mobile, these small communities have declined. Most of the businesses have

closed as have the schools. In St. Charles and Monterey, the school buildings have been demolished. However, the churches still thrive with parishioners comprised of the local farming community.



*St. Anthony Church and Rectory, Monterey (CM00-003)*



*St. Boniface Church, St. Charles (CM00-012)*



**Chapter 3**  
**Survey of Cuming County**

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## Chapter 3

# Survey of Cuming County

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### Research Design

#### Objectives

The NSHS retained Mead & Hunt to identify and document the county's significant historic, architectural, and landscape resources. This 1999-2000 NeHBS builds upon the efforts of the previous survey of Cuming County. Earlier surveys were conducted in the late 1970s and early 1980s. Since that time, a number of resources have met the 50-year requirement and have been included as part of this survey. In addition, the location and current status of previously surveyed sites were confirmed. We examined the integrity and significance of each previously surveyed and newly identified resource, evaluated those resources for National Register of Historic Places (NRHP) eligibility, and determined their potential to contribute to a historic district.

#### Methodology

*Background Research* – Before beginning fieldwork, Mead & Hunt investigated published information about the history, culture, and settlement of Cuming County and its communities. We completed research at the following repositories:

Nebraska State Historical Society Library

University of Nebraska – Lincoln Library and Archives

Cuming County Historical Society

John G. Neihardt Center

Cuming County Public Library

We also collected information on previously surveyed bridges, NRHP sites, and related historic contexts.

The NeSHPO staff and Mead & Hunt participated in a public meeting in Cuming County to provide local residents with information about the survey. We encouraged residents to share information on local history and about sites on private or otherwise inaccessible property. Mead & Hunt gained valuable information from local contacts.

*Field Survey* – During the field survey, Mead & Hunt drove known public roads and streets to identify properties with historic and architectural significance. Properties included in the survey met the evaluation considerations outlined in the *Nebraska Historic Buildings Survey (NeHBS) Manual* (July 9, 1997). Generally, the NeHBS uses National Park Service guidelines, which state that a property must:

- Be at least 50 years old
- Be in its original location
- Retain its physical integrity

Following NeHBS guidelines, we included properties that fell a few years outside the 50-year mark if they were significant or unusual property types. For a property to retain integrity, its present appearance must closely resemble the original appearance. Common alterations to buildings include the replacement of original materials with modern ones (such as new windows or porches), the construction of additions, and the installation of modern siding materials. Properties that have undergone too many physical changes were excluded from the survey. Because urban residences are the most common resources within a building survey, we evaluated them using a stricter integrity standard.

Farmsteads and complexes of buildings were evaluated as a whole. If the primary building of a farmstead or complex did not retain integrity, we did not survey associated buildings – although we made exceptions when the outbuildings held significance collectively, even if the residence or main barn did not retain historic integrity. Abandoned properties were included in the survey if they appeared to date before the turn-of-the-century, were a rare property type, or exhibited regional construction materials, such as sod or stone.

We evaluated commercial buildings individually and as contributing components of a commercial historic district. In accordance with NeHBS guidelines, we acknowledged that the first-floor storefronts of commercial buildings have often been modernized. That change alone did not eliminate buildings from the survey. If a building retained historic wall surfaces, cornices, and second-level window openings, it was included in the survey.

Mead & Hunt personnel were careful to document properties according to the NeHBS manual, which requires preparing a field form and taking a minimum of two black-and-white photographs. During the evaluation, we related properties to historic contexts and property types developed by the NeSHPO and included in the NeHBS manual. We recorded all surveyed properties on U.S. Geological Survey (USGS), county, and city maps, as appropriate. Surveyed properties were evaluated for potential eligibility for the NRHP (see Chapter 4, *Recommendations*).

The NRHP is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. A property can be significant at the

local, state, or national level. To qualify as eligible for the NRHP, properties must be at least 50 years old and possess historic significance and integrity.

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

*Criterion A – Association with events or activities that have made a significant contribution to the broad patterns of our history.*

*Criterion B – Association with the lives of persons significant in our past.*

*Criterion C – Association with the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.*

*Criterion D – Potential to provide important information about prehistory or history.*

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

Religious properties deriving significance from architectural or artistic distinction or historical importance.

Moved properties that are significant primarily for architectural value.

Birthplaces or grave sites if there is no other appropriate site directly associated with a significant person's public life.

Cemeteries that derive primary significance from graves of persons of transcendent importance, from age, or distinctive design features.

Reconstructed buildings when built in a suitable environment.

Commemorative properties with significant design, age, tradition, or symbolic value.

Properties less than 50 years old that are of exceptional importance.

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

- & location
- & setting
- & workmanship
- & association
- & design
- & materials
- & feeling

The seven elements of integrity are defined in Appendix 3, *Glossary of Architectural Terms*.

After completing fieldwork, Mead & Hunt compiled field data and historical information for input in the NeHBS database.

This report highlights the results of the survey, including recommendations for NRHP listing. Products submitted to the NeSHPO include the survey report, photograph contact sheets, negatives, color slides, maps, site plans, and research files.

**Limitations and Biases of the Survey**

Mead & Hunt limited the survey to the properties and historic resources identifiable from the public right-of-way. A number of properties were not visible because of their considerable setback. In other cases, properties were not evaluated because they

were obscured by significant foliage, including windbreaks.

The boundaries of the survey of Cuming County excluded the Omaha Reservation.

**Survey Results**

The NeHBS of Cuming County evaluated 327 properties, including two properties previously listed on the NRHP. In addition, we reevaluated 13 bridges that were previously surveyed as part of a statewide bridge survey. The numerical summary of survey results at the end of this section details the property types surveyed in the rural area and in each community.

**Illustrated Discussion of Significant Historic Contexts**

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

### Agriculture

The agriculture context combines property types that are related to food production, including crops and livestock. Within Cuming County, we identified a number of farmsteads associated with this theme. The



*Farmstead (CM00-106)*

farms often contained a main house, barns, grain bins, storage buildings, garages, machine sheds, chicken coops, windmills, and cellars. The variety of barn types and other outbuildings display the diversity of livestock and crop production throughout Cuming County. Modern barns and utility buildings, often of metal construction, are found throughout the county. In some cases, modern houses have replaced historic farmstead residences and older homes have been significantly altered.

### Commerce

The historic context of commerce is concerned with the buying and selling of commodities, which are transported from one place to another. Associated property types include stores providing a variety of



*Hotel at 208 North Main Street, West Point (CM05-085)*

products and services. The majority of the property types are two-story brick commercial buildings located on a town's main street. The buildings represent elements of architectural styles that include Italianate, Commercial Vernacular, and Neoclassical Revival.

### Diversion

The theme of diversion relates to those activities designed to relax and amuse people. Associated properties identified in the reconnaissance survey include a city auditorium in West Point (CM05-121) and the Cuming County Fairgrounds (CM05-131).

### Education

The education context relates to the processes of teaching and learning. The reconnaissance survey identified rural and urban schools, both public and parochial, as related property types. A number of historic



*Abandoned Schoolhouse near Beemer (CM00-175)*

rural schools, displaying typical frame construction, are extant in Cuming County. One of the more recognizable examples is District 10 School (CM00-002) located southwest of West Point. Several rural schools have been converted to storage facilities or remain vacant.



During the late nineteenth and early twentieth centuries, two-story brick school buildings were constructed in Cuming County's communities. These include West Point Public High School (1922, currently used as the elementary school, CM05-010), Guardian Angel's Catholic School (CM05-042), and St. Paul's Lutheran School (CM05-35) in West Point; and Beemer Public School (1918, CM03-024) in Beemer.

### **Government**

The historic context of government pertains to properties that relate to the act or process of governing at the federal, state, or local level. The Cuming County Courthouse (CM05-001) represents this theme.

### **Religion**

The historic context of religion relates to the institutionalized belief in and practices of faith. Related property types identified during the reconnaissance survey include churches, cemeteries, and clergy residences.

The survey identified churches in both urban and rural settings. Urban churches, of both frame and brick construction, demonstrate Neo-Gothic, Neoclassical Revival, and Queen Anne styles.

Rural churches in Cuming County included both brick and frame construction. St. Boniface (CM00-012) and St. Anthony (CM00-003) are two elaborate brick examples. The Zion-St. John Lutheran Church (CM00-023) is an example of frame construction. Many of the rural churches included associated complexes with a school, cemetery, and clergy residence.

Cemeteries were found on the outskirts of the communities and in rural areas. Many of the rural cemeteries were associated with a church, while others were smaller family plots. Cemeteries sometimes displayed

decorative entrance gates and unusual landscape features. St. Michael's Cemetery (CM00-051) near West Point also included a large elaborate chapel.

Generally, religious properties are not eligible for inclusion in the NRHP unless a property derives its primary significance from architectural distinction or historical importance.

### **Services**

The theme of services relates to properties that contain support services for an area, such as public utilities, health care, and banking. Related properties identified in the reconnaissance survey included banks and water towers.

Almost all communities in Cuming County have at least one bank, including Bancroft, which has two – the First National Bank (CM02-022) and Citizen's Bank (CM02-005). The Beemer water standpipe (CM03-032) holds a prominent place in the community, standing on the highest hill at the end of Main Street.

### **Settlement**

The historic context of settlement pertains to the division, acquisition, and ownership of land. Houses are the primary property type associated with settlement in Cuming County. This also includes the largest pool of buildings surveyed. The residential properties represent vernacular forms with some high style characteristics. (For definitions of architectural styles and terms, please refer to Appendix 3, *Glossary of Architectural Terms*). Houses found in the county include:

The gabled-ell is one of the most common forms identified and generally consists of a two-story "gable" and a one-story wing.

Four-squares are generally large, two-story houses with a square plan, hipped roof, and brick, clapboard, stucco, or concrete block construction. Larger farmhouses and urban residences often use this form.



*Four-square House  
Located on Farmstead, West Point  
(CM00-078)*

Cross-gabled houses are usually two-story, roughly square, with an intersecting gable or gambrel roof.

The one-story cube or “Prairie Cube” is a modest version of the four-square. This type of building is usually one-story, hipped-roof, and often has a hipped-roof dormer. Few examples of this form were found in Cuming County.



*One-story Cube House  
Located on Farmstead, Bancroft  
(CM00-191)*

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 Cuming 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 bungalow  
House at 436 North Park Street  
(CM05-074)*

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 House at 617 North 10<sup>th</sup> Street  
(CM06-004)*

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.

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

## 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 survey identified truss bridges, the Chicago & Northwestern Depot (CM05-060) in West Point, and brick streets (CM05-139) located in West Point, which relate to the theme of transportation.



*Chicago & Northwestern Railroad Depot, c. 1890  
(CM05-060)*

## Numerical Summary of Survey Results

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

Area/NeHBS Prefix	Properties Surveyed Before 1999	Properties Surveyed in 1998-99	Total Properties Evaluated
Rural (CM00)	71	168	239
Aloys (CM01)	3	6	9
Bancroft (CM02)	23	12	35
Beemer (CM03)	22	15	37
Monterey (CM04)*	--	--	--
West Point (CM05)	60	99	159
Wisner (CM06)	22	27	49
<b>Total</b>	<b>201</b>	<b>327</b>	<b>528</b>

\* Previous surveys catalogued properties in Monterey as rural sites.

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

Area/NeHBS Prefix	Properties	Buildings	Sites	Structures	Objects
Rural (CM00)	168	646	18	149	0
Aloys (CM01)	6	5	1	0	0
Bancroft (CM02)	12	14	0	2	0
Beemer (CM03)	15	13	1	2	0
Monterey (CM04)	--	--	--	--	--
West Point (CM05)	99	139	3	5	0
Wisner (CM06)	27	35	0	1	0
<b>Total</b>	<b>327</b>	<b>852</b>	<b>23</b>	<b>159</b>	<b>0</b>



## **Chapter 4**

# **Recommendations**

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## Chapter 4 Recommendations

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

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

### **Intensive Survey and National Register Nomination of West Point's Commercial Downtown**

West Point has an active commercial area lying primarily west of Highway 275. This area could be further evaluated for the establishment of a downtown commercial historic district. Its commercial buildings date from the late nineteenth and early twentieth century and provide an understanding of the commercial development of West Point and Cuming County. The buildings display characteristics of a variety of architectural styles. Further research would need to be conducted to determine the boundaries of such a district, as well as the contributing and noncontributing resources.

### **Proactive Role of Preservation in Cuming County**

The city of West Point has a great deal of historic preservation potential. The historic fabric of the downtown could benefit from preservation activities. The community of West Point could pursue the organization of a Main Street program, which would combine the commercial needs of the community with a proactive preservation approach. The ultimate goal would be to have preservation as a shared community value, similar to public safety and quality education. From this start, the community can choose future preservation activities, including increasing public education on

preservation issues, establishing a preservation ordinance to offer protection to locally designated sites, listing properties on the National Register of Historic Places (NRHP), and participating in the state's Certified Local Government Program (see Chapter 1, *Introduction*, for further information).

### **Intensive Survey of Ethnic Rural Church Settlements**

The ethnic and religious heritage of Cuming County is found in a number of small religious communities located in rural Cuming County. Southwest of West Point three such communities exist; Monterey, St. Charles, and Aloys. The history and development of these communities could be studied to provide an historical account for the development of such settlements in the rural areas. The study of these enclaves may also result in a Multiple Property Documentation and listing of the complexes on the NRHP.

### **Intensive Survey of Agricultural Buildings and Practices**

Cuming County's history is closely linked to its agricultural development. The reconnaissance survey identified a number of unusual farmstead outbuildings, as well as a variety of barn styles. Two-story chicken coops, large livestock barns, smaller hay and grain barns, and hog barns are found throughout the county. These buildings reflect the various farming practices in the area. Because of the variety of such resources, an intensive survey of agricultural buildings in Cuming County may help provide an understanding of the evolution of Cuming County's farming practices. This could result in the development of a Multiple Property Documentation for Cuming County's rural agricultural buildings.

### National Register of Historic Places Listing Priorities

One purpose of the NeHBS survey of Cuming 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. Two properties in Cuming County have already been recognized and listed on the NRHP:

John G. Neihardt Center and Study in Bancroft (CM02-021)

Rattlesnake Creek Bridge (CM00-058)

We found 62 properties 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 Cuming 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.

### Agriculture



*Farmstead, West Point  
(CM00-041)*



*Farmstead, Aloys  
(CM00-177)*



*Farmstead, West Point  
(CM00-180)*



*Farmstead, West Point  
(CM00-103)*



*Farmstead, Wisner  
(CM00-134)*



*Farmstead, West Point  
(CM00-217)*



## Recommendations



*Farmstead, West Point  
(CM00-220)*



*Farmstead, West Point  
(CM00-218)*



*Farmstead, Aloys  
(CM00-168)*



*Farmstead, West Point  
(CM00-229)*



*Farmstead, Beemer  
(CM00-198)*



*Farmstead, West Point  
(CM00-074)*

*Other potentially eligible properties for Agriculture include:*

Farmstead, West Point (CM00-106) - Page 3-4

Farmstead, West Point (CM00-078) - Page 3-6

Farmstead, Bancroft (CM00-191) - Page 3 -6

### Commerce



*Commercial Building at southwest corner of  
Sheridan and Lincoln Streets, West Point  
(CM05-157)*



*Zacek Blacksmith Shop at  
227 North Main Street, West Point  
(CM05-047)*

*Other potentially eligible properties for Commerce include:*

Commercial Building, northeast corner of 4<sup>th</sup> and Main Streets in Beemer (CM03-003) - Page 2-4

Commercial Building at corner of Main and Park Streets, West Point (CM05-057) - Page 2-6

Hotel at 208 North Main Street in West Point (CM05-085) - Page 3-4

Commercial Historic District, Main Street in West Point - Page 2-5

**Diversions**

Cuming County Fairgrounds in Neligh Park, West Point (CM05-131) - Page 2-5

**Education**



*School District No. 10, West Point  
(CM00-002)*



*Abandoned Schoolhouse, Wisner  
(CM00-131)*

*Other potentially eligible  
properties for Education include:*

Abandoned Schoolhouse, Beemer  
(CM00-175) - Page 3-4

**Government**

Cuming County Courthouse at corner of Lincoln and Church Streets, West Point (CM05-008) - Page 2-5

**Religion**



*St. Aloysius Catholic Church  
Complex, Aloys  
(CM01-001 through 004)*



*First Congregational Church at the  
corner of 3<sup>rd</sup> and Canfield Streets,  
Beemer (CM03-010)*



*Zion-St. John Lutheran Church  
Complex, Aloys  
(CM00-023)*

## Recommendations

*Other potentially eligible properties for Religion include:*

St. Anthony Church and Rectory, Monterey (CM00-003) - Page 2-7

St. Boniface Church and Rectory, St. Charles (CM00-012) - Page 2-8

Holy Cross Catholic Rectory at the southeast corner of Park and Elm Streets, Bancroft (CM02-017) - Page 2-3

St. Mary's Catholic Church complex at the corner of Walnut & Monitor streets, West Point (CM05-042) - Page 2-6



*St. Michael's Chapel and Cemetery,  
West Point (CM00-051)*

### Services

Water Standpipe, Main Street in Beemer (CM03-032)- Page 2-4

### Settlement/Architecture

#### *Urban*

##### *Bancroft*



*House at 705 Main Street  
(CM02-012)*



*House at 725 Vine Street  
(CM02-034)*



*House at 407 Poplar Street  
(CM02-035)*

*Other potentially eligible properties for Settlement in Bancroft include:*

House at 302 Grove Street (CM02-003) - Page 2-3

##### *Beemer*



*House at 409 Lambrecht  
(CM03-019)*



*House at 601 Lambrecht  
(CM03-021)*



*House at 505 Lambrecht  
(CM03-020)*

## Recommendations

### *West Point*



*House at 606 North Lincoln Street  
(CM05-022)*



*House at 308 South Niphon Street  
(CM05-038)*



*House at corner of Grove and Niphon Streets  
(CM05-036)*



*Lustron at 310 South Colfax Street  
(CM05-101)*



*Lustron at 118 Oak Street  
(CM05-072)*



*House at 200 block South Lincoln Street  
(CM05-155)*



*House at 107 North Niphon Street  
(CM05-106)*



*House at 143 Niphon Street  
(CM05-108)*

## Recommendations



*House at 333 Nippon Street  
(CM05-109)*



*House at 417 South Monitor Street  
(CM05-116)*



*House at 230 South Farragut Street  
(CM05-124)*



*House at 207 South Farragut Street  
(CM05-125)*



*House at 143 South Farragut Street  
(CM05-126)*



*House at 811 Sherman Street  
(CM05-127)*

*Other potentially eligible properties for Settlement in West Point include:*

House at 436 North Park Street (CM05-074) - Page 3-6

*Wisner*



*House at 1100 12<sup>th</sup> Street  
(CM06-048)*



*House at 520 North 12<sup>th</sup> Street  
(CM06-013)*

*Other potentially eligible properties for Settlement in Wisner include:*

House at 617 North 10<sup>th</sup> Street (CM06-004) - Page 3-6

***Rural***



*House, West Point  
(CM00-107)*

**Transportation**

Brick Streets in West Point (CM05-139) - Page 2-6

# Appendix 1

## Notes

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**Appendix 3**  
**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.

**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.



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

## Glossary of Architectural Terms

**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.



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

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

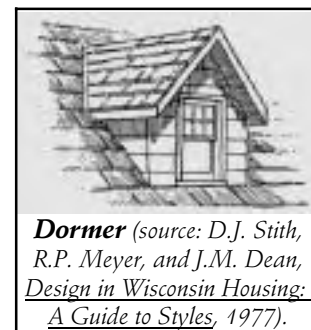
**Cross-Gable (circa 1860-1910).** A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

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

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

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

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



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

**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.

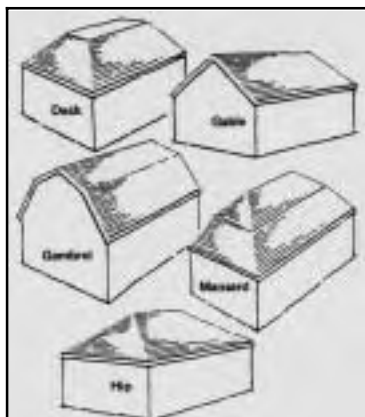
**Gabled Ell (circa 1860-1910).** The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an “L”-shaped plan.



**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.



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

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

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

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

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

## Glossary of Architectural Terms

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

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

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

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

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

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

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

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

**National Register of Historic Places (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*.

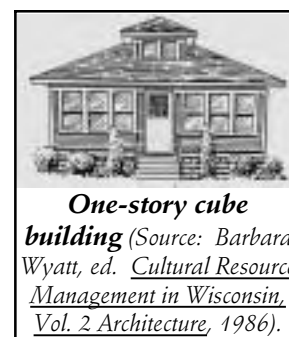
**Neo-Classical Style (circa 1900-1920).** An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

**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 that does not meet the NeHBS criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHBS inventory; however, exceptions do exist.

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

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



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

**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.

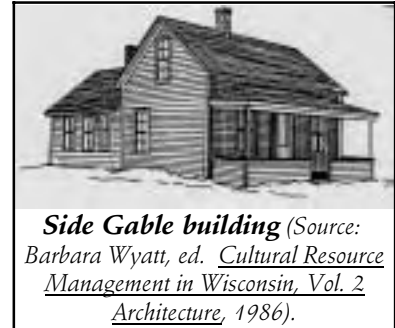
**Property type.** A classification for a building, structure, site, or object based on its historic use or function.

**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.

**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.

**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.