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**Nebraska Historic Buildings Survey  
Custer County**

*Prepared for:*

Nebraska State Historical Society



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Mead & Hunt prepared this report under contract to the Nebraska State Historical Society (NSHS). Architectural historians from Mead & Hunt who contributed to the survey and report include Andrea Kampinen, Emily Pettis, Katy Holmer, Bob Frame, Chad Moffett, and Timothy Smith.

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Historic photographs within the report are used courtesy of the Custer County Historical Society (CCHS) and the NSHS. Images shown in the glossary are adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, vol. 2, Architecture* (Madison, Wis.: State Historical Society of Wisconsin, 1986). Other images are 2005 survey photographs taken by Mead & Hunt, Inc. Graphic layout and design of this report was completed by Kent A. Jacobson. Cover photograph(s) include a sod blacksmith shop located near Merna (CCHS).

## Executive Summary

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The Nebraska State Historical Society (NSHS) contracted with Mead & Hunt, Inc., (Mead & Hunt) to conduct a Nebraska Historic Buildings Survey (NeHBS) of Custer County. The survey was conducted in the fall of 2005 to document properties that possess historic or architectural significance. Custer County was previously surveyed beginning in the late 1970s. There were approximately 380 previously surveyed properties, which were reevaluated as part of this project. In addition, 420 properties were newly identified and documented. A total of 800 properties were evaluated for the 2005-2006 NeHBS survey of Custer County.

Surveyed properties were evaluated for their potential to be eligible for the National Register of Historic Places (National Register). Fifty-two individual properties are recommended as potentially eligible for National Register designation. As part of this project, a National Register nomination was completed for the Broken Bow Commercial Square Historic District.

Mead & Hunt would like to thank the following state and local organizations and individuals for assisting us with this study: Chard Hirsch and Mary Landkamer of the Custer County Historical Society, Research Center and Museum; Jill Dolberg, Stacy Stupka-Burda, and Bob Puschendorf of the Nebraska State Historic Preservation Office; and John Carter and the staff of the NSHS Archives and Library.





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# Chapter 1

## Historic Overview of Survey Area

### 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 Custer County. When a building has been included in the survey, it is followed by its Nebraska Historic Buildings Survey (NeHBS) number. These numbers begin with an abbreviation of the county (CU for Custer) and a two-digit number referring to its location within the county. Each community has a number, for example "01" indicates Anselmo, and rural sites are number "00." The last three numbers refer to the specific building or structure (for example CU01-001 refers to the first property surveyed in Anselmo).

### Landscape and Environment of Central Nebraska

Custer County is located in central Nebraska between the Loess Hills and the Sand Hills. The landscape of central Nebraska is generally characterized by broad valleys and rolling prairie plains with areas that include landforms such as loess hills, sand hills, and canyons. The Loess Hills make up the thickest deposits of the fertile soil found in the state.

The Sand Hills were created by fine sand deposited by wind that accumulated into hills millions of years ago. The Sand Hills are partly covered by vegetation and comprise the northwestern portion of Custer County. Nebraska contains the largest area of sand dunes in North America.<sup>1</sup>

The Elkhorn and Loup Rivers flow through central Nebraska. Hundreds of small natural lakes are found throughout the Sand Hills. The Ogallala aquifer lies under much of central Nebraska and provides a water supply for irrigation of cropland.

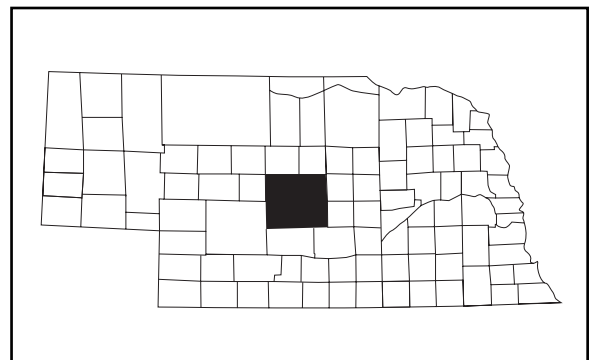


Figure 1. Map showing Custer County in Nebraska

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The agricultural economy of central Nebraska concentrates on the raising of livestock and the growing of corn, wheat, soybeans and alfalfa. The soils in the Sand Hills are unsuitable for cultivation, but the grass-covered dunes provide pasture for livestock.<sup>2</sup> The average ranch size in the Sand Hills is larger than in the rest of the state.

Settlement of the region was stimulated by the land policies of the federal government and subsequent construction of railroads. Encouraged by the Homestead Act of 1862 and the Timber Cultural Act of 1873, settlers migrated to central Nebraska to ranch and farm. The Union Pacific (UP) and the Burlington & Missouri River Railroads (B&MR) began constructing lines westward through central Nebraska in the late 1860s. The railroad companies received large land grants from the federal government to subsidize construction costs. The companies then sold much of the land to settlers and established town sites to promote population growth and business for the railroads.<sup>3</sup>

### Custer County

Custer County is located near the geographic center of the state. The county is bordered by Blaine and Loup Counties to the north, Valley and Sherman Counties to the east, Dawson and Buffalo Counties to the south, and Lincoln and Logan Counties to the west. Custer County is the second largest county in Nebraska, occupying 2,556 square miles or 1,635,560 acres.<sup>4</sup> The diverse topography of the county varies from level irrigated land, to rolling farm pastures, to almost mountainous canyons. The primary crop is corn, although wheat, milo, alfalfa, and feed grains are common. Considered the "Gateway to the Sand Hills," Custer County includes a portion of the Sand Hills in the northwest section of the county. The South Loup and the Middle Loup Rivers, fed by springs in the Sand Hills, flow southeast diagonally across the county.<sup>5</sup> Victoria Creek, Clear Creek, Mud Creek, and the Wood River also flow through the county.

Accounts by early explorers include Major Stephen H. Long, who led an expedition along the Platte and North Platte River valleys in 1820. Long described the land as "wholly unfit for farming," and labeled it the "Great American Desert." The area that includes Custer County was first organized in 1854, when Congress passed the Kansas-Nebraska Act, creating

two territories.<sup>6</sup> As early as 1869, the rich prairie grass and ample water supply of Custer County attracted the attention of ranchers from areas to the south, especially Texas.<sup>7</sup> Large herds were driven from the south to Ogallala in western Nebraska and allowed to graze on the far surrounding ranges, including the South Loup Valley in Custer County. Abundant grass, mild winters, and a free range gave this area the title of the Cattleman's Paradise.<sup>8</sup>

The future Custer County was surveyed between 1869 and 1872. At the time there was no record of homesteaders in the county, although squatters appeared along the Middle Loup and South Loup Rivers, as well as other creeks and streams. Among the county's first permanent Euro-American settlers was Lewis R. Dowse, who arrived in the Middle Loup River valley in August 1873. Another early settler, Frank Ohme, was among the earliest to file a homestead claim in January 1874.<sup>9</sup> As settlement ensued, the open cattle range increasingly disappeared.

Named after General George Custer, to honor the battle at Little Big Horn the year before, the county was officially established in February 1877, when the state legislature passed an act defining the boundaries.<sup>10</sup> The county was subsequently organized into townships in 1883.

Custer County witnessed rapid settlement beginning in the summer of 1880. At this same time large quantities of cattle, with a value of \$1,500,000, roamed the hills and plains of the county. Cattle drives continued through the county and permanent settlement resulted in tension between settlers and ranchers, which at times led to violent altercations between the groups. The harsh winter of 1880-1881 decimated the cattle population and with it the ranchers' profits, signaling the decline of the open range.<sup>11</sup>

Custer County's proliferation of town sites resulted from the B&MR and the UP, which passed through the county. Beginning in the 1880s rail lines were constructed northwest from Grand Island through the county. Broken Bow, located along the B&MR, is situated near the center of the county. It prospered early and was voted the county seat in November 1882. Like many other counties in Nebraska, the railroad linked it to eastern markets and stimulated settlement and economic growth, which resulted in

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steady population growth until the 1930s. Grain elevators, water towers, commercial districts, churches, public parks, and residential housing soon distinguished these growing towns. The numerous town sites that were established throughout the county, prior to the development of the railroads, quickly declined or relocated to gain access to the rail lines.



*B&MR and associated railroad buildings (CU02-070) in Ansley, c. 1890 (CCHS)*

Railroad expansion by the UP and the B&MR between 1880 and 1920 played a key role in the development of Custer County. The population of Custer County increased from 2,211 in 1880 to 21,677 by 1890, when many of the rail lines had been constructed. A severe drought and economic depression during the mid-to-late 1890s resulted in a decrease in population by nearly 2,000 residents as settlers moved elsewhere in search of better opportunities. The turn of the century, however, brought renewed rail construction as agricultural conditions improved due to higher demand for livestock and crops. Railroad communities again experienced significant growth between 1900 and 1920 and the population of Custer County peaked at 26,407 in 1920.<sup>12</sup>

The use of railroads for local passenger traffic declined with the increased use of automobiles, which signaled the shift from the railroad to highway transportation that began in the 1920s. The Great Depression of the 1930s brought severe drought, a depressed economy, and farm consolidation. As a result, the population of rural Custer County and many communities declined.

Rail traffic increased during World War II, however overall rail traffic declined as the automobile quickly replaced the railroad as the primary method of trans-

portation, and decreased the regular flow of passenger traffic through the communities. In the 1980s the county suffered through the worst economic crisis since the Great Depression and the population decreased again as people left the county in large numbers. During these period, farms, businesses, and homes were abandoned. According to the 2000 census, the population of Custer County was 11,793.<sup>13</sup>

### Community Development

Towns are organized by their location along the respective railroad related to its development. Census data was not available for 2005, thus data from the 2000 Census was used to record the current population.

#### B&MR - Alliance Division

The B&MR began to construct rail lines westward across Nebraska in 1869. In the fall of 1885, the B&MR began to construct the Alliance Division through Custer County from Lincoln to Billings, Montana. The B&MR extended across the county from the southeast to the northwest corner of the county. The Alliance Division became the main passenger and shipping line for the B&MR in this portion of the state. The B&MR merged into the Chicago, Burlington and Quincy in 1904, and in 1970 the CB&Q merged into the Burlington Northern Railroad, which became the Burlington Northern Santa Fe Railroad in 1995.

The Lincoln Land Company worked with the B&MR to establish town sites at points designated as water stops and stations along the lines. Anselmo B. Smith, a civil engineer employed by the Lincoln Land Company, platted many of the towns along the B&MR in Nebraska in 1869 and in Custer County in the 1880s. Located usually nine to twelve miles apart, these towns followed a development pattern common along Nebraska railroads. Towns located along the Alliance Division of the B&MR and Highway 2, which parallels the railroad, are organized from southeast to northwest, and include Mason City, Ansley, Berwyn, Broken Bow, Merna and Anselmo.

#### Mason City<sup>14</sup>

As the B&MR main line was being constructed through southeastern Custer County, the Lincoln Land Company platted Mason City in April 1886, along the east side of the proposed right-of-way. The

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company purchased 320 acres from Nels Anderson and George Runyan and platted half the land into lots. The other half was kept vacant for future expansion. The town received its name from Oliver Perry Mason, a former Nebraska Supreme Court Judge. The small community celebrated when the first train entered the town in July 1886. Mason City was incorporated in 1887, and the school district was organized later that year. Among the first businesses to be established was the Mason City Banking Company, organized by H.B. Austin and Job Hathaway in February 1886. Its present building (CU11-005) was constructed in 1920.

The Farmers' State Bank (CU11-004) was founded in 1900. The current building was erected in 1916 at an estimated cost of \$12,000. By 1901 Mason City was home to two banks, a newspaper, three general stores, two grocery stores, several hardware and machinery shops, a hotel, and professional trades including dentists, attorneys, and physicians.

By 1920 the population of Mason City had reached 487. At this time commercial development grew to include a hospital, flour mill (CU11-010), cement plant, three churches, and an opera house. When the Potash Highway (now Highway 2) was constructed through Mason City in 1920, a gas station (CU11-014) and concrete highway markers (CU11-016) were erected to facilitate traffic. The Mason City Public School (CU11-029, listed in the National Register) was constructed as part of a PWA project in 1935. The depression and the drought resulted in a population decline in Mason City during the 1930s. The population in 2000 was 160.

### *Ansley*<sup>15</sup>

Ansley was also surveyed and platted by the Lincoln Land Company in 1886. Local history reports that the town was named for Eliza Ainsley, a cousin of General George Custer, whose zeal for the Custer County landscape impressed the president of the Lincoln Land Company and led him to request the town be named after her. She pronounced her name "Ansley" and remained a longtime resident and supporter of the community. Spelled as it was pronounced, the name of the community on the plat was never corrected.

Following its establishment, Ansley quickly prospered and expanded as settlers and businesses moved to the new town from nearby communities,

### **Mason City Public School**

President Roosevelt's New Deal policies assisted Americans through the devastating economic turmoil of the 1930s. Under the PWA, programs were administered which led to the construction of thousands of public buildings across the country. The Mason City Public School was constructed in 1935 as a public works project of the Federal Emergency Administration of Public Works, an administration under the PWA. The school was designed by John P. Helleberg of Kearney, Nebraska, the Colonial Revival brick school is eligible for listing in the National Register under Criteria A and C. The construction of the building provided a modern education facility for the community and jobs for the city's unemployed residents. A nomination was prepared for the building by the NeSHPO in 2006.

which had been bypassed by the railroad. The first merchants, Edgar Varney and Thomas Blowers, moved their commercial buildings to Ansley from Westerville in 1886. By 1900 Ansley contained several banks, multiple mercantile businesses and specialty shops, including a mill and grain elevator, meat market, livery barn, lumber and coal yards, drug stores, hotel, printing press, and a post office.<sup>16</sup> Ansley received electricity in 1892, a public water system in 1893, and a fire department in 1895. Local history states that it was among the first towns between Omaha and Denver to acquire electricity for residents. Electrical power is no longer generated at the facility which was constructed in 1915 (CU02-069); however, it remains on standby for emergencies.

Ansley continued to grow during the 1910s and 1920s. The Security State Bank (CU02-003) was organized in 1915. The Hawk and Varney families ran milling and mercantile businesses and together constructed a one-story brick commercial building (CU02-054) in 1916. The Masonic Temple (CU02-055) was constructed in 1916. At this time, five churches operated in Ansley - Baptist Church, United Methodist Church, Christian Church, Berean Church, and Catholic Church (CU02-010). The success of select residents is demonstrated by Victorian-style residences constructed along Keene Street (CU02-017 and CU02-018). By 1930 Ansley had 817 residents.<sup>17</sup> Following the discontinuation of passenger trains, the depot was removed in 1971 and today only one railroad building remains (CU02-070). Ansley's population in 2000 was 555 residents.



### The Potash Highway

The Potash Highway was important for residents of central and northwest Nebraska as they sought connections to the southeast part of the state. The term "potash" refers to the agricultural product generated during World War I in the communities of Sheridan County. Early efforts began in 1918 to develop a highway from Alliance to Grand Island through the Sand Hills. Additions to the highway in 1923 extended it within Nebraska and to other states. In Custer County, the route of the Potash paralleled the Alliance Division of the B&MR Railroad. In 1926 the Alliance to Grand Island alignment was configured into Nebraska Highway 2.

During 2001-2002 the Nebraska State Historic Preservation Office (NeSHPO) funded a context and survey of Nebraska's historic highways, including the Potash Highway in Custer County. For information on the history of highway development, or the properties surveyed along the Potash, contact the NeSHPO or visit the NSHS website, [www.nebraskahistory.org](http://www.nebraskahistory.org).

[Discussion of the Potash Highway taken from the NeHBS of Nebraska's Historic Highways, which includes the Potash Highway. Source is available at the Nebraska State Historic Preservation Office, Nebraska State Historical Society, Lincoln.]

### Berwyn<sup>18</sup>

The village of Berwyn was surveyed and platted on the north side of the B&MR railroad tracks by Anselmo B. Smith of the Lincoln Land Company in May 1886. The first train arrived in August 1886 and building construction soon followed. The nearby Janesville post office, located four miles northeast of Berwyn, was closed and moved to Berwyn in November 1886.

A grocery store, general merchandise store, and cafe were among the first businesses established in Berwyn during the late 1880s. H. Smith Waterbury was appointed postmaster in 1897 and he built a combined store and post office (CU04-002) that was reportedly bullet-proof to prevent robberies. Berwyn's population peaked in 1910 with 225 residents and by 1913 Berwyn had two rural mail routes, 38 residences, a hotel, doctor's office, school, two churches, and other commercial establishments. The Berwyn State Bank (CU04-001) was constructed in 1913 at a cost of \$5,000. It briefly closed in 1922 and was reopened two years later as the Farmers

State Bank. The present school building (CU04-006) was built in 1915 and continues to function as an elementary school.



*Berwyn Public School in 1915, CU04-006 (CCHS)*

The Berwyn railroad station was a regular stop for the local passenger trains and a shipping point for freight, as groceries, lumber, and farm supplies all arrived by train. At the height of shipping activities, the railroad facilities consisted of a prominent, two-story depot, stockyard, residence for the section foreman, coal bins, outhouses, and sheds. Today, many of these buildings no longer stand. The depot was vacated in July 1950 and passenger service was discontinued in 1960. Rail traffic began to increase in the 1970s, as a result of the coal boom and numerous freight and coal trains now pass through Berwyn daily. In 2000 Berwyn had a population of 122 residents.

### Broken Bow

Wilson Hewitt established a post office in the spring of 1879 and named it Broken Bow. In June 1882 Jess Gandy platted the town site near Hewitt's post office. The plat included a public square and Gandy offered free land to anyone establishing a business or residence. R.H. Miller published the *Custer County Republican* newspaper that same year, which is reported as among the first businesses. In November 1882 residents of Custer County voted Broken Bow as county seat against rival Westerville.<sup>19</sup>

In 1884 Broken Bow's population reached 200 residents. School classes were held in homes or stores until a brick building was constructed that same year. In 1886 the Lincoln Land Company platted an addition on the north end of town and by August the first B&MR locomotive arrived.<sup>20</sup> With this arrival, commercial development was immediately stimulated as various trades opened in

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the growing town. By 1888 the population exceeded 1,000 residents.<sup>21</sup> The same year a waterworks system was constructed. The following year, the first Custer County Courthouse was erected for \$12,000, with construction costs donated by Jess Gandy.



*Birdseye view of Broken Bow in 1887, looking north from the railroad (CCHS)*

Seven additions adjacent to the city were annexed during the 1880s and by 1890, the population of Broken Bow reached 1,600. A U.S. General Land Office opened in 1890, allowing settlers in Custer County to file homestead claims nearby, without having to travel to the land office in Grand Island. During the mid-to-late 1890s a drought affected farm production and drove many of Broken Bow's citizens to larger towns outside of Custer County, thus reducing the town's population by over one-third.



*Union Block in Broken Bow, CU05-068, c. 1890 (CCHS)*

Broken Bow experienced a substantial period of growth between 1900 and 1910 as the population increased from 1,375 to 2,200. A two-story Masonic Temple (nonextant) was erected in 1906, complete with a stage and auditorium that seated 400; the hall of the temple also served as the opera house.<sup>22</sup> In 1910 the Custer County Courthouse was destroyed by fire and was replaced the following year with the

present building (CU05-056, listed in the National Register). The Carnegie Library (CU05-061, listed in the National Register) was constructed in 1915 and the CB&Q Depot (CU05-024) was completed in 1916 for an estimated \$20,000.

Many municipal improvements were completed during the 1920s. Beginning in 1921, eight-and-one-half miles of streets were paved with bricks and ten miles of sanitary sewer lines, including a storm sewer, were constructed. A four-story brick hospital opened with 54 rooms in 1923 and the Arrow Hotel (CU05-054, listed in the National Register), a three-story hotel with modern accommodations, was constructed in 1928.

Broken Bow continued to develop during the drought and depression of the 1930s and through the twentieth century. The federal Public Works Administration (PWA) approved a grant to construct the Broken Bow Public School (CU05-017). Designed by McClure and Walker, the two-story brick school was constructed in 1938 with Art Deco features. After 83 years, passenger rail service was discontinued; however, Broken Bow continued to serve as a shipping point along the railroad and freight traffic continues.<sup>23</sup> Coal and freight trains now pass through on a daily basis. Broken Bow is the largest city in Custer County with a 2000 population of 3,778.

### *Merna*<sup>24</sup>

During the 1880s the location of Merna shifted several times. Previously called Muddy Flats, the town was established as a post office that opened in a log cabin in 1879. William Brotherton arrived in 1880, and moved the post office to his sod house after news that the railroad would build a line near his home. In time, several businesses located near Brotherton's post office. In 1884 this location was abandoned and the town was relocated two miles west after the Alliance Division of the B&MR was surveyed. The railroad reached Merna in August 1886 and the Lincoln Land Company platted the town and sold lots by September of that year.

The population of Merna grew from 30 residents in 1880 to 200 residents in 1890. Merna was incorporated as a village in March 1890, at which time it had two banks, two hotels, three general stores and cafes, three livery stables, a billiard parlor, and a meat market (CU12-005).



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Development continued in Merna into the early twentieth century. The Merna Opera House was built in 1900. In 1908 a schoolhouse was completed at a cost of \$20,000 and the town constructed a public water system. Electricity was introduced in 1925. By the 1910s Merna was a major grain shipping point with three heavily used grain elevators (CU12-017). A robust economy led to a population boom during the 1910s that further stimulated development, including the construction of businesses, multiple schools, and houses and by 1920 the population reached 553.

Passenger service on the railroad ended when the depot closed in May 1959, although the railroad still transports freight. Merna's population was 377 residents in 2000.

### *Anselmo*<sup>25</sup>

Anselmo, located in the northwest corner of the county on the edge of the Sand Hills, once marked the end of the rail line for the B&MR. Anselmo B. Smith, a civil engineer for the Lincoln Land Company, was impressed by the landscape of a small valley and platted the town site in November 1886, and requested that it bear his name. The following year the B&MR was extended northwest to Whitman in Grant County.

The railroad contributed greatly to the economy and development of the community, as it attracted and employed many of the first residents. As new businesses were established, Anselmo became the trading center for the northwest corner of the county, with a concentration of grain elevators, a roller mill, livery stables, doctors and dentists, general mercantile stores, restaurants, barbers, and hotels.



*Anselmo City Hotel (nonextant), c. 1890 (CCHS)*

Anselmo's population increased between 1910 and 1920, and permanent brick buildings, including banks, churches, and social organizations, replaced earlier frame structures. During this period, Methodist, Catholic, and Christian churches operated. The People's State Bank (CU01-031) is a Neoclassical Revival style brick building constructed in 1915. Several social and fraternal orders, including the Masons, formed and met in the community building (CU01-007), erected in 1917 to house these groups. The population of Anselmo was nearly 500 in 1920.

In 1925 five acres of land on the south side of Anselmo was purchased to construct Saint Anselm's Catholic Church (CU01-001). It replaced the church's earlier frame structure (CU01-003), which was moved to an adjacent lot. In 1928 the impressive Gothic Revival building, with a 95-foot bell tower, and rectory (CU01-002) were completed and dedicated the following year. The 2000 census listed the population of Anselmo at 189.

### **B&MR - Aurora Branch**

The second B&MR line (which later became the CB&Q in 1904) to enter Custer County was the Aurora branch of the Lincoln Division of the B&MR. Construction of the line to the northwest of Aurora began in 1879; however, it did not reach Sargent until 1899. It crossed through the northeastern corner of the county and roughly traveled the same direction as the Alliance Division of the B&MR, nearly thirty miles away. A line was graded northwest of Sargent to the North Loup River; however, it was never constructed. Sargent remained the terminus of the branch until the line was abandoned in 1985.<sup>26</sup> Comstock and Sargent developed due to the construction of the Aurora branch of the B&MR.

### *Comstock*<sup>27</sup>

Comstock was platted in the fall of 1899 on the east bank of the Middle Loup River as a water stop along the Aurora branch of the B&MR. The town was named after William H. Comstock, who moved his grocery store from nearby Wescott and attracted other businesses to the town site. By October 1899 a lumber and coal company, blacksmith shop, general hardware store, implement dealer, and two stockyards had opened. In November of that year a post office and hotel were established, which were followed by other businesses in the subsequent

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months. In 1900 the Wescott and Gibbons General Merchandise Store (nonextant) was also moved from Wescott to Comstock.



*Comstock depot (nonextant), c.1900 (CCHS)*

Comstock continued to prosper in the early twentieth century as many other businesses were established or relocated from nearby towns. Comstock was incorporated as a village in March 1906 and during the next twenty years, two banks, three churches, a hotel, theater and opera house, and printing press for the local newspaper were constructed. The Farmer's and Merchant's State Bank (CU07-009) was established in 1909. The Joe Lubruca House (CU07-001) was moved from Wescott and served as a barber shop. Many of the merchants constructed large Victorian style residences, such as the Charles D. Bragg House (CU07-021) located at the northeast corner of Valley Street and Longwood Street. Comstock also contains a large number of one-story concrete block houses, such as the residence at 301 Main Street (CU07-018).

The population of Comstock peaked at 454 residents in 1930. The Great Depression and the drought of the 1930s caused many businesses to close and the population gradually declined. The Farmer's and Merchant's State Bank closed in 1985. The Wescott, Gibbons, and Bragg Store continued to operate through the 1960s but was destroyed by fire in 1999. Comstock had a population of 135 in 2000.

### *Sargent*

Sargent is located in the northeastern quadrant of the county, about one mile north of the Middle Loup River. In 1879 Mr. and Mrs. George Sherman established the first post office in the area, one mile east of the present town site, and named it Sargent. J.K. Spacht constructed a general store on the current town site in July 1883. Subsequently the post office

was relocated adjacent to the store with the condition that it retain the name of Sargent. Ezra P. Savage and Joseph W. Thomas combined their quarter sections of land and officially platted Sargent in April 1884. Businesses were rapidly established as Savage advertised the need for a variety of trades in the new town.

Another B&MR branch line reached the North Loup River north of Sargent, in Valley County, in 1882. This railroad's close proximity to Sargent increased traffic to the area and resulted in commercial development. A general store, post office, bank, hotel, drug store, furniture store, and livery barn were established. The Aurora branch of the B&MR graded a line through Sargent in 1888 and trains were expected soon after. Rails, however, did not actually reach Sargent until the fall of 1899 and the town became the terminus for the branch line.

With the arrival of the railroad, Sargent grew and was incorporated as a village in 1900. At this time, the community included two grain elevators, two banks, a creamery, two newspapers, and a variety of commercial buildings, including a meat market (CU17-017). The Independent Telephone Company of Broken Bow extended phone lines to Sargent the same year. By 1910 Sargent had grown to include a city hall, hospital, fire department, water tower (CU17-027), and numerous two-story brick commercial buildings centered on Main Street, such as the Abbott Building (CU17-016). The community continued to grow and by 1920, Sargent's population reached 1,078.<sup>28</sup> The telephone office building (CU17-046) was constructed in 1929. In 1928 a library (CU17-034) was established in a house purchased from Harold Perrin.

Due to its location in the far northeastern quarter of the county and its growing population, a community hospital was constructed with funds donated by the American Legion. Designed by D.G. Heller, the Sargent Community Hospital (CU17-024) was constructed in 1949 and opened in 1952.<sup>29</sup> The rail line through Sargent was abandoned in 1985. Sargent remains the second largest community in Custer County, with a population of 710 in 2000.

### Irrigation and the Sargent-Milburn Canal

Small irrigation systems were first constructed in Custer County during the 1890s when the region endured drought conditions. These systems were quickly abandoned by the early twentieth century when the drought ceased. However, interest in irrigation was renewed during the droughts of the 1930s. In 1939 the Sargent Public Irrigation District was organized and plans were made to irrigate 25,000 acres in the Middle Loup Valley, which includes portions of northern Custer County. Construction was delayed after several unsuccessful attempts to secure funding from the PWA. After funding was secured through government water resource programs in the 1940s, local leaders formed the Loup Basin Reclamation District in 1950. Construction on the Sargent Canal (CU00-126) and the Milburn Dam, north of the Middle Loup River, commenced in 1955. The canal, located along the Middle Loup River, is 39.6 miles long and extends from Milburn to Comstock.

[William Joe Simonds, "The Sargent Unit Middle Loup Division Pick-Sloan Missouri Basin Program," U.S. Department of the Interior, <<http://www.usbr.gov/dataweb/html/sargent2.html>> (accessed 4 January 2006).]

### Kearney and Black Hills Branch of the Union Pacific Railroad

Surveys and grading for a railroad had been completed in southwestern Custer County as early as 1887. However, when the UP failed to build the branch line to serve this area of the county, the Kearney and Black Hills Railway (K&BH) was established in Kearney, Nebraska, in 1889. Organized and constructed by the Wood River Improvement Company, the line officially opened in October 1890 after tracks were completed from Kearney in Buffalo County, to Callaway. The UP formally acquired the railway in 1898, and thereafter was known as the Kearney branch of the UP. In 1912 the line was extended through Arnold, in the southwest corner of Custer County, and west into Stapleton, located in Logan County.<sup>30</sup> However, the branch line was never constructed to its original goal of the Black Hills. Oconto, Callaway, and Arnold are oriented from southeast to northwest along this line and are described below.

#### *Oconto*<sup>31</sup>

Oconto is located in the southwestern quadrant of the county. William Henderson located a post office in the vicinity of Oconto in 1880. The Wood River Improvement Company purchased the town site in

1887 from Wallace Highbee and changed the name to Oconto. Henderson later moved to the present town site when the railroad was constructed in 1890.

Oconto was incorporated in 1906, and received electricity in 1918, a water system in 1935, and a sewer system in 1962. Oconto has three churches and a two-story brick school (CU14-030), constructed as a PWA project in 1938, that is still in use.

The population of Oconto reached 272 in 1920. At this time it contained two banks, two drug stores, two lumber yards, two creameries, and an opera house. Passenger rail service ended in 1955 and the tracks were removed in 1985. In October 2000 a devastating tornado ripped through Oconto and destroyed many buildings in town. Much of Oconto has been rebuilt and the population was listed as 147 in 2000.

#### *Callaway*

J. Woods Smith established Callaway in the fall of 1885 upon hearing of a plan that two UP lines were to intersect in Custer County along the South Loup River. The town was named for Samuel R. Callaway, the vice president and general manager of the UP. East-west streets were named after other railroad officials, and north-south avenues were named after area homesteaders. By the summer of 1886, Callaway had 200 residents, 50 houses, a hotel, opera house, and building that housed the local newspaper, the *Callaway Standard*.<sup>32</sup>

A dispute arose between the federal government and the UP over the two proposed rail lines into Callaway and work was suspended prior to reaching the community. In 1887 anxious citizens established New Callaway one-half mile west of the previous platted town site, in anticipation of the arrival of the railroad at this location. The new town offered incentives for businesses to move and a second newspaper, the *New Callaway Courier*, was established. A rivalry between the towns ensued; however, the prolonged absence of the railroad resulted in the decline of New Callaway. The original town of Callaway was incorporated in January 1888 with a population of 214.<sup>33</sup>

In the spring of 1890, the K&BH completed construction of its line to Callaway. A depot was built on the farm of J. Woods Smith, between the two competing towns, causing the towns to merge. The first train



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arrived on October 7, 1890. The Grand Pacific Hotel (nonextant), which was built at an estimated cost of \$10,000, was erected and community development continued as many new buildings were erected in Callaway, including two grain elevators (nonextant) and Bryners Hall (CU06-020). The drought of 1894 curtailed development and Callaway's population declined from 600 to 200 residents.<sup>34</sup>



*Grand Pacific Hotel (nonextant) in Callaway c. 1889  
(CCHS)*

Conditions improved in the late 1890s and the population grew to 403 in 1900, with residential development reflecting this period of growth.<sup>35</sup> Five schools were built in Callaway between 1894 and 1974 to accommodate the growing population, each replacing the previous building. Only two remain today, the elementary school (CU06-035), built in 1958, and the high school, built in 1974. Callaway's population peaked in 1930 with 833 residents and slowly declined in the following decades due to effects of the depression, drought, and decreased rail traffic. In 2000 Callaway had a population of 539.

### *Arnold*

Nearly all the large towns in Custer County were platted by land development companies associated with railroads, except Arnold, which was founded by Richard Allen. Prior to Allen's arrival from Iowa in 1880, two cattle companies, the Henry Brothers Ranch and the Arnold and Ritchie Ranch, owned much of the land surrounding Arnold. Subsequently, the Allen family settled a 160-acre homestead and built their sod house directly between the two large ranches. The cattle companies soon left the region after suffering an enormous loss in profits from the harsh winter of 1880-1881. George Arnold opened a post office at the Arnold and Ritchie Ranch in 1876. Upon his departure in the spring of 1881, Richard Allen operated the post office out his sod home and subsequently named it "Arnold."<sup>36</sup>

As more homesteaders arrived in the South Loup River valley, Allen began to sell dry goods to the new settlers. In early 1883 Stephen and Samuel Leland established a gristmill beside Allen's store. Later that year, as the population continued to grow, Richard Allen requested that six blocks of his homestead be platted.<sup>37</sup> Since a railroad did not pass through Arnold at the time, Allen devised methods to attract residents. He offered free lots to those who would settle and establish a business. In 1884 he advertised the open prairie and the abundant wildlife of the area in the *Custer County Republican*, the Broken Bow newspaper. Other articles praised the countryside, professing that the railroad was soon to arrive and that Arnold was destined to become the county seat if the county was further divided.<sup>38</sup>

Allen's plan attracted skilled settlers, such as blacksmiths, printers, butchers, lawyers, merchants and doctors, who built homes at the new town site. Richard Allen's store (nonextant) was among the first commercial buildings to be erected and was followed by a livery stable, church, blacksmith shop, drug and hardware store, and building that housed the local newspaper. By late 1884 an additional sixteen blocks of Allen's property was platted and Allen no longer gave away land.

By the 1890s the population boom had begun to wane. The K&BH had failed to build the extension from Callaway to the Black Hills, via Arnold, as anticipated. Without a railroad connection, the town developed slowly over a period of 23 years.<sup>39</sup> Arnold was incorporated as a village in 1909. Finally in

### **Victoria Springs State Recreation Area**

Located six miles east of Anselmo, the Victoria Springs Recreation Area (CU00-149) is located on the site where New Helena once existed. Established in 1925, the park is the third oldest area in Nebraska's State Park System. Encompassing 55 acres, the park contains a pond, campground, picnic area, rental boats, and the former log post office of New Helena. Victoria Springs is also the only state recreation area with cabin accommodations. The park contains several c.1930 frame cabins, garages, and park shelter buildings.

[Nebraska Game and Parks Commission, "Victoria Springs State Recreation Area," State of Nebraska, <<http://www.ngpc.state.ne.us/parks/>> .]

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1912, the UP, which had acquired the K&BH, extended a line from Callaway to Stapleton, in Logan County, via Arnold. When locomotives arrived in June 1912, as many as 6,000 people celebrated in the streets of Arnold.

After the railroad line reached Arnold, development once again ensued during the 1910s and 1920s. Lumber became available and frame houses began to replace sod houses within the town and surrounding countryside. Electricity was established in 1916 and the water tower (CU03-015) was built in 1917. The Finch Memorial Library (CU03-005) was erected in 1924 in honor of Mrs. Swain Finch, one of the first recorded permanent settlers in the vicinity. By the end of 1925, Arnold contained a variety of commercial businesses centered on the intersection of Walnut Street and Arnold Avenue, including a flourmill, two grain elevators, two banks, a hospital, five churches, and two theaters.<sup>40</sup>

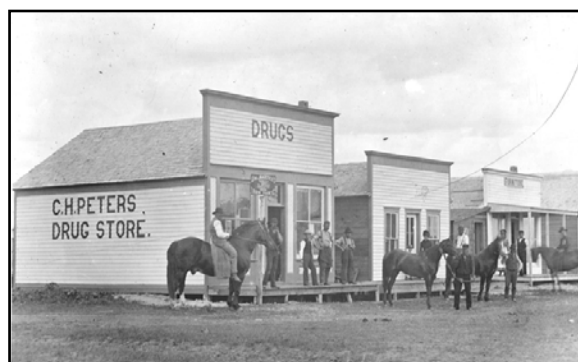
Like Broken Bow, Arnold maintained its economic vitality during the Great Depression and periods of drought. The town grew during the 1940s, and by 1950, the population had reached 936. Due to this increase, multiple-family housing units were built to accommodate the increase in population. Arnold Court (CU03-007), erected in 1950 by W.B. Hagler, consisted of four, three-room apartments and four sleeping rooms with small apartments in the basement. The Arnold Medical Clinic (CU03-019) was also constructed in 1950.

Highway 92 was constructed through Arnold in 1960. This east-west thoroughfare allowed residents to travel to larger communities, such as Broken Bow, for goods and services. The railroad abandoned the line through town in 1985. Arnold is the third largest community in Custer County with a population of 679 in 2000.<sup>41</sup>

### *Unincorporated and Nonextant Communities*

These unincorporated communities were not located along railroads. Former town sites in which a property was surveyed are also listed. Former communities in Custer County include Algernon, Climax, Dale, Elton, Etna, Gates, Huxley, Lillian, Lodi, Lomax, Milldale, Ortello, Pleasant Hill, Table, Tuckerville, Walworth, Wescott, West Union, and Yuca Hill. Many of these communities were established as post offices in the 1880s, and typically grew to include general stores, schools, churches, livery barns, blacksmith shops, a newspaper and

sometimes a bank. Generally these communities declined after the railroad bypassed them, and residents moved to neighboring towns located along the railroad. These town sites had populations that peaked between 1890 and 1900 with fewer than one hundred residents, and were vacated by 1930. Generally, none or only a few buildings remain of these former communities.



*Streetscape of West Union, c. 1890 (CCHS)*

Westerville, located in along Clear Creek the eastern part of the county, was established in September 1891 and named in honor of its first resident, James Westervelt. The 1883 and 1884 county fairs were held in the town and at its height Westerville contained general stores, three hotels, two blacksmith shops, a flouring mill, library, bank, printing offices, a school, and church. The community declined in population after the B&MR constructed its main line west of town. A former school (CU23-002), vacant general store (CU23-001), church, and several residences remain in Westerville.<sup>42</sup>

Weissert is located in the upper Clear Creek Valley, northeast of Broken Bow, and northwest of Westerville. This crossroads community consists of a general store, church, and school (CU21-004). The Weissert post office opened in October 1892 and John Hinckley opened a small general store that same year. The extant post office and general store (CU21-001) were built in 1905 and changed owners frequently until Earl A. Pirnie acquired them in 1909. The building remained in the Pirnie family until the 1980s when it was closed. The Weissert church (CU21-003) was built in 1903 and includes a 1954 addition.<sup>43</sup>

A post office was established in Milburn in 1887. The village was named in honor of its first postmaster, James Milburn. The population reached 24 residents in 1940. Today all that remains in the small

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community are a few houses, including an abandoned sod house (CU00-154).<sup>44</sup>

The New Helena log post office (CU00-043) was established in 1875 by Custer County Judge Charles R. Matthews. It served the area until the construction of the railroad through Anselmo in 1886, when the population moved. Its population in 1900 was 67.<sup>45</sup>

Nels Lee built one of the earliest sod houses in Round Valley on his homestead in 1879. A post office was established the following year. A sod and frame store was constructed in the 1880s. School was first held in a sod dugout in 1883, after which a sod schoolhouse replaced the dugout in 1888. In 1921 a frame schoolhouse was built with two rooms for School District 66 (CU16-001).<sup>46</sup>

### Notes

<sup>1</sup> LLC NState, "The Geography of Nebraska," Netstate.com, <[http://www.netstate.com/states/geography/ne\\_geography.htm](http://www.netstate.com/states/geography/ne_geography.htm)> (accessed 11 October 2005).

<sup>2</sup> *Saga of Seven Valleys: Callaway, Nebraska* ([Callaway, Nebr.]: N.p., 1967), 4.

<sup>3</sup> The Anselmo Historical Society, *Victoria Creek Neighbors 100 Years of Memories: Anselmo, Nebraska 1886-1986* (Callaway, Nebr.: Loup Valley Queen, 1986), 65.; *Merna Heritage History Committee, Merna Heritage Memories 1880s-1980s* (Callaway, Nebr.: Loup Valley Queen, 1989), 11.

<sup>4</sup> Loup Basin Resource and Conservation Development, "Custer County," Valley Website Hosting and Design, <[www.loupbasinrcd.net/custer.html](http://www.loupbasinrcd.net/custer.html)> (accessed 15 October 2005).

<sup>5</sup> Loup Basin Resource and Conservation Development, "Custer County," Valley Website Hosting and Design.

<sup>6</sup> Merna Heritage History Committee, *Merna Heritage Memories 1880s-1980s*, 11.

<sup>7</sup> William L. Gaston and A. L. Humphrey, *History of Custer County, Nebraska* (Lincoln, Nebr.: Western Publishing and Engraving Company, 1919), 51.

<sup>8</sup> Emerson R. Purcell, "Custer County," NEGenWeb Project, <<http://www.rootsweb.com/~neresour/OLLibrary/who1940/co/custer.htm>> (accessed 15 July 2005).

<sup>9</sup> *Seven Valleys Regional History 1872-1982*, ed. Lorraine Smith (Callaway, Nebr.: Loup Valley Queen, 1982), 7.

<sup>10</sup> *Seven Valleys Regional History 1872-1982*, 7.

<sup>11</sup> Gaston and Humphrey, *History of Custer County, Nebraska*, 54,59.

<sup>12</sup> MyFamily.com Inc., "Population of Counties - Nebraska 1860-1990," MyFamily.com Inc., <<http://www.ancestry.com/home/free/censtats/necens.htm>> (accessed 14 July 2005).

<sup>13</sup> U.S.Bureau of Census, "State and County Quickfacts - Custer County, Nebraska," U.S.Bureau of Census, <<http://quickfacts.census.gov/qfd/states/31/31041.html>> (accessed 11 October 2005).

<sup>14</sup> *Mason City 1886-1976* (Callaway, Nebr.: Loup Valley Queen, 1976), 4-25.

<sup>15</sup> Jane Graff, *Nebraska Our Towns...Central and North Central* (Dallas, Tex.: Taylor Publishing Company, 1989), 76-78.

<sup>16</sup> Gaston and Humphrey, *History of Custer County, Nebraska*, 217-225.

<sup>17</sup> Elton A. Perkey, "Perkey's Names of Nebraska Locations," *Nebraska History* 59, no. 1 (Spring 1978): 112.

<sup>18</sup> Lavina Foster et al. *Muddy Creek Meanderings* (Callaway, Nebr.: Loup Valley Queen, 1979), 7-47.

<sup>19</sup> *Broken Bow's 75th Anniversary Souvenir Program: From Prairie Sod* (Broken Bow, Nebr.: E.R. Purcell Printing Company, n.d.), n.p..

<sup>20</sup> Gaston and Humphrey, *History of Custer County, Nebraska*, 195.

<sup>21</sup> Phillip K. Gardner, "Weissert, Past and Present: A Brief History and Tour of this Community in Upper Clear Creek Valley," [Broken Bow, Nebr.], N.p., 1979, n.p.

<sup>22</sup> Gaston and Humphrey, *History of Custer County, Nebraska*, 197.

<sup>23</sup> Gardner, "Weissert, Past and Present: A Brief History and Tour of this Community in Upper Clear Creek Valley," n.p..

<sup>24</sup> Merna Heritage History Committee, *Merna Heritage Memories 1880s-1980s*, 13-18.

<sup>25</sup> Graff, *Nebraska Our Towns...Central and North Central*, 76-78.

<sup>26</sup> Alfred J. Holck, *The Hub of the Burlington Lines West* (David City, Nebr.: South Platte Press, 1991), 225-226.

<sup>27</sup> Graff, *Nebraska Our Towns...Central and North Central*, 86-87.

<sup>28</sup> Perkey, "Perkey's Names of Nebraska Locations," 115.

<sup>29</sup> *Happy Birthday Sargent 100 Years: 1883-1983* ([Sargent, Nebr.]: N.p., 1983), 21.

<sup>30</sup> Philip S. Holmgren, "Kearney & Black Hills Railway: A Backward Glance," Buffalo County Historical Society, <[www.bchs.kearney.net](http://www.bchs.kearney.net)> (accessed 15 October 2005).

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- <sup>31</sup> Graff, *Nebraska Our Towns...Central and North Central*, 93-94.
- <sup>32</sup> Gaston and Humphrey, *History of Custer County, Nebraska*, 187.
- <sup>33</sup> *Seven Valleys Regional History 1872-1982*, 22-23.
- <sup>34</sup> *Saga of Seven Valleys: Callaway, Nebraska*, 7.
- <sup>35</sup> *Seven Valleys Regional History 1872-1982*, 22.
- <sup>36</sup> Norene H. Mills, *One Hundred Years on the South Loup: A History of the Arnold Community from 1883-1983* (Callaway, Nebr.: Loup Valley Queen, 1983), 19.
- <sup>37</sup> Arnold Chamber of Commerce, "Welcome to Arnold, NE," PBP Designs, <[www.arnold-ne.com/](http://www.arnold-ne.com/)> (accessed 14 July 2005).
- <sup>38</sup> Mills, *One Hundred Years on the South Loup: A History of the Arnold Community from 1883-1983*, 26.
- <sup>39</sup> Graff, *Nebraska Our Towns...Central and North Central*, 79-80.
- <sup>40</sup> Arnold Chamber of Commerce, "Welcome to Arnold, NE," PBP Designs.
- <sup>41</sup> Arnold Chamber of Commerce, "Welcome to Arnold, NE," PBP Designs.
- <sup>42</sup> Gaston and Humphrey, *History of Custer County, Nebraska*, 177-178.
- <sup>43</sup> Gardner, "Weissert, Past and Present: A Brief History and Tour of this Community in Upper Clear Creek Valley," n.p..
- <sup>44</sup> Perkey, "Perkey's Names of Nebraska Locations," 114.
- <sup>45</sup> Graff, *Nebraska Our Towns...Central and North Central*, 74.
- <sup>46</sup> *Happy Birthday Sargent 100 Years: 1883-1983*, 151.





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# Chapter 2

## Sod Houses and the Photography of Solomon Butcher

### Introduction

The Kansas-Nebraska Act of 1854 and the Homestead Act of 1862 encouraged a wave of pioneers from the East to seek land for permanent settlement in the plains states. The landscape of the plains consisted of large expanses of prairie and fewer trees than found in states to the east of Nebraska. As American and European settlers sought building materials, elements for common frame shelters, including beams, rafters, siding, and roofing proved difficult and costly to procure.<sup>1</sup> Hauling timber from distant wooded areas to fabricate hand hewn beams, rafters, and siding was far too expensive for most farmers and the absence of the railroad before the 1880s prevented the importation of building materials.

Lacking familiar building materials, settlers generally adapted to materials at hand and applied their own building traditions to construct buildings and structures to meet immediate needs for shelter. Sod was abundant in many regions of the plains; it was also inexpensive and suitable for immediate construction.<sup>2</sup> As a cost effective building material to the pioneers, sod construction was prevalent in Nebraska and the central plains states beginning the mid-nineteenth century and continuing through the early twentieth century. By the time conventional building materials became easily available and

affordable with the construction of the railroads in the 1890s, sod dwellings had come to characterize the settlement of the plains and the Nebraska frontier, particularly in Custer County. While houses are the most commonly associated type of sod construction, many types of buildings and structures were constructed of sod.

### Origins of Sod Construction

Sod construction was prevalent among American and European settlers on the plains. However, the origins of sod construction, in Nebraska and in general, are disputed.<sup>3</sup> In his book on sod houses in Nebraska, Cass Barns suggests that Mormons were among the first to employ sod construction, due to the lack of available building supplies during their westward migration across the plains states in the 1840s.<sup>4</sup> Roger Welsch's study on sod construction concurs with Barns, but adds that the earliest Mormon buildings constructed at Winter Camp, north of Omaha, borrowed the use of sod construction from the Native Americans who lived in earth and timber lodges in the area.<sup>5</sup> Allen Noble suggests that Europeans, specifically of Russian-German descent, were already familiar with the techniques of sod construction and continued employing the method following their migration to the central

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plains.<sup>6</sup> There are also narratives that describe sod buildings constructed at Fort Kearney in south-eastern Nebraska in 1848.

The Homestead Act allowed pioneers to receive a quarter-section (160 acres) of free land from the federal government, provided the settler built a house, dug a well, cultivated ten acres, and remained on the land for five years. As a result, many settlers located in the central plains, where timber was scarce, and constructed a sod shelter during their initial years on a homestead claim. As a building material, sod had multiple advantages for a struggling pioneer. It was affordable and widely available. It provided excellent insulation and kept homes cool in the summer and warm in the winter. Sod remained durable against strong prairie winds and thunderstorms and was relatively fire resistant. An easy material to manipulate, it required limited skill to build a basic sod dwelling.

The most urgent necessity for a pioneer family upon arrival was to provide shelter. Once a land claim was staked, a sod dugout was typically the first form of shelter constructed. Dugouts are characterized as below-grade structures built into the side of a hill with a sod roof and walls. Dugouts could be erected quickly, provided rudimentary shelter, and allowed the family to cultivate the land and construct more permanent dwellings, such as a sod house.<sup>7</sup> The first sod houses were temporary dwellings and inhabitants primarily lived outdoors during the warm summer months. The house provided the essential needs of shelter – a place to sleep, protection from storms, and a place to cook during the winter.<sup>8</sup> The quality of sod construction depended on the skill of the builder and the time, money, and effort expended during construction.



*Example of a dugout constructed of sod (NSHS)*

### Materials and Location

Sod construction was used throughout the central plains wherever prairie grasses were the dominant vegetation.<sup>9</sup> The material used for construction was found throughout the grass-covered prairie in the first layer of soil. This layer is characterized by densely packed roots, which act to hold soil together. Buffalo grass was the preferred sod choice because of its high density and superior root strength. Blue stem and slough grasses were second choices if buffalo grass was not available. Wire grass, prairie cord grass, Indian grass, and wheat grass were also used for sod construction. The best time to build with sod was in the fall, when the native prairie grasses had developed a tough root system. However, due to the necessity to harvest crops during the fall, homesteaders could seldom choose a time to build with certainty.<sup>10</sup>

A convenient source of water supply was essential for locating a homestead. Valleys with streams were popular locations. These areas yielded a nearby water source for domestic and agricultural needs and oftentimes a small amount of timber, which was a valuable resource. Additionally, valleys and trees protected the house from strong prairie winds. Valleys also offered a higher water table, which provided moist sod that proved better for building.<sup>11</sup> If settlers were unable to locate in a valley, sod was collected for building purposes when the soil was moistened from rainfall or in the spring after the snow melted.

Sod construction was centered in Kansas, Nebraska, and the Dakotas; however, sod construction extended to surrounding states, including Texas, Oklahoma, Colorado, Wyoming, Montana, Minnesota, parts of southern Canada, and other areas devoid of trees.<sup>12</sup> Due to the lack of surviving resources, the extent of sod dwellings in North America is uncertain.

Sod construction in Nebraska was heavily concentrated in the north central and northwestern parts of the state adjacent to the Sand Hills, between 1870 and 1920.<sup>13</sup> Sod house construction experienced a brief resurgence during the Depression in the 1930s when farmers, hit hard by the adverse economic conditions, were displaced. Without income to construct homes, sod became a substitute building material. Inexpensive to maintain and build, the sod house was an affordable solution as farmers sought

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to reestablish farmsteads on new land. A November 1933 issue of the *Custer County Chief* describes the story of a family who lost their ranch. As a result, they relocated to vacant land and built a sod house in order to lessen expenses from their meager income.<sup>14</sup> Research found that sod house construction continued as late as 1940, as evidenced by an example near Dunning in Blaine County.<sup>15</sup>

### Construction Methods

The first step in sod construction involved finding a location and selecting materials. The next step involved planning the house and preparing the site. Like any shelter, sod construction required careful preparation. The construction site was cleared of grass and leveled with a spade. The sod walls were placed directly on the soil. Sometimes the interior floor area was dampened and the soil compacted with a fence post to create a hard, flat surface. A sod craftsman rarely prepared footings, since many could not afford or easily procure the materials necessary, which would have included wood posts, bricks, stones, or concrete.<sup>16</sup>



*Grasshopper plow used to cut sod (CCHS)*

Material preparation comprised the next step in the construction process. Sod was occasionally scored with a disc or cutter on the surface and typically harvested with a plow. Since a common agricultural plow destroys the sod, a specially designed “grasshopper” plow was developed to cut and prepare sod for construction. The grasshopper plow had a set of adjustable rods that allowed the sod to be carefully cut into long strips that measured from three to six inches thick and one to one-and-one-half feet wide, depending on the type of sod used. Builders preferred oxen for cutting sod strips because their slow pace permitted straight furrows. As a last step in the preparation stage, the strips were cut into

blocks one to one-and-one-half feet wide and two to three feet long. The actual size depended on the thickness of the sod, the moisture content of the soil, and the strength of the lifter, as one sod block could weigh up to 100 pounds.<sup>17</sup>

Time greatly affected the construction of a sod house. Since moisture content ensured a solid sod block, only enough sod was cut each morning to complete one day of work. Once the sod was cut and transported to the building site, wall construction commenced. Sod blocks were laid with the grass side facing down and positioned in regular courses with the lowest row of blocks placed directly on the ground. Builders arranged sod blocks in staggered rows, just like brick construction, consisting of headers placed crosswise every third course. Walls were laid with blocks two to three rows deep and any spaces were filled with loose soil to ensure a tight bond and resistance from outside elements. The exterior walls were frequently tapered with a downward slant to bear the weight of the sod, while the interior walls were built straight. Builders sometimes strengthened the corners of the house, one of the weakest features, with barbed wire or wooden posts, if available.<sup>18</sup>

Sod homes generally contained few windows and doors. Skill was required to build multiple windows in a sod house and lumber for windows and doors was expensive. As the walls were constructed, lumber frames for doors and windows were positioned and wooden dowels were driven through the casing into the sod to secure the frames. To prevent the weight of the walls from crushing the frames and glass, builders often placed cloth or paper wadding above the frame to absorb the settling of the walls and positioned cedar poles above the wadding to help bear the weight of the sod above.<sup>19</sup> These measures cushioned the frame, supported the weight of the sod, and helped to prevent the frame from warping or ruin. Window openings were recessed on the interior or exterior due to the thickness of the sod blocks. Alternatives to glass windows included animal skins, blankets, oiled paper, or wooden shutters.<sup>20</sup>

After construction, the strength of the walls depended on keeping the sod dry. For this, the protection of the roof proved very important for the longevity of a sod house. An early roof construction method consisted of light rafters covered by a layer

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of branches or bushes, a layer of hay or dried prairie grass, and a layer of sod that could be grass side up or down, topped with a coating of clay or mud plaster. Later frame roofing methods consisted of ridgepoles parallel rafters and horizontal battens joined in various manners, shingles, or tar and canvas layers. Only the wealthiest pioneers initially built frame roofs.



*Sod house with a sod roof (NSHS)*

Since brush and pole roofs were partly constructed of sod, their enormous weight demanded substantial wooden support. Vertical ridgepoles that supported the weight of the roof were placed throughout the house; however, a successful balance of weight was difficult to achieve.<sup>21</sup> Settlers used whatever wood was available for ridgepoles and rafters. Cedar was the preferred material because it was straight, strong, lightweight, and readily available.<sup>22</sup>

A simple, rectangular sod house took approximately one week to build and typically cost less than five dollars, including any lumber and glass needed for windows, doors, and the roof. A dugout took even less time and money to construct. Lumber was generally the most expensive element. Builders usually ordered window and door frames from nearby villages or constructed them from trees found nearby. Generally, wealthier builders were able to afford more timber to utilize in home construction, resulting in larger and greater numbers of windows and openings.

Homesteaders were more concerned with erecting a shelter quickly than building a long lasting home. As such, sod houses typically lasted approximately six to seven years. Once constructed, a settler either maintained the sod house or built a more permanent house as the family prospered and acquired greater resources.<sup>23</sup>

### Forms and Functions

Research found that dwellings were the most prevalent function of sod buildings. Many sod houses were small and simple with a rectangular form. They typically measured between twelve and sixteen feet wide and fourteen and twenty feet long, and were comprised of only one or two rooms. Wall heights varied between six and nine feet and rarely were taller than one story. The wall thickness varied between one-and-one-half and three feet deep.<sup>24</sup> Time expended to build a sod house factored into the quality of the finished product. Some early sod houses may have been constructed in haste to create a much-needed shelter, while others constructed later tend to display greater sophistication, due to improved sod construction tools and techniques.<sup>25</sup>



*Two-story sod house (nonextant) built by Isadore Haumont in Custer County (NSHS)*

The sod house comprised a range of forms, with variations developed for adaptations of geography, climate, resources, and individual skill. While many sod houses were rectangular, others were square, irregular, or even round in form. Roofs varied in shape, and included shed, ridged, and hip forms. The most common roof form was a low-pitched gable. Most sod houses were only one story in height, since multiple lumber reinforcements were needed to construct additional stories. One-and-one-half story and two-story sod houses displayed the wealth and skill of the builder. One-and-one-half story sod houses were more common than two-story houses and often consisted of a frame half-story to lighten the load on the sod walls. The two-story Haumont sod house (nonextant) in Custer County, constructed by Isadore Haumont in 1884, included two full stories of sod and featured elements of the Chateausque style. According to Roger Welsch, there is no correct style of sod house construction,



## Chapter 2. Sod Houses and the Photography of Solomon Butcher

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only common forms. From simple dugouts to elaborate two-story homes, each form represents part of the construction spectrum of sod.<sup>26</sup>

The disadvantages of sod dwellings included leaky roofs, dirt floors that resulted in muddy and dust covered interiors, the frequent presence of vermin, snakes, and insects, and sometimes structural instability. Despite these disadvantages, sod houses were maintained and sometimes became a permanent family dwelling. Interior and exterior improvements were commonly made to provide weatherproofing to the house. Interior improvements included shaving the walls smooth and plastering them with lime and covering the dirt floors with wood planks or concrete. Common exterior improvements included a frame roof with shingles; stucco, concrete, or clapboard cladding; and structural reinforcements. These interior and exterior alterations were made to sod dwellings over time to improve their durability. The application of exterior materials and additions makes identification of surviving sod houses difficult.

Surviving examples of sod houses in Custer County commonly exhibit alterations. Sod construction can be identified by exposed sod blocks on an exterior wall and the lack of a foundation, which produces a stout or low-slung appearance. Deep window wells and doors as well as a simple one-story rectangular, or prairie cube form, can also help distinguish a sod house. Sod houses that were maintained often received frame additions, making identification of the original sod form difficult.

Three relatively intact examples of sod houses were identified during the field survey in rural Custer County. The Dowse Sod House (CU00-050, listed in the National Register) is rectangular in form with a frame hip roof. There are multiple frame additions to the dwelling and portions of the exterior are covered with concrete and stucco. The second example (CU00-021) is a cube with a stucco exterior, frame rectangular addition, and hip roof. The third example (CU00-211) is rectangular in form, with a low-pitched gable roof, small frame addition, and exterior concrete and stucco cladding. These examples of sod houses documented during the NeHBS retain their original two-over-two or four-over-four windows and feature exposed sod on at least one of the elevations.



*Sod house with stucco exterior identified during field survey, CU00-021*

Two other severely deteriorated examples of sod construction were identified during field survey. One location featured partially exposed sod walls with an intact door and window frame, while another location exhibited only a portion of one sod wall.

Several other dwellings were identified during field survey that possessed sod house characteristics, such as a stout, low-slung appearance, deep window wells, and simple form. However, the absence of exposed sod hindered a definite identification. Five previously surveyed sod houses (CU00-005, CU00-040, CU00-049, CU00-053, CU00-054) were not accessible during field survey or not visible from the public right-of-way. As a result, these sod houses were not included in the survey results. For a list of sod houses and potential sod houses, see Chapter 4. Sod construction is recognized as an important method of construction, and the location of sod houses should be reported to the NSHS. For a list of NSHS contacts, see Chapter 5.

In addition to dwellings, sod was also used to construct churches, schools, post offices, jails, community centers, and commercial buildings. Local histories indicate that some of the first buildings constructed in Custer County towns were sod. For example, in Broken Bow, the first *Custer County Republican* printing office was constructed of sod in 1882. A blacksmith shop in Anselmo was also constructed of sod. These buildings are nonextant and the survey did not identify other extant types of sod construction.

Railroad construction made conventional building materials more available to settlers after the 1890s. Sod house construction continued due to its economical advantages. However, as time passed

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and settlers prospered, a frame home and outbuildings became an outward expression of prosperity. As a result, sod houses were clad with clapboard or stucco, replaced by larger frame dwellings, or abandoned and allowed to deteriorate.



*Custer County Republican printing office in Broken Bow (NSHS)*

Today the sod house is a symbol of the pioneer experience and settlement of the central plains of Nebraska. This symbol emerged largely from Solomon D. Butcher's documentation of Custer County settlers during the late nineteenth and early twentieth centuries. While it is unknown how many sod houses existed, the work of Butcher provides a record of settlement and sod construction in Custer County.

### The Photography of Solomon Butcher

As American and European settlers rapidly migrated West in the mid-to-late nineteenth century, an itinerant Nebraska photographer set out to capture the important event that transformed the central plains. Solomon D. Butcher photographed early settlers of the Nebraska prairie. In particular, his photographs depict the families, homesteads, and landscapes of the pioneer era. While Butcher lived in Custer County during the late nineteenth century, he worked in many counties in Nebraska and other states. Much of his photography focused on the people, and especially the sod houses, of Custer County. These images were taken by Butcher to produce a biographical history of the county that was published in 1901.

Acquired by the Nebraska State Historical Society (NSHS) in 1912, Butcher's photography collection comprises nearly 3,500 glass plate negatives taken between 1886 and 1912, of which almost half consist

of images taken in Custer County.<sup>27</sup> Butcher's legacy illustrates the first generation that settled Custer County and Nebraska, and provides a visual record of pioneer settlement in Custer County and pioneer life in the American West.

Solomon Devoe Butcher was born in Burton, West Virginia, on January 24, 1856, as the first child of Esther and Thomas Jefferson Butcher.<sup>28</sup> In 1860 the family moved to Winona, Illinois, where his father worked for the Illinois Central Railroad pumping water for locomotives. Butcher completed high school and in 1874 apprenticed with a tin typist, where he learned the basics of photography. The following year he joined the Henry Military School in Henry, Illinois, and in 1876, began working as a traveling salesman for a firm in Clyde, Ohio.



*Solomon Devoe Butcher (NSHS)*

Butcher's father quit the railroad in 1880 and traveled to Custer County to file a homestead claim. In March of that year, the Butcher family journeyed 700 miles from their home in Illinois to northeastern Custer County. After locating their two claims, Butcher and his father traveled ninety miles southeast to Grand Island to file their claims in compliance with the Homestead Act. Upon their return to Custer County, Butcher and his father each constructed sod dugouts.<sup>29</sup>

The Homestead Act required a pioneer to build a home, cultivate the land, and spend five years residing on the claim. Unable to satisfy these requirements, Butcher relinquished his claim after only two weeks and moved to Minnesota. From 1881

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to 1882, Butcher attended the Minnesota Medical College in Minneapolis. The education did not yield a medical career, but he met his wife, Lillie Barber Hamilton, a local nurse.

Butcher returned to Nebraska with his wife in October 1882 and worked as a schoolteacher. He retained his interest in photography from his experience as an apprentice to a tin typist, and during this time he saved enough money to acquire land and purchase photographic equipment. He built his first photography studio in Jefferson, located in northeastern Custer County, but moved it to Walworth in 1884, after the birth of his two children. Financial troubles subsequently forced Butcher to sell his studio.<sup>30</sup>

Even after the loss of his studio in Walworth, Butcher's interest in photography continued. He observed the rapidly growing population of Custer County in the late 1880s. By 1885 the B&MR was constructing rail lines through the county and settlers were arriving in large numbers, eager to file a homestead claim and construct a dwelling, usually of sod, before the ensuing winter.

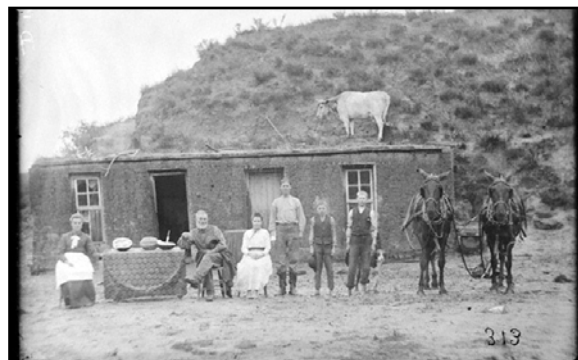


*Butcher photograph of Laulerman family in northeast Custer County (NSHS)*

In 1886 Butcher developed a plan to produce a photographic history of Custer County by documenting the people and landscape of the county. His idea was to photograph the families and homesteads of Custer County and record family and individual biographies. He financed this venture through the sale of the photographs, subscriptions to the history book, and in-kind donations by residents. Butcher was thoroughly excited by the idea and stated, "From the time I thought of the plan, for seven days and seven nights, it drove the sleep from my eyes."<sup>31</sup> Butcher's father gave him a horse and wagon to

transport the large amount of equipment necessary to take the photographs since his financial resources were low. After only two weeks, Butcher had scheduled seventy-five family portraits for the history.

Between 1886 and 1892, Butcher journeyed many long days across the hilly terrain of Custer County to photograph families and landscapes and record family histories. To help defray costs, he often accepted food, lodging, and horse stabling in exchange for a photographic print.<sup>32</sup> The majority of Butcher's photographs depict his subjects sitting or standing in front of their homes. In some images, the people displayed their most valued possessions, such as tables, cutlery, musical organs, and livestock. Other images depicted the rolling hills and valleys spread throughout the county in an effort to record the vast landscape of the prairie. Butcher also photographed carefully composed images, ranging from typical farm chores to historical events of the county.



*Sylvester Rawding family sod house in Custer County (NSHS)*

According to NSHS historian John Carter, author of *Solomon D. Butcher: Photographing the American Dream*, Butcher's work consisted of much more than portraits. Butcher documented the settlers' way of life by photographing the entire home, immediate environs, and valued possessions. His subjects face the camera directly and pose either sitting or standing. Most of Butcher's photographs do not capture an event or a special occasion, but show families. Each photograph provides primary evidence of the components of pioneer life; including the house, land, clothes, and objects that are displayed. As such, they render a compelling visual narrative of pioneer life.



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A severe drought and a nationwide depression in the 1890s forced Butcher to stop photographing and writing his biographical history of the county in 1892, since residents no longer had money to support his activities. A fire in Butcher's home in 1899 destroyed most of his photographs and pioneer biographies. Fortunately, his glass plate negatives were stored in his granary and survived undamaged.<sup>33</sup> In 1901 the *Pioneer History of Custer County and Short Sketches of Early Days in Nebraska* was published with the financial help of Ephraim Swain Finch, a wealthy local rancher. The first edition of one thousand copies sold before delivery.<sup>34</sup>

The success of Butcher's *Pioneer History* inspired him to expand his effort to surrounding counties in Nebraska, which included portions of Buffalo, Dawson and Cherry counties. Butcher did not produce biographical histories similar to Custer County due to limited financial resources. In 1902 Butcher established a studio in Kearney. During this time he had expanded his practice to include work in other states, including Wyoming, Utah, and Colorado. In 1904 he published *Sod Houses of the Great American Plains*, in an effort to promote land sales in Nebraska.

During his career, Butcher photographed almost universally on six-and-one-half inch by eight-and-one-half inch glass plate negatives. As his collection grew, the weight and volume of the plates became a burden during his frequent travels and he petitioned the NSHS to purchase his negatives. In late 1911 Butcher and Addison Sheldon, head of the Legislative Reference Bureau of the NSHS, signed an agreement for the purchase of the negatives. Unfortunately, in 1913 the legislature only approved funds for half of the agreed upon sum. In 1916 the NSHS hired Butcher to document and annotate the collection. From his memory, he added names and locations to the photos and wrote historical vignettes not included in his *Pioneer History*.<sup>35</sup> Solomon D. Butcher died on May 18, 1927, in Greeley, Colorado. At the time of his death, he had grown discouraged that his collection of photographs had not been recognized for its historical and artistic value.

Butcher's photographs contain a large number of images that include sod houses. His early pictures show the wide variety of sod houses constructed throughout Custer County and adjacent counties. Some photos depict small, rectangular dwellings with sod roofs while others depict elaborate two-

story homes with shingled roofs. His early documentation shows the diverse skill and relative wealth of the pioneers who constructed these dwellings. Later photographs show the gradual transition to frame construction across the prairie. In some examples, a picture illustrates both the original sod house and the new frame dwelling, standing side by side. Invaluable to researchers, these photographs document the experience of settlers and the built environment, particularly of sod construction, in Custer County.



Gordon family near Merna, Custer County (NSHS)

Today, the Solomon D. Butcher Collection comprises nearly 3,500 glass plate negatives, of which over 1,800 were taken in Custer County and more than 1,500 depict sod houses. Butcher's photographs help to illustrate the settlement of Nebraska and the central plains and are widely used in history texts, books, films, and exhibits dealing with the American West. John Carter states that Butcher contributed to "the fundamental fabric of American thinking about the West."<sup>36</sup> The setting, display of possessions, and poses of the subjects provide important information on both the process of settlement in the West and of sod house construction during the late nineteenth century and early twentieth century. His pictures chronicled the passing of the frontier, from sod house to frame house to brick building, all in a few short years. His legacy continues to be analyzed and his photographs remain prized among the permanent collections of the NSHS, the Custer County Historical Society, and the individual families who retain original prints.

### The Locations of Sod Houses in the Butcher Collection

Research was conducted to identify the locations of families depicted in over 1,500 photos of sod houses photographed by Butcher in Custer County.



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Information was gathered from a variety of sources and compared to an annotated database of the Solomon D. Butcher Collection at the NSHS. The objective was to match family names in the database to those in the sources consulted in an effort to identify the location of pioneer-era sod houses in Custer County.

This ongoing research by the NSHS yielded the location of property owned by many of the families depicted in the sod house photographs in Custer County. The NSHS maintains the database as part of its statewide NeHBS inventory. For more information on the results of this project, contact the NSHS listed in Chapter 5.

### Notes

<sup>1</sup> Allen G. Noble, *Wood, Brick, and Stone: The North American Settlement Landscape*, vol. 1 (Amherst: The University of Massachusetts Press, 1984), 71.

<sup>2</sup> Roger L. Welsch, *Sod Walls: The Story of the Nebraska Sod House* (Lincoln, Nebr.: J and L Lee Company, 1991), 22.

<sup>3</sup> Noble, *Wood, Brick, and Stone: The North American Settlement Landscape*, 71.

<sup>4</sup> Cass G. Barns, *The Sod House* (Lincoln, Nebr.: University of Nebraska Press, 1970), n.p.

<sup>5</sup> Welsch, *Sod Walls: The Story of the Nebraska Sod House*, 23.

<sup>6</sup> Noble, *Wood, Brick, and Stone: The North American Settlement Landscape*, 71.

<sup>7</sup> Noble, *Wood, Brick, and Stone: The North American Settlement Landscape*, 73.

<sup>8</sup> John E. Carter, *Solomon D. Butcher: Photographing the American Dream* (Lincoln, Nebr.: University of Nebraska Press, 1985), 13.

<sup>9</sup> Noble, *Wood, Brick, and Stone: The North American Settlement Landscape*, 71.

<sup>10</sup> Noble, *Wood, Brick, and Stone: The North American Settlement Landscape*, 73.

<sup>11</sup> Noble, *Wood, Brick, and Stone: The North American Settlement Landscape*, 72-73.

<sup>12</sup> Noble, *Wood, Brick, and Stone: The North American Settlement Landscape*, 71.

<sup>13</sup> Tim Turner, "Sod Houses in Nebraska," *APT* 6, no. 4 (1975): 21.

<sup>14</sup> "Hard Hit Custerites Prove Pioneer Spirit Still Dominant," *Custer County Chief*, 2 November 1933, n.p.

<sup>15</sup> Welsch, *Sod Walls: The Story of the Nebraska Sod House*, 27.

<sup>16</sup> Welsch, *Sod Walls: The Story of the Nebraska Sod House*, 38-39.

<sup>17</sup> Dick Sowienski, "Sod Home Sagas: How the Settlers Carved Out Homes on the Prairie with Nebraska Marble," *Country America*, 1994, 60.

<sup>18</sup> Noble, *Wood, Brick, and Stone: The North American Settlement Landscape*, 73.

<sup>19</sup> Anne Hattes, "Merle Builds a Sod House," *Historic Traveler*, 1996, 52.

<sup>20</sup> Allyson Brooks and Steph Jacon, *Homesteading and Agricultural Development Context*, ed. Michael Bedeau (Vermillion: South Dakota State Historical Preservation Center, 1994), 45.

<sup>21</sup> Welsch, *Sod Walls: The Story of the Nebraska Sod House*, 48.

<sup>22</sup> Noble, *Wood, Brick, and Stone: The North American Settlement Landscape*, 73-74.

<sup>23</sup> Noble, *Wood, Brick, and Stone: The North American Settlement Landscape*, 73.

<sup>24</sup> Noble, *Wood, Brick, and Stone: The North American Settlement Landscape*, 73.

<sup>25</sup> Welsch, *Sod Walls: The Story of the Nebraska Sod House*, 28.

<sup>26</sup> Welsch, *Sod Walls: The Story of the Nebraska Sod House*, 29.

<sup>27</sup> "About the Solomon D. Butcher Photograph Collection," <<http://memory.loc.gov/ammem/award98/nbhihtml/abotbutcher.html>> (accessed 15 July 2005).

<sup>28</sup> John E. Carter, *Solomon D. Butcher: Photographing the American Dream* (Lincoln, Nebr.: University of Nebraska Press, 1985), 1.

<sup>29</sup> John E. Carter, "Solomon Butcher's Pioneers," *Natural History* 94, no. 9 (Fall 1985): 44.

<sup>30</sup> Carter, *Solomon D. Butcher: Photographing the American Dream*, 4.

<sup>31</sup> Carter, *Solomon D. Butcher: Photographing the American Dream*, 5.

<sup>32</sup> Carter, "Solomon Butcher's Pioneers," 46.

<sup>33</sup> Carter, *Solomon D. Butcher: Photographing the American Dream*, 5-6.

<sup>34</sup> Carter, "Solomon Butcher's Pioneers," 47.

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<sup>35</sup> Carter, *Solomon D. Butcher: Photographing the American Dream*, 8-9.

<sup>36</sup> Carter, "Solomon Butcher's Pioneers," 47.

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# Chapter 3

## Survey Methods and Results

### Introduction

This chapter describes the methods used to conduct the survey and the results of the survey. The Nebraska State Historical Society (NSHS) retained Mead & Hunt to identify and document significant historic and architectural properties and historic landscapes within Custer County. Architectural historians from Mead & Hunt conducted a Nebraska Historic Buildings Survey (NeHBS) from August 2005 through October 2005. The survey builds upon the previous survey efforts undertaken by the NSHS. For more information on the NeHBS refer to Chapter 5. Preservation in Nebraska.

### Survey Methods

#### Objectives

The purpose of the survey was to identify and document significant properties that appeared to retain sufficient historic integrity to meet NeHBS survey criteria within the survey area. Properties meeting survey criteria were evaluated to determine if they qualified as potentially eligible for listing in the National Register of Historic Places (National Register) both individually and collectively as contributing properties within a possible historic district. This chapter highlights the results of the survey effort with a description of the types of historic properties within the survey area. Chapter 4

provides a discussion of properties that may qualify for National Register designation and other recommendations.

#### Survey Methodology

The purpose of a reconnaissance-level NeHBS is to provide data on properties of architectural and historical importance through research, evaluation, and documentation. Research is limited to a general review of the history of the development of the survey area. Properties that meet NeHBS survey criteria are identified and documented.

#### *Survey Area and Research*

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

Architectural historians investigated published information about the history, culture, and settlement of Custer County and its communities at the following repositories: Nebraska State Historical Society Library/Archives, Nebraska State Historic Preservation Office (NeSHPO), Custer County Historical Society, Wisconsin Historical Society, and Minnesota Historical Society.

Mead & Hunt collected information on previously surveyed properties and National Register-listed

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properties at the NeSHPO. NeSHPO staff and the Mead & Hunt survey team participated in a public meeting held in August 2005 that provided local residents with information about the survey. NeSHPO and Mead & Hunt staff encouraged residents to share information about local history, properties that may gain significance from their association with an historic event or important person, and properties that are not visible from the public right-of-way.

### *Identification and Evaluation*

The survey verified the location, evaluated the status of previously surveyed properties, and identified additional properties that qualify for inclusion in the NeHBS. Properties that met NeHBS survey criteria were documented with photographs, a basic physical description, and a geographic location that is plotted on a survey map. The Mead & Hunt survey team examined the integrity and significance of each previously surveyed and newly identified property and its potential to qualify for listing in the National Register.

Mead & Hunt conducted the field survey between August and October 2005. During the field survey, architectural historians from Mead & Hunt drove known public roads and streets in the county and identified properties that appeared to possess historic and architectural significance and retained historic integrity as outlined in the *NeHBS Manual* (March 15, 2005). Generally, the *NeHBS Manual* follows National Park Service (NPS) guidelines, which state that a property must:

- Be at least 50 years old, or less than 50 years in age but possess exceptional significance — following NeHBS guidelines, properties that fell a few years outside the 50-year mark were included in the survey if they were significant or unusual property types, even though they did not possess exceptional significance.

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

- Retain its physical integrity — for a property to retain physical integrity, its present appearance must closely resemble its original appearance. Common alterations to buildings include the replacement of original features with modern ones (such as new

windows or porches), the construction of additions, and the installation of modern siding materials. Historic siding materials include asphalt shingles and sheet rolls and asbestos shingles that have been applied during the historic period of the property or more than 50 years ago. Generally, asphalt siding was used prior to World War II and asbestos siding was popularized after World War II. For further discussion of historic siding materials, see Glossary of Architectural Styles and Survey Terms. Properties that displayed many physical changes were excluded from the survey. Because urban residences are the most common property type within countywide building surveys, evaluation of houses followed a strict integrity standard. Due to the large number of these properties in the survey area, only properties that displayed architectural interest and retained a high degree of physical integrity were documented.

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

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

### *Documentation*

Architectural historians documented properties that met the survey criteria as outlined in the NeHBS Manual and recorded information gathered in the field into the NeHBS database. Property locations

were recorded on an U.S. Geological Survey, county road, and/or city map and in the database. Photographic documentation included two black-and-white photographs and digital images for each surveyed property, with representative streetscape and landscape views to demonstrate notable features within the survey area. During the evaluation, the survey team related properties to historic contexts and property types developed by the NeSHPO and outlined in the *NeHBS Manual*.

Documentation products submitted to the NSHS included a survey report, black-and-white photograph contact prints and negatives, digital images, maps, a database, and research files.

### *Survey Limitations and Biases*

Custer County included a number of agricultural properties that are setback a great distance from the public right-of-way. The survey team attempted to view and assess these properties; however, only those properties visible from the public right-of-way and not obscured by other buildings, foliage, or other obstructions were documented during field survey. Properties were evaluated largely on design and architectural features. Information received from area residents helped identify properties associated with historic events or important persons.

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

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

To qualify for listing in the National Register, a property's significance must be demonstrated by one or more of the following criteria established by the NPS:

-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 construc-

tion, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

-Criterion D – Holds the potential to provide important information about prehistory or history.

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

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

-Moved properties that are significant for architectural value.

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

-Cemeteries that derive primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.

-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.

Integrity, meaning the ability of a property to convey its significance, is important in determining the eligibility of a property. A property's integrity must be evident through physical qualities, including:

-Location

-Design

-Setting

-Materials

-Workmanship

-Feeling

-Association



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The Glossary of Architectural Styles and Survey Terms define the seven elements of integrity. For more information on the National Register refer to Chapter 5. Preservation in Nebraska.

### Survey Results

The NeHBS of Custer County evaluated 800 properties. The survey team evaluated approximately 380 previously surveyed properties, including eight properties listed in the National Register. Mead & Hunt did not resurvey 219 previously surveyed properties that exhibited poor integrity or were nonextant. In total, the survey team identified and documented 581 properties, including 420 newly surveyed properties and 161 properties that were resurveyed and NeHBS survey criteria. See Table 1 and Table 2 below for a summary of surveyed properties by each community and in rural areas.

### Illustrated Discussion of Significant Historic Contexts

Identified properties are related to ten historic contexts developed by the NeSHPO and listed in the *NeHBS Manual*. Each historic context outlines a particular theme in Nebraska history and includes a list of associated property types found in Nebraska related to each theme. Historic contexts, including examples of properties documented under the main historic contexts in the survey, are presented below. Properties recommended as potentially eligible for listing in the National Register are discussed in Chapter 4. Recommendations.

#### Agriculture

The agriculture context addresses property types related to food production, including crops and livestock. Within Custer County, the survey results primarily identified farmsteads associated with this theme. Farmsteads typically contained a farmhouse flanked by barns and smaller outbuildings, grain bins, machine sheds, garages, chicken coops, and windmills. With the introduction of modern farming practices and irrigation systems during the second half of the twentieth century, modern outbuildings and utility buildings, often constructed of metal, were commonly added to agricultural complexes. In some cases, farmsteads were located a great distance from the public right-of-way or were surrounded by dense shelterbelts, which may have precluded their

evaluation and inclusion in the survey. Examples of agricultural properties include a farmstead (CU00-098) near Broken Bow and a farmstead (CU00-147) near Merna.



*Farmstead near Broken Bow, CU00-098*



*Farmstead near Merna, CU00-147*

#### Association

The association context relates to organizations of individuals, other than religious or governmental organizations, that have a common interest. The most common organizations identified during the survey are buildings associated with the Masons, including the Masonic Temple (CU03-025) in Arnold and the Masonic Temple (CU01-032) in Anselmo.



*Masonic Temple in Arnold, CU03-025*



*Masonic Temple in Anselmo, CU01-032*

### *Commerce*

The historic context of commerce is concerned with the buying and selling of commodities that are transported from one place to another. Associated property types include stores that provide a variety of products or services, hotels and motels, and grain elevators. Commercial buildings are often one or two stories, and consist of brick or false-front frame structures. Architectural styles and forms reflected in commercial buildings include Italianate, Commercial Vernacular, and Neoclassical Revival. Numerous commercial properties were documented, such as the commercial building (CU03-020) with a false front in Arnold and a collection of concrete grain elevators (CU17-026) in Sargent.



*Commercial building in Arnold, CU03-020*

### *Diversion*

The theme of diversion relates to those activities designed to relax and amuse people. Examples include the Victoria Springs State Recreation Area, which is potentially eligible for listing in the National Register, in Chapter 4.

### *Education*

The education context relates to the processes of teaching and learning. The survey identified public schools as related property types. Urban schools are typically multiple stories in height and of brick construction. Rural schools are simple frame buildings with gable roofs and few architectural details. Examples of educational buildings documented during the survey include the Broken Bow Public School (CU05-017) in Broken Bow and the rural schoolhouse (CU00-128) near Sargent.



*Grain elevators in Sargent, CU17-026*



*Schoolhouse near Sargent, CU00-128*

## Chapter 3. Survey Methods and Results

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*Broken Bow Public School, CU05-017*



*Custer County Courthouse, CU05-056, listed in the National Register*

### *Government*

The context of government includes public buildings used for governmental functions and services, such as administrative offices, courthouses, police and fire stations, and post offices. Architectural styles and forms vary widely, depending on building function, but often exhibit formal styles, such as Neoclassical Revival in earlier periods, and modern or functional styles, such as the International style, in more recent periods. The Arnold Post Office (CU03-008) and the Custer County Courthouse (CU05-056, listed in the National Register) are examples of government-related properties.

### *Religion*

The context of religion relates to the institutionalized belief in, and practice of, faith. Related property types identified during the survey include churches, cemeteries, and clergy residences. The churches identified in the survey were typically of frame or brick construction and either vernacular in form or displaying elements of the Gothic Revival style.

Religious properties are not usually eligible for inclusion in the National Register unless the property derives its primary significance from architectural distinction or historical importance. Examples of religious properties recorded in the survey are the Episcopal Church in Callaway (CU06-022) and the New Hope Cemetery (CU00-243) in the southwestern corner of the county.



*Arnold Post Office, CU03-008*



*Episcopal Church in Callaway, CU06-022*





*New Hope Cemetery, CU00-243*



*Front gable house in Oconto, CU14-021*

### *Settlement/Architecture*

The historic context of settlement pertains to the division, acquisition, and ownership of land. Residential properties are the primary property type associated with settlement in the survey area and represent the largest pool of buildings surveyed. Vernacular forms with stylized architectural details generally characterize the residential properties within the survey area and were documented if they retained a high degree of integrity. For definitions of architectural styles and terms, refer to Glossary of Architectural Styles and Survey Terms. Below is a description of the residential architectural styles found within the survey area.

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

- The front gable is one of the most common forms identified in the survey and generally are one-and-one-half stories in height.

- Side gable houses are also common to the survey area and generally are one-and-one-half stories in height.



*Side gable house in Sargent, CU17-028*



*Front gable house in Callaway, CU06-031*



*Side gable duplex in Merna, CU12-001*

## Chapter 3. Survey Methods and Results

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- The prairie cube is among the most common forms identified in the survey. It consists of a one-story house with a hip roof.



*Prairie cube house in Merna, CU12-025*



*Prairie cube house in Comstock, CU07-033*

Examples of front gable, side gable, and prairie cube houses were found throughout the survey area functioning as farmhouses and residences in communities. These houses commonly have a symmetrical fenestration pattern and modest architectural details. The most commonly displayed details include front porches with turned spindle columns, interior brick chimneys, and dormers. Together, these forms represent much of the rural housing constructed by the ranch and farming community during the late nineteenth and early twentieth centuries.

Houses frequently exhibit a vernacular form with a mixture of elements borrowed from high-style architecture. Architectural styles featured in Custer County include Craftsman, Queen Anne, and American Foursquare.

-Craftsman and Craftsman-style bungalows. Houses constructed in this manner commonly exhibit low pitched or sweeping gable roofs with exposed

rafters, one-and-one-half stories, and brick or stucco exteriors. This building style was common during the 1920s and 1930s in both rural and urban houses. Examples include a house (CU00-238) near Arnold and a house (CU07-032) in Comstock.



*Craftsman house near Arnold, CU00-238*



*Craftsman-style bungalow in Comstock, CU07-032*

-Queen Anne houses. These houses date from the late nineteenth and early twentieth centuries and display frame construction with irregular form. Details include decorative shingle work, porches with scroll work and spindles, turrets, and a variety of wall materials. Examples of the Queen Anne style are a house (CU05-009) in Broken Bow and a house (CU02-063) in Ansley.



*Queen Anne house in Ansley, CU02-063*





*Queen Anne house in Broken Bow, CU05-009*

American Foursquare houses are two-stories in height with a square plan and a hip roof. American Foursquare houses commonly have frame construction clad with clapboard or stucco; however, brick and concrete-block construction are also found. Large rural residences, which display massing, were often constructed in this style. Examples of the American Foursquare include the house (CU00-025) near Callaway and the house (CU00-198) near Broken Bow.



*American Foursquare house near Callaway, CU00-025*



*American Foursquare house near Broken Bow, CU00-198*

-Other Period Revival styles include Dutch Colonial Revival and Colonial Revival. These styles were popular during the early decades of the twentieth century and reflect a variety of characteristics associated with the period revival movement. Examples include a house (CU06-029) in Callaway, and a house (CU11-003) in Mason City.



*Dutch Colonial Revival house in Callaway, CU06-029*



*Colonial Revival house in Mason City, CU11-003*

### Services



*Peoples State Bank in Anselmo, CU01-031*

## Chapter 3. Survey Methods and Results

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The services context pertains to primary support services provided by the government and also includes private professional services. Examples of associated property types include banks, hospitals and clinics, water towers, and public utility buildings. Service related properties include the Peoples State Bank (CU01-031) in Anselmo and the Oconto Water Tower (CU14-025) in Oconto.



*Oconto Water Tower, CU14-025*



*Broken Bow Municipal Airport near Broken Bow, CU00-092*

### *Transportation*

Transportation relates to the carrying, moving, or conveying of materials and people from one place to another. Examples of associated property types include roads, gas stations, bridges, railroad stations and depots, and airport terminals. Related properties include the Sargent Bridge (CU00-073, listed in the National Register) near Sargent and the Broken Bow Municipal Airport (CU00-092) near Broken Bow.



*Sargent Bridge near Sargent, CU00-073, listed in the National Register*

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**Numerical Summary of Survey Results**

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

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Total number of historic properties evaluated	800
Previously surveyed historic properties	380
Previously surveyed historic properties that have lost historic integrity or that are nonextant	219
Previously surveyed historic properties that retain historic integrity	161
Newly surveyed properties with historic integrity	420
<b>Total number of properties identified and documented</b>	<b>581</b>

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**Table 2. Numerical Summary of Survey by Location**

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Location	Properties Surveyed
CU00 - Rural	207
CU01 - Anselmo	18
CU02 - Ansely	32
CU03 - Arnold	24
CU04 - Berwyn	9
CU05 - Broken Bow	129
CU06 - Callaway	34
CU07 - Comstock	23
CU11 - Mason City	26
CU12 - Merna	22
CU14 - Oconto	16
CU16 - Round Valley	1
CU17 - Sargent	35
CU21 - Weissert	3
CU23 - Westerville	2
<b>Total</b>	<b>581</b>

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# Chapter 4

## Recommendations

### Introduction

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

Eight individual properties in Custer County are currently listed in the National Register:

- Custer County Courthouse and Jail in Broken Bow, CU05-056, listed in 1979.
- Sargent Bridge near Sargent, CU00-073, listed in 1992.
- Arrow Hotel in Broken Bow, CU05-054, listed in 1985.
- First Custer County Courthouse in Callaway, CU06-008, listed in 1990.
- Security State Bank Building in Broken Bow, CU05-066, listed in 1987.
- William R. Dowse Sod House near Comstock, CU00-051, listed in 1986.
- Broken Bow Carnegie Library in Broken Bow, CU05-061, listed in 1998.
- Mason City Public School in Mason City, CU11-029, listed in 2006.

### National Register of Historic Places Recommendations

As a result of this survey, Mead & Hunt recommends 52 individual properties as potentially eligible for listing in the National Register. These properties retain good integrity and possess the characteristics and significance that may allow them to be listed in the National Register. During a reconnaissance-level survey, research efforts are limited and most properties are identified based on their architectural style and historic integrity. As a result, most properties are recommended for listing under Criterion C: Architecture and demonstrate a significant architectural type or method of construction. Some properties, such as religious properties, may also need to meet National Register Criteria Considerations to be eligible for listing. Additional intensive-level research and review by the Nebraska State Historic Preservation Office (NeSHPO) are required before a final decision can be made on National Register eligibility in order to pursue National Register listing.

In addition, one historic district – the Broken Bow Commercial Square Historic District – has already been determined eligible by the NeSHPO. A draft National Register nomination was completed for this district in 2006. Individual properties within this historic district were not included in the list of potentially eligible properties listed below.

Properties recommended as potentially eligible for listing in the National Register are identified and

## Chapter 4. Recommendations

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illustrated below under their primary NeHBS historic context. For a discussion of historic contexts, see Chapter 3. Survey Methods and Results.

### Agriculture



*Farmhouse near Callaway, CU00-030*



*Farmstead near Arnold, CU00-182*



*Farmstead near Sargent, CU00-132*



*Farmstead near Oconto, CU00-215*

### Commerce



*Farmstead near Anselmo, CU00-157*



*Arnold Motel in Arnold, CU03-007*

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*Byrners Hall in Callaway, CU06-020*



*Pirnie General Store in Weissert, CU21-001*



*Joe Lubruca Building in Comstock, CU07-002*



*Lowder General Store in Westerville, CU23-001*  
**Communication**



*Joe Lubruca Building in Comstock, CU07-001*



*Telephone Office in Sargent, CU17-046*  
**Diversion**



*Sunset Motel in Sargent, CU17-040*



*Victoria Springs State Recreation Area near Anselmo,  
CU00-149*



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*Melham Park Pool Building in Broken Bow, CU05-160*

### Education



*Black Hill Basin School near Mason City, CU00-011*



*Oconto Public School in Oconto, CU14-030*

### Government



*Anselmo Community Building, CU01-007*



*Carnegie Library in Arnold, CU03-005*



*Berwyn Post Office, CU04-002*



*Broken Bow Post Office, CU05-063*





Public library in Merna, CU12-006



Bank in Berwyn, CU04-001

Religion



Saint Anselm's Church in Anselmo, CU01-001



Custer County Bank in Broken Bow, CU05-057



Saint Anselm's Parsonage in Anselmo, CU01-002



Farmers' State Bank in Mason City, CU11-004

Services



Arnold Medical Clinic in Arnold, CU03-019



Mason City Bank in Mason City, CU11-005

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### Settlement Systems/Architecture



*Queen Anne house in Ansley, CU02-017*



*Italianate house in Broken Bow, CU05-019*



*Queen Anne house in Ansley, CU02-061*



*Queen Anne house in Broken Bow, CU05-051*



*Queen Anne house in Broken Bow, CU05-014*



*Dutch Colonial house in Broken Bow, CU05-114*



*Queen Anne house in Broken Bow, CU05-016*



*Queen Anne house in Callaway, CU06-001*





*Italianate house in Callaway, CU06-010*



*Queen Anne house in Oconto, CU14-002*



*Vernacular house in Callaway, CU06-013*



*Queen Anne house in Sargent, CU17-002*  
**Sod houses**



*Prairie cube house in Comstock, CU07-018*



*Sod house near Oconto, CU00-021*



*Craftsman house in Comstock, CU07-027*



*Beran Sod House near Comstock, CU00-055*

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*Sod house near Oconto, CU00-211*

### Transportation



*Victoria Creek Bridge near Anselmo, CU00-075*



*Gas station in Comstock, CU07-025*



*Service station in Sargent, CU17-036*



*Sinclair Service Station and Cafe in Ansley, CU02-052*



*Gas station in Mason City, CU11-014*



*Broken Bow Burlington Depot in Broken Bow, CU05-024*

### Future Survey and Research Needs

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



### **Intensive Survey of Sod Houses**

Previous survey efforts identified twelve sod houses in Custer County, including the Dowse Sod House, which is listed in the National Register. Mead and Hunt identified and documented two previously unknown sod houses during field survey for a total of fourteen. Of these, seven previously surveyed were not resurveyed because they were not accessible, not visible from the public right-of-way, or nonextant; three are recommended as potentially eligible for listing in the National Register; three were surveyed but displayed poor physical integrity; and one is listed in the National Register (see Table 4).

Sod construction in Custer County is an important theme and a significant property type (see Chapter 2). The extent of sod dwellings in Custer County is uncertain and identification of sod houses is difficult. As such, surviving examples are important for their association with the settlement of the American West and distinctive method of construction. Due to the difficulty of identification during a reconnaissance level survey, an intensive survey based on the results of the intensive thematic research of the Solomon Butcher Photography Collection during this project could be used to identify additional sod house locations.

### **Thematic Study of Concrete Block Construction**

Custer County contains a large amount of concrete block buildings. Both rural areas and communities display early twentieth century barns, houses, and commercial buildings constructed of various forms of concrete block. Communities, including Mason City and especially Comstock, display a high number of concrete block dwellings with similar characteristics. Local history identifies William Lewis as a prolific Custer County builder who utilized concrete block. Due to the permanence of this material, many of these resources remain intact. A comprehensive study of concrete block construction in Custer County would provide a context on the abundant use of this material. Within the framework of a context study, individual properties can be further evaluated and recognized for their significance.

### **Public Schools in Custer County**

The survey recorded three public schools in Custer County constructed during the 1930s with funding from the Public Works Administration (PWA). Located in Broken Bow, Oconto, and Mason City, each of these schools feature similar architectural characteristics of the Art Deco style. Displaying

good historic integrity, these buildings continued to function as a public schools at the time of the survey. The Mason City Public School was listed in the National Register in 2006. Further research of PWA-related schools in Custer County and central Nebraska would provide a historic context for these properties and identify criteria for eligibility.

### **Thematic Context of Irrigation and Intensive Survey of the Sargent-Milburn Canal**

Due to its close proximity to the Sand Hills, irrigation has been an integral part of Custer County's agricultural economy since the 1890s and is an important theme in the development of agriculture. The establishment of the Sargent Public Irrigation District in 1939 and the Loup Basin Reclamation District in 1950 reflects efforts to irrigate the Middle Loup Valley. The Sargent-Milburn Canal (CU00-126) is 39.6 miles long and extends from Milburn to Comstock in Custer County. A comprehensive study of irrigation in Custer County and central Nebraska could develop a typology for resources associated with irrigation and identify significant resources and National Register registration requirements.

### **Local Preservation Activities**

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

- Establishing locally designated landmarks and design guidelines

- Listing properties in the National Register

- Strengthening county and regional preservation by partnering with neighboring counties and communities on projects such as interpretive driving tours, oral histories, and other projects to heighten public awareness. For more information about the National Register and local preservation activities, see Chapter 5. Preservation in Nebraska.



## Chapter 4. Recommendations

**Table 3. Properties Recommended as Potentially Eligible for the National Register of Historic Places**

NeHBS Site O NumberO	Resource Name O	NeHBS Historic ContextO	National Register Area of O Significance O
CU00-0110	Black Hill Basin SchoolO	EducationO	ArchitectureO
CU00-0210	Sod houseO	Settlement Systems/ArchitectureO	ArchitectureO
CU00-0300	FarmhouseO	AgricultureO	ArchitectureO
CU00-0550	Beran Sod HouseO	Settlement Systems/ArchitectureO	ArchitectureO
CU00-0750	Victoria Creek BridgeO	TransportationO	ArchitectureO
CU00-1320	Farmstead	Agriculture	ArchitectureO
CU00-1490	Victoria Springs State Recreation AreaO	DiversionO	ArchitectureO
CU00-1570	Farmstead	Agriculture	ArchitectureO
CU00-1820	Farmstead	Agriculture	ArchitectureO
CU00-2110	Sod houseO	Settlement Systems/ArchitectureO	ArchitectureO
CU00-2150	Farmstead	Agriculture	ArchitectureO
CU01-001 & 002O	St. Anselm's Catholic Church and ParsonageO	ReligionO	Architecture*O
CU01-007O	Anslemo Community Building	GovernmentO	ArchitectureO
CU02-017O	HouseO	Settlement Systems/ArchitectureO	ArchitectureO
CU02-052O	Sinclair Service Station and CafeO	TransportationO	ArchitectureO
CU02-061O	HouseO	Settlement Systems/ArchitectureO	ArchitectureO
CU03-005O	Carnegie LibraryO	GovernmentO	ArchitectureO
CU03-007O	Arnold MotelO	CommerceO	ArchitectureO
CU03-019O	Arnold Medical ClinicO	Services O	ArchitectureO
CU04-001O	BankO	ServicesO	ArchitectureO
CU04-002O	Berwyn Post OfficeO	GovernmentO	ArchitectureO
CU05-014O	HouseO	Settlement Systems/ArchitectureO	ArchitectureO
CU05-016O	HouseO	Settlement Systems/ArchitectureO	ArchitectureO
CU05-019O	HouseO	Settlement Systems/ArchitectureO	ArchitectureO
CU05-024O	Broken Bow Burlington DepotO	TransportationO	ArchitectureO
CU05-051O	HouseO	Settlement Systems/ArchitectureO	ArchitectureO
CU05-057O	Custer County BankO	ServicesO	ArchitectureO
CU05-063O	Broken Bow Post OfficeO	GovernmentO	ArchitectureO
CU05-114O	HouseO	Settlement Systems/ArchitectureO	ArchitectureO
CU05-160O	Melham Park Pool Building	DiversionO	ArchitectureO
CU06-001O	HouseO	Settlement Systems/ArchitectureO	ArchitectureO
CU06-010O	HouseO	Settlement Systems/ArchitectureO	ArchitectureO
CU06-013O	HouseO	Settlement Systems/ArchitectureO	ArchitectureO
CU06-020O	Byrners HallO	CommerceO	ArchitectureO
CU07-001 & 002O	Joe Lubruca BuildingsO	Settlement Systems/Architecture, O CommerceO	ArchitectureO
CU07-018O	HouseO	Settlement Systems/ArchitectureO	ArchitectureO
CU07-025O	Gas stationO	TransportationO	ArchitectureO
CU07-027O	HouseO	Settlement Systems/ArchitectureO	ArchitectureO
CU11-004O	Farmers' State BankO	ServicesO	ArchitectureO
CU11-005O	Mason City BankO	ServicesO	ArchitectureO
CU11-014O	Gas stationO	TransportationO	ArchitectureO
CU12-006O	Public libraryO	GovernmentO	ArchitectureO
CU14-002O	HouseO	Settlement Systems/ArchitectureO	ArchitectureO
CU14-030	Oconto Public SchoolO	EducationO	ArchitectureO
CU17-002O	HouseO	Settlement Systems/ArchitectureO	ArchitectureO
CU17-036O	Service stationO	TransportationO	ArchitectureO
CU17-040O	Sunset MotelO	CommerceO	ArchitectureO
CU17-046O	Telephone OfficeO	CommunicationO	ArchitectureO
CU21-001O	Pirnie General StoreO	CommerceO	ArchitectureO
CU23-001O	Lowder General StoreO	CommerceO	ArchitectureO

\* Applying Criterion Consideration A: Religious PropertiesO

**Table 4. Summary of Survey Results for Sod Houses**

NeHBS Site Number	Resource Name	Status
CU00-005	Sod house	Nonextant
CU00-021	Sod house	Recommended as a candidate for National Register Listing
CU00-023	Sod house	Resurveyed
CU00-040	Sod house	Not resurveyed
CU00-047	Haumont Sod house	Nonextant
CU00-048	Robert Johnson Sod house	Not resurveyed
CU00-049	Sod house	Not resurveyed
CU00-051	Dowse Sod house	Listed in National Register
CU00-052	Sod house	Resurveyed
CU00-053	Sod house	Not resurveyed
CU00-054	Sod house	Not resurveyed
CU00-055	Beran Sod house	Recommended as a candidate for National Register Listing
CU00-154	Sod house*	Surveyed
CU00-211	Sod house*	Recommended as a candidate for National Register Listing

*\*New sod houses identified and documented in 2005*



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# Chapter 5

## Preservation in Nebraska

### Introduction

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

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

- Conducting and maintaining a statewide historic building survey.

- Administering the National Register of Historic Places (National Register) program.

- Assisting local governments in the development of historic preservation programs and certification of qualifying governments.

- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.

- Administering a federal tax incentives program for the preservation of historic buildings.

In addition to these duties, Nebraska has a state-sponsored financial incentive for preservation called the Valuation Incentive Program, which the NeSHPO administers.

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

### Nebraska Historic Buildings Survey

The Nebraska Historic Buildings Survey (NeHBS) was begun in 1974. The survey is conducted on a county-by-county basis and currently includes more than 69,000 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors do not enter private property without permission. In addition to this fieldwork, surveyors

## Chapter 5. Preservation in Nebraska

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research the history of the area to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county, such as an historic highway or type of industry.

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, because the NeHBS is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. In short, the NeHBS is not an end in itself, but a beginning for public planners and individuals that value their community’s history.

For more information, please call the Survey Coordinator listed below.

### National Register of Historic Places

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

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

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

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

Listing a property in the National Register does:

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

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

### Certified Local Governments

An important goal of the NeSHPO is to translate the federal preservation program, as embodied by the



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

-Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.

-Promote preservation education and outreach.

-Conduct and maintain some level of a historic building survey.

-Establish a mechanism to designate local landmarks.

-Create a preservation commission to oversee the preservation ordinance and the CLG program.

The advantages of achieving CLG status include:

-A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.

-Contributing buildings within local landmark districts may be eligible for preservation tax incentives (see below), without being listed in the National Register.

-Through the use of their landmarking and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use issues relating to historic properties.

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

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

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

Certification of a local government for CLG status comes from the NeSHPO and the National Park

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

### Federal Project Review

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

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

It is important to note that public participation in this process is vital. The Section 106 process requires the federal agency to seek views of the public and interested parties if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHBS, and the National Register; but often the most valuable information comes from comments provided by the public. Section 106 was included in the National

## Chapter 5. Preservation in Nebraska

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Historic Preservation Act to protect locally significant historic properties from unwitting federal action.

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

### Preservation Tax Incentives

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

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

The tax incentive program in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.
- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- Helping to broaden the tax base.

-Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.

-Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property (usually by listing the property in the National Register) and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office.

For more information, please call the Preservation Tax Incentives Coordinator listed below.

### Valuation Incentive Program

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. Through the valuation preference, the assessed valuation of an historic property is frozen for eight years at the year rehabilitation is begun. The valuation then rises to its market level over a period of four years.

To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register of Historic Places or by local landmark designation through an approved local ordinance.
- Be substantially rehabilitated, which means the project must be worth at least 25% of the property's base-year assessed value.

-Be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Buildings must be a qualified historic structure and the NeSHPO must approve the rehabilitation before construction work starts in order to qualify for the tax freeze benefits.

The tax freeze benefits the owners of the historic properties and the community by:

-Providing a real economic incentive to rehabilitate historic buildings.

-Increasing the long-term tax base of a community.  
-Helping stabilize older, historic neighborhoods and commercial areas.

-Encouraging the promotion, recognition, and designation of historic buildings.

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

For more information about VIP, please contact the NeSHPO at the contact numbers listed below.

### Public Outreach and Education

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

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

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

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

### Organizational Contacts

#### Nebraska State Historic Preservation Office

General information  
Telephone: (402) 471-4787  
E-mail: [HPNSHS@nebraskahistory.org](mailto:HPNSHS@nebraskahistory.org)

Michael J. Smith, Director  
Nebraska State Historical Society  
State Historic Preservation Officer  
Telephone: (402) 471-4745  
[nshs@nebraskahistory.org](mailto:nshs@nebraskahistory.org)

L. Robert Puschendorf, Associate Director  
Deputy State Historic Preservation Officer  
Telephone: (402) 471-4769  
E-mail: [bpuschendorf@nebraskahistory.org](mailto:bpuschendorf@nebraskahistory.org)

Teresa Fatemi, Staff Assistant  
Telephone: (402) 471-4768  
E-mail: [tfatemi@nebraskahistory.org](mailto:tfatemi@nebraskahistory.org)

#### *Nebraska Historic Buildings Survey and Valuation Incentive Program (VIP)*

Jill Dolberg, Survey Coordinator  
Telephone: (402) 471-4773  
E-mail: [jdolberg@nebraskahistory.org](mailto:jdolberg@nebraskahistory.org)

#### *National Register of Historic Places*

Stacy Stupka-Burda, National Register Coordinator  
Telephone: (402) 471-4770  
E-mail: [sstupka-burda@nebraskahistory.org](mailto:ssstupka-burda@nebraskahistory.org)

#### *Certified Local Governments*

John Hitt, Program Assistant  
Telephone: (402) 471-3449  
E-mail: [jhitt@nebraskahistory.org](mailto:jhitt@nebraskahistory.org)

#### *Preservation Tax Incentives*

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E-mail: [mdirr@nebraskahistory.org](mailto:mdirr@nebraskahistory.org)

## Chapter 5. Preservation in Nebraska

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### *Federal Agency Review (Section 106 Review)*

Greg Miller, Historian  
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### *Archaeology*

Terry Steinacher, Archaeology Program Associate  
Telephone: (308) 665-2918  
E-mail: tsteinach@bbc.net

The personnel above, excluding Terry Steinacher, may also be reached by dialing 1-800-833-6747.

### *State of Nebraska Historic Preservation Board Members*

Bill Chada – Grand Island  
Melissa Connor, Chair – Lincoln  
George Haecker – Omaha  
Nancy Haney – Lyman  
Janet Jeffries-Beauvais – Crete  
Jim McKee – Lincoln  
Pat Phillips, President of NSHS Board of Trustees – Lincoln  
Catherine Renschler – Hastings  
Marianne Simmons – Fremont  
Michael Smith, Secretary – Lincoln



## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU00-002e	Farmsteade	Rurale	
CU00-006e	Round Hill School Dist No.e 164e	Rurale	
CU00-011e	Black Hill Basin Schoole	Rurale	
CU00-021e	Sod house	Rurale	
CU00-023e	Sod house	Rurale	
CU00-024e	Barne	Rurale	
CU00-025e	Farmhouse	Rurale	
CU00-026e	Ryno Schoole	Rurale	
CU00-027e	Farmsteade	Rurale	
CU00-029e	Siloe	Rurale	
CU00-030e	Farmhouse	Rurale	
CU00-042e	Farmsteade	Rurale	
CU00-043e	Mathews, Charles R., Loge House and Victoria Springse Post Office	Rurale	
CU00-044e	School District No. 2e	Rurale	
CU00-050e	Dowse, Louis Ryan,e Homesteade	Rurale	
CU00-051e	Dowse, William R., House	Rurale	
CU00-052e	Sod house	Rurale	
CU00-055e	Beran, Frantisek, Sode house	Rurale	
CU00-065e	Farmsteade	Rurale	
CU00-070e	Farmhouse	Rurale	
CU00-073e	Sargent Bridge	Rurale	

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU00-074d	Grint, John, Farmstead	Rurald	
CU00-075d	Victoria Creek Bridged	Rurald	
CU00-076d	Mud Creek Bridged	Rurald	
CU00-077d	Mud Creek Bridged	Rurald	
CU00-078d	John Ausberry Bridged	Rurald	
CU00-079d	Mud Creek Bridged	Rurald	
CU00-080d	Bridged	Rurald	
CU00-081d	Ansley Dump Bridged	Rurald	
CU00-084d	Pratt pony truss bridged	Rurald	
CU00-086d	Pratt pony truss bridged	Rurald	
CU00-087d	Bridged	Rurald	
CU00-089d	Pratt pony truss bridged	Rurald	
CU00-090d	Bridged	Rurald	
CU00-091d	Potash Highwayd	Rurald	
CU00-092d	Broken Bow Municipald Airportd	Rurald	
CU00-093d	Sargent Municipal Airportd	Rurald	
CU00-094d	Luther Farmstead	Rurald	
CU00-095d	Abandoned farmstead	Rurald	
CU00-096d	Ansley Cemeteryd	Rurald	
CU00-097d	Pony truss bridged	Rurald	
CU00-098d	Farmstead	Rurald	

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU00-099i	Schoolhousei	Rurali	
CU00-100i	Farmsteadi	Rurali	
CU00-101i	Farmsteadi	Rurali	
CU00-102i	Farmsteadi	Rurali	
CU00-103i	Farmsteadi	Rurali	
CU00-104i	Farmsteadi	Rurali	
CU00-105i	Custer Center Cemeteryi	Rurali	
CU00-106i	Farmsteadi	Rurali	
CU00-107i	Farmsteadi	Rurali	
CU00-108i	New Hope Cemeteryi	Rurali	
CU00-109i	Barni	Rurali	
CU00-110i	St. Anselm's Catholici Cemeteryi	Rurali	
CU00-111i	Farmsteadi	Rurali	
CU00-112i	Farmsteadi	Rurali	
CU00-113i	Box Elder Cemeteryi	Rurali	
CU00-114i	Housei	Rurali	
CU00-115i	Schoolhousei	Rurali	
CU00-116i	Predmore Cemeteryi	Rurali	
CU00-117i	Farmsteadi	Rurali	
CU00-118i	Farmsteadi	Rurali	
CU00-119i	Moteli	Rurali	

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU00-120i	Farmsteadi	Rurali	
CU00-121i	Housei	Rurali	
CU00-122i	Farmsteadi	Rurali	
CU00-123i	Farmsteadi	Rurali	
CU00-124i	Round Valley Cemeteryi	Rurali	
CU00-125i	Farmsteadi	Rurali	
CU00-126i	Milburn-Sargent Canali	Rurali	
CU00-127i	Farmsteadi	Rurali	
CU00-128i	Schoolhousei	Rurali	
CU00-129i	Concrete culvert obeliski	Rurali	
CU00-130i	Culvert road markeri	Rurali	
CU00-131i	Mount Hope Cemeteryi	Rurali	
CU00-132i	Farmsteadi	Rurali	
CU00-133i	Farmsteadi	Rurali	
CU00-134i	St. Mary's Cemeteryi	Rurali	
CU00-135i	Farmsteadi	Rurali	
CU00-136i	West Union Cemeteryi	Rurali	
CU00-137i	Farmsteadi	Rurali	
CU00-138i	Gates Cemeteryi	Rurali	
CU00-139i	Cemeteryi	Rurali	
CU00-140i	Farmsteadi	Rurali	



## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU00-141h	Farmhouseh	Ruralh	
CU00-142h	Farmsteadh	Ruralh	
CU00-143h	Farmsteadh	Ruralh	
CU00-144h	Farmsteadh	Ruralh	
CU00-145h	Farmhouseh	Ruralh	
CU00-146h	Farmsteadh	Ruralh	
CU00-147h	Farmsteadh	Ruralh	
CU00-148h	Farmsteadh	Ruralh	
CU00-149h	Victoria Springs Stateh Recreation Areah	Ruralh	
CU00-150h	Victoria Springs Cemeteryh	Ruralh	
CU00-151h	Log buildingh	Ruralh	
CU00-152h	Bader, Albert and Marie,h Farmsteadh	Ruralh	
CU00-153h	Abandoned farmsteadh	Ruralh	
CU00-154h	Sod househ	Ruralh	
CU00-155h	Cemeteryh	Ruralh	
CU00-156h	Abandoned farmhouseh	Ruralh	
CU00-157h	Farmsteadh	Ruralh	
CU00-158h	French Table Cemeteryh	Ruralh	
CU00-159h	Farmsteadh	Ruralh	
CU00-160h	Farmsteadh	Ruralh	
CU00-161h	Longwood Cemeteryh	Ruralh	

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU00-162i	Douglas Grove Cemeteryc	Ruralc	
CU00-163c	Housec	Ruralc	
CU00-164c	Farmsteadc	Ruralc	
CU00-165c	Barnc	Ruralc	
CU00-166c	Farmsteadc	Ruralc	
CU00-167c	Farmsteadc	Ruralc	
CU00-168c	Lee Park Cemeteryc	Ruralc	
CU00-169c	Sacred Heart Cemeteryc	Ruralc	
CU00-170c	Westerville Cemeteryc	Ruralc	
CU00-171c	Warren pony truss bridgec	Ruralc	
CU00-172c	Farmsteadc	Ruralc	
CU00-173c	Lone Tree Weissertc Cemeteryc	Ruralc	
CU00-174c	Barnc	Ruralc	
CU00-175c	Somerford Cemeteryc	Ruralc	
CU00-176c	Dry Valley Cemeteryc	Ruralc	
CU00-177c	St. Joseph's Cemeteryc	Ruralc	
CU00-179c	Farmsteadc	Ruralc	
CU00-180c	Grand View Cemeteryc	Ruralc	
CU00-181c	Farmsteadc	Ruralc	
CU00-182c	Farmsteadc	Ruralc	
CU00-183c	Farmsteadc	Ruralc	

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU00-184b	Merna Cemeteryb	Ruralb	
CU00-185b	Ortello Cemeteryb	Ruralb	
CU00-186b	Farmsteadb	Ruralb	
CU00-187b	Farmsteadb	Ruralb	
CU00-188b	Dale Cemetery (St.b Andrew's)b	Ruralb	
CU00-189b	Farmsteadb	Ruralb	
CU00-190b	Farmsteadb	Ruralb	
CU00-191b	Farmsteadb	Ruralb	
CU00-192b	Cliff Cemeteryb	Ruralb	
CU00-193b	Farmhouseb	Ruralb	
CU00-194b	Farmsteadb	Ruralb	
CU00-195b	Houseb	Ruralb	
CU00-196b	Houseb	Ruralb	
CU00-197b	Arnold Cemeteryb	Ruralb	
CU00-198b	Houseb	Ruralb	
CU00-199b	Broken Bow Cemeteryb	Ruralb	
CU00-200b	Concrete culvert obelisksb	Ruralb	
CU00-201b	Log buildingb	Ruralb	
CU00-202b	Concrete culvert obeliskb	Ruralb	
CU00-203b	Janesville Cemeteryb	Ruralb	
CU00-204b	Powell Canyon Cemeteryb	Ruralb	

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU00-205I	FarmsteadI	Rural	
CU00-206I	FarmsteadI	Rural	
CU00-207I	Riverside CemeteryI	Rural	
CU00-208I	Saint Mary's CemeteryI	Rural	
CU00-209I	Oconto CemeteryI	Rural	
CU00-210I	FarmsteadI	Rural	
CU00-211I	Sod housel	Rural	
CU00-212I	FarmsteadI	Rural	
CU00-213I	Christ Lutheran CemeteryI	Rural	
CU00-214I	FarmsteadI	Rural	
CU00-215I	FarmsteadI	Rural	
CU00-216I	FarmsteadI	Rural	
CU00-217I	Pleasant Val ey CemeteryI	Rural	
CU00-218I	FarmsteadI	Rural	
CU00-219I	FarmsteadI	Rural	
CU00-220I	FarmsteadI	Rural	
CU00-221I	Stop Table CemeteryI	Rural	
CU00-222I	FarmsteadI	Rural	
CU00-223I	Sand Val ey CemeteryI	Rural	
CU00-224I	FarmsteadI	Rural	
CU00-225I	Viola CemeteryI	Rural	



## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU00-226h	Farmsteadh	Ruralh	
CU00-227h	Rose Hill Cemeteryh	Ruralh	
CU00-228h	Farmsteadh	Ruralh	
CU00-229h	Schoolhouseh	Ruralh	
CU00-230h	Fairview Cemeteryh	Ruralh	
CU00-231h	Woldheim Cemeteryh	Ruralh	
CU00-232h	Tallin Cemeteryh	Ruralh	
CU00-233h	Farmsteadh	Ruralh	
CU00-234h	Kingsbury Cemeteryh	Ruralh	
CU00-235h	Farmsteadh	Ruralh	
CU00-236h	Farmsteadh	Ruralh	
CU00-237h	Warren pony truss bridgeh	Ruralh	
CU00-238h	Farmsteadh	Ruralh	
CU00-239h	Barnh	Ruralh	
CU00-240h	Schoolhouseh	Ruralh	
CU00-241h	Swedish Grove Cemeteryh	Ruralh	
CU00-242h	New Hope Evangelicalh Free Church	Ruralh	
CU00-243h	New Hope Cemeteryh	Ruralh	
CU00-244h	Etna historic markerh	Ruralh	
CU00-245h	Farmsteadh	Ruralh	
CU00-246h	Farmsteadh	Ruralh	

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU00-247f	Bridgef	Ruralf	
CU00-248f	Schoolhousef	Ruralf	
CU00-249f	Bridgef	Ruralf	
CU00-250f	Bridgef	Ruralf	
CU00-251f	Liberty Cemeteryf	Ruralf	
CU00-252f	Schoolhousef	Ruralf	
CU00-253f	Bridgef	Ruralf	
CU00-254f	Schoolhousef	Ruralf	
CU00-255f	Cemeteryf	Ruralf	
CU00-256f	Farmsteadf	Ruralf	
CU00-258f	Basin Lutheran Cemeteryf	Ruralf	
CU00-259f	Elk Creek Cemeteryf	Ruralf	
CU00-260f	Farmsteadf	Ruralf	
CU00-261f	Concrete culvert obeliskf	Ruralf	
CU00-262f	Concrete culvert obeliskf	Ruralf	
CU00-263f	Concrete culvert obeliskf	Ruralf	
CU00-264f	Mason City Cemeteryf	Ruralf	
CU00-265f	Custer County Fairgroundsf	Ruralf	
CU01-001f	St. Anselm's Catholic Churchf	Southeast corner of Elmira St. and West Rollaf Ave.f	Anselmof
CU01-002f	St. Anselm's Churchf Parsonagef	Southwest corner of Elmira St. and West Rollaf Ave.f	Anselmof
CU01-003f	St. Anselm's Churchf	Southeast corner Whittimore St. and West Rollaf Ave.f	Anselmof

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU01-006W	Commercial buildingW	South side of East Smith Ave. between Scott andW Dorr St.W	AnselmoW
CU01-007W	Anselmo CommunityW BuildingW	Northeast corner of East Smith Ave. and Scott St.W	AnselmoW
CU01-010W	Anselmo Methodist ChurchW	Southwest corner of Foster Ave. and Dorr St.W	AnselmoW
CU01-011W	HouseW	Northwest corner of Foster Ave. and Dorr St.W	AnselmoW
CU01-012W	HouseW	306 North Baxter St.W	AnselmoW
CU01-014W	ChurchW	Southeast corner of East Foster Ave. and ScottW St.W	AnselmoW
CU01-028W	Service station	est side Scott St. in between Smith Ave. andW Said Ave.W	AnselmoW
CU01-029W	HouseW	210 North Scott St.W	AnselmoW
CU01-030W	Anselmo Jail and SodW houseW	Southwest corner of East Smith Ave. and Scott St.W	AnselmoW
CU01-031W	Peoples State BankW	North side of East Smith Ave. between Scott andW Dorr St.W	AnselmoW
CU01-032W	Masonic TempleW	Northwest corner of East Smith Ave. and Dorr St.W	AnselmoW
CU01-033W	Commercial buildingW	North side of East Smith Ave. between Dorr andW Baxter St.W	AnselmoW
CU01-034W	Industrial buildingW	South side of East Smith Ave. between BaxterW and Dorr St.W	AnselmoW
CU01-035W	House	West side of North Baxter St. between FosterW Ave. and Owen Ave.W	AnselmoW
CU01-036W	RectoryW	East side of Dorr St. between East Owen Ave.W and East Foster Ave.W	AnselmoW
CU02-003W	BankW	Northeast corner of Main St. and Edmunds St.W	AnsleyW
CU02-005W	Bank of AnsleyW	Northeast corner of Main St. and Douglas St.W	AnsleyW
CU02-007W	HouseW	Northwest corner of Main St. and Belmont St.W	AnsleyW
CU02-010W	Sacred Heart ChurchW	Southeast corner of Dewey St. and Edmund St.W	AnsleyW
CU02-014W	Church	West side of Division St. between Noble St. andW Harrison St.W	AnsleyW
CU02-017W	HouseW	Southeast corner of Keene St. and Cameron St.W	AnsleyW

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU02-018b	Houseb	409 Keene St.b	Ansleyb
CU02-020b	Houseb	304 Keene St.b	Ansleyb
CU02-027b	Houseb	North side of Hale St. between Douglas St. andb Cameron St.b	Ansleyb
CU02-031b	Houseb	Northeast corner of Edmunds St. and Harrison St.b	Ansleyb
CU02-033b	Houseb	305 Hale St.b	Ansleyb
CU02-036b	Houseb	North side of 600 Block of Dewey St.b	Ansleyb
CU02-052b	Sinclair Service Stationb and Cafeb	Southeast corner of Main St. and Division St.b	Ansleyb
CU02-053b	Service stationb	Northeast corner of Main St. and Fargo St.b	Ansleyb
CU02-054b	Hawk and Varney Buildingb	North side of Main St. between Fargo andb Edmunds St.b	Ansleyb
CU02-055b	Masonic Templeb	South side of Main St. between Edmunds St. andb Douglas St.b	Ansleyb
CU02-056b	Houseb	North side of 600 Block of Hale St.b	Ansleyb
CU02-057b	Houseb	702 Hale St.b	Ansleyb
CU02-058b	Houseb	804 Gage St.b	Ansleyb
CU02-059b	Houseb	Southwest corner of Gage St. and Edmunds St.b	Ansleyb
CU02-060b	Ansley Public Schoolb	East side of Cameron St. between Fairfield St.b and Gage St.b	Ansleyb
CU02-061b	Houseb	1223 Division St.b	Ansleyb
CU02-062b	Houseb	310 Keene St.b	Ansleyb
CU02-063b	Houseb	Northeast corner of Gage St. and Belmont St.b	Ansleyb
CU02-064b	Houseb	821 Edmunds St.b	Ansleyb
CU02-065b	Houseb	420 Douglas St.b	Ansleyb
CU02-066b	Industrial buildingb	Southwest corner of Hale St. and Fargo St.b	Ansleyb

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU02-067b	Houseb	1009 Fargo St.b	Ansleyb
CU02-068b	Agricultural propertyb	Northwest corner of Main St. and Highway 2b	Ansleyb
CU02-069b	Utility buildingb	West side of Highway 2 north of Main St.b	Ansleyb
CU02-070b	Railroad buildingb	East of railroad between Hale St. and Main St.b	Ansleyb
CU02-071b	Grain elevatorb	East of railroad between Hale St. and Gage St.b	Ansleyb
CU03-005b	Carnegie Libraryb	East side North Walnut St. between Washingtonb Ave. and Lincoln Ave.b	Arnoldb
CU03-007b	Arnold Motelb	Southeast corner of Sixth Ave. and railroadb	Arnoldb
CU03-008b	Arnold Post Officeb	Southwest corner of South Walnut St. and Westb Arnold Ave.b	Arnoldb
CU03-011b	Houseb	107 North Carroll St.b	Arnoldb
CU03-014b	Houseb	604 North Walnut St.b	Arnoldb
CU03-015b	Arnold Water Towerb	Northeast corner of Tyler Ave. and North Carrollb St.b	Arnoldb
CU03-016b	Houseb	507 South Haskall St.b	Arnoldb
CU03-017b	Arnold Public Schoolb	Northeast corner of North Haskall St. and Eastb Madison Ave.b	Arnoldb
CU03-018b	Houseb	605 North Haskall St.b	Arnoldb
CU03-019b	Arnold Medical Clinicb	Northwest corner of West Arnold Ave and Northb Broadway St.b	Arnoldb
CU03-020b	Commercial buildingb	West side North Walnut St between Arnold Ave.b and Washington Ave.b	Arnoldb
CU03-021b	Commercial buildingb	West side of South Walnut St. between Arnoldb Ave. and First Ave.b	Arnoldb
CU03-022b	Commercial buildingb	West side of South Walnut St between Arnoldb Ave. and First Ave.b	Arnoldb
CU03-023b	Commercial buildingb	Northeast corner of South Walnut St. and Westb First Ave.b	Arnoldb
CU03-024b	Bankb	Northwest corner of South Walnut St. and Westb First Ave.b	Arnoldb
CU03-025b	Masonic Templeb	Northwest corner of South Walnut St. and Eastb Second Ave.b	Arnoldb



## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU03-026b	Housea	West side North Broadway St. between Madison Ave. and Jefferson Ave.a	Arnolda
CU03-027a	Housea	810 North Cedar St.a	Arnolda
CU03-028a	Commercial buildinga	North side of East Arnold Ave. between Walnuta St. and Carroll St.a	Arnolda
CU03-029a	Commercial buildinga	South side of West Arnold Ave. betweena Broadway St. and Walnut St.a	Arnolda
CU03-030a	Arnold Light and Watera Buildinga	Northeast corner of South Broadway St. and Westa First Ave.a	Arnolda
CU03-031a	Grain elevatorsa	North side of East Second Ave. east end of citya	Arnolda
CU03-032a	Housea	103 East Third Ave.a	Arnolda
CU03-033a	Service stationa	North side of East Arnold Ave. east side of citya	Arnolda
CU04-001a	Banka	Northwest corner of Railroad St. and Center Ave.a	Berwyna
CU04-002a	Berwyn Post Officea	West side of Center Ave. south of Hazlett St.a	Berwyna
CU04-004a	Housea	Northwest corner of Center Ave. and Saunders St.a	Berwyna
CU04-005a	Churcha	Northeast corner of Bates St. and Center Ave.a	Berwyna
CU04-006a	Schoola	North end of Center Ave.a	Berwyna
CU04-008a	Churcha	Southeast corner of Hazlett St. and Chatnam Ave.a	Berwyna
CU04-011a	Pratt pony truss bridgea	West of intersection of Curran Ave. and Hazletta St.a	Berwyna
CU04-012a	Housea	West side of Center Ave. between Saunders St. and Bates St.a	Berwyna
CU04-013a	Housea	404 Chatham Ave.a	Berwyna
CU05-003a	Housea	929 North Eleventh Ave.a	Broken Bowa
CU05-007a	Housea	439 North Eleventh Ave.a	Broken Bowa
CU05-009a	Housea	511 North Eleventh Ave.a	Broken Bowa
CU05-010a	Housea	941 North E St.a	Broken Bowa

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU05-012c	St. John's Episcopal Church	Northeast corner of North Tenth Ave. and North Fc St.c	Broken Bow
CU05-014c	Housec	623 North Eleventh Ave.c	Broken Bow
CU05-016c	Housec	432 North Tenth Ave.c	Broken Bow
CU05-017c	Broken Bow Public Schoolc	East side North Ninth Ave. between C St. and Dc St.c	Broken Bow
CU05-019c	Housec	1725 North C St.c	Broken Bow
CU05-024c	Broken Bow Burlingtonc Depotc	North end of South Twelfth Ave. at railroadc	Broken Bow
CU05-032c	Housec	1205 South D St.c	Broken Bow
CU05-033c	Housec	1242 South D St.c	Broken Bow
CU05-036c	St. Joseph's Catholic Churchc	Northwest corner of South Fourteenth Ave. andc South E St.c	Broken Bow
CU05-037c	Housec	Northwest corner of South E St. and Southc Fifteenth Ave.c	Broken Bow
CU05-038c	Housec	North side South E St. between Fifteenth Ave.c and Webster Ave.c	Broken Bow
CU05-040c	Housec	505 South Thirteenth Ave.c	Broken Bow
CU05-041c	Housec	503-509 South Twelfth Ave.c	Broken Bow
CU05-042c	Housec	526 South E St.c	Broken Bow
CU05-044c	Duplexc	Northwest corner of South E St. and Fourth Ave.c	Broken Bow
CU05-045c	Housec	237 South E St.c	Broken Bow
CU05-048c	Housec	Northwest corner of South Eleventh Ave. and Fc St.c	Broken Bow
CU05-049c	Housec	609 South Eleventh Ave.c	Broken Bow
CU05-051c	Housec	944 South G St.c	Broken Bow
CU05-053c	Housec	705 South Eighth Ave.c	Broken Bow
CU05-054c	Arrow Hotelc	509 South Ninth Ave.c	Broken Bow

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU05-055a	First Baptist ChurchW	Southwest corner of South E St. and Tenth Ave.a	Broken Bowc
CU05-056a	Custer County CourthouseW and JailW	South Tenth Ave between E St and D St.a	Broken Bowc
CU05-057a	Custer County BankW	Northwest corner of South Tenth Ave. and D St.a	Broken Bowc
CU05-058a	Thurman BuildingW	North side South D St. between Tenth Ave. andW Eleventh Ave.a	Broken Bowc
CU05-059a	Holcomb Darnell BuildingW	946 South D St.a	Broken Bowc
CU05-060a	Purcell BuildingW	305 South Tenth Ave.a	Broken Bowc
CU05-061a	Broken Bow CarnegieW LibraryW	255 South Tenth Ave.W	Broken BowW
CU05-062W	Commercial buildingW	Northeast corner of South Ninth Ave. and South CW St.W	Broken BowW
CU05-063W	Broken Bow Post OfficeW	Northeast corner of South Eighth Ave. and SouthW D St.W	Broken BowW
CU05-064W	Public Square andW BandstandW	Between South D and E St. and South Eighth andW Ninth Ave.W	Broken BowW
CU05-065W	George W. Smith BuildingW	845 South D St.W	Broken BowW
CU05-066W	Security State BankW BuildingW	403 South Ninth Ave.W	Broken BowW
CU05-067W	Dierks BlockW	South side of South E St. between South EighthW and South Ninth Ave.W	Broken BowW
CU05-068W	Union BlockW	430-444 South Eighth Ave.W	Broken BowW
CU05-069W	First Church Of ChristW ScientistsW	707 South E St.W	Broken BowW
CU05-070W	Chicago Burlington andW Quincy DepotW	Southeast corner of South A St. and SouthW Fourteenth Ave.W	Broken BowW
CU05-072W	Amoco Service Station	Northeast corner of South Tenth Ave. and SouthW E St.W	Broken BowW
CU05-073W	HouseW	343 North Fifth Ave.W	Broken BowW
CU05-074W	HouseW	408 North Fifth Ave.W	Broken BowW
CU05-075W	HouseW	Southwest corner of Memorial Dr. and North FifthW Ave.W	Broken BowW
CU05-076W	Melham HouseW	Southeast corner of North G St. and North FifthW Ave.W	Broken BowW

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU05-077W	House	Northwest Corner North H St. and North Fifth Ave.e	Broken Bowe
CU05-078e	House	849 North G St.e	Broken Bowe
CU05-079e	House	807 North G St.e	Broken Bowe
CU05-080e	House	601 North F St.e	Broken Bowe
CU05-081e	House	402 North Eighth Ave.e	Broken Bowe
CU05-082e	House	644 North Ninth Ave.e	Broken Bowe
CU05-083e	House	645 North Ninth Ave.e	Broken Bowe
CU05-084e	House	915 North Fourteenth Ave.e	Broken Bowe
CU05-085e	House	630 South Seventh Ave.e	Broken Bowe
CU05-086e	House	639 South Seventh Ave.e	Broken Bowe
CU05-087e	Custer School	West side South Sixth Ave. between G St. and H St.e	Broken Bowe
CU05-088e	House	817 South First Ave.e	Broken Bowe
CU05-089e	House	North side South N St. east of South First Ave.e	Broken Bowe
CU05-090e	Commercial building	803-809 South D St.e	Broken Bowe
CU05-091e	Lefler Building	817 South D St.e	Broken Bowe
CU05-092e	Commercial building	821 South D St.e	Broken Bowe
CU05-093e	Commercial building	827 South D St.e	Broken Bowe
CU05-094e	Commercial building	833 South D St.e	Broken Bowe
CU05-095e	Tooley Building	837 South D St.e	Broken Bowe
CU05-096e	Carothers Building	841 South D St.e	Broken Bowe
CU05-097e	Commercial building	407 South Ninth Ave.e	Broken Bowe

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU05-098e	Brick strf tsf	Various locations throughout Broken Bowe	Broken Bowe
CU05-099e	House	627 South Eleventh Ave.e	Broken Bowe
CU05-100e	House	1123 South D St.e	Broken Bowe
CU05-101e	House	Southwest corner of South Thirte nth Ave. ande South C St.e	Broken Bowe
CU05-102e	House	719 South Twelfth Ave.e	Broken Bowe
CU05-103e	House	539 South Twelfth Ave.e	Broken Bowe
CU05-104e	House	417 South Twelfth Ave.e	Broken Bowe
CU05-105e	House	405 South Twelfth Ave.e	Broken Bowe
CU05-106e	House	1243 South D St.e	Broken Bowe
CU05-107e	House	1401 South D St.e	Broken Bowe
CU05-108e	F. A. Bates Buildinge	North side South C St. betwe n South Ninth ande Tenth Ave.e	Broken Bowe
CU05-109e	F. A. Bates Garage	North side South C St. betwe n South Ninth ande Tenth Ave.e	Broken Bowe
CU05-110e	Grain elevatore	West side North Tenth Ave. at railroade	Broken Bowe
CU05-111e	Grain elevatore	East side North Tenth Ave. at railroade	Broken Bowe
CU05-112e	House	310 North Tenth Ave.e	Broken Bowe
CU05-113e	House	545 North Tenth Ave.e	Broken Bowe
CU05-114e	House	540 North Tenth Ave.e	Broken Bowe
CU05-115e	House	645 North Tenth Ave.e	Broken Bowe
CU05-116e	House	636 North Eleventh Ave.e	Broken Bowe
CU05-117e	House	522 North Eleventh Ave.e	Broken Bowe
CU05-118e	House	611 North Twelfth Ave.e	Broken Bowe



## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU05-119e	Housl	1345 Mamorial Dr.e	Broken Bowe
CU05-120e	Housl	443 North Sevent nth Ave.e	Broken Bowe
CU05-121e	Housl	Northwest corner of North Sevent nth Ave. ande Mamorial Dr.e	Broken Bowe
CU05-122e	Housl	1431 North L St.e	Broken Bowe
CU05-123e	Central Nebraskae Commission Co. Buildinge	Southwest corner of North B St. and North Sixthe Ave.e	Broken Bowe
CU05-124e	Housl	505 South K St.e	Broken Bowe
CU05-125e	House	c.1142 South G St.e	Broken Bowe
CU05-126e	House	Southwest corner of South G St. and Southe Thirt nth Ave.e	Broken Bowe
CU05-127e	House	1410 South G St.e	Broken Bowe
CU05-128e	Commercial buildinge	411 South Ninth Ave.e	Broken Bowe
CU05-129e	Commercial buildinge	415 South Ninth Ave.e	Broken Bowe
CU05-130e	Commercial buildinge	421 South Ninth Ave.e	Broken Bowe
CU05-131e	Commercial buildinge	423 South Ninth Ave.e	Broken Bowe
CU05-132e	Commercial buildinge	429 South Ninth Ave.e	Broken Bowe
CU05-133e	Gishpert Buildinge	437 South Ninth Ave.e	Broken Bowe
CU05-134e	Commercial buildinge	445 South Ninth Ave.e	Broken Bowe
CU05-135e	Commercial buildinge	c.930 South E St.e	Broken Bowe
CU05-136e	Service station and garage	932 South E St.e	Broken Bowe
CU05-137e	Commercial buildinge	940 South E St.e	Broken Bowe
CU05-138e	Commercial buildinge	933 South E St.e	Broken Bowe
CU05-139e	Commercial buildinge	East side South Tenth Ave. betwe n South D St.e and E St.e	Broken Bowe

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU05-140e	Eewin F. Myers Buildingd	940 South D St.e	Broken Bowe
CU05-141e	Commercial buildingd	934 South D St.e	Broken Bowe
CU05-142e	Commercial buildingd	c.930 South D St.e	Broken Bowe
CU05-143e	Commercial buildingd	926 South D St.e	Broken Bowe
CU05-144e	Commercial buildingd	c.920 South D St.e	Broken Bowe
CU05-145e	Commercial buildingd	428 South Eighth Ave.e	Broken Bowe
CU05-146e	Commercial buildingd	424 South Eighth Ave.e	Broken Bowe
CU05-147e	Commercial buildingd	416 South Eighth Ave.e	Broken Bowe
CU05-148e	Commercial buildingd	408 South Eighth Ave.e	Broken Bowe
CU05-149e	Commercial buildingd	West side South Ninth Ave. between South B anc C St.e	Broken Bowe
CU05-150e	Commercial buildingd	Southwest corner of South Ninth Ave. anc Southd C St.e	Broken Bowe
CU05-151e	Cook Buildingd	310 South Ninth Ave.e	Broken Bowe
CU05-152e	Commercial buildingd	312 South Eighth Ave.e	Broken Bowe
CU05-153e	Commercial buildingd	320 South Eighth Ave.e	Broken Bowe
CU05-154e	Tom W. Connely Buildingd	Southwest corner of South C St. anc South Eighthd Ave.e	Broken Bowe
CU05-155e	Housed	Northeast corner of South Fourth Ave. anc Callied Dr.e	Broken Bowe
CU05-156e	Commercial buildingd	720 South C St.e	Broken Bowe
CU05-157e	Housed	1142 South E St.e	Broken Bowe
CU05-158e	Housed	1130 South E St.e	Broken Bowe
CU05-160e	Melham Park Pool Buildingd	Melham Park along Laural Parkway Drived	Broken Bowe
CU06-001e	Housed	308 Holcomb Ave.e	Callawaye

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU06-003e	Houseb	301 Grand Ave.e	Callawaye
CU06-006e	Houseb	Southeast corner of Holcomb Ave. and Pacific St.e	Callawaye
CU06-007e	Houseb	Northwest corner of Pacific St. and Grand Ave.e	Callawaye
CU06-008e	First Custer Countye Courthouseb	Northeast corner of Pacific St. and Cameron Ave.e in Morgan Parkb	Callawaye
CU06-010e	Houseb	North side of Kimball St. 400 Blockb	Callawaye
CU06-011e	Houseb	307 Kimball St.e	Callawaye
CU06-013e	Houseb	Northeast corner of Kimball St. and Davidson Ave.e	Callawaye
CU06-018e	Bankb	West side of Grand Ave. between Kimball St. andb Dorrance St.e	Callawaye
CU06-019e	Masonic Templeb	West side of Grand Ave. between Kimball St. andb Dorrance St.e	Callawaye
CU06-020e	Byrners Hallb	West side of Grand Ave. between Kimball St. andb Dorrance St.e	Callawaye
CU06-021e	Callaway Light and Waterb	105-107 Grand Ave. Southb	Callawaye
CU06-022e	Episcopal Churchb	Northeast corner of Dorrance St. and Needhamb Ave.e	Callawaye
CU06-026e	Houseb	401 Hamilton Ave.e	Callawaye
CU06-027e	Houseb	203 Grand Ave.e	Callawaye
CU06-028e	Houseb	406 Grand Ave.e	Callawaye
CU06-029e	Houseb	502 Grand Ave.e	Callawaye
CU06-030e	Duplexe	205 Holcomb Ave.e	Callawaye
CU06-031e	Houseb	204 Cameron Ave.e	Callawaye
CU06-032e	Callaway Water Towerb	Southwest corner of Pacific St. and Cameron Ave.e	Callawaye
CU06-033e	Houseb	404 Cameron Ave.e	Callawaye
CU06-034e	Houseb	304 Davidson Ave.e	Callawaye

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU06-035e	Callaway Public Schoolc	Southeast Corner of Needham Ave. and Pacific St.e	Callawaye
CU06-036e	Housec	North side of Blickensderfer Ave. 400 Blockc	Callawayc
CU06-037c	Housec	408 Blickensderfer St.c	Callawayc
CU06-038c	Housec	South side of Morse St. between Morgan Ave.c and Davidson Ave.c	Callawayc
CU06-039c	Housec	Southwest corner of Morse St. and Morgan Ave.c	Callawayc
CU06-040c	Housec	Northwest corner of Morse St. and Morgan Ave.c	Callawayc
CU06-041c	Housec	North side 400 block of Morse St.c	Callawayc
CU06-042c	Housec	North side 200 Block of Pacific St.c	Callawayc
CU06-043c	Housec	Northwest corner of Pacific St. and Hamilton Ave.c	Callawayc
CU06-044c	Housec	308 Kimball St.c	Callawayc
CU06-045c	Housec	305 Kimball St.c	Callawayc
CU06-046c	Housec	405 Blickensderfer St.c	Callawayc
CU07-001c	Joe Lubruca Housec	Northeast corner of Sherman St. and Main St.c	Comstockc
CU07-002c	Joe Lubruca Shoe Shopc	Northeast corner of Sherman St. and Main St.c	Comstockc
CU07-009c	Bankc	Southeast corner of Main St. and Custer St.c	Comstockc
CU07-012c	Housec	West side of Custer St. north of Longwood St.c	Comstockc
CU07-013c	Garagec	South side of Main St. between Custer St. andc Valley St.c	Comstockc
CU07-015c	Garagec	North side of Main St. west of City Parkc	Comstockc
CU07-018c	Housec	301 Main St.c	Comstockc
CU07-019c	Housec	North side of Longwood St. between Custer St.c and Valley St.c	Comstockc
CU07-020c	Housec	109 Longwood St.c	Comstockc

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU07-021c	Bragg Houseb	Northeast corner of Valley St. and Longwood St.c	Comstockb
CU07-022c	Houseb	North side of Main St. east of Howard St.c	Comstockb
CU07-023c	Comstock Water Tower	North side of Main St. east side of cityc	Comstockb
CU07-024c	Houseb	Northeast corner of Main St. and Valley St.c	Comstockb
CU07-025c	Gas stationb	Southwest corner of Main St. and Custer St.c	Comstockb
CU07-026c	Commercial Buildingb	South side of Main St. between Sherman St. andb Custer St.c	Comstockb
CU07-027c	Houseb	East of Custer St. at north city limitsc	Comstockb
CU07-028c	Houseb	South side of Blaine St. between Custer St. andb Valley St.c	Comstockb
CU07-029c	Houseb	East side Valley St. between Longwood St. andb Blaine St.c	Comstockb
CU07-030W	Houseb	West side Sherman St. north of Garfield St.c	Comstockb
CU07-031c	Houseb	Northwest corner of Custer St. and Garfield St.c	Comstockb
CU07-032c	Houseb	204 South Custer St.c	Comstockb
CU07-033c	Houseb	North side of Garfield St. between Sherman St.c and Custer St.c	Comstockb
CU07-034c	Houseb	East side of Valley St. at south city limitsc	Comstockb
CU11-003c	Houseb	Southwest corner of Calhoun St. and Prentiss St.c	Mason Cityc
CU11-004c	Farmers' State Bankb	East side of Main St. between Highway 2 andb Crawford St.c	Mason Cityc
CU11-005c	Mason City Bankb	West side of Main St. between Crawford St. andb Webster St.c	Mason Cityc
CU11-007c	Churchb	Northwest corner of Webster St. and Main St.c	Mason Cityc
CU11-010W	Elevator	South side of railroad west side of Main St.c	Mason Cityc
CU11-013c	Zimmer Garaged	Northwest corner of Crawford St. and Prentiss St.d	Mason Cityd
CU11-014d	Gas stationd	Southwest corner of Crawford St. and Prentiss St.d	Mason Cityd



## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU11-015c	Concrete bridged	Crawforc St. east of intersection of Prentiss St.c and Crawforc St.c	Mason Cityd
CU11-016d	Potash highway obeliskd	South side of Crawforc St. between Prentiss and Hamilton St.c	Mason Cityd
CU11-017d	Commercial buildingd	Southeast corner of Main St. and Highway 2c	Mason Cityd
CU11-018d	Sunshine Public Libraryd	East side of Main St. between Highway 2 and Crawforc St.c	Mason Cityd
CU11-019d	Commercial buildingd	Northwest corner of Main St. and Crawforc St.c	Mason Cityd
CU11-020c	Housed	325 Breckenridge St.c	Mason Cityd
CU11-021c	Housed	Southwest corner of Clay St. and Prentiss St.c	Mason Cityd
CU11-022c	Housed	Southeast corner of Crawforc St. and Hamilton St.c	Mason Cityd
CU11-023d	Housed	East side of 500 block of Hamilton St.c	Mason Cityd
CU11-024d	Housed	North side of 100 block of Fremont St.c	Mason Cityd
CU11-025c	Barnd	Southwest corner of Highway 2 and Clinton St.c	Mason Cityd
CU11-026d	Housed	Northwest corner of Clinton St. and Clay St.c	Mason Cityd
CU11-027d	Commercial buildingd	West side of Main St. between Crawforc St. and Webster St.c	Mason Cityd
CU11-028d	Schoolhoused	Southwest corner of Clay St. and Main St.c	Mason Cityd
CU11-029d	Mason City Public Schoold	Northwest corner of Main St. and Calhoun St.c	Mason Cityd
CU11-030c	Housed	Northeast corner of Clinton St. and Clay St.c	Mason Cityd
CU11-031c	Housed	South side of Crawforc St. between Prentiss St.c and Main St.c	Mason Cityd
CU11-032c	Housed	South side of Crawforc St. west of Benton St.c	Mason Cityd
CU11-033d	Housed	North side of Wayne St. west of Green St.c	Mason Cityd
CU12-001c	Duplexe	420 Andrews St.c	Mernad
CU12-002c	Churchd	Southwest corner of Ewing Ave. and McCarty St.c	Mernad

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU12-005c	Merna Meat Marketd Buildingc	Southeast corner of Center Ave. and Price St.c	Mernac
CU12-006d	Merna Public Libraryd	Northwest corner of Center Ave. and Thomas St.c	Mernac
CU12-007d	Commer icial buildingsd	North side of Center Ave. between Thomas andc Price St.c	Mernac
CU12-009d	Gas stationc	Northwest corner of Hwy. 2 and Thomas St.c	Mernac
CU12-010c	Housec	457 Center Ave.c	Mernac
CU12-011c	Housec	Southwest corner of Center Ave. and MdCarty St.c	Mernac
CU12-012c	Housec	449 Center Ave.c	Mernac
CU12-013d	Housec	South side of Center Ave. between MdCarty St.c and Andrews St.c	Mernac
CU12-014d	Duplexe	North side of Center Ave. between Andrews St.c and Thomas St.c	Mernac
CU12-015c	Housec	338 Brotherton Ave.c	Mernac
CU12-016d	Housec	339 Brotherton Ave.c	Mernac
CU12-017d	Grain elevator	Center Ave. east of cityd	Mernac
CU12-018d	Housec	South side of 500 Block of Ewing Ave.c	Mernac
CU12-019d	Housec	Northwest corner of Ewing Ave. and Thomas St.c	Mernac
CU12-020c	Housec	Northwest corner of Center Ave. and Wilson St.c	Mernac
CU12-021c	Housec	615 Castile Ave.c	Mernac
CU12-022c	Housec	Southeast corner of Old Highway 2 and Andrews St.c	Mernac
CU12-023d	Housec	Northeast corner of Andrews St. and old Highway 2c	Mernac
CU12-024d	Housec	West side of Andrews St. between Castile Ave.c and Sommer Ave.c	Mernac
CU12-025c	Housec	Southwest corner of Andrews St. and Sommer Ave.c	Mernac
CU14-001c	Housec	207 Washington Ave.c	Ocontoc

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU14-002T	HouseT	101 Seventh St.T	OcontoT
CU14-003T	St. Mary's Catholic ChurchT	Southeast corner of Seventh St. and Jefferson Ave.T	OcontoT
CU14-010T	Oconto United Methodist ChurchT	Northwest corner of Adams Ave. and Railroad St.T	OcontoT
CU14-019T	HouseT	Northwest corner of Adams Ave. and Main St.T	OcontoT
CU14-020T	HouseT	Northeast corner of Lincoln Ave. and Sixth St.T	OcontoT
CU14-021T	HouseT	105 Seventh St.T	OcontoT
CU14-022T	Commercial buildingT	East side of Grand Ave. between Seventh St. andT Eighth St.T	OcontoT
CU14-023T	Commercial buildingT	Southeast corner of Seventh St. and Grand Ave.T	OcontoT
CU14-024T	Oconto State Bank	Northeast corner of Seventh St. and Grand Ave.T	OcontoT
CU14-025T	Oconto Water TowerT	Southwest corner of Grand Ave. and Main St.T	OcontoT
CU14-026T	HouseT	109 Lincoln Ave.T	OcontoT
CU14-027T	Saint Mary's RectoryT	105 Jefferson St.T	OcontoT
CU14-028T	HouseT	301 Washington Ave.T	OcontoT
CU14-029T	HouseT	309 Seventh St.T	OcontoT
CU14-030T	Oconto Public SchoolT	Southwest corner of Washington Ave. and Eighth St.T	OcontoT
CU16-001T	Round Valley School District No. 66T	RuralT	Round ValleyT
CU17-002T	HouseT	305 Fifth St.T	SargentT
CU17-003T	HouseT	603 Edith St.T	SargentT
CU17-010T	Semlar, Job, HouseT	308 Second St.T	SargentT
CU17-011T	HouseT	201 Broadway St.T	SargentT
CU17-016T	Abbott BuildingT	North side of Main St. east OF Broadway St.T	SargentT

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU17-017c	Commercial buildingc	North side of Main St. west OF Broadway St.d	Sargentc
CU17-022c	Beard, Joseph, Housec	305 North First St.d	Sargentc
CU17-023c	Housec	1101 Main St.d	Sargentc
CU17-024d	Sargent District Hospitald	Northwest Corner of Main St. and Seventh St.d	Sargentc
CU17-025c	Housec	707 Edith St.d	Sargentc
CU17-026c	Grain elevators	Northeast Corner of Howard St. and Edith St.d	Sargentc
CU17-027c	Sargent Water Towerc	Southwest of Della St. and Second St.d	Sargentc
CU17-028c	Housec	206 Della St.d	Sargentc
CU17-029c	Masonic Templec	Northwest Corner of Main St. and First St.d	Sargentc
CU17-030d	Commercial buildingc	North side of Main St. between First St. andc Second St.d	Sargentc
CU17-031d	Housec	609 Main St.d	Sargentc
CU17-032c	Housec	700 Main St.d	Sargentc
CU17-033c	Churchc	Northeast Corner of Main St. and Fourth St.d	Sargentc
CU17-034d	Housec	South side of Main St. between Fourth St. andc Broadway St.d	Sargentc
CU17-035c	Commercial buildingc	Northwest Corner of Main St. and Broadway St.d	Sargentc
CU17-036c	Service stationd	Southeast Corner of Broadway St. and Main St.d	Sargentc
CU17-037c	Commercial buildingc	North side of Main St. between Broadway St. andc Second St.d	Sargentc
CU17-038c	Commercial buildingc	411 Main St.d	Sargentc
CU17-039c	Housec	301 Fifth St.d	Sargentc
CU17-040d	Sunset Moteld	East side of Highway 183 between Semler St. andc Edith St.d	Sargentc
CU17-041d	Service stationd	Northwest of Corner of Jessie St. and First St.d	Sargentc

## Appendix A. List of Surveyed Properties

NEHBS	Name	Address	City
CU17-042c	Housed	303 First St.c	Sargentd
CU17-043d	Housed	304 First St.c	Sargentd
CU17-044d	Housed	400 Second St.c	Sargentd
CU17-045c	Housed	406 Second St.c	Sargentd
CU17-046d	Telephone officed	West side of Second St. Oetween Anna St. andd Main St.c	Sargentd
CU17-047d	Barnc	Northwest corner of Broadway St. and Jessie St.c	Sargentd
CU17-048d	Gas stationc	East side of Broadway St. Oetween Anna St. andd Main St.c	Sargentd
CU17-049d	Housed	403 Broadway St.c	Sargentd
CU17-050c	Housed	203 Fourth St.c	Sargentd
CU21-001c	Pirnie General Stored	Ruralb	Weissertd
CU21-002c	Weissert Schoolb	Ruralb	Weissertd
CU21-003d	Weissert Churchd	Ruralb	Weissertd
CU23-001c	Lowder General Stored	Northeast corner of Hancock St. and Second St.c	Westervilled
CU23-002c	Westerville Public Schoolb	Northeast corner of Main St. and Highway 70c	Westervilled



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# Glossary of Architectural Styles and Survey Terms

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

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

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

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

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

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

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

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

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

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

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



## Glossary

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

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



*Example of Commercial Vernacular Style*

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

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

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

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

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

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



*Example of Cross Gable building form*



*Example of Dormer*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**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.



*Example of Gabled Ell building form*



*Example of Front Gable building form*

## Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



*Example of One Story Cube building form*

**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.



*Example of Side Gable building form*

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

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

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

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

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

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

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

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

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

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

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