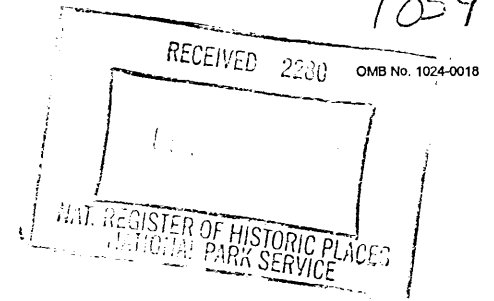
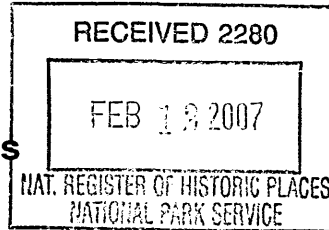


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

Historic name Chadron Commercial Historic District

Other names/site number N/A

2. Location

Street & number Main Street & 2nd Street (Various Addresses)

Not for publication [] N/A

City or town Chadron

Vicinity [] N/A

State Nebraska

Code NE

County Dawes

Code 045

Zip code 69337

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Michael J. ...
Signature of certifying official

October 5, 2006
Date

Director, Nebraska State Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

see continuation sheet.

determined eligible for the National Register.

see continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

Jenna McCallard

3/27/07

Signature of Keeper

Date of Action

Chadron Commercial Historic District

Name of Property

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County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- Private
- Public-local
- Public-state
- Public-federal

Category of Property

(Check only one box)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 41 | 20 | Buildings |
| | | Sites |
| | | Structures |
| | | Objects |
| 41 | 20 | Total |

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

01

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- COMMERCE / TRADE/ business
- COMMERCE / TRADE/ financial institution
- COMMERCE / TRADE/ department store
- COMMERCE / TRADE/ specialty store
- GOVERNMENT / Post Office
- DOMESTIC / hotel
- RECREATION AND CULTURE / music facility

Current Functions

(Enter categories from instructions.)

- COMMERCE / TRADE/ business
- COMMERCE / TRADE/ financial institution
- COMMERCE / TRADE/ department store
- COMMERCE / TRADE/ specialty store
- GOVERNMENT / Post Office
- DOMESTIC / hotel
- WORK IN PROGRESS
- VACANT / NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions.)

- Late Victorian: Romanesque
- Late 19th/20th Century Revivals: Colonial Revival
- Other: Commercial Vernacular

Materials

(Enter categories from instructions.)

- Foundation Concrete
- Walls Brick
- Wood
- Roof Asphalt
- Other N/A

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheet

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A** Owned by a religious institution or used for religious purposes.
- B** Removed from its original location.
- C** A birthplace or a grave.
- D** A cemetery.
- E** A reconstructed building, object, or structure.
- F** A commemorative property.
- G** Less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.) See Continuation Sheet

Areas of Significance

(Enter categories from instructions.)

Commerce

Period of Significance

1888-1956 (See Section 8 for justification)

Significant Dates

1888

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- Preliminary determination of individual listing (36 CFR 67) has been requested
- Previously listed in the National Register
- Previously determined eligible by the National Register
- Designated a National Historic Landmark
- Recorded by Historic American Buildings Survey # _____
- Recorded by Historic American Engineering Record # _____

Primary location for additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local Government
- University
- Other
- Name of repository: _____

Chadron Commercial Historic District

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10. Geographical Data

Acreage of property 12.9 Acres

UTM References (place additional UTM references on a continuation sheet).

| Zone | Easting | Northing | Zone | Easting | Northing |
|------|---------|------------------------|------|---------|----------|
| 1. | | | 3. | | |
| 2. | | See Continuation Sheet | 4. | | |

[X]

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.) See Continuation Sheet

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.) See Continuation Sheet

11. Form Prepared By

name/title John N. Vogel & Marisa A. Kosobucki

organization Heritage Research, Ltd.

date 28 July 2006

street & number N89 W16785 Appleton Avenue

telephone 262.251.7792

city or town Menomonee Falls

state WI

zip code 53051

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name/title Various

street & number Various

telephone Various

city or town Chadron

state NE

zip code 69337

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended, (15 USC 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

Chadron Commercial Historic District

Name of Property

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Section 7 Page 1

Introduction:

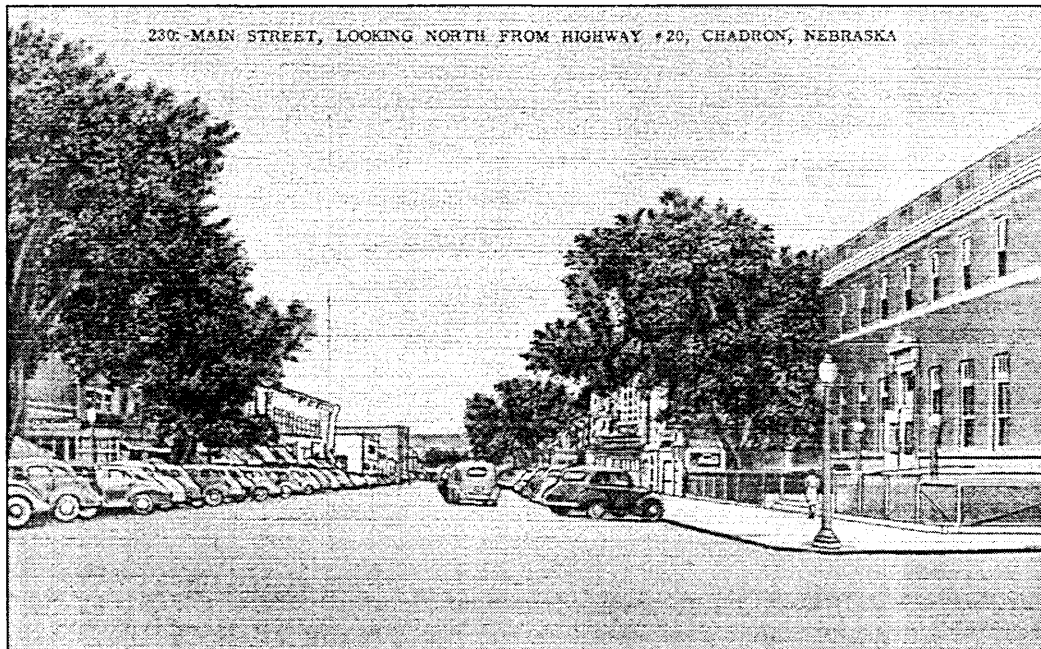


Figure 1: Main Street. View from 3rd Street (USH 20) to north (ca. 1946). The US Post Office is to the right.

Chadron is a far northwestern Nebraska community that was formally established in 1884. It is situated in that part of the state that is geographically known for its Valley-Side Slopes. It is flanked to the south by Plains and to the north by Rolling Hills. The town, itself situated on a gently rolling prairie, evolved as a support center for the farmers and cattlemen in the surrounding territory. It also became a major division point for the Chicago and North Western Railroad. Indeed, the community grew—almost over night—to include 3,000 inhabitants within two years. Its population continued to grow and reached 5,500 by 1893. Droughts about that time, however, along with the Panic of 1893 reduced the population by 1902 to only 1,700. It rebounded thereafter, as the town claimed a new state college, among other things, to 3,800 in 1917. And as the town's population grew and fluctuated, so did that of the country around it. Dawes County claimed 9,722 residents in 1890, a number that dropped to 6,216 in 1900, but that grew again to 8,254 by 1910. Given the number of people it served, and the expanse of the territory from which it drew them, Chadron became a prominent point of commerce and trade for those that lived within an approximate thirty mile or larger radius around the town.¹

The city's commerce was largely conducted along Main Street and 2nd Street. One block east of north Main Street, at the railroad tracks, was the Chicago and North Western railroad depot (demolished). Its location provided quick and easy access to salesmen that wanted to conduct business in the town—especially business along Main or 2nd streets. Thus it is that the Chadron Commercial Historic District focuses on 2nd Street, between Morehead Street to the west and Bordeaux to the east, and Main Street, between 1st and 3rd Streets to the north and south respectively.

The district's built environment is largely represented by the commercial vernacular building form, rather than specific architectural styles. However, there are some distinct architectural styles represented. One such example is the community's Period Georgian Revival post office (278 Main Street/NeHBS #DW03-015). The historical integrity of the buildings found within the district is generally good to very good. Inevitably, the first floor commercial storefronts of many

¹ The population figures noted are from the various State Gazetteer and Business Directories, and other sources, cited elsewhere in this document.

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buildings have been remodeled and changed over time. That fact is offset by the integrity and continuity inevitably found on those many buildings with second floors. Several one-story and a few two-story buildings have been modified to the point that they offer nothing to the sense of time and place evoked by the vast majority of buildings in the District. Those buildings are considered noncontributing components within the District boundaries. Overall, the District includes 41 contributing components, 20 noncontributing and one that was previously listed on the National Register of Historic Places (Hotel Chadron, listed on 15 August 2002).

An architectural description for each of the sixty-two buildings in the District follows, as do some historical notes and information about specific buildings. The location of each building is referenced on the attached survey map.

Resources of the Chadron Commercial Historic District:

This section starts with buildings at the west end of the district on 2nd Street. The first two buildings surveyed are on the north side of 2nd street, immediately west of Morehead Street. The next building described is on the south side of 2nd Street, again, west of Morehead. Next described are the buildings on the north side of 2nd Street, from west to east, between Morehead and Chadron streets. Those on the opposite (south) side of the street are discussed, east to west. Three buildings on the north side of 2nd, between Chadron Street and the alley to the east, are then acknowledged, as is the former department store that takes up the whole block to the south. Thereafter, three buildings facing South Chadron and south of 2nd Street are discussed. The highest density of buildings is on Main Street. Next surveyed north to south is the west side of Main, between 1st and 2nd streets, and then the west side of the street between 2nd and 3rd. The east side of Main, between 3rd and 2nd was then surveyed south to north. The final three properties surveyed are on the east side of Main Street, between 2nd and 1st, at the very south end of the block, and the former Hotel Blaine, at 159 Bordeaux Street. This section culminates with a summary table which notes the contributing or noncontributing status of each building.

1. 306 W. 2nd Street (Contributing/NeHBS #DW03-754/Built ca. 1923/commercial vernacular): An overhead door flanked by columns with a modest polychrome effect is centered in the front of this one-story, red brick garage building. To the east of the garage door is a window/door unit that includes two plate glass lights, side-by-side, above which is a transom with forty-eight, small, square individual lights. A single door with a transom light covered by plywood is to the east of the windows. West of the garage door are two, plate glass windows, above which is a transom with sixty, small, square individual lights. Similar, polychrome columns also anchor the two outer corners of the building. Above the windows and door, and extending the length of the building, are two rows of vertically placed, brick headers. Centered in the wall above the headers is a recessed panel with a sign advertising the "Foreign Car Service." Small panels, covered with wood, are symmetrically placed on either side of the center panel. The building is topped with a stepped parapet crowned with coping of brick headers. Light colored, brick embellishments highlight specific points in the cornice of the building. Given all of these attributes, the integrity of the structure—as it represents an early/mid-twentieth century automobile facility—is very good.

This building was constructed on the site of what was previously the Schweiger Lumber Company. It was constructed in ca. 1923, after which it served as an automobile sales and service facility. By 1948, the property was associated with a tractor sales and service business.²

2. 300 W. 2nd Street (Contributing/NeHBS #DW03-122/Built ca.1938/commercial vernacular): This is a two story building constructed of dark red brick. An overhead garage door is located to the left of the building's center, as it faces south. To the west of that door are two glass panes with transom lights, as well as a single wooden door, again with a transom. To the east of the garage door is a single, pedestrian door with a transom that is flanked by four lights (two on each side), above which are transoms. An awning is hung over this window and door unit, as it is around the corner on the east side of the building over two more windows. The second floor of the main façade contains three, two-light

² *Sanborn Fire Insurance Map* (New York: Sanborn Map Co., Limited, 1918), electronic copy obtained from NeSHPO, Lincoln, NE; *Sanborn Fire Insurance Map* (New York: Sanborn Map Co., Limited, 1928), electronic copy obtained from NeSHPO, Lincoln, NE; *Sanborn Fire Insurance Map* (New York: Sanborn Map Co., Limited, 1948), electronic copy obtained from NeSHPO, Lincoln, NE; Observation, 05 May 2006.

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Chadron Commercial Historic District

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windows with brick sills. Additional windows and a door are located on the east side of the building as well. A simple, raised brick cornice terminates the building walls.

A lumber yard was located on this site as early as 1887. The yard was operated by Robert Hood in 1909 and by the Schweiger Lumber Company by 1918. Thereafter, the yard was maintained by the Rietz & Curtis Lumber Company in 1928 and by the Hoppe-Ely Lumber Company in 1948. The continuous sale of lumber notwithstanding, the present building appears to have been built in ca. 1938.³ The integrity of this building is unaffected and excellent. It suffers no detracting features and clearly represents a late 1930s lumber outlet.

3. 301 W. 2nd Street (Contributing/NeHBS #DW03-034/Built ca. 1889/commercial vernacular): A two story, brick building, this edifice retains a significant amount of its historical integrity. It contains two, prominent storefronts. That to the east consists of a slightly recessed doorway flanked by glass block sidelights and a header. To either side of the door are large windows. The storefront to the west contains a door offset to the east, to the west of which are three, large window units. A multiple-light transom rises above the window and door units and terminates at a decorative cornice embellished with brackets that extends the length of the building. The second floor of the building contains four units of paired, one-over-one light windows with concrete sills and segmental arches with prominent keystones and other embellishments. Those windows wrap around and extend along the east side of the second floor. The building is crowned by a cornice that includes stepped brickwork, as well as pressed tin with brackets. Minor alterations to the entryways notwithstanding, the building's integrity is excellent and conveys well the character of a late nineteenth century, Chadron retailer.

Erected in ca. 1889, this building was apparently vacant during many of its early years. It did claim a furniture store and hardware outlet in 1909. And it was an automobile sales facility in 1928, at which time the building claimed a lodge group on the second floor. The building was a furniture store in 1948.⁴

4. 248 W. 2nd Street (Noncontributing/NeHBS #DW03-033/Built 1888/cmmercial vernacular): Home to the *Chadron Record* (newspaper), this two story building has been completely covered with a modern, stucco material. The front door remains, to the right of which are two small windows. Also visible—albeit overlaid with stucco—is the historic cornice. All other windows have been closed and covered over by the modern sheathing. The building conveys no sense of historic or architectural integrity. Projecting from the building to the north and east is a simple garage/workshop area.

Historically, this building served the community in a variety of different functions. It dates to 1888 and served both a hardware store and moving picture outlet in 1909. Furniture was sold from the building in 1918, as were automobiles in 1928. Tractor and implement sales were accommodated by the building in 1948.⁵

5. 228 W. 2nd Street (Contributing/NeHBS #DW03-121/Built ca.1909/commercial vernacular): This is a modestly sized, frame, two story commercial building that was built in ca. 1909 and served as a novelty store. The first floor is occupied by a doorway offset to the east, to either side of which are one, four light and two, four-light window units, respectively. The second floor is sheathed with stucco and contains three, two-over-two light windows in wooden surrounds. The west side of the building is covered with brick-like, pressed tin panels.⁶ The variation in sheathing material notwithstanding, the sense of integrity offered by the form and character of this building clearly dates it to the early years of the twentieth century.

³ *Sanborn Fire Insurance Map* (New York: Sanborn Map Co., Limited, 1887), electronic copy obtained from NeSHPO, Lincoln, NE; *Sanborn Fire Insurance Map* (New York: Sanborn Map Co., Limited, 1891), electronic copy obtained from NeSHPO, Lincoln, NE; *Sanborn Fire Insurance Map* (New York: Sanborn Map Co., Limited, 1897), electronic copy obtained from NeSHPO, Lincoln, NE; *Sanborn Fire Insurance Map* (New York: Sanborn Map Co., Limited 1909), electronic copy obtained from NeSHPO, Lincoln, NE; *Sanborn Map* (1918); *Sanborn Map* (1928); *Sanborn Map* (1948); Observation, 05 May 2006.

⁴ *Sanborn Map* (1887); *Sanborn Map* (1891); *Sanborn Map* (1897); *Sanborn Map* (1909); *Sanborn Map* (1918); *Sanborn Map* (1928); *Sanborn Map* (1948).

⁵ *Sanborn Map* (1887); *Sanborn Map* (1891); *Sanborn Map* (1897); *Sanborn Map* (1909); *Sanborn Map* (1918); *Sanborn Map* (1928); *Sanborn Map* (1948); *Walking Tour of Historic Chadron* (Chadron, NE[?]: Chadron Chamber of Commerce, n.d.), 30.

⁶ *Sanborn Map* (1909); *Sanborn Map* (1918); *Sanborn Map* (1928); *Sanborn Map* (1948).

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6. 226 W. 2nd Street (Contributing/NeHBS #DW03-032/Built ca.1900/commercial vernacular): A two-story, brick, commercial edifice, this building was constructed in ca. 1900. It served as a grocery store to at least 1918, after which it was simply acknowledged as a "store." The first floor has been modified over time. Specifically, part of the storefront has been covered with aluminum. Two doors remain, one that provides access to the primary commercial space on the first floor and one that accommodates the apartment on the second. Three windows are symmetrically placed on the second floor. All have stone sills, aluminum storm windows and pedimented windowhoods. A dominant cornice terminates the building. It contains decorative brackets, dentils and other embellishments.⁷ Given all of the attributes offered by this building, especially those of the second floor windows and cornice, the integrity of this building is very good.
7. 218 W. 2nd Street (Contributing/NeHBS #DW03-120/Built ca. 1940/commercial vernacular): Constructed in the ca. 1940 period of red brick, this building claims an overhead garage door on the east side of the first floor. To the west of that door is another bay that may have at one time also contained an overhead door. That bay, however, has been infilled with bricks that are slightly darker than those in the rest of the building. It contains a modern doorway, to the west of which is a modern window. Above the two bays is a decorative row of vertically placed, brick stretchers. Symmetrically placed in the second floor are three windows, each of which contains twenty-one glass blocks in the bottom one-third of the opening and paired, one-over-one windows in the upper two-thirds. A continuous row of vertically placed brick headers extends along the top and bottom of the windows, thus providing a sill and head. A row of vertically placed stretchers and headers create a simple cornice for the building.⁸ The integrity of this building has been altered, yet it retains the ability to convey well the sense of space, form, massing and construction materials associated with buildings in the ca. 1940 period. Its integrity is good.
8. 216 W. 2nd Street (Contributing/NeHBS #DW03-031/Built ca. 1895/Romanesque Revival): A one story red brick building, this building displays slightly diminished historic integrity due to its infilled windows and door. The form and massing of this building are intact as is a good deal of architectural detail. The round arch frames in which windows once existed remain, as does the transom over the front door. Decorative panels also remain in the frieze below the brick cornice. This building conveys sufficient historic character to be counted contributing.

The edifice was built between 1891 and 1897 and operated as a bank. The building was later acquired by the local telephone company, for which it served as an exchange until at least 1948.⁹

9. 212 W. 2nd Street (Noncontributing/NeHBS #DW03-771/ca. 1946/commercial vernacular): Some age appears evident in the modest parapet of this brick building. Yet the front beneath the parapet is modern. The building has no windows in the walls or in the paired, front doors. It conveys no sense of historical or architectural character.¹⁰
10. 210 W. 2nd Street (Contributing/NeHBS #DW03-119/ca. 1946/commercial vernacular): A light-colored, brick building, this one-story retail outlet retains a significant amount of integrity. The front door is centered, immediately to the west of which is a single pane, display window. A metal awning shelters the door and window. To the right are three, symmetrically placed, long, narrow openings that are filled with glass blocks. An inset, brick panel is centered in the wall above the door, above which is coping of vertically placed, brick headers. A neon sign dating from the period of significance advertising "ABC Electric" is largely hung over the inset panel.

The building was likely constructed immediately following World War II. Its occupant in 1948 was simply noted as a "store."¹¹

⁷ Sanborn Map (1897); Sanborn Map (1909); Sanborn Map (1918); Sanborn Map (1928); Sanborn Map (1948).

⁸ Sanborn Map (1928); Sanborn Map (1948).

⁹ Sanborn Map (1891); Sanborn Map (1897); Sanborn Map (1909); Sanborn Map (1918); Sanborn Map (1928); Sanborn Map (1948); Observation, 05 May 2006.

¹⁰ Sanborn Map (1928); Sanborn Map (1948); Observation, 05 May 2006.

¹¹ Sanborn Map (1948); Observation, 05 May 2006

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11. Mildred Block: 202 W. 2nd Street (Contributing/NeHBS #DW03-026/Built 1912/Prairie School Influence): Identified in the small, stone parapet as the "Mildred Block," this prominent, two story commercial building is constructed of a type of brick that conveys a distinctive gray/red color. The building is largely vernacular in style, although the stylized geometric ornament that tops each corner pier is representative of a modest, Prairie School influence. The primary elevation on W. 2nd Street is anchored at either end by such a corner pier, while the main entrance is identified by one-story engaged piers with carved stone caps. Although the storefront windows themselves appear to have been replaced, many of the upper prismatic glass transoms remain intact. Windows throughout the building are regularly placed and are arranged singly and in pairs. Colored brickwork accents the cornice line. The integrity of this building, and its ability to convey well a sense of age and Prairie School influence, is excellent.

Constructed in 1912, the building originally housed two businesses, one of which was the Citizens State Bank. Two stores were noted as the tenants in 1928, suggesting that the bank was gone by then. By 1948, the second floor included American Legion club rooms as well.¹²

12. M.E. Smith & Co.:201 W. 2nd Street (Contributing/NeHBS #DW03-027/Built 1890/commercial vernacular): This two story, red brick building was constructed in 1890 and is prominently located on the southwest corner of Chadron Avenue and 2nd Street. The double door entrance to the first floor store is located in the canted corner of the building that faces the intersection directly. To the right (west—facing 2nd Street) of that are three, full length glass windows, while one such window is to the left (facing Chadron Avenue to the east). All are sheltered by a modern metal awning. On the second floor of the canted corner, as well as the storefront to the west, are four windows with concrete sills and decorative, wrap around windowhoods. The windows themselves, however, have been reduced in size. One-over-one light, double-hung sashes occupy the lower half of the windows, while the upper half of each has been covered with plywood. Additional doors and windows exist along the second floor of the east wall, although several of them have been modified. Access to those windows and doors is provided by an iron stairway that extends up the east side of the building and that is supported by metal brackets. Immediately above the window in the canted corner is the name "M.W. Smith & Co.," as well as the date of "1890." Extending to either side of the name and date is a decorative, pressed tin cornice that employs decorative brackets and other ornamentation. Minor alterations to the building aside, this integrity of this structure is very good—especially that of its second floor window openings and cornice.

The building was owned by Mary E. Smith, a prominent local business woman in 1890. It housed in 1891 a dry good store on the first floor and offices on the second. It generally contained a dry goods outlet until 1918, after which the building was identified as a "store." Indeed, when owned by Ms. Smith, it was said that "this store was a must for lady shoppers coming to town on Saturday and the high point for any young woman who wanted to look her best."¹³

13. 205 W. 2nd Street (Noncontributing/NeHBS #DW03-772/Built ca. 1938/commercial vernacular): Now sheathed with a stucco-type of material, this building retains no physical integrity.¹⁴
14. 211 W. 2nd Street (Contributing/NeHBS #DW03-773/Built ca. 1930/commercial vernacular): Constructed in ca. 1930 of dark red brick, the original storefront of this one-story building was remodeled in the 1960s. The front door is located to the far west of the building, to the east of which are four, elongated, vertically placed windows. All are surrounded by light bricks and set in what was the original window and display area. Columns of dark red brick rise from the sidewalk, at either side of the area now defined by the light-colored brick. Those bricks constitute the entire area above the transom that contains the name of "Metal Products Company." Small, decorative stone panels visibly add corners to the vertically placed, brick headers and stretchers in that area above the transom. The building is crowned by a modest cornice created by two, stepped rows of vertically placed, brick headers.¹⁵ The integrity of the historic brickwork and cornice of this building is excellent.

¹² Sanborn Map (1909); Sanborn Map (1918); Sanborn Map (1928); Sanborn Map (1948); Walking Tour, 31.

¹³ Sanborn Map (1887); Sanborn Map (1891); Sanborn Map (1897); Sanborn Map (1909); Sanborn Map (1918); Sanborn Map (1928); Sanborn Map (1948); Walking Tour, 32.

¹⁴ Sanborn Map (1918); Sanborn Map (1928).

¹⁵ Sanborn Map (1928); Sanborn Map (1948); Observation, 05 May 2006.

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15. 215 W. 2nd Street (Noncontributing/NeHBS #DW03-774/Built ca. 1935/commercial vernacular): The front of this one-story building has been completely resheathed with stucco. It has a centered doorway, flanked by four (two on each side), narrow, horizontally placed windows. The building conveys no sense of historical or architectural character.¹⁶
16. 217 W. 2nd Street (Noncontributing/NeHBS #DW03-125/Built ca. 1915/commercial vernacular): Comparable to the previously described property, this one-story building has been completely resheathed with stucco. It retains a centered doorway flanked by four, large windows (two on each side). This building, which provided in 1948 automobile tire and radiator service, retains no architectural or historical interest.¹⁷
17. 225/231 W. 2nd Street (Contributing/NeHBS #DW03-124/Built ca. 1915/commercial vernacular): Comprised of two distinct building portions, enough similarities exist—as well as a common use—between the two to assume that the building should be described and counted as one building unit. The east part of the building contains three openings. That in the center contains a doorway, to the east of which are two, large, vertical window panels. To the east and west of the doorway unit are large, three-light, display windows. All three openings have a narrow, glass-block transom. In the second floor of this part of the building are four, symmetrically placed windows, all of which are boarded-over. A decorative design of raised brick is in the panel above, atop which is a simple brick cornice.
- The building component to the west is similar to that to the east. An overhead, garage door is centered in the building, to the right and left of which are large, three-light windows. Two continuous rows of concrete panels are set in the second floor above. They serve as head and sill, respectively, for the four, symmetrically placed windows set between them. A decorative panel set off by raised bricks reflects that panel in the building part to the east, although this one includes a concrete panel in which a business name could be placed. A simple brick cornice, like that in the building to the east, crowns the building.
- The entire building was constructed in ca. 1915. In 1918, the facility was noted as a garage. By 1928, it was credited with automobile sales, parts and service, as well as automobile storage. Auto painting was also provided by 1948.¹⁸
- Minor integrity issues for this two-part structure include the installation of new windows and a new, overhead garage door in the portion to the west. Despite those, the building, though its mass/void interplay, as well as its construction material, conveys a remarkable sense of its ca. 1915 character.
18. 128 W. 2nd Street (Noncontributing/NeHBS #DW03-775/modern): This modern building houses an appliance dealership.
19. 120 W. 2nd Street (Contributing/NeHBS #DW03-029/Built ca. 1948/commercial vernacular): Home to the “120 Church,” this single story, red brick building was constructed in ca. 1948. The simple building features an entrance that is recessed and flanked by large display windows. It also claims coping of vertically placed, brick headers. A backlit awning that conveys the church’s name is placed above the door and display windows.¹⁹ The integrity of this building appears excellent since it appears to have no structural alterations.
20. 116 W. 2nd Street (Contributing/NeHBS #DW03-030/Built 1888/commercial vernacular): This is a two-story commercial vernacular building constructed of red brick. The first floor has been remodeled and includes a door, slightly offset to the east. Modern brick covers the lower half of storefront, above which are windows that occupy the remainder of the door’s height. To the west is a doorway that facilitates access to the second floor. Above these doors and windows is a large metal panel, above which are four second-floor windows. Each window is a one-over-one light affair, with concrete sills and a segmental arch hood with a prominent keystone and other embellishments. The building

¹⁶ *Ibid.*

¹⁷ *Sanborn Map (1909); Sanborn Map (1918).*

¹⁸ *Sanborn Map (1909); Sanborn Map (1918); Sanborn Map (1928); Sanborn Map (1948).*

¹⁹ *Sanborn Map (1928); Sanborn Map (1948).*

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is crowned by a prominent, pressed tin cornice distinguished by brackets and other ornamentation. A distinctive finial defines the ends of the cornice, above which projects a pediment that displays the date "1888." The integrity of the second floor and cornice is excellent! In particular, the windows retain their full historic size and wooden frames.

Business in the building was conducted by the Lowenthal Family, which operated as a clothier in 1897, and a merchant in 1918 that sold clothes, boots and shoes. The building was noted as a "store" in 1928 and 1948. A lodge was also located on the second floor from 1891 to at least 1948. Once the Lowenthal Family yielded the property, it housed a Red Owl Food Store.²⁰

21. 127 W. 2nd Street (Noncontributing/NeHBS #DW03-776/Built ca. 1970/commercial vernacular): This large, modern department store replaced, and likely incorporates several historic buildings. All have been covered with aluminum siding to present one, large building. It is vacant and non-contributing.
22. 210 Chadron Avenue (Contributing/NeHBS #DW03-117/Built ca. 1935/commercial vernacular): With two storefronts, this building was erected in ca. 1935. Two types of colored bricks were used in construction. The storefronts are defined by a center brick column, as well as a column at the south and north ends of the building, all of which are built of darker bricks and between which display windows are set. The historic window area to the north is partially infilled by new wall material. That to the right has an infilled transom. The area above the windows is constructed of dark brick, set into which is a panel of red brick that is highlighted by slightly projecting, red brick headers. The building terminates with a short parapet topped with concrete coping.²¹ The overall integrity of this building is good, the partial covering of the display windows notwithstanding.
23. 218 Chadron Avenue (Contributing/NeHBS #DW03-789/Built ca. 1935/commercial vernacular): A one-story building constructed in ca. 1935, this building originally housed a machine shop. The front door is centered and flanked by white boards that may obscure historic sidelights. A red brick area above the door suggests that a transom light may have been infilled. To the north and south of the doorway are two window units (one on each side), each of which contains two, large lights. Each window claims a brick sill. The wall area above the windows and door is embellished by a large, subtle square created by raised, mostly vertically placed, brick headers. The coping is defined by a row of vertically placed headers, atop which is a narrow band of concrete.²² The integrity of this building is very good, despite the modifications around the entrance which do not detract from it.
24. 220 Chadron Avenue (Contributing/NeHBS #DW03-777/Built ca. 1935/commercial vernacular): Now housing "Viaero Wireless," this building was constructed in ca. 1935. It is a one story, red brick building in which a single door is centered. An air conditioner occupies the historic transom area above the door. Flanking the door are window units, each of which contains two, large lights. Each unit also has a sill comprised of vertically placed, brick headers. A decorative rectangle created by raised, generally vertically placed brick headers occupies that area immediately above the windows and doorway, and beneath the concrete coping.²³ There are no apparent components that detract from the building's integrity, which is considered excellent.
25. 221 Chadron Avenue (Contributing/NeHBS #DW03-118/Built ca. 1946/commercial vernacular): Erected in ca. 1946 of hollow-tile (visible on the building's sides), the front of this building is sheathed with light red brick and defined by a double entryway that is centered. To the left of the building are two windows with a sill of vertically placed, brick headers. The one window to the north retains the size of the two lights to the south, as well as the same type of sill. Extending the length of the building and above the two doors and two window units is a decorative band of vertically placed, brick stretchers. As with the buildings at 218 and 220 Chadron Avenue, an extended rectangle defined by slightly projecting brick headers occupies that area of the wall between the decorative band below and a cornice de-

²⁰ Sanborn Map (1887); Sanborn Map (1891); Sanborn Map (1897); Sanborn Map (1909); Sanborn Map (1918); Sanborn Map (1928); Sanborn Map (1948); *Walking Tour*, 33.

²¹ Sanborn Map (1928); Sanborn Map (1948); Observation, 05 May 2006.

²² *Ibid.*

²³ *Ibid.*

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fined by vertically placed stretchers above.²⁴ The windows to the left of the doorway and previously described, are replacements. They do not, however, detract from the excellent sense of integrity offered by the building. It is a fine example of what is a post-World War II office fabrication.

26. 103 Main Street (Contributing/NeHBS #DW03-099/Built ca. 1925/commercial vernacular): Now largely used for storage by the adjacent Olde Main Street Inn/1890 Bed and Breakfast, this building originally housed a Standard Oil gas station. The area specifically defined by the stucco sheathing between the two brick columns facing north northeast, as well as between those columns and the brick block to the south southwest, was historically the drive through area. The stucco portion of the building notwithstanding, the character and historic use of the building is unmistakable. The building, which was erected in 1925, also claims a plain frieze and a cornice embellished by a rain gutter.²⁵
27. 115 Main Street (National Register listed/NeHBS #DW03-023/Built 1890/commercial vernacular): Historically known as the Hotel Chadron, this building was individually listed on the National Register of Historic Places on 15 August 2002. It was listed under Criterion A.
28. 125 Main Street (Noncontributing/NeHBS #DW03-778/modern): The City of Chadron Police Department is defined largely by a prominent, round arch entryway centered in the building. This is a modern building that contributes no historical or architectural character to the Historic District.
29. 139 Main Street (Noncontributing/NeHBS #DW03-024/Built ca. 1914/commercial vernacular): Covered in metal, it is possible that a historic-period building remains beneath this building's present façade. If so, it was home in 1918 to the *Chadron Journal*.²⁶ Nevertheless, it is apparent that the storefront has been remodeled and modernized, and that the vertical sheathing above obscures any other historical details. This building is non-contributing.
30. 141 Main Street (Contributing/NeHBS #DW03-025/Built 1916/commercial vernacular): This prominent, two-story building was constructed in 1916 of rusticated, concrete block. The entry is centered and recessed in the first floor, up three steps. Immediately above the doorway is a window with a straight, concrete head. This first floor doorway/second floor window combination is flanked by pilasters that rise above the second floor parapet and terminate with coping that overhangs all sides of each pilaster. To the south of the center portion of the building are four, symmetrically placed windows, two on each floor. Similar windows are found on the second floor to the north. Larger windows, however, are on the first floor immediately to the north of the entryway. All windows have straight concrete sills and heads and are covered by corrugated fiberglass. The outer corners of the building are also defined by pilasters that project above the parapet walls and are topped with overhanging coping. Parapet walls with coping do extend pilaster to pilaster, across the front of the building, while stepped parapets extend along the sides of the building from front to back. Even with the covered front windows, the sense of scale and massing, along with the rusticated concrete block construction material, offered by this building is excellent. It is a fine example of a commercial building erected between 1910 and 1920.

Upon its construction, the building housed the Pace Theater—which then moved a block to the south by 1928. The building seated 475 people and included a horseshoe shaped balcony. After the theater moved, the building was used for skating and dancing until at least 1948.²⁷

31. 145 Main Street (Noncontributing/NeHBS #DW03-779/Built ca. 1920s²⁸/commercial vernacular): Sheathed with corrugated material, this is a one story, frame, gabled, boomtown building with a false front. The building no longer

²⁴ *Ibid.*

²⁵ *Sanborn Map* (1918); *Sanborn Map* (1928); *Sanborn Map* (1948); E-mail, Jill Dolberg (NeSHPO) to John N. Vogel (HRL), 17 July 2006, copy on file at Heritage Research, Ltd., Menomonee Falls, WI, 53051.

²⁶ *Sanborn Map* (1909); *Sanborn Map* (1918).

²⁷ *Ibid.*; *Walking Tour*, 3.

²⁸ *Sanborn Map* (1918); *Sanborn Map* (1928); Observation, 05 May 2006.

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conveys its significance due to the addition of metal siding.

32. 149 Main Street (Noncontributing/NeHBS #DW03-780/Built ca. 1905²⁹/commercial vernacular): Again employing the boomtown building form, this is a two-story, gabled building with a false front sheathed with clapboard. The only openings in the front of the building are the doorway that is offset to the south center, as well as two small, horizontally placed windows to the north. Given the number of changes this building has experienced, it no longer conveys its significance and is noncontributing.
33. 159 Main Street (Contributing/NeHBS #DW03-100/Built ca. 1930s/commercial vernacular): Now home to the "Sinister Grin" tavern, this building is comprised of two distinct parts. That part to the north originally served as a grocery store and warehouse, while that to the south was a retail outlet.³⁰ Today the two buildings are used as one and have one address. Thus they are dealt with here under one address and as one property. But the two halves are discussed individually.

What appears to be the newest component of the building is to the north. It dates to the 1930s, as defined by the hollow tile block construction evident on its north wall. But the front of the building has been reconstructed with light red brick. It contains a doorway that is offset to the south and a large window to the north. The only other decoration on this part of the building is a rectangular panel largely defined by vertically placed brick headers beneath the cornice, as well as a vertically placed header cornice.

The larger part of the "Sinister Grin" continues to the south. It also dates to the 1930s. A door is centered in this portion of the building, to either side of which the windows have been infilled, except for a small window centered in each infilled block. A rectangular panel, similar to that described above, occupies that part of the building above the windows and doorway and below the modest, brick cornice. A modern awning with gablets over the two doorways extends the length of the south part of this building and half the length of the part to the north.

The integrity of the larger, south part of the building is good—especially that of the frieze above the doorway and windows and the cornice. Focusing on that, the building conveys well a solid sense of integrity.

34. 169 Main Street (Noncontributing/NeHBS #DW03-101/Built ca. 1938/commercial vernacular): Most recently this building was home to "Hermans," a nightclub and/or restaurant. The one-story storefront has been dramatically remodeled and involved new windows greatly reduced in size, and timber sheathing. The building, which also contains an "ell" that faces 2nd Street, is noncontributing.

Historically, the building served as a store, while the "ell" contained a telegraph office from at least 1928 to 1948.³¹

35. 104 W. 2nd Street (Contributing/NeHBS #DW03-781/Built 1916/Classical Revival): This building is constructed of white, glazed brick. It was constructed in 1916 and served as a bank until sometime after 1928. The building was noted as an "office" thereafter. While the building's address is now 2nd Street, it was historically on Main Street. Facing that street, the historic front is defined by two Corinthian columns with a modest architrave, above which is a plain entablature crowned with a frieze comprised of a course of vertically placed header and stretcher bricks. Centered between the columns is a window infilled with glass blocks and flanked by two single pane windows. All appear to have vertically placed, brick header sills. Additional windows and a doorway also face Second Street to the south. The windows appear to have been reduced in size—which is to say that they have been shortened. A review of historic photographs suggests that this building has been altered. Nevertheless, it continues to offer a distinct sense of its historic presence within the Historic District and retains sufficient integrity, and evidence of its Classical Revival

²⁹ *Sanborn Map* (1897); *Sanborn Map* (1909).

³⁰ *Sanborn Map* (1928); *Sanborn Map* (1948).

³¹ *Ibid.*

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character, to be considered contributing.³²

36. 201 Main Street (Noncontributing/NeHBS #DW03-782/modern): With a canted corner facing the Main Street/2nd Street intersection, this is a one-story, new, brick building that is noncontributing.

37. 211 Main Street (Contributing/NeHBS #DW03-021/Built 1890s/commercial vernacular): A prominent, two-story, brick edifice, this building contains two storefronts. Centered in the first floor is what appears to be a rebuilt, round-arch doorway that provides access to the apartment(s) upstairs. A column extends from the top of the arch to the cornice of the building. To the south of the doorway is a storefront that retains some sense of historical arrangement. It claims a recessed, centered door flanked by six (three on each side) large panes of glass. A flat awning hangs over the sidewalk in front of the store, which is anchored by four rods tied back into the building. The storefront to the north has been more substantially changed. The doorway is centered and recessed, however the windows have been reduced in size and short, brick bases have been built beneath them. A small, pent-roof extends along the top of the historic display area. Six windows that retain their full size are symmetrically placed in the second floor, three on either side of the center column. The windows are all one-over-one light units with stone sills and segmental arch, brick windowhoods. The building is crowned by a prominent cornice that includes several courses of raised bricks, as well as angled brick headers. The historic integrity of this building is very good. The storefronts have been modified and there is some new brickwork on the lower level. That brickwork, however, generally replaces historic brickwork in kind. The design and construction material employed on the second floor and cornice is original and in fine shape.

It is possible that this building dates to the 1890s, which would be consistent with buildings immediately to its south. Nevertheless, the building's character makes it more likely that it was built between 1909 and 1918. The edifice has facilitated the sale of clothes, boots and shoes. By 1928, it was simply recognized as a "store."³³

38. 219 Main Street (Contributing/NeHBS #DW03-020/Built 1888/commercial vernacular): The first of several Main Street buildings constructed of rock-faced, coursed ashlar blocks, this edifice contains two storefronts. A former doorway that provided access to the second floor has been enclosed and is situated in the center of the first floor. It is flanked by two stone columns. To either side of the former doorway is a storefront. Each appears to have been reconstructed and includes recessed doors flanked by display windows. Dark red awnings hang over each storefront, above which is a modest metal cornice with finials. The second floor is notable for its visible stonework. It contains six, symmetrically placed, one-over-one light windows, all with stone sills and very subtle segmental relieving arches constructed of stone block. The building is crowned with a prominent, pressed tin cornice, the ends and center of which are decorated with paired brackets. Six single brackets are between each set of double brackets. A round arch is centered in, and rises above the cornice. It contains the date of "1888." The overall integrity of this building is very good. The storefront has been modified over time. But the dominant, ashlar block second floor, and the cornice above it, are excellent.

By 1891, this building claimed a grocery on the first floor and offices on the second. It continued as such until sometime after 1909, when a drug store also occupied the building. A drug store and grocery store operated in the building in 1918. "Stores" were recognized in 1928 and 1948.³⁴

39. 223 Main Street (Contributing/NeHBS #DW03-102/Built 1888/commercial vernacular): A modest, two-story building constructed of rock-faced, coursed ashlar block, this building contains only one storefront. It has been remodeled and consists of a recessed door flanked by windows. Immediately above the entrance is an area covered with metal and with a small awning that advertises the "Pioneer Beef Company." Prominent are the three, one-over-one light windows symmetrically set in the ashlar block wall of the second floor. Each window has a stone sill. The building also claims a simple, pressed tin cornice highlighted by five brackets. The historic integrity offered by the building in gen-

³² *Walking Tour*, 4.

³³ *Sanborn Map* (1887); *Sanborn Map* (1891); *Sanborn Map* (1897); *Sanborn Map* (1909); *Sanborn Map* (1918); *Sanborn Map* (1928); *Sanborn Map* (1948).

³⁴ *Ibid.*

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eral, and that of the second floor and cornice in particular, is very good.

Historically, a curio retailer operated in this building in 1897, while dry goods were marketed from it in 1909 and 1918. Thereafter, it was simply noted as a general retail building.³⁵

40. Weber Bros: 225 Main Street (Contributing/NeHBS #DW03-019/Built 1888/commercial vernacular): Known as the "Weber Bros." building and constructed in 1888, this single storefront edifice housed a grocer from at least 1891 to 1918. It is built of rock-faced, coursed ashlar blocks. The storefront has been remodeled and consists of a recessed door flanked by side and transom lights, all of which is flanked by display windows. A shed roof awning projects over the entryway and sidewalk, and is built of wood with shake shingles. The ashlar block, which emphasizes interplay between red and white stones, is quite apparent on the second floor. It contains four, long, narrow, one-over-one light windows which are arranged two to either side of the building. A small round arch is in the wall, above the mass between the two sets of windows. It contains a small carved stone with a horseshoe. A modest, pressed tin cornice with five brackets terminates the building, above which is an arched plate flanked by finials. It displays the name and date noted above.³⁶ The storefront of this building has been altered and includes the shed awning previously described. The integrity of the historic, stone block construction visible above it, however, taken with the buildings to the north and south, is excellent.
41. P.B. Nelson: 229 Main Street (Contributing/NeHBS #DW03-018/Built 1888/commercial vernacular): This rock-faced, coursed ashlar block building contains two storefronts, each one flanking a central doorway that historically provided access to the second floor. That door is modern and surrounded by new, red brick. The same red brick provides the short bases from which the building's display windows rise, as well as the columns at each side of the building's first floor. A prominent frieze is above the three entrances. The second floor is distinguished by seven, one-over-one light windows with stone sills and relieving arch heads—except for the center window, the head of which is a round arch. As with the building at 225 Main, the ashlar block utilizes red and white stones and emphasizes the interplay between them. Centered in the building above the round arch, second floor window is a modest panel with the words "Opera Block" inscribed upon it. A prominent cornice framed by paired brackets and a finial at each end, with eight single brackets and other ornamentation in between, crowns the building. A gabled tin projection rises above the cornice at the center of the building and identifies that building was built in "1888." The builder's name, P.B. Nelson, is pressed below the date stamp. Peter Nelson constructed the building, along with his wife Olifina. The storefront of this building has been modernized. Above the storefront, is an excellent second floor that illustrates the building's coursed, ashlar block construction, as well as the cornice. The integrity of the stonework and cornice is excellent.

Furniture and dry goods were sold from this building in 1891, the same time at which an office and a hall were located on the second floor. Drugs and dry goods were later sold from the building. And by 1909, moving pictures were shown on the second floor. A dance hall was located on the second floor by 1918.³⁷

42. 239 Main Street (Contributing/NeHBS #DW03-017/Built ca. 1914/commercial vernacular): Constructed in ca. 1914, this building served Chadron as the Post Office prior to the construction of the new Post Office at 278 Main Street. The storefront was reconstructed with stucco, possibly in the 1970s. The door to the first floor commercial space is set at the north of the building, to the north of which is another door that provides access to the second floor. Two display windows extend to the south of the doors. All are surrounded by stucco. Above the storefront are four windows, set to either side of the building in units of two. Each window is one-over-one light and has a stone sill and a segmental arch head with a keystone. Above the windows are two, decorative, white brick panels. The cornice employs some egg-and-dart type interplay between red and white bricks, as well as several courses of raised, projecting bricks, all of which is topped with stone coping.³⁸ Alterations to the first floor sales area notwithstanding, the character offered by

³⁵ *Ibid.*

³⁶ *Ibid.*

³⁷ *Sanborn Map* (1887); *Sanborn Map* (1891); *Sanborn Map* (1897); *Sanborn Map* (1909); *Sanborn Map* (1918); *Sanborn Map* (1928); *Sanborn Map* (1948); *Walking Tour*, 6.

³⁸ *Sanborn Map* (1909); *Sanborn Map* (1918); *Sanborn Map* (1928); *Sanborn Map* (1948).

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the second floor, its windows, and the cornice above, is impressive.

43. 241 Main Street (Contributing/NeHBS #DW03-016/Built ca. 1914/commercial vernacular): Built in ca. 1914 of brick, the first floor of this building is presently characterized by red/orange, enamel panels. A door and its flanking display windows are offset to the south, while a single door that provides access to the apartment above is to the north. A flat awning hung by two rods that tie back in the building extends over the entryways. The second floor is characterized by two windows that no longer appear to maintain their historic size. Each has a prominent, stone lintel. A modest, pressed-tin cornice defined by finials at each end, as well as six brackets and other ornamentation in between, tops the building—which was identified in 1918 as housing “clubrooms.”³⁹ While this is a relatively simple building with some alterations, its historic character—especially as conveyed in the fine pressed-tin cornice—is quite clear.
44. 245 Main Street (Contributing/NeHBS #DW03-103/Built ca.1950/commercial vernacular): A single story building of light red brick, this building's date of construction is thought to be ca. 1950⁴⁰. The doorway is offset to the north. It is flanked by a brick wall that rises half the height of the door on the north, above which is a window. To the south of the door is a very short wall segment, from which rises two, large display windows. A flat awning hangs over the entryway and windows. A solid brick wall, topped with narrow coping, rises above the roof. No alterations appear evident, thus the building's integrity is considered to be excellent.
45. 249 Main Street (Contributing/NeHBS #DW03-104/Built ca. 1923/commercial vernacular): This is a one-story, dark red brick commercial building that was constructed in ca. 1923. The doorway is centered and recessed in the building. It is flanked by six windows (three on each side) that rise from brick footings, the color of which is not consistent with that of the rest of the building—which suggests that the storefront has been altered. A flat awning suspended by rods that tie back into the building hangs over the doorway and windows. A frieze that has been covered is between the overhanging roof and the anchors for the tie backs. Above those is a course of brick with regularly spaced ornamentation of white brick, above which are three courses of brick stretchers. Three, inset panels are then symmetrically set in the building front, each corner of which is notable for the white stone block that defines it. The stepped cornice plays white brick against red, at a ratio of one-to-two. Stone coping tops the building.⁴¹ The flat awning is clearly not original, yet the character of the storefront, complimented by the decorative brickwork and cornice above it, is very good.
46. 251A Main Street (Noncontributing/NeHBS #DW03-783/Modern): A simple wall of modern, red brick, this building contains no openings and is likely associated with one of its flanking buildings. It conveys no sense of historical or architectural interest.
47. 251 Main Street (Noncontributing/NeHBS #DW03-784/Modern): Defined by paired doors to the north and four, sidewalk to awning panels of glass to the south, this building houses a restaurant. It is a modern building and is noncontributing.
48. 261 Main Street (Contributing/NeHBS #DW03-105/Built ca. 1930/commercial vernacular): This single story, red brick building was constructed in ca. 1930, and is notable for the graceful curves and corners of its parapet. The doorway is recessed and slightly offset to the north. Flanking it are display windows that rise from bases sheathed with aluminum. A flat awning hangs over the sidewalk, the supports for which tie back into the building itself. Above the awning roof is a frieze of glass blocks, atop which is some decorative brickwork that emphasizes interplay between the red brick of the building and darker red brick highlights. A decorative cross, flanked by ornamental squares set at 45 degrees, is in the wall below the parapet. Each is identifiable for the dark red brick used in creating the designs. The parapet and its brick coping top the building.⁴² The integrity of this building is very good, especially when focused on

³⁹ *Ibid.*

⁴⁰ Observation, 05 May 2006.

⁴¹ *Sanborn Map* (1918); *Sanborn Map* (1928); *Sanborn Map* (1948); Observation, 05 May 2006.

⁴² *Sanborn Map* (1928); *Sanborn Map* (1948); Observation, 05 May 2006.

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the quality of the wall above the awning and the parapet. Storefronts of commercial buildings are generally remodeled over time. Sheathed with aluminum as the window bases are, this one dates to the 1960s.

49. 265 Main Street (Contributing/NeHBS #DW03-106/Built ca. 1930s/commercial vernacular): Employing a commercial vernacular architectural form, this is a two-story building constructed of dark, red brick. Slightly off-center in the building is the recessed doorway with a transom light that provides access to the second floor. That door is flanked on the south by a storefront with a recessed door flanked by display windows rising from short, brick walls. Flanking the center doorway to the north is a larger storefront, the entrance to which is at the far south of the unit. Enamel panels extend to the north, above which are display windows. A flat awning supported by rods that tie back into the building shelter both storefronts. The second floor is characterized by seven, one-over-one light windows with aluminum storms that are placed in a semi-regular pattern. All have brick sills and no discernable heads. The building is topped by a brick cornice. The storefront with the enamel panels appears to have been remodeled in the 1960s. Beyond that, the general integrity of the building is very good, while that of the second floor and cornice, in particular, is excellent.

The current building was constructed in the 1930s. A drug store operated here in 1948.⁴³

50. 273 Main Street (Contributing/NeHBS #DW03-107/Built ca. 1950/commercial vernacular): Constructed of light red brick, this is a simple, one-story building that is thought to date to ca. 1950. The centered door has a small transom light and is flanked by two large windows (one on each side) that rise from short walls sheathed with aluminum. A header above the door and window units is comprised of vertically placed, brick stretchers. The cornice is also defined by brick stretchers placed vertically and topped by similarly placed brick headers. With no alterations evident, the integrity of this building is excellent.
51. 279 Main Street (Noncontributing/NeHBS #DW03-785/Built ca. 1960s/commercial vernacular): This is a one-story building constructed of brick and decorative stone panels. The building conveys no significance and is noncontributing.
52. 278 Main Street (Contributing/NeHBS #DW03-015/Built 1918/Period Georgian Revival): An example of the Period Georgian Revival style of architecture, this 1918 building houses the U.S. Post Office. The symmetrically designed building features a stone-trimmed, classically detailed, central entrance that is flanked to either side by three, eight-over-eight light sash windows, the upper fixed sash of which has been covered. Each first-floor window is topped with a brick lintel that includes an exaggerated, masonry keystone. A belt course of stone trim wraps around the entire building to form a continuous sill for the second-floor windows, while a row of soldier brick beneath the cornice forms a continuous header. Rectangular sections of brick alternate with the seven, multiple-light sashes along that level. A projecting stone cornice rests immediately under the rooftop balustrade that is comprised of both open balusters and solid sections of brick.⁴⁴ The integrity of this government edifice is excellent.
53. 250 Main Street (Noncontributing/NeHBS #DW03-0786/Modern): With a prominent 1970s Mansard roof, this modern brick building is not eligible for consideration as a contributing member of the district.
54. 244 Main Street (Noncontributing/NeHBS #DW03-787/Built ca. 1924/commercial vernacular): While the tile wall that rises above the adjoining building to the south conveys a sense of this building's age, that age is indiscernible from the building's front. The building, however, did start serving as the Pace Theater sometime around 1924⁴⁵—succeeding the theater at 141 Main Street. The movie theater's street level facade has been remodeled, while that area above is entirely sheathed in metal. A modern marquee hangs from the building and advertises the current movie. Removal of the metal sheathing may change the building's status, depending on what is found underneath.

⁴³ *Ibid.*

⁴⁴ *Sanborn Map (1918); Sanborn Map (1928); Sanborn Map (1948).*

⁴⁵ *Sanborn Map (1918); Sanborn Map (1928).*

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55. 234 Main Street (Contributing/NeHBS #DW03-022/Built 1917/commercial vernacular): This two-story governmental building was erected in 1917 and is faced with red brick and trimmed with geometric, stone ornament. Although the first-floor=s original, overhead garage and standard-sized doors have been infilled with modern materials, and upper-level windows have been replaced, the remainder of the Main Street elevation remains intact. Stonework along the central portion of the building=s second level results in a continuous sill and header for the floor=s five windows, resulting in a bank of fenestration which is also typical of the Prairie School. Although the other edges of the building are vertically oriented, the geometric patterning of these areas, along with the square, stone accents along the cornice line, are also representative of a Prairie influence. A rectangular stone inset incised with the words AMUNICIPAL BUILDING,⁴⁶ rests near the cornice level between two, smaller square insets that identify the building=s date of construction.⁴⁶ While the first floor of this building has been remodeled and some openings closed over with stucco, its overall historic character is evident while that demonstrated by the second floor and cornice is excellent. This is an example of local municipal construction with a distinct sense of character.

56. 224 Main Street (Contributing/NeHBS #DW03-788/Built ca. 1914/commercial vernacular): Wind this spring blew off sheathing that otherwise obscured the view of this historic-period building. A modern door is centered in the storefront, with a small transom light above. Flanking the door are four, large panes of glass (two on each side) that rise from short walls. An awning hangs over the entrance and sidewalk, and is anchored to the wall of the building behind. The parapet, which claimed a decorative, inset brick panel that was subsequently removed, is constructed of brick—atop which appears to be concrete coping. Wooden framing that supported the previously extant sheathing remains on the building. The building=s integrity is presently considered good. But remodeling upon the loss of the sheathing this spring, could render it very good or excellent.

Constructed in ca. 1914, this building served as a bakery at least until 1928. It was only identified as a retail outlet in 1948.⁴⁷

57. AF & AM: 218 Main Street (Contributing/NeHBS #DW03-109/Built ca. 1914/commercial vernacular): This large, two-story building is constructed of light brick. The first floor was remodeled in the 1960s. Paired doors are recessed and slightly offset to the south. They are flanked by display windows that extend the length of the building and rise from short walls built of brick. A flat awning extends from the building to the right (south—224 Main Street) and shelters the entire entrance and walkway in front. Above the roof, which is tied back into the building wall behind, is a panel of fiberglass or metal. The second floor is defined by a course of rusticated limestone, above which are six, symmetrically placed windows which all contain one-over-two lights—all with very subtle window heads. A course of stepped brick stretchers extends the length of the building, immediately above the heads. Set within the arched, center component of the parapet is a stone plaque with the letters “AF & AM” inscribed into it. A nominally stepped parapet wall extends to either side of the arch, all of which is topped with stone coping. The general integrity of this building, with its 1960s storefront, is good. That of its second floor, parapet and cornice in particular, is very good.

The building was erected in ca. 1914, at which time it housed hardware and grocery stores. It continued to serve as a retail outlet thereafter, while a lodge was noted as a second floor occupant in 1948.⁴⁸

58. 214 Main Street (Contributing/NeHBS #DW03-108/Built ca. 1914/commercial vernacular): Constructed of dark, red brick, this two-story building was erected in ca. 1914. It contains two storefronts separated by a centered brick column. Similar columns define the outer corners of the building, as well. The door for each unit is adjacent to the outer columns, from which large windows extend to the center column. The windows rise from a short wall with decorative, white brick insets. A flat awning extends the length of the building. Centered in the second floor, to either side of the center column, are two, symmetrically placed windows. Each is two-over-two lights with brick sills. White brick squares define the four corners of each window. The building=s cornice is defined by red brick/white brick interplay,

⁴⁶ *Ibid.*

⁴⁷ *Sanborn Map* (1909); *Sanborn Map* (1918); *Sanborn Map* (1928); *Sanborn Map* (1948).

⁴⁸ *Ibid.*

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above which three, white brick insets are symmetrically placed in the parapet. The coping along the parapet is comprised of vertically placed, brick headers. The integrity of this building is excellent.

Hardware and furniture were sold from the building in 1918, after which the nature of the merchandise dispensed was not observed. A dance hall was noted on the second floor in 1948.⁴⁹

59. 202 Main Street (Contributing/NeHBS #DW03-753/Built 1917/commercial vernacular): The First National Bank building was constructed in 1917. It prominently defines the southeast corner of the 2nd Street/Main Street intersection. Oriented to Main Street, the first floor of the building has been remodeled, probably in the 1970s. A light red brick wall with "First National Bank, One Flag Plaza" emblazoned on it, occupies the north part of the building. To the south of that are two windows placed upon two courses of granite. The double door, surrounded by a continuous window that serves a sidelight/transom light function, is to the south of the two windows. The entire brick wall, window and doorway area is framed by a course of granite on the south and top sides. The second floor of the building contains four, symmetrically placed windows that appear to be two-over-two lights. All have lime sills and no discernable heads. A simple cornice extends the length of the building. The plain parapet is capped with coping. The bank occupying the building has clearly remodeled the first floor. While that remodeling is not very sympathetic to the structure as a whole, one's eye is drawn to the second floor, thanks in part to the quality of the buildings immediately to the south and the visual line they create. It is the quality of the second floor, and the simple cornice and coping above, that renders the integrity of this structure good.

Charles Franklin Coffee and his partner, B.F. Pitman, acquired the bank and built its new headquarters. Coffee was a prominent Nebraska cattleman in the Harrison area (Sioux County), approximately 50 miles west of Chadron. In addition to the bank, the building also contained a gentlemen's furnishings retailer. But by 1928, the bank had assumed the entire facility.⁵⁰

60. 168 Main Street (Noncontributing/NeHBS #DW03-790/Built ca. 1924/commercial vernacular): A vacant, one-story building, this retail outlet appears to be constructed of concrete block. The entrance is recessed and centered, and flanked by two picture windows. The front of the building has been sheathed with clapboard-style, aluminum siding. It was built in ca. 1924, and housed in 1928 two stores. A restaurant was in the property in 1948. The building lacks integrity and is considered noncontributing.⁵¹
61. 164 Main Street (Noncontributing/NeHBS #DW03-791/Built ca. 1938/commercial vernacular): This facility, which now serves as the Wrecker's Roadhouse Tavern, was built in ca. 1938. By 1948, the building simply contained two stores.⁵² The current façade appears to date to the 2000s and conveys no historical integrity.
62. 159 Bordeaux Street (Contributing/NeHBS #DW03-012/Built 1892/commercial vernacular): The historic Blaine Hotel was constructed in 1892. It is a dominant, three story structure that is defined by a canted corner facing southeast and in which the main entrance is located (southeast corner, 2nd Street at Bordeaux). Flanking that corner are two pilasters, in between which is a window centered above the doorway on the second and third floors. To the north of the canted corner are five bays defined by five pilasters, all of which extend from ground to cornice. Either one or two, sash windows are set in each bay on the second and third floors. To the west of the canted corner are five bays as well. The pilasters for those are more asymmetrically placed than those to the right, although windows are placed symmetrically between the pilasters. All windows have segmental arched hoods. Additionally, the upper pane in most windows, and in some cases entire windows, have been infilled with wood—however the frame and hood of each window remains. The first floor storefront has been remodeled, possibly sometime in the 1960s, and contains several modern doors and windows to either side of the main entrance in the canted corner. Atop the structure is a

⁴⁹ *Ibid.*

⁵⁰ *Sanborn Map* (1918); *Sanborn Map* (1928); *Sanborn Map* (1948); *Walking Tour*, 5.

⁵¹ *Sanborn Map* (1918); *Sanborn Map* (1928); *Sanborn Map* (1948).

⁵² *Sanborn Map* (1928); *Sanborn Map* (1948).

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decorative, stepped cornice crowned by concrete coping. A modestly projecting awning shelters the various doorways and extends the length of the building along both 2nd and Bordeaux streets. A faux railing of sheet metal then extends across the lower part of the windows on the second and third floors. A modern, one story addition to the hotel projects to the north.

The Blaine hotel operated for many years. It also gained notoriety as the starting point for the famous, 1893, Chadron to Chicago "Great Cowboy Race." The hotel was preceded at its location by the Hotel Hoyt, which was closed by 1891. Thereafter, the Blaine rose to prominence and came to include a ballroom and grand banquet room, in addition to a traditional dining room, barber shop and billiard room, along with other amenities. The building remains today with a clearly defined sense of its historical scale and massing.⁵³

PROPERTY SUMMARY:

| No. | Address | NeHBS # | Historic /Current Use | C/NC | Built |
|-----|---|-----------------|-----------------------|------|--------|
| 1. | 306 W. 2 nd Street | NeHBS #DW03-754 | Auto/Auto | C | c1923 |
| 2. | 300 W. 2 nd Street | NeHBS #DW03-122 | Retail/Retail | C | c1937 |
| 3. | 301 W. 2 nd Street | NeHBS #DW03-034 | Retail/Retail | C | c1889 |
| 4. | 248 W. 2 nd Street | NeHBS #DW03-033 | Newspaper/Newspaper | N/C | 1888 |
| 5. | 228 W. 2 nd Street | NeHBS #DW03-121 | Retail/Vacant | C | c1909 |
| 6. | 226 W. 2 nd Street | NeHBS #DW03-032 | Retail/Vacant | C | c1900 |
| 7. | 218 W. 2 nd Street | NeHBS #DW03-120 | Unknown/Commercial | C | c1940 |
| 8. | 216 W. 2 nd Street | NeHBS #DW03-031 | Bank/Tavern | C | c1895 |
| 9. | 214 (?) W. 2 nd Street | NeHBS #DW03-771 | Tavern/Tavern | N/C | c1946 |
| 10. | 210 W. 2 nd Street | NeHBS #DW03-119 | Unknown/Retail | C | c1946 |
| 11. | 202 W. 2 nd Street (Mildred Block) | NeHBS #DW03-026 | Retail/Retail | C | c1912 |
| 12. | 201 W. 2 nd Street (M.E. Smith) | NeHBS #DW03-027 | Retail/Retail | C | c1890 |
| 13. | 205 W. 2 nd Street | NeHBS #DW03-772 | Retail/Retail | N/C | c1938 |
| 14. | 211 W. 2 nd Street | NeHBS #DW03-773 | Retail/Retail | C | c1930 |
| 15. | 215 W. 2 nd Street | NeHBS #DW03-774 | Unknown/Vacant | N/C | c1935 |
| 16. | 217 W. 2 nd Street | NeHBS #DW03-125 | Unknown/Vacant | N/C | c1915 |
| 17. | 225/231 W. 2 nd Street | NeHBS #DW03-124 | Auto/Auto | C | c1915 |
| 18. | 128 W. 2 nd Street | NeHBS #DW03-775 | Unknown/Retail | N/C | Modern |
| 19. | 120 W. 2 nd Street | NeHBS #DW03-029 | Unknown/Church | C | c1948 |
| 20. | 116 W. 2 nd Street | NeHBS #DW03-030 | Retail(?)/Restaurant | C | 1888 |
| 21. | 127 W. 2 nd Street | NeHBS #DW03-776 | Dept Store/Vacant | N/C | c1970 |
| 22. | 210 Chadron Avenue | NeHBS #DW03-117 | Retail(?)/Office | C | c1935 |
| 23. | 218 Chadron Avenue | NeHBS #DW03-789 | Office(?)/Office | C | c1935 |
| 24. | 220 Chadron Avenue | NeHBS #DW03-777 | Unknown/Service | C | c1935 |
| 25. | 221 Chadron Avenue | NeHBS #DW03-118 | Office(?)/Office | C | c1946 |
| 26. | 103 Main Street | NeHBS #DW03-099 | Gas Station/Storage | C | c1925 |
| 27. | 115 Main Street | NeHBS #DW03-023 | Hotel/Hotel | C | 1890 |
| 28. | 125 Main Street | NeHBS #DW03-778 | Unknown/Government | N/C | Modern |
| 29. | 139 Main Street | NeHBS #DW03-024 | Retail/Retail | N/C | c1914 |
| 30. | 141 Main Street | NeHBS #DW03-025 | Unknown/Retail | C | 1916 |
| 31. | 145 Main Street | NeHBS #DW03-779 | Retail/Retail | N/C | c1920s |
| 32. | 149 Main Street | NeHBS #DW03-780 | Unknown/Tavern | N/C | c1905 |
| 33. | 159 Main Street | NeHBS #DW03-100 | Unknown/Tavern | C | c1930 |
| 34. | 169 Main Street | NeHBS #DW03-101 | Unknown/Vacant | N/C | c1938 |

⁵³ Sanborn Map (1887); Sanborn Map (1891); Sanborn Map (1897); Sanborn Map (1909); Sanborn Map (1918); Sanborn Map (1928); Sanborn Map (1948); Walking Tour, 1.

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| | | | | | |
|-----|-------------------------------|-----------------|--------------------|-----|--------|
| 35. | 104 W. 2 nd Street | NeHBS #DW03-781 | Bank(?)/Office | C | 1916 |
| 36. | 201 Main Street | NeHBS #DW03-782 | Unknown/Office | N/C | Modern |
| 37. | 211 Main Street | NeHBS #DW03-021 | Retail/Retail | C | 1890s |
| 38. | 219 Main Street | NeHBS #DW03-020 | Retail/Retail | C | 1888 |
| 39. | 223 Main Street | NeHBS #DW03-102 | Retail/Retail | C | 1888 |
| 40. | 225 Main Street (Weber Bros) | NeHBS #DW03-019 | Retail/Retail | C | 1888 |
| 41. | 229 Main Street (P.B. Nelson) | NeHBS #DW03-018 | Opera House/Retail | C | 1888 |
| 42. | 239 Main Street | NeHBS #DW03-017 | Retail/Retail | C | c1914 |
| 43. | 241 Main Street | NeHBS #DW03-016 | Retail/Retail | C | c1914 |
| 44. | 245 Main Street | NeHBS #DW03-103 | Retail/Service | C | c1950 |
| 45. | 249 Main Street | NeHBS #DW03-104 | Retail/Retail | C | c1923 |
| 46. | 251A Main Street | NeHBS #DW03-783 | Unknown/Unknown | N/C | Modern |
| 47. | 251 Main Street | NeHBS #DW03-784 | Unknown/Restaurant | N/C | Modern |
| 48. | 261 Main Street | NeHBS #DW03-105 | Retail/Retail | C | c1930 |
| 49. | 265 Main Street | NeHBS #DW03-106 | Retail/Retail | C | c1930 |
| 50. | 273 Main Street | NeHBS #DW03-107 | Retail/Retail | C | c1950 |
| 51. | 279 Main Street | NeHBS #DW03-785 | Unknown/Office | N/C | c1950 |
| 52. | 278 Main Street | NeHBS #DW03-015 | Gov't/Gov't | C | 1918 |
| 53. | 250 Main Street | NeHBS #DW03-786 | Unknown/Office | N/C | Modern |
| 54. | 244 Main Street | NeHBS #DW03-787 | Theater/Theater | N/C | c1924 |
| 55. | 234 Main Street | NeHBS #DW03-022 | Gov't/Gov't | C | 1917 |
| 56. | 224 Main Street | NeHBS #DW03-788 | Retail/Service | C | c1914 |
| 57. | 218 Main Street (AF & AM) | NeHBS #DW03-109 | Retail/Retail | C | c1914 |
| 58. | 214 Main Street | NeHBS #DW03-108 | Retail/Retail | C | c1914 |
| 59. | 202 Main Street | NeHBS #DW03-753 | Bank/Bank | C | 1917 |
| 60. | 168 Main Street | NeHBS #DW03-790 | Restaurant/Vacant | N/C | c1924 |
| 61. | 164 Main Street | NeHBS #DW03-791 | Retail/Restaurant | N/C | c1938 |
| 62. | 159 Bordeaux Street | NeHBS #DW03-012 | Hotel/Offices | C | 1892 |

Summary:

The Chadron Commercial Historic District is a unique resource that clearly ties the city today to its historic development of the past. The variety of buildings in the district, as well as the integrity they embody, enables the district to demonstrate well the role it played in the development of the city as a whole, as well as in the surrounding region. Non-contributing resources are present in the district. They are limited and do not detract from the overall integrity of, nor the sense of time and place offered by the district.

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STATEMENT OF SIGNIFICANCE:

The City of Chadron traces its founding to 1884 and the impending arrival of the Fremont, Elkhorn & Missouri Valley (FE & MV) Railroad—a predecessor to the Chicago and North Western Railroad. The townsite was platted and growth exploded. Within two years, Chadron grew to include 3,000 inhabitants. Its population continued to grow to 5,500 by 1893. But droughts about that time, along with the Panic of 1893 reduced the population by 1902 to only 1,700. It rebounded thereafter, as the town claimed a new state college, among other things, to 3,800 in 1917. And as the town's population grew and fluctuated, so did that of the country around it. Dawes County claimed 9,722 residents in 1890, a number that dropped to 6,216 in 1900, but that grew again to 8,254 by 1910. The number of businesses in the developing community evolved as well. Excluding the merchants commonly found in hamlets and villages (i.e. taverns, general stores, hardware stores, and so on), the number of retailers and services offered in Chadron jumped to 88 in 1886, only to drop to 78 in 1893 and 44 in 1902. Thereafter it rebounded to 87 in 1917.⁵⁴ It was this growth in the number and types of merchants Chadron offered, that the city, from the time of its founding to the mid-1950s, became a unique and prominent trade center for much of the northwestern portion of the Nebraska Panhandle.⁵⁵

Chadron developed a prominent commercial district in which most of the merchants and services and associated with the community's growth were located. The business district was anchored by the intersection of Main and 2nd streets, which was approximately two blocks from the railroad depot. The architectural character of most of the buildings constructed along the two streets is reflected by the commercial vernacular building form. There are some "high style" buildings in the district as well, including the Period Georgian Revival Post Office (278 Main Street/NeHBS #DW03-015) and the Prairie School-influenced Mildred Block (202 W. 2nd Street/NeHBS #DW03-026). The historical integrity of the buildings found within the district is very good.

It is the great number of late nineteenth and early twentieth century buildings remaining along Main Street, between 1st and 3rd Streets, and along 2nd Street, between Morehead and Bordeaux streets, that constitute the Chadron Commercial Historic District. These are the buildings that housed the businesses that enabled Chadron to establish itself as, and then to service the surrounding region as, a prominent trade center. Indeed, it is the only trade center of its size that served those within at least a thirty-mile radius. With its integrity intact, the Chadron Commercial Historic District is able to evoke a sense of historic time and place. It is, therefore, significant and eligible for the National Register of Historic Places under Criterion A for the role it played in promoting the historic growth of, and sustaining those in, the city and its surrounding region from 1888 to 1956.⁵⁶

HISTORICAL CONTEXT:

Chadron is located in the northeast part of Dawes County in the Panhandle, or northwest region, of Nebraska. Dawes County was formed in 1885, when it was separated from Sioux County. By that time, most settlement in the area consisted of ranchers who grazed their cattle on the open prairie. The railroad arrived in the county that same year and brought many settlers to the area. Growth was rapid. By 1890, the county claimed 9,722 residents. It was not sustained, however. Thus the number of county residents dropped to 6,215 in 1900, due in great part to a drought, as well as the Panic of 1893 and its subsequent effects. The United States Congress passed the Kinkaid Act in 1904. It boosted the settlement of northwestern and north central Nebraska by offering an allotment of 640 acres of land per settler. The result was an influx of people who entered the region to claim their acreage. The number of Dawes County residents increased to 8,254 by 1910.⁵⁷

⁵⁴ See citations elsewhere in this document for the validation of these figures.

⁵⁵ This geographic characterization of Alliance, when contrasted with crossroad communities and villages, is adapted from the Central Place Theory. Discussions about that theory can be found in the following sources: John E. Brush, "The Hierarchy of Central Places in Southwestern Wisconsin," *Geographical Review* 43 (1953), 380,387; "Central Place Theory in Australia," Website designated under Central Place Theory, <http://www.maclester.edu/courses/GEOG611/imcrober/cntplc.html>, accessed 07 July 2006 (includes direct quotation); Ingolf Vogeler, et al., *Wisconsin: A Geography* (Boulder, CO: Westview Press, 1986), 157-159.

⁵⁶ The period of significance has been defined by the year in which the oldest building remaining in the District was constructed (1888) and a time that is consistent with the National Register program and is 50 years in the past (1956).

⁵⁷ *Dawes County Nebraska: The First 100 Years*, Compiled by Patricia Kinney (Dallas, TX: Curtis Media Corp., 1985),9; *Nebraska Historic Buildings Survey: Dawes County*, Prepared for the Nebraska State Historical Society by the Louis Berger Group, Inc., August 2005, 4-6, Accessed online at www.nebraskahistory.org on 10 June 2006; Bradley A. Baltensperger, *Nebraska: A Geography* (Boulder, CO: Westview Press, 1985), 85.

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Much of the land claimed under the Kinkaid Act was in the southern part of Dawes County, which was more conducive for farming. Although a wide array of crops was produced, the area was largely known for potato farming—which remained a steady activity into the 1940s. The amount of land used for potatoes jumped between 1910 and 1920 from 2,322 to 3,289 acres. And the White River, which runs through the northwest portion of the county, provided for a special irrigation project in the town of Whitney. It was there that irrigation canals were used to assist the growing of sugar beets, which remained a prosperous activity until 1960. The City of Chadron developed within this largely agricultural region. It was the seat of county government, as well as the largest city in Dawes County. As such, it served the needs of such a large rural area.⁵⁸

The City of Chadron is situated south of the White River and north of the Pine Ridge, in the northeast quarter of Dawes County. Fannie O'Linn established in 1884 the small settlement of O'Linn, which included a post office, six miles northwest of present-day Chadron. O'Linn experienced much growth in 1885. The Fremont, Elkhorn & Missouri Valley Railroad (FE&MV) was nearing the town, the population of which increased to 500. O'Linn claimed a number of businesses, including several saloons, hardware stores, grocers, general stores and a variety of specialty shops, as well as a physician and a bank. But plans for O'Linn's town were thwarted as she and the railroad could not agree on a new name for the town nor a fair price for the property. The railroad moved its new town six miles to the southeast and planned to call it Bordeaux. This upset the O'Linn residents. A local newspaper man, Ed Egan, suggested that the new town be called Chadron, which satisfied all concerned. The name Chadron reportedly evolved from the last name of Louis Chartran, an early pioneer who operated a trading post on the nearby Chadron Creek (tributary of the White River).⁵⁹

In March, 1885, after Dawes County was separated from Sioux County, the railroad's new town of Chadron became the county seat. The former residents of O'Linn moved their entire town to the new location and by December, the population of Chadron had reached 2,500. The FE&MV Railroad had envisioned Main Street as the commercial center for Chadron. Nevertheless, the merchants from O'Linn were given preference for lots and they chose to locate along the more inexpensive 2nd Street properties. This resulted in the city's downtown developing directly south of the railroad and along, or in close proximity to, both Main and Second streets. Chadron was incorporated as a city by the end of 1885.⁶⁰

Rapid growth continued in Chadron. An estimated 3,000 residents were in town by 1886-1887, by which time it claimed over one hundred businesses. A majority of these early enterprises catered to the transient railroad workers and travelers. There were, for instance, at least eleven hotels/boarding houses, nine dining halls/restaurants, six saloons and a billiard hall. Chadron also developed its role as an agricultural support center. It offered two pioneer implement stores, three cattle breeders, four blacksmiths, a harness shop, four liverys, four hardware stores, as well as seven flour and feed businesses and one veterinary surgeon. Common businesses such as grocers and general merchandise shops were also prevalent. Specialty-type concerns offered by the city included four banks, two newspapers, as well as numerous doctors, attorneys, real estate offices, boot and shoe shops, milliners, and bakers. Even more specialized shops were established to sell items such as queensware earthen pottery, sewing machines and tobacco/cigars. Two photographers had also set up in the newly developed town.⁶¹

With such rapid settlement, some necessary town amenities had not been established, including adequate water and fire department facilities. The following year, a fire destroyed some buildings on the southwest corner of Main Street and Second Street, which were replaced with brick or stone buildings. One of these new brick buildings was the Nelson Opera House (229 Main Street/NeHBS #DW03-018), which was erected in the 200 block on the west side Main Street. It was a focal point along Main Street and was the center of many community activities including traveling shows, local meetings and various town events.⁶²

⁵⁸ *Nebraska Historic Buildings Survey: Dawes County*, 4-7.

⁵⁹ *Chadron Centennial History: 1885-1985* (Chadron, NE: Chadron Narrative History Project Committee, 1985), 9, 15-17; *Dawes County Nebraska: The First 100 Years*, Compiled by Patricia Kinney, 16; *Nebraska Historic Buildings Survey: Dawes County*, 8-9; *Nebraska Our Towns: Panhandle* (Lincoln, NE: J&L Lee Co., 1988), 37.

⁶⁰ *Nebraska Historic Buildings Survey: Dawes County*, 8; *Chadron Centennial History*, 16-17.

⁶¹ *Nebraska State Gazetteer and Business Directory for 1886-1897* (Omaha: J.W. Wolfe & Co., 1886-1887); *Sanborn Map* (1885); *Sanborn Map* (1897).

⁶² *Walking Tour*, 6, Published by the Chadron, Nebraska Chamber of Commerce, Also available online at <http://www.chadron.com/history/tour01.php>; *Chadron Centennial History*, 91.

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The community was enhanced by the construction in 1899 of the Chadron Roller Mills, the Chadron Public Library and the Chadron Academy. The downtown area remained concentrated directly south of the railroad tracks along Main and Second streets. Various manufacturing companies were established in the town and produced a variety of products including cigars, paints and brooms. Numerous hotels and boarding rooms also continued to accommodate the many travelers and railroad workers that came through Chadron. Many of the hotels were located in close proximity to the railroad depot, including the Hotel Chadron, located at 115 N. Main Street (Listed NRHP/NeHBS #DW03-023). It was constructed by the O'Hanlon family in 1890. That same year, United States Army General Nelson Miles used the hotel as a headquarters during the events surrounding the Wounded Knee Massacre.⁶³ By 1891, the FE & MV Railroad complex boasted a new railroad station, as well as a two-story passenger depot/hotel, a roundhouse, two freight depots, coal bunkers, and an ice house. A beer depot was also located along the rail line in order to stock the saloons in Chadron. Although this western town maintained an active entertainment industry, including gambling halls, a number of religious institutions had settled in town. They included Baptist, Methodist and Catholic churches. Surrounding the downtown area, by this time, were also the county courthouse and county hospital.⁶⁴

Chadron's population, which numbered 1,867 in 1890, was negatively affected by the drought of the early 1890s and the Panic of 1893. Yet the city grew to include by the late 1890s a \$100,000 water works system and a new \$30,000 county courthouse. The town was also serviced with electricity by 1897. General construction throughout the town was slow, nevertheless, as only a handful of new buildings were erected. The population declined to 1,655, in 1900.⁶⁵

The downtown area remained concentrated directly south of the railroad line, along Main and Second streets into the twentieth century. Yet Chadron's business stock had been depleted along with the population. The number of businesses in town had dropped below one hundred and only five hotels—including the Chadron Hotel and the Blaine—remained in town by 1902. Between 1886 and 1902, the town also lost six restaurants/dining facilities, at least three saloons and two banks.⁶⁶

Thereafter things began to look up for Chadron. Its population had grown by 1910 to 2,687. By 1916, Chadron had established its own prohibition laws which turned most saloons into restaurants and pool halls. That same year the first Pace Theater building (141 Main Street/NeHBS #DW03-025) was erected on N. Main Street and a brick, Chadron State Bank building (104 W. Second Street/NeHBS #DW03-781) was constructed at the northwest corner of Second and Main streets.⁶⁷

The population of Chadron continued to rebound and reached 3,800 by 1917. By that time, the changing technology of the twentieth century had a significant impact upon Chadron businesses. General stores, grocers, meat markets and other specialty shops remained, while the rising popularity of the automobile decreased the number of horse-related industries. This prompted a decline in the number of blacksmith and harness shops, which were then replaced by a number of automobile service stations and garages. The number of garages jumped from one to four between 1915 and 1917.⁶⁸

Chadron's commercial district and surrounding area continued to thrive after World War I. The city achieved an approximate population of 5,000 by 1928, by which time the residential neighborhood south of the business district had expanded south to Tenth Street. Many of the dirt streets were also paved or covered with gravel. A new Pace Theater building (244 Main Street/NeHBS #DW03-787) was constructed along the east side S. Main Street. The theater's former home (141 Main Street/NeHBS #DW03-025) became a dancing and skating hall by 1928. More auto-related businesses sprang up

⁶³ In 1890, The Wounded Knee Massacre took place at the Wounded Knee Creek in the southwest region of South Dakota. The massacre is considered the last violent confrontation between the U.S. Army and the Lakota Sioux tribe. The commanding army officer was ordered to disarm the Lakota, however, his troops startled the tribe. As a result, shooting broke out that killed twenty-five soldiers and one hundred and fifty three Lakota members. Wounded Knee Massacre historical information accessed online at <http://en.wikipedia.org>, 12 July 2006.

⁶⁴ *Walking Tour*, 2; *Sanborn Map* (1891); *Chadron Centennial History*, 92; *Nebraska Historic Buildings Survey, Dawes County*, 10.

⁶⁵ *Chadron Centennial History*, 65; "Nebraska Historic Buildings Survey, Dawes County," 10.

⁶⁶ *Nebraska State Gazetteer and Business Directory* (1886); *McAvoy's Nebraska State Gazetteer and Business Directory, 1902-1903* (Omaha: Omaha Directory Co., 1901).

⁶⁷ *Nebraska Historic Buildings Survey, Dawes County*, 10; *Chadron Centennial History*, 96; *Walking Tour*, 3, 4.

⁶⁸ *Sanborn Map* (1909); *Nebraska Historic Buildings Survey, Dawes County*, 10; *Nebraska State Gazetteer and Business Directory, 1915* (Omaha: Polk-McAvoy Directory, Co., 1915).

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with two new service/filling stations situated at the north end of Main Street (one remains/103 Main Street/NeHBS #DW03-099). Although the town experienced a healthy economy in the 1920s, the Stock Market crash of 1929 dramatically affected Chadron's business activity. The Chadron State Bank (104 W. Second Street/NeHBS #DW03-781) closed without returning any funds to its depositors. Surrounding farmers were affected by dust storms, grasshoppers and a drought, and received very little compensation for the crops they did harvest.⁶⁹

Despite the Depression era and removal of some of the N. Main Street buildings in the 1940s, a solid downtown community was still evident after World War II. Most boarding houses and hotels had disappeared. Yet the Chadron Hotel (115 Main Street/NeHBS #DW03-023), subsequently the railroad's YMCA, persevered and began to serve again as a hotel. The Hotel Blaine (159 Bordeaux/NeHBS #DW03-791) was also still in operation.⁷⁰

Chadron continued to serve as the region's primary trade center throughout the 1950s, 1960s and 1970s. The community was affected by the 1980s departure of the Chicago and North Western Railroad, which was subsequently replaced by a much smaller regional railroad. Conversely, a significant factor in promoting the community's stability was the inauguration in 1911 of the Chadron State College, which today thrives and claims almost 3,000 students from the region.⁷¹ It is in continuing to provide services to those agriculturalists in the surrounding region, as well as in meeting the needs of the college community, that Chadron continues to thrive today with its population of approximately 5,500.

HISTORICAL SIGNIFICANCE/CRITERION A:

From the start of this railroad community, Chadron rapidly emerged as a prominent, regional trade center. A hierarchy of trade centers has been identified, and includes crossroad communities, villages, towns and cities.⁷²

Crossroad communities, also called hamlets, are the smallest component in the hierarchy and were historically found most consistently throughout the region. They were nominal settlements with a small population that met the most immediate needs of those living nearby. Businesses offered by such entities might have included a general store, tavern and filling station. They also frequently claimed an elementary school. The population in a crossroad community might range from 20 to 300. Villages were larger than crossroad communities, and were not found as frequently. They generally claimed 115 to 1,415 residents and provided more services and merchants to the surrounding area than did a hamlet. Village businesses typically included those found in hamlets, as well as auto and implement dealers, hardware stores, lumber outlets and livestock lots. They might even offer banking, postal and telephone services. Indeed, villages were said to be "significant centers for the goods and services most frequently demanded by rural people."⁷³ Next in the hierarchy came towns, which were followed by cities. The latter was the ultimate trade center. It provided a wide variety of specialty, wholesale/retail and manufacturing functions. Cities are epitomized by examples like Chicago, Denver and Omaha, although most Nebraska cities were considerably smaller—like Lincoln, Grand Island and North Platte.

Towns are the third level in the hierarchy. They played an intriguing role in the hierarchy due to the range of their populations, as well as in the variety of retail outlets and services they offered. Towns were typically home to more than fifty businesses and from 1,300 to 7,200 residents. And of those fifty businesses, at least thirty were devoted to products and services other than taverns, gasoline sales and grocery stores. Included within these generalities, there were four main functions that defined a town. First, capitalizing on those that lived in the community, in addition to those that resided in the surrounding region, towns offered a number of personal services, as well as a variety of retail and specialty shops. They could also start to offer recreational and governmental infrastructure opportunities. Second, retail possibilities in a town might have included furniture, clothing and drugstores, among many others. Real estate and insurance opportuni-

⁶⁹ Sanborn Map (1928); *Chadron Centennial History*, 97

⁷⁰ Sanborn Map (1948).

⁷¹ "Chadron State College At A Glance," Chadron State College Website, Viewed 24 July 2006 at <http://www.csc.edu/site/about/history.asp>; James C. Olson and Ronald C. Naugle, *History of Nebraska* (Lincoln: University of Nebraska Press, 1997), 259.

⁷² Brush, "The Hierarchy of Central Places," 380,387; "Central Place Theory in Australia," Website accessed 07 July 2006 (includes direct quotation); Ingolf Vogeler, et al., *Wisconsin: A Geography* (Boulder, CO: Westview Press, 1986), 157-159.

⁷³ Brush, "Hierarchy of Central Places," 385.

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ties were also typically found in a town, as were barbers and photographers. Recreational opportunities included bowling alleys, billiard halls and movie theaters. Doctors, lawyers and dentists were also among the professionals found in a town. Third, towns also offered a variety of services for those aspiring agriculturalists that lived in the region. Such assistance included those activities provided by veterinarians, livestock wholesalers and feed mills. And fourth, towns were attractive trade centers that drew salesmen hoping to market their products to the merchants that supported the residents in both the community and the region. Hotels, restaurants and train depots were among the components of a town that accommodated those people.⁷⁴

In general, Chadron historically has met most of the criteria associated with being a town. Within one year of its 1885 settlement, the fledgling community's population had reached 3,000. Thereafter, it consistently maintained a population which firmly established it as a regional trade center. The community evolved by offering a variety of resources that met the needs of town residents, hinterland farmers and cattle ranchers alike. These included general stores and grocers, as well as specialty shops and services—including furniture stores, jewelers and automobile-related businesses. Physicians, attorneys and veterinarians were found in the community. Chadron supported a water works system and county courthouse, as well as recreational outlets such as a library and a park. It also an agricultural support center that offered implement dealers, hardware stores, blacksmiths and flour and feed companies. And Chadron was a frequent stop for salesmen that traveled on the Chicago and North Western Road railroad line, as evidenced by the hotels and restaurants along Main Street which, along with 2nd Street, constituted the town's primary business district.

It is important to remember that Chadron evolved as an agricultural support center, as well as a primary railroad division point. The nearest community of a comparable, historic size was Alliance, approximately 60 miles to the south. Nearer to Chadron was Crawford, a community that varied between a village and a small town, about twenty-five miles to the west.⁷⁵ Several smaller villages were also along the railroad line to the east. The fact of the matter is that Chadron was the largest trade center in the northwestern corner of Nebraska, and the services it provided were critical in sustaining those in the community, as well as in the surrounding region.

The chart provided helps to establish Chadron's role as a regional trade center. The businesses identified *exclude* those typically found in a village, including general stores, hardware stores, gas stations and so on. Indeed, those cited focus more on the unique exchanges that help to define Chadron as a distinct and prominent trade center.

| Chadron ⁷⁶ | 1886 | 1893 | 1902 | 1917 |
|------------------------|------|------|------|------|
| Attorney | 9 | 17 | 5 | 7 |
| Auto/Parts/Gas | 0 | 0 | 0 | 4 |
| Bank | 4 | 4 | 2 | 3 |
| Bicycles | 0 | 0 | 1 | 0 |
| Books/Etc. | 0 | 0 | 0 | 1 |
| Clothing ⁷⁷ | 9 | 12 | 5 | 9 |
| Confectioner | 3 | 2 | 0 | 2 |
| County Courthouse | 1 | 1 | 1 | 1 |
| Dairy/Food Processing | 1 | 1 | 1 | 1 |
| Drug Store | 5 | 3 | 3 | 5 |

⁷⁴ *Ibid.*, 386-390.

⁷⁵ Crawford's 1900 population was 731, which clearly established it as a "village." By 1910, however, the population had grown to 2,536—or that of a small town. Thereafter, the number of residents dropped to 1,646 in 1920, only to increase nominally to 1,845 in 1930. Crawford's modern-day population is around 1,100. *Dawes County*, 14.

⁷⁶ The number of businesses noted, and the population figures used, are from the various State Gazetteer and business Directories cited elsewhere in this document.

⁷⁷ Included in the "Clothing" category are such subcategories as: Boots/Shoes, Clothing, Millinery and Tailor.

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| | | | | |
|------------------------------|--------------|--------------|--------------|--------------|
| Feed/Flour Mills | 5 | 1 | 2 | 3 |
| Food Specialty ⁷⁸ | 7 | 4 | 3 | 3 |
| Furniture | 2 | 3 | 1 | 3 |
| Grocery | 8 | 6 | 3 | 5 |
| Hotels/Boarding Houses | 11 | 10 | 5 | 7 |
| Insurance | 1 | 1 | 0 | 3 |
| Livestock | 3 | 1 | 0 | 0 |
| Newspaper | 2 | 2 | 2 | 2 |
| Photographer | 2 | 1 | 0 | 1 |
| Phys/Vet/Dentist | 3 | 4 | 4 | 13 |
| Real Estate | 6 | 2 | 1 | 3 |
| Recreation ⁷⁹ | 1 | 0 | 2 | 4 |
| Restaurants | 5 | 3 | 3 | 5 |
| Undertaker | 0 | 0 | 0 | 1 |
| Water/Sewer/Power | 0 | 0 | 0 | 1 |
| BUSINESSES LISTED | 88 | 78 | 44 | 87 |
| POPULATION | 3,000 | 5,500 | 1,700 | 3,800 |

It is clear that the community of Chadron played a critical role in maintaining and sustaining the inhabitants in the town, as well as those in the region—which extended approximately 30 miles or more in all directions. More specifically, the Chadron Commercial Historic District embodies a prominent number of the buildings that accommodated a variety of merchants that played a vital role in supporting those in the city and the region. Individually, those include the National Register-listed Hotel Chadron at 115 Main Street (Property #2; NeHBS #DW03-025), as well as the distinctive commercial buildings located at 301 W. 2nd Street (Property #3; NeHBS #DW03-034), 202 W. 2nd Street (Property #11; NeHBS #DW03-026), 201 W. 2nd Street (Property #12; NeHBS #DW03-027) and the post office at 278 Main Street (Property #52; NeHBS #DW03-015). It also includes 219 Main Street (Property #38; NeHBS #DW03-020), 223 Main Street (Property #39; NeHBS #DW03-102), 225 Main Street (Property #40; NeHBS #DW03-019) and 229 Main Street (Property #41; NeHBS #DW03-018), all quarried stone buildings that well define the character that historic Chadron had as it evolved the 1880s and 1890s. Collectively, the district includes all of the buildings discussed in Section 7 and noted on the attached map.

Built between 1888 and the mid-1950s, the Chadron Commercial Historic District is largely comprised of vernacular commercial buildings—along with a few high style examples—that create a prominent commercial streetscape. First floor storefront remodeling notwithstanding, the second floors of these structures, as well as their cornices, are prominent and retain a substantial amount of integrity. The district, which contains 62 buildings, claims only 20 that are non-contributing. This greatly enhances its ability to offer a sense of historic “time and place”—a vital component when nominating a historic district to the National Register of Historic Places. More to the point (in National Register terms), this District retains integrity of setting, feeling and association.

⁷⁸ Included in the “Food Specialty” category are such subcategories as: Bakery, Dairy and Meat.

⁷⁹ Included in the “Recreation” category are such subcategories as: Movies, Billiards, Bowling and Opera.

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The Chadron Commercial Historic District is a fine example of a late nineteenth and early twentieth century commercial district in a prominent northwestern Panhandle trade center. The structures in the District retain a consequential amount of integrity, while the historic landscape in general retains its sense of scale, massing and proportion. As such, the District is very much able to evoke a sense of time and place. That is, the business district offers today a good sense of what it was as it evolved between 1888 and 1956. It would also be recognizable to those historically associated with the town as the primary trade center in the northwest Panhandle region. Therefore, with its historic integrity largely intact, and as an entity that would be recognized by historic Chadron citizens, the Chadron Commercial Historic District is significant and eligible for the National Register of Historic Places under Criterion A.

CONCLUSION:

The Chadron Downtown Historic District is significant and eligible for the National Register of Historic Places under Criterion A. It is a prominent gathering of buildings that played a vital role in sustaining those that historically settled in the community and its expansive neighboring region. The district retains the character, as well as the sense of time and place, necessary to evoke a very good sense of historic Chadron and the role it played in promoting commerce and sustaining those throughout the region from 1888, the date of its oldest remaining structures, to 1956, fifty years prior to today's date.

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GEOGRAPHIC DATA:

Universal Transverse Mercator Coordinates:

| | |
|----------------------|----------------------|
| A: 13/663445/4743959 | H: 13/663427/4743603 |
| B: 13/663499/4743949 | I: 13/663433/4743691 |
| C: 13/663491/4743838 | J: 13/663314/4743707 |
| D: 13/663579/4743832 | K: 13/663309/4743749 |
| E: 13/663569/4743763 | L: 13/663210/4743758 |
| F: 13/663527/4743770 | M: 13/663223/4743866 |
| G: 13/663530/4743594 | N: 13/663425/4743840 |

Verbal Boundary Description:

Starting at the Point of Beginning, which is situated at the northwest corner of 1st Street and the alley immediately to the west of Main Street, then south along that alley to the alley immediately north of 2nd Street, then west along that ally, past Chadron and Morehead streets, to the northwest corner of Lot 6, Block 10, then south to 2nd Street, then east along 2nd Street to the west side of Lot 20, Block 10, then south along the lot line to the alley south of 2nd Street, then east along that alley past Morehead Street to the east 1/3 of Lot 22, Block 10, then south to the Lot 22/23 line, then east along that lot line to Chadron Street, then south along Chadron Street to the south side of Lot 5, Block 11, then east along that lot line to the alley immediately west of Main Street, then south along that alley to 3rd Street, then east along 3rd Street to the alley east of Main Street, then north on that alley to 2nd Street, then east on 2nd Street to Bordeaux Street, then north on Bordeaux Street to the north side of Lot 35, then west along the Lot 35 lot line, then across the alley and continuing west on the north side of Lot 5 to Main Street, then north along Main Street to 1st Street, then west along 1st Street for one-half block to the Point of Beginning.

Included in these boundaries are the following legal entities:

- Block 03, Original Plat: Lots 1, 2, 3, 4, 5, 35, 36, 37, 38, 39
- Block 04, Original Plat: Lots 1, 2, 3, 4, 5, 6, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34
- Block 05, Original Plat: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
- Block 06, Original Plat: Lots 10, 11, 12, 13
- Block 09, Original Plat: Lots 20, 21
- Block 10, Original Plat: Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, east 1/3 of 22
- Block 11, Original Plat: Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34
- Block 12, Original Plat: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

SEE USGS MAP ON FOLLOWING PAGE FOR ILLUSTRATION OF UTM COORDINATES

Boundary Justification:

All boundary lines are believed to be consistent with, and include all previously reference lots, the total of which constitutes the Chadron Commercial Historic District.

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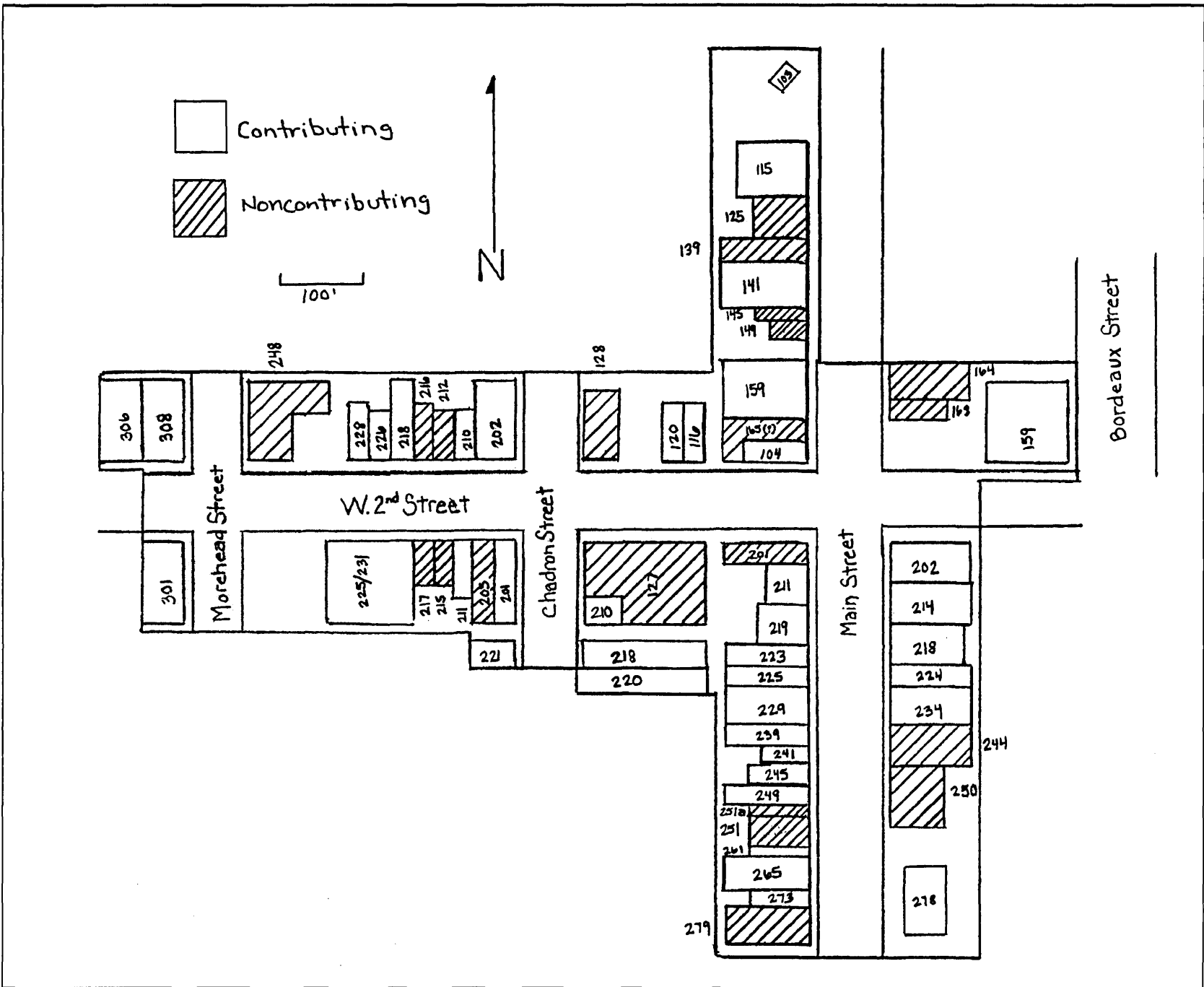
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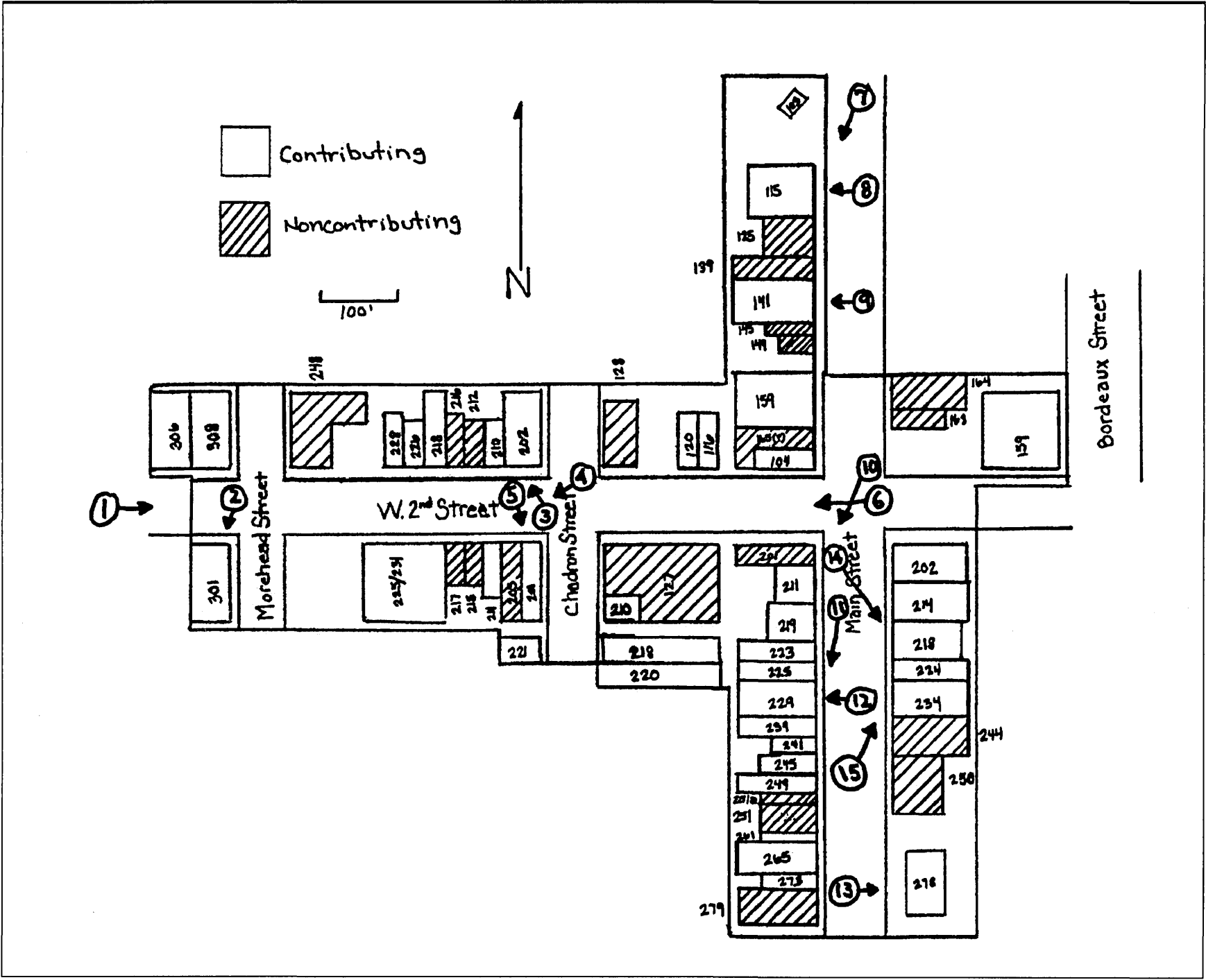
Index to Photographs:

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John N. Vogel, Photographer
05 May 2006
Negative on file at the Nebraska State Historical Society

| Photograph | Description of Photograph | View |
|------------|---|--------|
| 1 of 15 | Historic District view along 2 nd Street from Morehead Street | To E |
| 2 of 15 | 301 W. 2 nd Street (view of historic building) | To SSW |
| 3 of 15 | 202 W. 2 nd Street (view of historic building) | To NW |
| 4 of 15 | 200 block of 2 nd Street, south side of street (view of block in district) | To SW |
| 5 of 15 | 201 w. 2 nd Street (view of historic building) | To S |
| 6 of 15 | Historic District view along 2 nd Street from Main Street | To W |
| 7 of 15 | 100 block of Main Street, west side of street (view of block in district) | To SSW |
| 8 of 15 | 115 Main Street (view of National Register-listed Hotel Chadron) | To W |
| 9 of 15 | 141 Main Street (view of historic building) | To W |
| 10 of 15 | 200 block of Main Street, west side of street (view of block in district) | To SW |
| 11 of 15 | Close-up of 200 block of Main Street, west side of street (stonework buildings built in 1888) | To SW |
| 12 of 15 | 229 Main Street (view of historic building) | To WSW |
| 13 of 15 | 278 Main Street (view of US Post Office) | To ENE |
| 14 of 15 | 200 block of Main Street, east side of street (view of block in district) | To SE |
| 15 of 15 | 200 block of Main Street, east side of street (view of block in district) | To NE |

Sketch Map of Chadron Commercial Historic District (numbered lots indicate street address):





Key to Photograph Locations and Directions (numbered lots indicate street addresses):