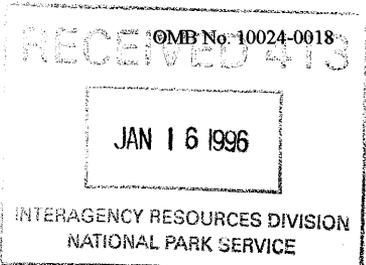


NPS Form 10-900
(January 1992)



**United States Department of 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 an 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 Grant Commercial Historic District
other names/site number N/A

2. Location

street & number See attached map _ not for publication
city or town Grant N/A vicinity
state Nebraska code NE county Perkins code 135 zip code 69140

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

Larson Sommer 12/20/95
Signature of certifying official/Title Date

Director, Nebraska State Historical Society-SHPO
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 of Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register. Edson H Beall 2/16/96
Signature of the Keeper Date of Action
_ See continuation sheet.

- determined eligible for the National Register. _____
_ See continuation sheet.
- determined not eligible for the National Register. _____
_ See continuation sheet.
- removed from the National Register. _____
_ See continuation sheet.
- other, (explain): _____

Grant Commercial Historic District
Name of Property

Perkins County, Nebraska
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	
<u>31</u>	<u>6</u>	buildings
		sites
<u>1</u>		structures
		objects
<u>32</u>	<u>6</u>	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
0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE: business

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE: business
GOVERNMENT: city hall

7. Description

Architectural Classification

(Enter categories from instructions)

Moderne
Romanesque
Classical Revival
Other: 20th Century Commercial

Materials

(Enter categories from instructions)

foundation STONE
walls BRICK
roof ASPHALT
other TERRA COTTA
GLASS

Narrative Description

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

Grant Commercial Historic District
Name of Property

Perkins County, Nebraska
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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.)

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure

F a commemorative property.

G less than 50 years of age achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

COMMERCE

Period of Significance

1889 - 1945

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

NA

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Grant Commercial Historic District
Name of Property

Perkins County, Nebraska
County and State

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 of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository: _____

10. Geographical Data

Acreeage of Property @ 9.5

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

1 1/4 2/7/0/2/2/0 4/5/2/4/6/8/0 3 1/4 2/7/0/3/6/0 4/5/2/4/3/8/0
Zone Easting Northing Zone Easting Northing

2 1/4 2/7/0/3/2/0 4/5/2/4/7/1/5 4 1/4 2/7/0/1/8/0 4/5/2/4/2/8/0
Zone Easting Northing Zone Easting Northing

— see continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Barbara M. Kooiman, M.A. & Ty Van Cuick, B.S.
organization U.S. West Research, Inc. date September 11, 1995
street & number 8 East Broadway, Suite 601 telephone 801/364-1224
city or town Salt Lake City state Utah zip code 84111

name/title William Callahan
organization Nebraska State Historic Preservation Office date December 4, 1995
street & number 1500 R Street telephone 402/471-4788
city or town Lincoln state NE zip code 68501

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)

Grant Commercial Historic District

Perkins County, Nebraska

Name of Property

County and State

Property Owner

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

name See Attached
street & number _____ telephone _____
city or town _____ state _____ zip code _____

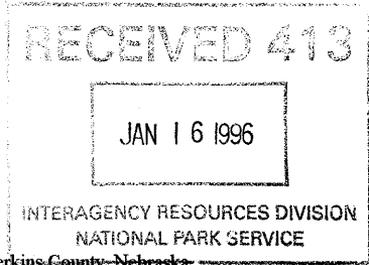
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including 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 Projects, (1024-0018), Washington, DC 20503.

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1 Grant Commercial Historic District, Grant, Perkins County, Nebraska



Section 7 - Description

Grant, the county seat of Perkins County, Nebraska is located in the southwestern part of the state in an area known as the High Plains. The area is characterized by high, slightly rolling plains, few trees, and little surface water. The city is laid out in a typical grid pattern, with streets running north/south and east/west. Grant's main street, Central Avenue, bisects the town into east/west halves. The railroad tracks, which run east/west through town, are located at the south end of Central Avenue. The commercial district begins just north of the tracks on 1st Street.

The Grant Commercial Historic District is approximately three blocks long, and encompasses thirty-eight (38) properties located on the east and west sides of Central Avenue. The district is made up of thirty-two (32) contributing and six (6) non-contributing properties. The contributing buildings, all constructed between 1889 and 1947, are primarily one story brick Twentieth Century Commercial style buildings, with one contributing example each of Romanesque and Classical Revival style buildings in the district. One structure, the Crete Mills Elevator, is also included. The majority of the buildings were constructed between 1915 and 1929: after World War I and just before the Great Depression.

The Grant Commercial Historic District is a second-generation district. All of the 19th century wood frame buildings that made up the original commercial area were removed, with one exception (PR04-069), which was substantially altered in the 1920's. The majority of structures that make up the current district were constructed in the first third of the 20th century. Dispersed throughout the district are four broad alleys and three vacant lots. Available evidence indicates that the alleys were constructed after the first generation structures were removed. These alleys and lots existed early in the history of Grant's second generation commercial area. The alleys and lots, therefore, are not considered to affect the integrity of the District.

One of the oldest buildings in the commercial district is the hotel located at 100 Central Avenue (PR04-069, Photo #3). This two story, hipped roof building was originally constructed in 1889 as a wood frame building clad with weatherboard. By the mid twentieth century and within the historic period of significance of the District, brick veneer was applied to the exterior of the building. It features a central front entryway with large picture windows flanking the door on the primary (east) facade. Rows of one-over-one sash windows are located on the second story side and rear facades. Its location near the railroad tracks was typical of small town hotels constructed

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Continuation Sheet**

Section 7 Page 2 Grant Commercial Historic District, Grant, Perkins County, Nebraska

during the heyday of railroading.

The only other extant 19th century building in the commercial district is the First National Bank building (PR04-47, Photo #10) at 301 Central. This structure was built in 1889 in a Romanesque Revival style of brick and rusticated stone. This two-story red brick building exhibits details such as an arched corner entryway supported by massive columns, first and second story windows separated by pilasters, arched second story windows, and a corbeled brick cornice at the roof line. The building served as the Perkins County courthouse between 1901 and 1927, and is an architectural cornerstone of the downtown area.

The majority of buildings in the Grant Commercial Historic District were built between 1915 and 1929, reflecting the prosperity of western Nebraska following World War I. The most dense collection of buildings constructed in this period are located on the west side of Central Avenue, in the 200 and 300 blocks. Typical of this District's predominant styles, the one-story buildings at 220 and 222 Central Avenue (PR04-061, Photo #s 6&7) were constructed in 1926, probably by the same contractor. Both are dark brown brick with large glass storefront display windows. Transoms above the display windows were probably originally glass, and are now are covered by signs. These simple buildings, which are so similar as to read as one building, have recessed entryways with simple facades and cornices, ornamented only by block patterns created by the arrangement of brick.

The commercial building at 224 Central Avenue (PR04-060, Photo #s 6&7) was constructed in 1928 in a style very similar to those described above. 226-230 Central Avenue (PR04-059 Photo #s 6&7), built in 1920, is a larger single building with dual entrances otherwise virtually identical to its neighbor at 224 Central. 242 and 246 Central Avenue (PR04-057 & 056, Photo #s 6&7), constructed in 1920 and 1910 respectively, differ very little from the structures described above. The most visible difference is a slightly different cornice line, and a lack of brick block patterns above the transoms.

The C.C. Lyon Building at 342 Central Avenue (PR04-051 Photo #13) is another example from this era, constructed in 1927. Also built of dark brown brick, this building features a unique corner entrance which was an open, drive-through area that allowed customers of the original department store to pull up and load merchandise beneath the roof. The column supporting the corner drive-through area is a simple square post, and the only ornamentation is the use of lighter color brick to emphasize blocks in the upper facades of the one story building. 342 Central

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Section 7 Page 3 Grant Commercial Historic District, Grant, Perkins County, Nebraska

Avenue is currently the Grant municipal building, and double doors have taken the place of original display windows. However, the building's massing and overall integrity make it contribute to the District's significance.

The Farmer's State Bank building, located at 300 Central Avenue (PR04-055, Photo #12), was also constructed in 1927. This one story brick building exhibits features suggestive of the Classical Revival style, such as a distinctive entablature band above the windows and cornice, and a decorative diamond pattern in the upper facade brick.

The commercial building located at 200 Central Avenue (PR04-063 Photo #6), constructed in 1936, was designed in the Art Moderne style. Art Moderne, popular in the country between 1930 and 1950, features a streamlined appearance devoid of ornamentation, utilizing glass blocks, rounded corners and stainless steel for window and door trims. Somewhat atypically, the street-side corner entrance of this building is squared off, however the corner still reads as a Moderne feature. Otherwise, this building is a good, simple example of an Art Moderne commercial building.

Two buildings constructed in 1947 contribute to the significance of the Grant Historic district, despite being slightly less than fifty years old at the time of this nomination. 205 Central Avenue (PR04-071, Photo #8) is located directly west of 200 Central and is also an Art Moderne style building. It is a one story blond brick building with large display windows flanking the central entrance. Four rows of original glass block are located above the display windows. The street-side corner of the building is curved, and the curvature is accented with five columns of glass block that extend nearly the height of the building. Styled in a much more recognizable or classic Art Moderne style than the building at 200 Central, this building is somewhat unusual for Western Nebraska.

The second contributing building constructed in 1947, 150 Central Avenue (PR04-064, Photo #4) is located directly south of 200 Central and diagonally from 205 Central. 150 Central is also a one-story blond brick building. The original materials that comprised the first floor storefront of this building have been altered, however the configuration of the primary facade has been retained.

In addition to the typical commercial buildings found in downtown Grant, a few other types of buildings are found. The Conoco Gas Station, at 155 Central Avenue (PR04-046, Photo

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 4 Grant Commercial Historic District, Grant, Perkins County, Nebraska

#5), is a one story brick building with a hipped roof. One-half of the roof covers an open gas-pumping area. This was probably a standard design used by the Conoco Oil Company, and looks much the same today as it did when it was constructed in 1916.

The Grant Cooperative Scale Office, located near the southwest corner of Central Avenue and First Street (PR04-048, Photo #1) is adjacent to the railroad tracks. Constructed c.1925, this one-story brick building features a hipped roof, multi-paned windows, and concrete details such as a continuous lintel above the windows. Across the street north from the Co-op Scale Office, south of 1st Street and west of Central, the Crete Mills Elevator (PR04-070, Photo #2, background in Photo #3) is typical of many such structures in agricultural railroad towns of the Great Plains. This frame structure, clad in corrugated galvanized steel, has a gabled roof which covers the workings of a grain mill elevator, and has an attached lumber warehouse. Constructed in 1910, this elevator transported grain into railroad cars for shipping to markets.

Two houses exist within the boundaries of the Grant Commercial Historic District. The oldest, constructed c.1910 is located at 126 Central Avenue (PR04-067, Photo #4). This tiny one-story front-gable frame house has a gabled entryway and a door which faces Central Avenue. The other house, located at 405 Central Avenue (PR04-050), is historically significant as the Dr. Firman Bell house and office. It is a gable roof house constructed in 1912, with an historically significant cross gable addition. This building served as the home and office of Dr. Bell, Grant's only physician from 1912 to 1956.

The Grant Commercial Historic District tells the story of the commercial development of Grant through its architecture. The number of extant, well preserved commercial buildings that were constructed during Grant's prosperous years is impressive. Virtually all of the commercial area of Grant constructed since 1910 still exists with outstanding integrity. The District, therefore, is a well-preserved example of an early twentieth century commercial district in western Nebraska.

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 5 Grant Commercial Historic District, Grant, Perkins County, Nebraska

The following list is an itemization of properties located in the Grant Commercial Historic District, Grant, Perkins County, Nebraska

Contributing Properties: 32
Non-contributing Properties: 6
Total Resources: 38

Address and Site Number	Historic Name	Date of Construction	Contributing
SW corner 1st Street & Central Avenue (PR04-48)	Grant Cooperative Scale Office	c. 1925	Yes
N side 1st Street between Central Avenue & Lincoln St. (PR04-070)	Crete Mills Elevator	1910	Yes
100 Central Avenue (PR04-069)	Hotel	1894	Yes
114 Central Avenue (PR04-068)	Commercial building	1936	Yes
118 Central Avenue	ASCS Office	1966	No
126 Central Avenue (PR04-067)	House	1910	Yes
128 Central Avenue (PR04-066)	Commercial Building	1926	Yes

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Continuation Sheet**

Section 7 Page 6 Grant Commercial Historic District, Grant, Perkins County, Nebraska

136 Central Avenue (PR04-065)	Commercial Building	1926	Yes
150 Central Avenue (PR04-064)	Commercial Building	1947	Yes
155 Central Avenue (PR04-046)	Conoco Station	1916	Yes
108 W. Second Street	Adams Lumber Company	1958	No
200 Central Avenue (PR04-063)	Commercial Building	1936	Yes
205 Central Avenue (PR04-071)	Commercial Building	1947	Yes
206 Central (PR04-062)	Commercial Building	1926	Yes
211 Central Avenue (PR04-072)	Commercial Building	1937	Yes
218 Central Avenue	Commercial Building	1926	No
220 Central Avenue (PR04-061)	J.C. Penney Building	1926	Yes
222 Central Avenue (PR04-061)	Cowles Hardware	1926	Yes
223 Central Avenue	VFW Hall	ca. 1960	No
224 Central Avenue (PR04-060)	Commercial Building	1928	Yes
227 Central Avenue (PR04-073)	Oscar Craig Meat Market	ca. 1927	Yes

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 7 Grant Commercial Historic District, Grant, Perkins County, Nebraska

226-230 Central Avenue (PR04-059)	Jack and George Slagle Barber Shop	1920	Yes
234 Central Avenue (PR04-058)	Commercial Building	1916	Yes
235 Central Avenue (PR04-074)	Bank	1941	Yes
242 Central Avenue (PR04-057)	Garage	1920	Yes
246 Central Avenue PR04-056)	Commercial Bank of Grant	1910	Yes
300 Central Avenue (PR04-055)	Farmers State Bank	1925	Yes
301 Central Avenue (PR04-47)	First National Bank	1889	Yes
305 Central Avenue (PR04-075)	Flynn & Flynn Building	ca. 1927	Yes
306 Central Avenue (PR04-054)	Sullivan's Department Store	1924	Yes
310 Central Avenue (PR04-053)	Commercial Building	1910	Yes
323 Central Avenue (PR04-076)	Post Office	1937	Yes
325 Central Avenue (PR04-076)	Tribune-Sentinel Building	1930	Yes
326 Central Avenue (PR04-052)	Mrs. Harris' Variety Store	1929	Yes
330-332 Central Avenue	IOOF Building	1954	No

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(Rev. 8-86)

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**National Register of Historic Places
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Section 7 Page 8 Grant Commercial Historic District, Grant, Perkins County, Nebraska

342 Central Avenue (PR04-051)	C.C. Lyon Building	1927	Yes
345 Central Avenue	First National Bank	1976	No
405 Central Avenue (PR04-050)	Dr. Firman Bell House	1912	Yes

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**National Register of Historic Places
Continuation Sheet**

Section 8 Page 1 Grant Commercial Historic District, Grant, Perkins County, Nebraska

Section 8 - Statement of Significance

The Grant Commercial Historic District is historically significant for its association with and contribution to the commercial development of the city of Grant and Perkins County. The District's period of significance spans from 1889, when the earliest extant commercial building in Grant was constructed, to 1947, when two contributing commercial buildings were built after World War II. Although these two properties do not meet the National Register fifty year criterion, criteria consideration G is not applicable because the majority of properties in the District, and the most important period of significance are over fifty years old.

Established in 1887 on the Chicago, Burlington & Quincy Railroad line, Grant developed as a commercial hub for this southwestern Nebraska community. Its prosperity originated from the agricultural success of wheat as a cash crop in the early twentieth century and post World War I years. Significant expansion and construction in the District took place between 1915, just after World War I, and 1929, just prior to the Great Depression; particularly during record wheat production years of 1926 and 1927. The roughly three-block district is primarily early twentieth century one-story commercial buildings representative of the community's economic boom years. Virtually all of the commercial area of Grant constructed since 1910 still exists with outstanding integrity. The District is a well preserved example of an early 20th century commercial district in western Nebraska.

Historical Background

Grant is located in Perkins County, in the southwestern part of Nebraska. Perkins County is bordered to the north by Keith County, to the east by Lincoln County, to the south by Chase and Hayes counties, and to the west by the state of Colorado (Searcy: 7). Geographically, Perkins County is part of Nebraska's High Plains zone which is characterized by flat lying lands.

Present-day Perkins County was originally part of Keith County, which was organized in 1873. The development of Keith County was influenced by settlers who passed through on their way west on the Oregon and California Trails; and by rail-line construction through the area. Ogallala, the Keith County seat, was linked to the Union Pacific Railroad: part of the first trans-continental rail line. In 1874, after the construction of cattle pens, Ogallala became a major cattle shipping point. The Texas Trail, a famous cattle-drive route, stretched northward through Nebraska and passed east of the village of Madrid (in present-day Perkins County) to Ogallala. By

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**National Register of Historic Places
Continuation Sheet**

Section 8 Page 2 Grant Commercial Historic District, Grant, Perkins County, Nebraska

1876 over 100,000 head of cattle per year were crossing the Perkins Plain, an area of land between the Republican River and the South Platte River (Richter and Gauthier: 1,12).

By 1887, the territory of present-day Perkins County was completely claimed by homesteaders, and the local population favored the creation of a new county. Keith County was a large expanse of land with Ogallala located in the northern portion, and villages such as Grant, Madrid, and Lisbon in the south. Residents of the southern half of Keith County demanded their own local government, and petitioned for the formation of a new county. In 1887, following negotiations with the Keith County commissioners, the county was divided. Perkins County was organized after a November, 1887 election. The county was named after Charles E. Perkins, the president of the Chicago, Burlington, and Quincy Railroad (*Perkins County*: 1). The county's first officers were selected in a special election held 6 January 1888, and the village of Grant was chosen as the county seat (Hastings: 1).

The village of Grant was originally platted in 1886, and was located @ one mile north of its present location. Immediately after the town's founding, residents lobbied for the railroad to pass through Grant. A deal was struck between the original town site owners and the railroad. The railroad was awarded three-quarters interest in a new town site. In May, 1887 the village of Grant, a small cluster of frame buildings, moved to the railroad right-of-way. Store owners loaded their frame buildings onto wagons and transported them to the current site of Grant (Richter and Gauthier: 74-76).

The first CB&Q train reached Grant on 4 July 1887 (Richter and Gauthier: 70). The introduction of the railroad brought people and prosperity, resulting in a construction boom. In the fall of 1887, three banks, two hardware stores, a restaurant, a barber shop, two lumber companies, a drug store and a farm machinery/windmill shop all opened (*Perkins County*: 45).

The architectural development of Grant during its first few decades was typical of late nineteenth century railroad towns in this part of the country. Most early commercial buildings were frame construction, one or two stories tall, with a few prominent brick buildings. An historic photograph of downtown Grant, taken circa 1910, shows that virtually all of the commercial buildings in town were wood frame except for the 1889 First National Bank building (PR04-047) at the northeast corner of Central Avenue and Third Street (*The Tribune-Sentinel*: 18).

Although cattle ranching dominated the economy before 1900, crop farming made a viable

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Continuation Sheet**

Section 8 Page 3 Grant Commercial Historic District, Grant, Perkins County, Nebraska

livelihood for many farmers. In the early 20th century agriculture was aided by advances in grain hybridization and machine technologies that increased crop yields and decreased labor. World War I created a boom in wheat prices that lasted well into 1919 (Richter and Gauthier: 184, 202).

Following World War I Grant businesses began replacing their frame structures along Central Avenue with new brick buildings (*Perkins County*: 51). Examples of this period include the buildings at 155, 226-230, 234 and 242 Central Avenue (PR04-046, 059, 058 and 057). Economic prosperity was interrupted in 1922, however, when crop prices sagged (Richter and Gauthier: 210, 211).

Grant survived this period of economic depression until wheat and corn prices rose in the second half of the 1920s. Construction began anew, with businesses erecting new buildings and opening new stores. Due to large harvests and rising crop prices, Perkins County was able to survive the difficult times of the 1920s better than much of the state. The 1930 census indicates that from 1920 to 1930 the County's population grew by forty-two percent, and that the average farm size doubled (Richter and Gauthier: 240). This relative prosperity is reflected in the commercial downtown: eleven buildings that contribute to the significance of the District (and one that does not), over one-third of the total, were built between 1924 and 1928.

Grant enjoyed steady growth from the 1890s until the 1950s, despite periods of economic depression during the 1920s and 1930s. In 1900 Grant's population was 162, in 1930 it was 585, twenty years later, the population was 1,091 (*Perkins County*: 51). The town prospered greatly from the development of crop agriculture as well as ranching. Agriculture provided a basis for a steady economy in the town. The railroad, which was key to the establishment of Grant, added to the growth and prosperity of the community. As county seat, Grant held an advantage over neighboring communities: the business of government drew other business to town.

The relative prosperity and isolation of Grant resulted in the creation of a strong commercial downtown that has experienced two primary episodes of construction, one in the 19th century and one in the 20th century. Grant's current commercial district mainly consists of stores and offices which line Central Avenue. These businesses continue a commercial history begun by the original enterprising residents of Grant, who created the community as a speculative venture.

Commercial Development of Grant

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Continuation Sheet**

Section 8 Page 4 Grant Commercial Historic District, Grant, Perkins County, Nebraska

Historically, the economic base of Perkins County has always been crop agriculture and ranching. Towns in Perkins County developed as commercial centers catering to the needs of farmers and cattlemen. The village of Grant is an example of a community that developed not because of industrial development, but because of the need for commerce. Cattle drives along the Texas Trail, as well as homesteaders, brought business to local hotels, grocery stores, dry good stores and saloons. Communities such as Grant developed as commercial centers that supplied goods and services to the residents of the surrounding area.

Two buildings constructed in 1947 contribute to the significance of the Grant Historic District, despite being slightly less than fifty years old at the time of this nomination: 150 and 205 Central Avenue (PR04-064 & 071). Although thirteen months short of being fifty years old at this writing (Dec. 1995), 205 and 150 Central Avenue contribute to the significance of the Grant Commercial Historic District, due to their location, design, setting, materials, workmanship, and feeling in the context of the remainder of the District. Their location and construction styles visually blend them into the District, and tell a significant part of the story of this historic commercial area. The architecture and history of these buildings fit into the context of the district.

The commercial buildings at 150 and 205 Central Avenue are a logical addition to the District. Five buildings in the District were built in the five years between 1936 and 1941: none were built between 1941 and 1947. After 1947, five buildings were built between 1954 and 1995: in 1954, 1957, 1960, 1966 and 1976--five buildings in forty-two years. Labor and material shortages as well as economic factors created by WWII had a negative effect on non-military construction nationwide. Grant was no exception. After the war, entrepreneurs resumed preparations for expansion or new opportunities. Allowing for a period to design, finance and build, these two buildings obviously fit into this pattern. Similar in style to their neighboring buildings, they contribute to the significance of Grant's commercial history as embodied by the buildings that form its downtown.

The historic commercial development of Grant is marked by steady growth, punctuated by spurts of construction. This development is reflected by a well-maintained, thriving and architecturally consistent downtown. Grant has obviously been a successful local commercial center. The high degree of physical integrity evident in downtown Grant is a direct result of the long-term success of commercial enterprise in the community.

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**National Register of Historic Places
Continuation Sheet**

Section 9 Page 1 Grant Commercial Historic District, Grant, Perkins County, Nebraska

Section 9 - Bibliographical References

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NPS Form 10-900-a
(Rev. 8-86)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 1 Grant Commercial Historic District, Grant, Perkins County, Nebraska

Section 10 - Geographical Data

Verbal Boundary Description

The boundaries of the Grant Commercial Historic District are as delineated on attached site maps A and B, and include the east half of Blocks 28, 33, 40 and lot 17 of Block 40; the west half of Blocks 27 and 34; Lots 23 and 24 of Block 39; Lots 6 and 7 of Block 22; and the area encompassing the Grant Co-operative Exchange Scale building west of Central Avenue, East of Lincoln Avenue, south of 1st Street, north of the railroad tracks, and located on Burlington Northern right-of-way, all in the original town of Grant, Perkins County, Nebraska.

Boundary Justification

The Grant Commercial Historic District is bounded by First Street on the south, including the Cooperative Exchange Scale building north of 1st Street, and non-contributing commercial and residential development to the east, west and north. The boundaries include the area historically associated with the commercial development of Grant, Nebraska, and which include all of the significant resources within the central business district.

GRANT COMMERCIAL HISTORIC DISTRICT

Grant, Perkins County, Nebraska

Photographs by U.S. West Research, Inc. (Barbara Kooiman)

May 24, 1995

Negatives at the Nebraska State Historical Society, Lincoln, Nebraska

The above information applies to all of the following photographs:

Photo # 1 of 13

West of Central Avenue, north of 1st Street, view facing southwest, southwest corner of Central Avenue and 1st Street, Grant Co-op Exchange Building (PR04-048)

Photo # 2 of 13

North side of 1st Street, view facing northwest

North side of 1st Street between Central Avenue and Lincoln Avenue, Crete Mills Elevator lumber building (PR04-070)

Photo # 3 of 13

100 Block of Central Avenue, west side, view from left to right, view facing southwest.

100 Central Avenue (PR04-069)

Crete Mills Elevator in background (PR04-070)

Partial of 114 Central Avenue (PR04-068)

Photo # 4 of 13

100 block of Central Avenue, west side, facing northwest

126 Central Avenue (PR04-067)

128 Central Avenue (PR04-066)

136 Central Avenue (PR04-065)

150 Central Avenue (PR04-064)

Photo # 5 of 13

155 Central Avenue, west side. (PR04-046). West facade facing southeast

Photo # 6 of 13

200 Block of Central Avenue, west side, view, left to right, facing northwest

200 Central Avenue (PR04-063)

206 Central Avenue (PR04-062)

218 Central Avenue (non-contributing)

220-22 Central Avenue (PR04-061)

224 Central Avenue (PR04-060)

226-30 Central Avenue (PR04-059)

234 Central Avenue (PR04-058)

242 Central Avenue (PR04-057)

246 Central Avenue (PR04-056)

Photo # 7 of 13

200 Block of Central Avenue, west side, view from right to left, facing southwest

246 Central Avenue (PR04-056)

242 Central Avenue (PR04-057)

Photo #7 of 13, continued.

- 234 Central Avenue (PR04-058)
- 226-30 Central Avenue (PR04-059)
- 224 Central Avenue (PR04-060)
- 220-22 Central Avenue (PR04-061)
- 218 Central Avenue (non-contributing)

Photo # 8 of 13

- 200 Block of Central Avenue, east side, view from right to left, facing northeast
- 205 Central Avenue (PR04-071)
- 211 Central Avenue (PR04-072)

Photo #9 of 13

- 200 Block of Central Avenue (east side), view from right to left, facing southeast
- 235 Central Avenue (PR04-074)
- 227 Central Avenue (PR04-073)
- 223 Central Avenue (non-contributing)
- 211 Central Avenue (PR04-072)
- 205 Central Avenue (PR04-071)

Photo #10 of 13

- 300 Block of Central Avenue (east side), view from right to left, facing northeast
- 301 Central Avenue (PR04-047)
- 305 Central Avenue (PR04-075)
- 323 Central Avenue (PR04-076)
- 325 Central Avenue (PR04-077)
- 345 Central Avenue (non-contributing)

Photo # 11 of 13

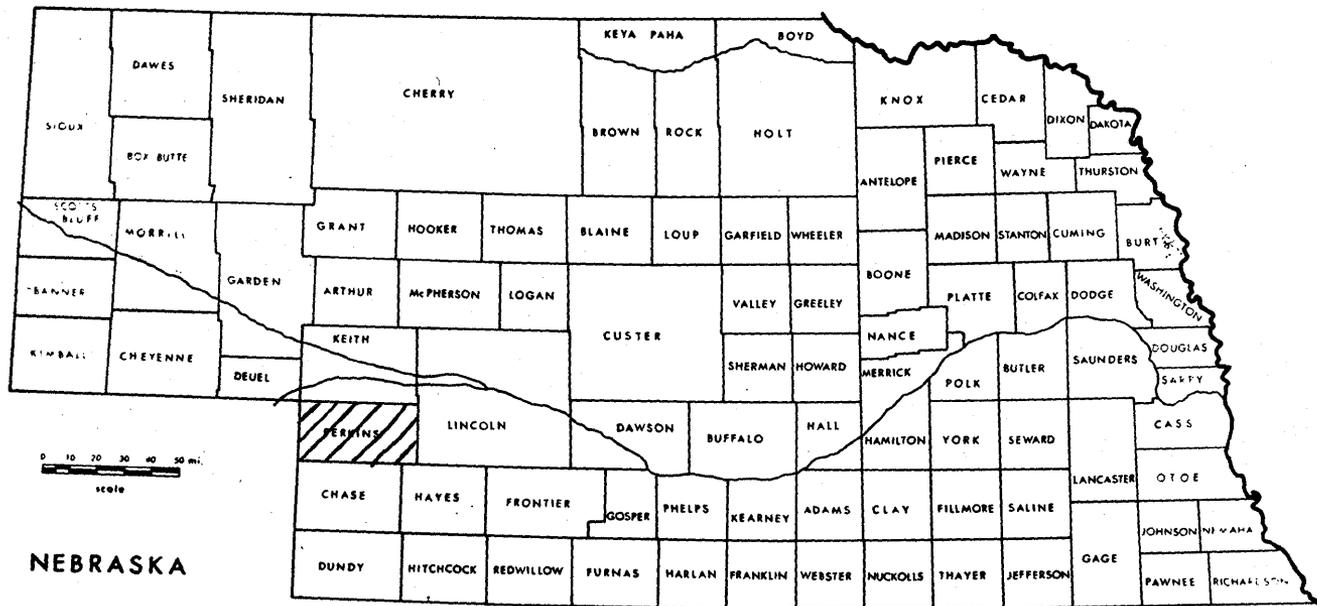
- 300 Block of Central Avenue (east side), view from right to left, facing northeast
- 323 Central Avenue (PR04-076)
- 325 Central Avenue (PR04-077)

Photo # 12 of 13

- 300 Block of Central Avenue (west side), view left to right, facing northwest
- 300 Central Avenue (PR04-055)
- 306 Central Avenue (PR04-054)
- 310 Central Avenue (PR04-053)
- 326 Central Avenue (PR04-052)
- 330-32 Central Avenue (non-contributing)

Photo # 13 of 13

- 300 Block of Central Avenue (west side), view from right to left, facing southwest
- 342 Central Avenue (PR04-051)
- 330-332 Central Avenue (non-contributing)
- 326 Central Avenue (PR04-052)



NEBRASKA

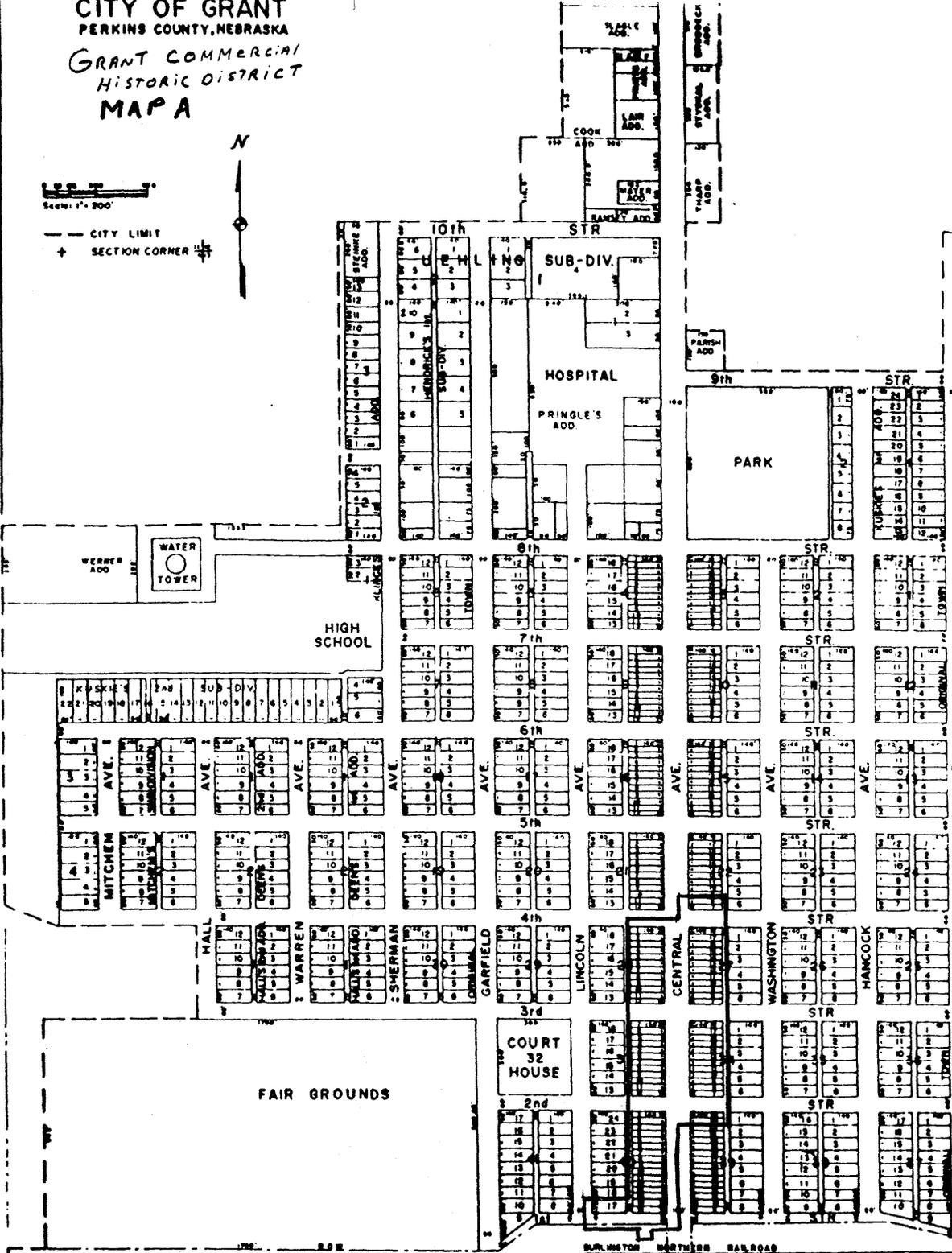
CITY OF GRANT
PERKINS COUNTY, NEBRASKA

GRANT COMMERCIAL
HISTORIC DISTRICT
MAP A

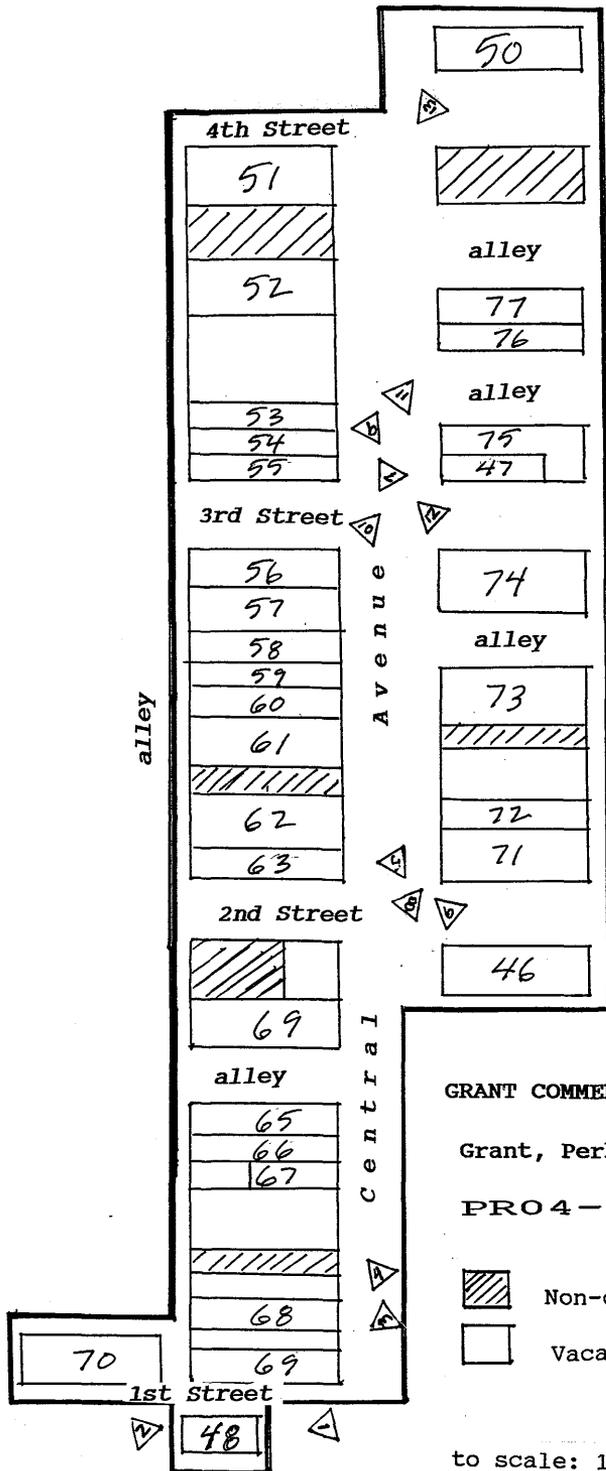
Scale: 1" = 200'

--- CITY LIMIT
+ SECTION CORNER

N



MAP B



GRANT COMMERCIAL HISTORIC DISTRICT

Grant, Perkins County Nebraska

PRO 4 -

-  Non-contributing
-  Vacant lot

to scale: 12/95