

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property _____

County and State _____

Name of multiple property listing (if applicable) _____

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 100001800

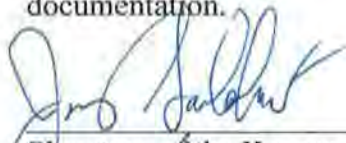
Date Listed: 12/13/2017

Property Name: Grand island Downtown Historic District

County: Hall

State: NE

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper
For

12/13/2017
Date of Action

Amended Items in Nomination:

Section 7: Architectural Classification. The nomination is amended to add the following classifications:

- LATE VICTORIAN/Italianate
- LATE 19TH & EARLY 20TH CENTURY REVIVALS/Mediterranean Revival
- LATE 19TH & EARLY 20TH CENTURY REVIVALS/Neo-Classical Revival
- LATE 19TH & EARLY 20TH CENTURY REVIVALS/Beaux Arts Classicism
- LATE 19TH & EARLY 20TH CENTURY REVIVALS/Renaissance Revival
- LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS/Commercial Style
- MODERN MOVEMENT/ Art Deco

The Nebraska State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

Historic name Grand Island Downtown Historic District

Other names/site number HL06

Name of related multiple property listing N/A

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

2. Location

Street & Number Roughly bounded by S. Front Street, N. Walnut Street, alley south of 2nd Street, and N. Kimball Street

City or town Grand Island

State Nebraska

County Hall


Not for publication Vicinity

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 at the following level(s) of significance: national statewide local

Applicable National Register Criteria: A B C D


Signature of certifying official/Title:

SHPO/Director

Date

12/5/17

Nebraska State Historical Society

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of Commenting Official

Date

Title

State of Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:


entered in the National Register.

determined eligible for the National Register.

determined not eligible for the National Register.

removed from the National Register.

other, (explain):


Signature of Keeper

12-13-2017
Date of Action

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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	
64	18	Buildings
0	1	Sites
0	0	Structures
0	0	Objects
64	19	Total

Number of contributing resources previously listed in the National Register 3

6. Function or Use

Historic Functions (Enter categories from instructions.)

COMMERCE/TRADE
SOCIAL
GOVERNMENT
ENTERTAINMENT

Current Functions (Enter categories from instructions.)

COMMERCE/TRADE
GOVERNMENT
ENTERTAINMENT

7. Description

Architectural Classification (Enter categories from instructions.)

VARIOUS

Materials (enter categories from instructions.)

Principal exterior materials of the property: Brick, Stone

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Description

Summary Paragraph (Briefly describe the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Grand Island Downtown Historic District is located in Grand Island, the Hall County seat and third largest city in Nebraska. The downtown serves as a major commercial center. The city is laid out in a grid pattern, with the major east-west streets oriented parallel to the railroad lines, which run in a northeast-to-southwest direction. The transcontinental Lincoln Highway ran through Grand Island along 1st Street in the first decades of the twentieth century. It was eventually numbered as U.S. Highway (US) 30, which is carried through the district as a parallel one-way pair on 1st and 2nd Streets. The district includes properties contained roughly between South Front Street to the north, N. Walnut Street to the west, the alley between 1st and 2nd Streets to the south, and N. Kimball Street to the east.

The Grand Island Downtown Historic District contains 82 buildings and one site (HL06-786, a non-historic-age park), with construction dates that range from 1870 to c.1990 (see Table 1 for an inventory of all resources that includes photographs, site numbers, names, addresses, construction dates, and district status). Buildings are generally positioned on lots one-half-block deep with alleys located at the rear and share exterior party walls, forming continuous blocks. With the exception of the Carnegie Library (HL06-002), the buildings are located behind the sidewalk and do not include setbacks or landscaping. Overall, the district setting features on-street parking and paved parking lots, wide sidewalks, brick pavers behind the curb, modern overhead street lights, terrace trees, and scattered benches and concrete planters.

The area is comprised of mainly one- to three-story brick commercial buildings; however, a small number of buildings exceed this height. The commercial buildings typically feature rectangular footprints, flat roofs, storefront windows, upper-story windows, and parapets or cornice ornamentation. In addition to commercial buildings, the district also includes buildings that historically (and in some cases currently) housed a movie theater, fraternal and social organizations, hotels, the library, and city hall. The architectural styles most commonly represented in the district include commercial vernacular, Mediterranean Revival, Neo-Classical Revival, Art Deco, and Mid-Century Modern. The district contains three properties individually listed in the National Register of Historic Places (National Register): the Hotel Yancey (National Register No. 84000504; HL06-014), Grand Island United States Post Office and Courthouse (06000044; HL06-018), and Grand Island Carnegie Library (75001094; HL06-002).

The district includes 64 contributing buildings, 18 noncontributing buildings, and one noncontributing site. The noncontributing buildings were either constructed outside the period of significance (c.1870-1960) or have had significant alterations that impact their integrity and ability to convey significance.

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Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

Descriptions of each block are provided below. Site numbers, construction dates, and the historic name of properties, if known, are provided; otherwise, the historic function of the building is used in place of the historic name. Table 1 at the end of the section provides photographs, site numbers, names, addresses, construction dates, and district status of each property.

100 block of E. South Front Street

The south side of the 100 block of E. South Front Street contains two buildings, each two stories in height and constructed of brick. A parking lot occupies the remainder of the block. The Crane Company Building at 115 E. South Front Street (HL06-764, 1928) is a vernacular building with a modern entrance and storefront windows. The second story features enclosed and downsized single-light windows. The facade includes wide brick pilasters to set off the storefront windows and entrance, as well as the name plate at the cornice. The Jamieson Hotel at 123 E. South Front Street (HL06-138, 1886) was built by David Fleming Jamieson and designed by Julius Fuehrmann.¹ Although much of the original Italianate ornamentation has been removed, it retains the canted corner entrance and cast-iron storefront with incised spandrels that wraps around the corner, which is an uncommon feature in Grand Island. The side elevation features a series of small windows with brick hoods capped by ocular windows. The second story features a three-part window with decorative details above the entrance, and one-over-one windows with decorative hoods are evenly spaced along the front and side elevations.

200 Block of E. 3rd Street

One building fronts the south side of the 200 block of E. 3rd Street. The rest of the block is occupied by parking lots and a building fronting Sycamore Street. The two-story brick Grand Army of the Republic (GAR) building at 215 E. 3rd Street (HL06-135, 1886) features three entries within an original cast-iron storefront, an uncommon detail in Grand Island. The windows and doors date to a 2007 renovation. The second story retains its ornamental details, including a belt course between stories, a central square medallion, elaborate arched window hoods, a decorative pediment with a date plate, and an ornate cornice. The GAR logo—an eagle, flag, and star—is prominently located on the facade, below the date plate. A sign with the logo is suspended from the second story.

100 Block of E. 3rd Street

The north side of the 100 block of E. 3rd Street contains seven buildings that represent simple examples of the Commercial style. The two-story brick Union Block at 120-122 E. 3rd Street (HL06-766, 1886) has an uncommon example of a cast-iron storefront in Grand Island with full-length windows capped by projecting molding featuring decorative dentils. The second story features three triple-window groups with decorative pediments. The two-story brick commercial building at 116 E. 3rd Street (HL06-767, c.1940) has a brick facade and a recently replaced

¹ "Jamieson Hotel," *The Grand Island Independent*, March 20, 2015, http://www.theindependent.com/news/local/jamieson-hotel/image_f70a3982-cf69-11e4-af8c-f31522e54b84.html.

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storefront with a recessed central entry. The two-story brick commercial building at 112-114 E. 3rd Street (HL06-768, c.1940) also has a brick facade with a recently replaced storefront. The significant alterations to the second story windows make it noncontributing to the district. The two-story brick commercial building at 110 E. 3rd Street (HL06-769, c.1910) has replacement storefront windows and a recessed central entry on the first story. It features decorative brick patterning in the cornice and between stories. The brick facades of these three buildings (HL06-767 through HL06-769) had been covered by a single c.1960 storefront that was removed c.2015. The Kallos Building at 106 E. 3rd Street (HL06-770, 1886/c.1910) is a two-story brick building originally built as two separate storefronts that now function as one; its stucco and tile storefront alteration dates to 1960 (the date and nameplate were added to the facade at that time). The Coney Island Lunch Room at 104 E. 3rd Street (HL06-667, c.1940) is the only one-story brick building on the block. The storefront features glass block and tile veneer and a neon sign suspended above the awning. The commercial building at 102 E. 3rd Street (HL06-771, 1886) is a two-story brick building with a corner entry and stucco veneer that obscures the original second-story details. It is also noncontributing to the district due to the extent of the alterations and removal of second-story windows. The south side of this block of E. 3rd Street is within the district boundaries and contains a single modern parking lot.

100 Block of W. 3rd Street

The north side of the 100 block of W. 3rd Street contains six brick buildings, the majority of which represent examples of the commercial vernacular style. The three-story Michelson Building at 102 W. 3rd Street (HL06-775, 1887) is situated on the corner and has multiple storefronts along W. 3rd and Pine Streets. It features a stone cladding at the corner storefront that continues to the second and third stories, arched window openings with keystones on the second and third stories, and decorative brick corbelling. The cornice has been removed and some of the window openings are bricked in. The three-story commercial building at 104 W. 3rd Street (HL06-776, 1887) has two storefronts and features arched window hoods, brick corbelling, and a decorative cornice. The three-story commercial building at 110 W. 3rd Street (HL06-777, 1887) features a recessed mid-century storefront with granite veneer, arched window hoods on the second story, and a decorative cornice. The brick facade was rebuilt c.2010 and the windows were added at that time. The recently reconstructed upper facade and altered fenestration makes it noncontributing. The two-story Jones Building at 112-114 W. 3rd Street (HL06-778, 1926) includes elaborate decorative terra cotta window surrounds topped with recessed rounded hoods featuring floral and plant elements, a name plate at the roofline, and arched brickwork at the cornice, suggesting the Mediterranean Revival style. The two-story commercial building at 116-118 W. 3rd Street (HL06-779, c.1885/c.1895), originally constructed as two separate buildings, features a single modern storefront with two recessed entrances. The second story of the eastern half features a brick facade with decorative window hoods, brick corbelling, and a simple cornice. The western half has been covered in stucco, has square window openings, and block letters spell out "EMPIRE" below the roofline. The two-story commercial building at 120-124 W. 3rd Street (HL06-780, c.1900) has three storefronts facing W. 3rd Street; one has a prominent canted corner entrance. The second story features projecting brick window surrounds, decorative medallions, and brick corbelling at the cornice.

The south side of the 100 block of W. 3rd Street contains five buildings that overall, like the north side, represent the commercial vernacular style. The two-story brick Wolbach Block at 101-111 W. 3rd Street (HL06-015, c.1915) has multiple storefronts facing W. 3rd Street North Pine Streets. Although a department store was on this site by

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1915, the current Mediterranean Revival facade was added after 1924 and features prominent brick and stucco pilasters, terra cotta columns set within arched recessed wall sections that may have been window openings, terra cotta medallions, and a pent awning supported by brackets at the cornice.² The two-story brick commercial building at 113 W. 3rd Street (HL06-813, c.1915) has an infilled storefront with fieldstone cladding, altered second-story fenestration, and a simple cornice. Due to the alterations it is noncontributing to the district. The two-story, brick, Neo-Classical Revival Roeser Building at 115 W. 3rd Street (HL06-668, 1926) has a single storefront with a recessed entrance. The second story features herring-bone brickwork; double-hung windows with transoms and terra cotta ornamentation, including a swag detail at the cornice, and name and date plates. The two-story brick commercial building at 119-121 W. 3rd Street (HL06-812, c.1870) features two modern storefronts with a fixed awning. Second-story details are limited to simple brick pilasters and corbelling. The two-story brick Rexall Building at 123 W. 3rd Street (HL06-811, c.1885) has a cast-iron storefront, which is uncommon in Grand Island. An overhead door and hip roof awning were recently added to the side elevation to accommodate outdoor dining. The second story features arched window hoods and a simple cornice with decorative corner brackets.

200 Block of W. 3rd Street

The north side of the 200 block of W. 3rd Street is a collection of four modest commercial vernacular style buildings anchored by the more elaborate First National Bank building. The First National Bank at 202 W. 3rd Street (HL06-016, 1926), a five-story Beaux Arts building, is clad in stone and brick and features Corinthian pilasters, paired two-light casement windows with elaborate stone surrounds including vegetal medallions, a dentilled cornice, and balustrade. Additions on the north and west side of the building and the application of red-faced granite to entrances on W. 3rd Street and N. Locust Street date to 1965.³ A three-story-tall sign projects off the corner. A two-story brick commercial building at 208-212 W. 3rd Street (HL06-669, c.1925) features a large recessed entry and storefront windows in metal casing, a full-length flat metal awning, and geometric brickwork surrounding multi-light, second-story windows. The two-story commercial building at 216-218 W. 3rd Street (HL06-783, c.1910) also has a large recessed entry and storefront windows in metal casing; however, it is noncontributing due to vinyl cladding on the upper story that obscures any original windows and a full-length modern awning across the first story. The Connor Building, a two-story brick commercial block located at 220-222 W. 3rd Street (HL06-784, 1914), features a decorative name panel, stone coping, and window surrounds along the second story; the first story displays a replacement recessed entry with large storefront windows, which is faced in brick and rock and capped by a full-length metal awning. The F. Roth Building/Harmony Building, a two-story brick commercial structure at 224 W. 3rd Street (HL06-785, 1915), has decorative brick corbelling, a central name plate, and window hoods on the upper story along the front and side elevations. Evenly spaced, one-over-one, double-hung, upper-story windows display decorative cast balconettes, while windows openings on the first story have been infilled and the recessed storefront replaced. The park at the intersection of W. 3rd Street and Wheeler Avenue (HL06-786, c.1990) is noncontributing to the district due to its recent construction date. It includes plantings and modern sculptures.

² "Hall County History Minutes," *Stuhr Museum of the Prairie Pioneer*, accessed June 20, 2017, <http://www.stuhrmuseum.org/about/hall-county-history-minutes.html>.

³ Stuhr Museum of the Prairie Pioneer, *Images of America, Grand Island and Hall County* (Charleston, SC: Arcadia Publishing, 2007), 25.

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The south side of the 200 block of W. 3rd Street features a collection of eight commercial vernacular style buildings. The Hedde Building at 201-205 W. 3rd Street (HL06-763, 1886) was built by early Grand Island settler Fred Hedde.⁴ It is three stories tall, clad in brick, and features decorative brick dentils and pilasters along the upper stories on the front facade and side elevation; the storefront displays replacement fixed windows and modern brick cladding with a wide awning overhang. The two-story building at 207 W. 3rd Street (HL06-810, c.1915) features an upper story faced in dressed stone with a cornice, parapet, and decorative surrounds around replaced windows. The first-story storefront is clad in mid-century mosaic tile with modern metal-cased entry doors; it is capped by a full-length metal awning. A two-story building at 209 W. 3rd Street (HL06-809, c.1910) has a first-story storefront and a second story terracotta façade (c.1920) that masks the original brick construction. The second story has a large centered window with a stain-glass transom, flanked by side windows each with stain-glass transom. Each window is surrounded by stenciled detailing, which is also evident along the roofline. The two-story building at 211 W. 3rd Street (HL06-808, c.1920) has a recessed entry with a recessed arched brick portico and faux Mansard roof covered in asphalt shingles along the upper story; it is noncontributing due to the extensive alterations that obscure any original aspect of the facade. The two-story commercial building at 213 W. 3rd Street (HL06-807, c.1920) features a recessed entry with metal-cased storefront window and stone cladding in addition to pebble-dash panels on the upper story that obscure the original glazed brick; it is noncontributing to the district. A two-story building at 215 W. 3rd Street (HL06-806, c.1910) is clad in brick with corbelled window surrounds along the upper story, with stucco running from the window tops to the top of the building. The storefront displays stone cladding, fixed windows, and a flat metal awning overhang. Outside of the corbelling around the windows, the building retains no original features and is noncontributing to the district. The two-story building at 217 W. 3rd Street (HL06-805, c.1910) is faced in dressed stone and displays fixed storefront windows with an offset entry and large modern awning; second-story windows are horizontally divided, one-over-one, double-hung sash. Although likely constructed c.1910, the facade and window date to c.1950. The two-story Dolan Building at 221-223 W. 3rd Street (HL06-670, c.1910) is clad in brick with decorative corbelling and medallions along the cornice. It has a replacement storefront with a canted corner entrance, fixed windows cased in metal, and a wide flat metal awning.

300 Block of W. 3rd Street

The north side of the 300 block of W. 3rd Street contains four buildings that represent modest examples of the commercial vernacular style, as well as an Art Deco theater. The one-story Overland National Bank Building at 304 W. 3rd Street (HL06-787, 1960) is clad in brick and pebble aggregate and features fixed multi-light windows cased in metal along the first story.⁵ A sawtooth clerestory caps the roof. The two-story Kaufmann Building at 312 W. 3rd Street (HL06-757, 1924) is clad in brick with decorative stone coping, medallions, name plate, and window surrounds along the upper story.⁶ The storefront has replacement fixed windows with a recessed offset

⁴ Robert Pore, "Hedde Building Full of Potential," *The Grand Island Independent*, April 20, 2011, http://www.theindependent.com/news/local/hedde-building-full-of-potential/article_b9a587be-13d4-555b-947e-d0d09eea2d1f.html.

⁵ City of Grand Island, "Grand Island Assessor Data," *City of Grand Island Geographical Information Map*, n.d., <https://grandislandne.map.beehere.net/>; *1961-1962 Directory of the City of Grand Island and Hall County, Nebraska* (Grand Island, Neb.: Augustine Company, 1961).

⁶ The Grand Island (Neb.) Independent, *150, A Commemoration of the Sesquicentennial of Hall County, Nebraska* (Grand Island, Neb.: Don Smith, Publisher, 2007), 110.

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entry, multi-light transoms, and a decorative full-length awning. The Grand Theater at 316 W. 3rd Street (HL06-145, 1937) was constructed in the Art Deco Style, is two stories in height, and features a tile facade with stylized geometric motifs and a recessed central entrance with ticket booth and marquee.⁷ The original neon sign projects from the upper story and rests on a second, double-sided, lighted marquee that acts as an awning over the entrance. The two-story building at 318 W. 3rd Street (HL06-788, c.1914) is clad in brick with a terra cotta cornice, coping, and medallions along the upper story. The storefront features a recessed central entry with fixed metal-cased windows. The two-story brick Martins Building at 322-324 W. 3rd Street (HL06-672, 1914) is immediately adjacent and has the same terra cotta coping, cornice, and medallions, which also wrap around the side elevation. The eastern portion of its storefront (322 W. 3rd Street) features replacement tiles and windows while the western portion (324 W. 3rd Street) displays fixed windows and a recessed offset entry; an original entrance with ornamental stone hood with the building name and construction date is located on the side elevation along N. Walnut Street.

The south side of the 300 block of W. 3rd Street contains six buildings that are modest examples of the commercial vernacular style. The two-story Cleary Building at 301 W. 3rd Street (HL06-804, 1896) has a reproduction façade of stucco pressed to resemble brick and features an elaborate cornice with brackets and pediments above the canted corner and side entrances; upper-story window surrounds feature brick arches and stone detailing. The storefront has fixed metal-cased windows and a recessed corner entry. The building is non-contributing to the district. A second two-story Cleary Building is next door at 305 W. 3rd Street (HL06-803, 1912) is clad in cream brick with a stepped stone parapet, name and date plate, and decorative brickwork that includes quoins and soldier course lintels. The first story features two replacement storefronts with fixed windows. The two-story building at 307-311 W. 3rd Street (HL06-802, c.1940) is clad in brick with evenly spaced, fixed, six-light windows along the upper story. The metal-cased fixed storefronts with brick facing feature recessed entrances and a flat metal awning. The two-story commercial building at 313 W. 3rd Street (HL06-801, c.1910) is clad in brick and displays decorative corbelling and hood molds with an arched pediment over the elongated upper-story window openings. The storefront has a recessed central entry with fixed metal-cased windows and a glass block transom. A two-story building at 315 W. 3rd Street (HL06-800, c.1910) has a stucco-clad upper story and storefront with recessed entry, fixed windows, and metal awning; it is noncontributing to the district because the stucco cladding obscures any original second-story features. The two-story building at 319-323 W. 3rd Street (HL06-799, c.1950) is clad in cream brick that is mostly solid along the upper story except for small fixed windows on the east side of the facade. The storefront, which wraps around the side elevation, consists of fixed windows cased in metal with a recessed central entry.

100 Block of W. 2nd Street

Two buildings front the north side of the 100 block of W. 2nd Street. A two-story brick building at 108-110 W. 2nd Street (HL06-823, c.1915), which was previously an automobile garage, features decorative brick patterns and corbelling along the upper story. The second story openings have been infilled with wood shingles but retain their original size and shape. The first story storefront has been altered with a stone façade, but still retains its original garage opening. The two-story brick commercial vernacular building at 112 W. 2nd Street (HL06-824, c.1915) displays bands of corbelled brick just below the cornice. Recent alterations to the façade include the replacement

⁷ John Sorenson, *Our Show Houses, A History of Movie Theaters in Grand Island, Nebraska* (Grand Island, Neb.: The Hall County Historical Society Press, 1990), 1.

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of the glass storefront, recessed entryway, and second story windows with expanded openings render it noncontributing to the district.

Two separate storefronts access a single building along the south side of the 100 block of W. 2nd Street, neither of which are contributing to the district. A one-story commercial building at 113 W. 2nd Street (HL06-822, c.1950) features a flagstone facade; an angled, recessed entry; and storefront windows with aluminum casing. The adjacent one-story commercial building at 115 W. 2nd Street (HL06-019, c.1950) also displays a flagstone facade with angled, recessed entry; however, it appears the original windows were replaced with a ribbon window with infill stone below.

200 Block of W. 2nd Street

The north side of the 200 block of W. 2nd Street has four commercial buildings that represent simple examples of the commercial vernacular style. The modest one-story building at 206 W. 2nd Street (HL06-828) is clad in glazed tile, has a central entrance flanked by fixed windows, and a modern awning. The two-story building at 210-212 W. 2nd Street (HL06-829, c.1915) is clad in brick and features bands of decorative brickwork above the first- and second-story windows. Second-story fenestration includes three, paired, one-over-one, double-hung windows with multi-light transoms that rest on concrete sills that appear to be original. A two-story building at 216 W. 2nd Street (HL06-830, c.1915) has brick cladding and a replacement, stucco-clad storefront with metal-cased window. The second-story windows are four pairs of original, one-over-one, double-hung sash with transoms and decorative terra cotta hoods and medallions. The two-story brick building at 218 W. 2nd Street (HL06-831, c.1950) is clad in rusticated brick and features a recessed, glazed mid-century storefront set in metal along with a flat, metal awning. Second-story fenestration consists of horizontally divided, two-over-two windows. The one-story brick commercial building at 224 W. 2nd Street (HL06-832, c.1950) features a prominent canted corner entrance, storefronts at 222 and 220 W. 2nd Street, and a storefront at 205 N. Wheeler Street. The facade features Roman brick veneer, an awning that wraps around the primary elevations, and geometric design in the parapet.

The south side of the 200 block of W. 2nd Street features three buildings. The two-story, cream brick-clad Grand Island U.S. Post Office and Courthouse at 203 W. 2nd Street (HL06-018, 1910) was designed by architect James Knox Taylor. It was constructed in two stages: the five-bay eastern portion, which features Neo-Classical Revival-style arches, decorative brickwork, pilasters, and a dentilled cornice, was completed from 1908 to 1910, while the more simplified four-bay western segment with concrete coping and modest window surrounds was built between 1933 and 1935.⁸ The building was individually listed in the National Register in 2006. The three-story, brick-constructed Wallich Building, at 217-219 W. 2nd Street (HL06-825, 1890) features a recessed, replacement storefront with aluminum-cased windows. The storefront has been altered and the façade has been covered with replacement tile cladding which is currently being covered by the owner with a concrete coating; the building is noncontributing to the district. The three-story A.O.U.W. Building (Pathfinder Building) at 223 W. 2nd Street (HL06-826, 1890) is clad in cream and painted brick and features cast-iron pilasters along the replaced storefront facade. It housed the fraternal organization, the Ancient Order of United Workmen, with a small social hall on the upper level that hosted dances and other events. An insurance agency, Pathfinder, occupied the building in 1934. The building retains its original windows on the second and third levels, although many are currently obscured by

⁸ National Register of Historic Places, Grand Island United States Post Office and Courthouse, Grand Island, Hall County, Nebraska, National Register #06000044, 7-1, 7-2.

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aluminum storms and paneling. Located within this building is also storefronts listed as 115, 117, and 119 N. Wheeler Avenue.⁹

300 Block of W. 2nd Street

The south side of the 300 block of W. 2nd Street contains six buildings. Five are modest examples of the commercial vernacular style and one is the Neo-Classical Revival-style library. The three-story brick commercial building at 301 W. 2nd Street (HL06-833, c.1920) features a recessed storefront entry, large storefront windows, and decorative details including brick pilasters and small concrete panels. A two-story brick commercial building at 309-311 W. 2nd Street (HL06-834, c.1920) displays a stucco-clad facade and houses the Grand Island Chamber of Commerce. It is noncontributing to the district due to significant alterations including the stucco, which has covered any original window openings, and a replacement entry and storefront windows on the first story. A one-story commercial building at 313 W. 2nd Street (HL06-835, c.1925) features decorative brickwork above a replaced storefront with metal-cased windows and entry with transom. The one-story brick commercial building at 315 W. 2nd Street (HL06-836, c.1925) has a central glass entry door flanked by large windows on either side; a tall, modern, metal awning is mounted above the entry. A two-story brick commercial building at 317 W. 2nd Street (HL06-678, c.1925) features decorative second-story brickwork and a grouping of four, one-over-one, double-hung windows; the first story has a replacement downsized storefront window and mid-century brick facade. The Grand Island Carnegie Library at 321 W. 2nd Street (HL06-002, 1905) is one story with a raised basement and is clad in cream brick. Designed by Tyler & Son Architects of Lincoln and constructed in the Neo-Classical Revival style, it displays a full-height entry portico supported by Ionic columns and capped with a dentilled pediment, as well as belt courses along the raised basement, ornamental window hoods with brick surrounds and pilasters, and decorative cresting along the roofline. It is one of the few buildings in the district set back from the sidewalk and was individually listed in the National Register in 1975.¹⁰

200 Block of N. Sycamore Street

One building fronts the east side of the 200 block of N. Sycamore Street. The one-story Balz Banquet and Reception Hall at 211 N. Sycamore Street (HL06-765, 1981) was originally built for the Fraternal Order of Eagles, Aerie 378.¹¹ It features brick veneer, recessed glass entry doors flanked by windows fronting N. Sycamore Street, and a canted corner with an integrated planter and signage. The north elevation includes rectangular windows. Due to its 1981 construction date, it is noncontributing to the district.

200 Block of N. Pine Street

One building fronts the west side of the 200 block of N. Pine Street. The three-story Old City Hall at 208 N. Pine Street (HL06-012, 1939) was designed by Gordon Shattuck, a local architect.¹² The Art Deco building features stone veneer and ribbon windows on the first story. The central entrance on N. Pine Street includes a recessed door with a stone surround, the words "City Hall," and a medallion with the city seal above the door. The upper

⁹ Tom Anderson, "Adjoining Buildings Have Survived a Century of Business and Cultural Activities," *Prairie Pioneer Press* 24, no. 11 (n.d.): 1.

¹⁰ National Register of Historic Places, Carnegie Library, Hall County, Nebraska, National Register # 75001094.

¹¹ "For Sale: Eagles Building," *The Grand Island Independent*, August 2, 2002, sec. B.

¹² City of Grand Island, *The New City Hall, Grand Island, Nebraska* (Grand Island, Neb.: City of Grand Island, 1940).

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stories are faced with glazed brick and feature terra cotta window surrounds and a cornice with scalloped and triangular details.

300 Block of N. Pine Street

One building fronts the east side of the 300 block of N. Pine Street. The two-story brick commercial building at 309 N. Pine Street (HL06-772, c.1910) has three storefronts: two are enclosed and the central storefront has an altered entry. The facade features brick pilasters, coursework, and corbelling.

Three buildings front the west side of the 300 block of N. Pine Street. The two-story brick commercial building at 320-324 N. Pine Street (HL06-773, c.1910) features two storefronts clad in modern tile. The second story features boarded-over window openings and brick corbelling at the cornice. A sign is suspended from the corner. The two-story brick Michelson/Strand Theatre at 316 N. Pine Street (HL06-154, 1908) includes central double entry doors flanked by fixed plate windows. The second story features brick pilasters and brick corbelling, and an arched pediment. Windows are enclosed with shutters and feature balconettes. It served as a theater from its construction until 1927, when it closed and was repurposed for commercial use. It no longer has a marquee. The one-story brick commercial building at 314 N. Pine Street (HL06-774, c.1910) features a single storefront with a glass block door surround and permastone veneer, which were likely added during the period of significance.

100 Block of N. Locust Street

Two buildings front the east side of the 100 block of N. Locust Street. The ten-story Hotel Yancey at 123 N. Locust Street (HL06-014, 1917-1923) was designed by Francis W. Fitzpatrick, the head architect of the Bankers Realty Investment Company of Omaha.¹³ It has a brick veneer with limestone and terra cotta detailing. Entrances front both N. Locust Street and W. 2nd Street. The Hotel Yancey is a representative example of the Renaissance Revival architectural style, characterized by distinct horizontal building divisions, exterior ornamentation that varies by floor, and the combination of rectangular and arched openings on the facade. It was individually listed in the National Register in 1984. The one-story brick commercial building at 113-115 N. Locust Street (HL06-814, c.1910) was built c.1910 but has a c.2000 facade clad in stone panels with a single off-center storefront. Due to the facade alteration, it is noncontributing to the district.

200 Block of N. Locust Street

Two buildings front the east side of the 200 block of N. Locust Street. The seven-story brick Masonic Temple at 217 N. Locust Street (HL06-017, 1925) features a temple-front commercial block design with multiple storefronts. Decorative details in simplified Moorish designs are achieved with blue and white terra cotta, stone, and concrete, and include Masonic symbols, window arches, curved columns, balconettes, and a cornice with the name "Masonic Temple" and the years 1870 and 1925. These correspond to the years the lodge was established and the year the building was constructed, respectfully. Windows have been replaced on the facade and side elevations, but the openings remain original. The Italianate style, three-story brick Bartenbach Opera House at 209 N. Locust Street (HL06-153, 1883) was designed by C.C. Rittenhouse of Hastings, Nebraska, and built by local contractor Charles Guenther.¹⁴ It features multiple storefronts along N. Locust Street, delineated by stone

¹³ National Register of Historic Places, Hotel Yancey, Grand Island, Hall County, Nebraska, National Register #84000504.

¹⁴ "Bartenbach Opera House" (n.p., n.d.), located in vertical files at Stuhr Museum of the Prairie Pioneer, Grand Island, Neb.

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pilasters. A belt course with dentils separates the first and second stories. Third-story window openings have been downsized or bricked in and contain replica hoods. The name plate, centrally located on the facade, is capped by a decorative pediment with the construction date and a neon sign reading "Bartenbach" projects from the facade.

Three buildings front the west side of the 200 block of N. Locust Street. The two-story brick G-W Building at 208 N. Locust Street (HL06-821, 1917) has a storefront clad in concrete veneer. The second story has brick veneer and simple corbelling capped by the name and date plates. The exposed side elevation also has concrete veneer. The one-story noncontributing commercial building at 204 N. Locust Street (HL06-820, c.1910) features an altered storefront with replacement siding. The two-story brick commercial building at 202 N. Locust Street (HL06-827, 1907) has a prominent corner storefront that has been partially enclosed. The second story features rectangular and arched window openings with keystones, a projecting cornice with dentils, and a crenelated parapet. The construction date is included in two decorative circles on the side elevation.

300 Block of N. Locust Street

Two buildings front the east side of the 300 block of N. Locust Street, and a parking lot occupies the remainder of the block. The two-story brick commercial building at 313-315 N. Locust Street (HL06-782, c.1910) has multiple storefronts clad in tile veneer. A modern pent awning supported by columns extends across the sidewalk. The second story features brick corbelling and stone details. It retains its rectangular window openings with brick quoins, though they are boarded over. The north elevation features a non-historic-age mural. The two-story brick commercial building at 307 N. Locust Street (HL06-781, 1886) has a mid-century storefront. The second story features decorative window hoods and an ornate cornice with a date plate.

100 Block of N. Wheeler Avenue

A one-story, block addition (HL06-837, 1956) to the rear of the A.O.U.W./Pathfinder Building is at 115 N. Wheeler Avenue. The building retains its original Roman brick façade and glass storefront with an empty plywood signboard attached along the roofline.

One building fronts the west side of the 100 block of N. Wheeler Avenue. The other buildings on the block are outside the district boundaries. The two-story brick Neo-Classical Revival Knickrehm Building at 112 N. Wheeler Avenue (HL06-689, 1929) features two storefronts clad in mosaic tile with glass transoms. The second story includes paired windows with transoms, patterned brick panels, a simple cornice, the "KNICKREHM" name plate, and the 1929 date plate.

200 Block of N. Wheeler Avenue

Two buildings front the east side of the 200 block of N. Wheeler Avenue. The two-story brick Schumacher Building at 211 N. Wheeler Avenue (HL06-817, 1916) has storefront windows surrounded by tile veneer and infilled panels above the awning. The second story features glazed white brick, rectangular window openings, brick soldier courses and corbelling, and stone accents, including the name and date plates. The two-story brick commercial building at 209 N. Wheeler Avenue (HL06-818, c.1910) has multiple storefronts and a central entry with the same tile veneer, awning, and infill panel as the adjacent Schumacher Building. The second story features rectangular window openings with corbelling above the windows and at the cornice.

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Two buildings front the west side of the 200 block of N. Wheeler Avenue. The two-story brick Unity Hall at 210-212 N. Wheeler Avenue (HL06-815, c.1910) has two storefronts clad in brick veneer. Transoms top the display windows and an ocular window is located above the central entry. The second story features brick embellishments below the parapet, as well as rectangular window openings with downsized windows. A sign reading "Unity Hall" is suspended from the second story. The two-story brick commercial building at 206-208 N. Wheeler Avenue (HL06-816, c.1910) has a modern storefront with an off-center entry. The second story features arched window openings with stone hoods and brick corbelling.





200 Block of N. Walnut Street

One building fronts the west side of the 200 block of N. Walnut Street. The two-story, brick, Neo-Classical Revival Grand Island Federation of Labor Temple at 210 N. Walnut Street (HL06-684, 1911) features an off-center entrance with an elaborate door surround, decorative window hoods, and a cornice with dentils. The windows are recent replacements, though the openings are original. A historic-age sign with the building name projects over the sidewalk.

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Table 1 below provides photographs, site numbers, names, addresses, construction dates, and district status of each property. The properties are arranged alphabetically by street name, and then numerically.

Table 1. Grand Island Downtown Historic District, Resource Inventory					
PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-764	CRANE COMPANY BUILDING	115 E. SOUTH FRONT STREET	1928	CONTRIBUTING
	HL06-138	JAMIESON HOTEL	123 E. SOUTH FRONT STREET	1886	CONTRIBUTING
	HL06-135	GRAND ARMY OF THE REPUBLIC BUILDING	215 E. 3 RD STREET	1886	CONTRIBUTING
	HL06-766	UNION BLOCK	120-122 E. 3 RD STREET	1886	CONTRIBUTING

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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-767	COMMERCIAL BUILDING	116 E. 3 RD STREET	c.1940	CONTRIBUTING
	HL06-768	COMMERCIAL BUILDING	112-114 E. 3 RD STREET	c.1940	NONCONTRIBUTING
	HL06-769	COMMERCIAL BUILDING	110 E. 3 RD STREET	c.1910	CONTRIBUTING
	HL06-770	KALLOS BUILDING	106 E. 3 RD STREET	1886, c.1910	CONTRIBUTING
	HL06-667	CONEY ISLAND LUNCH ROOM	104 E. 3 RD STREET	1947	CONTRIBUTING






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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-771	COMMERCIAL BUILDING	102 E. 3 RD STREET	1886	NONCONTRIBUTING
	HL06-775	MICHELSON BUILDING	102 W. 3 RD STREET	1887	CONTRIBUTING
	HL06-776	COMMERCIAL BUILDING	104 W. 3 RD STREET	1887	CONTRIBUTING
	HL06-777	COMMERCIAL BUILDING	110 W. 3 RD STREET	1887	NONCONTRIBUTING
	HL06-778	JONES BUILDING	112-114 W. 3 RD STREET	1926	CONTRIBUTING

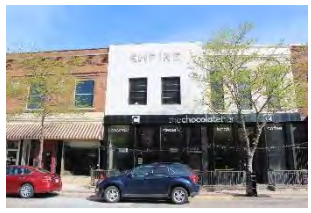



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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-779	COMMERCIAL BUILDING	116-118 W. 3 RD STREET	c.1885/c.1895	CONTRIBUTING
	HL06-780	COMMERCIAL BUILDING	120-124 W. 3 RD STREET	c.1900	CONTRIBUTING
	HL06-015	WOLBACH BLOCK	101-111 W. 3 RD STREET	c.1915	CONTRIBUTING
	HL06-813	COMMERCIAL BUILDING	113 W. 3 RD STREET	c.1915	NONCONTRIBUTING






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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-668	ROESER BUILDING	115 W. 3 RD STREET	1926	CONTRIBUTING
	HL06-812	COMMERCIAL BUILDING	119-121 W. 3 RD STREET	c.1870	CONTRIBUTING
	HL06-811	REXALL BUILDING	123 W. 3 RD STREET	c.1885	CONTRIBUTING
	HL06-016	FIRST NATIONAL BANK	202 W. 3 RD STREET	1926	CONTRIBUTING
	HL06-669	COMMERCIAL BUILDING	208-212 W. 3 RD STREET	c.1925	CONTRIBUTING






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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-783	COMMERCIAL BUILDING	216-218 W. 3 RD STREET	c.1910	NONCONTRIBUTING
	HL06-784	CONNOR BUILDING	220-222 W. 3 RD STREET	1914	CONTRIBUTING
	HL06-785	F. ROTH BUILDING/ HARMONY BUILDING	224 W. 3 RD STREET	1915	CONTRIBUTING
	HL06-786	PARK	N. WHEELER AVENUE BETWEEN W. 3 RD STREET and ALLEY	c.1990	NONCONTRIBUTING
	HL06-763	HEDDE BUILDING	201-205 W. 3 RD STREET	1886	CONTRIBUTING

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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-810	COMMERCIAL BUILDING	207 W. 3 RD STREET	c.1915	CONTRIBUTING
	HL06-809	COMMERCIAL BUILDING	209 W. 3 RD STREET	c.1910	CONTRIBUTING
	HL06-808	COMMERCIAL BUILDING	211 W. 3 RD STREET	c.1920	NONCONTRIBUTING
	HL06-807	COMMERCIAL BUILDING	213 W. 3 RD STREET	c.1920	NONCONTRIBUTING

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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-806	COMMERCIAL BUILDING	215 W. 3 RD STREET	c.1910	NONCONTRIBUTING
	HL06-805	COMMERCIAL BUILDING	217 W. 3 RD STREET	c.1910	CONTRIBUTING
	HL06-670	DOLAN BUILDING	221-223 W. 3 RD STREET	c.1910	CONTRIBUTING
	HL06-787	OVERLAND NATIONAL BANK BUILDING	304 W. 3 RD STREET	1960	CONTRIBUTING






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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-757	KAUFMANN BUILDING	312 W. 3 RD STREET	1924	CONTRIBUTING
	HL06-145	GRAND THEATER	316 W. 3 RD STREET	1937	CONTRIBUTING
	HL06-788	COMMERCIAL BUILDING	318 W. 3 RD STREET	c.1914	CONTRIBUTING
	HL06-672	MARTINS BUILDING	322-324 W. 3 RD STREET	1914	CONTRIBUTING
	HL06-804	CLEARY BUILDING	301 W. 3 RD STREET	1896	NONCONTRIBUTING

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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-803	CLEARY BUILDING	305 W. 3 RD STREET	1912	CONTRIBUTING
	HL06-802	COMMERCIAL BUILDING	307-311 W. 3 RD STREET	c.1940	CONTRIBUTING
	HL06-801	COMMERCIAL BUILDING	313 W. 3 RD STREET	c.1910	CONTRIBUTING
	HL06-800	COMMERCIAL BUILDING	315 W. 3 RD STREET	c.1910	NONCONTRIBUTING
	HL06-799	COMMERCIAL BUILDING	319-323 W. 3 RD STREET	c.1950	CONTRIBUTING

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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-823	AUTOMOBILE GARAGE	108-110 W. 2 ND STREET	1909-1915	CONTRIBUTING
	HL06-824	FRALICK'S FURNITURE and BACHELOR HOTEL	112 W. 2 ND STREET	1909-1913	NONCONTRIBUTING
	HL06-822	COMMERCIAL BUILDING	113 W. 2 ND STREET	c.1950	NONCONTRIBUTING
	HL06-819	COMMERCIAL BUILDING	115 W. 2 ND STREET	c.1950	NONCONTRIBUTING
	HL06-828	COMMERCIAL BUILDING	206 W. 2 ND STREET	c.1940	CONTRIBUTING






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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-829	HARDWARE STORE	210-212 W. 2 ND STREET	c.1915	CONTRIBUTING
	HL06-830	MAJESTIC THEATRE	216 W. 2 ND STREET	1914-1915	CONTRIBUTING
	HL06-831	COMMERCIAL BUILDING	218 W. 2 ND STREET	c.1950	CONTRIBUTING
	HL06-832	COMMERCIAL BUILDING	220-224 W. 2 ND STREET (205 N. WHEELER AVENUE)	c.1950	CONTRIBUTING
	HL06-018	GRAND ISLAND U.S. POST OFFICE and COURTHOUSE	203 W. 2 ND STREET	1910	INDIVIDUALLY LISTED






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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-825	WALLICH BUILDING	217-219 W. 2 ND STREET	1890	NONCONTRIBUTING
	HL06-826	ANCIENT ORDER OF UNITED WORKMEN/PATHFINDER BUILDING	223 W. 2 ND STREET	1890	CONTRIBUTING
	HL06-833	COMMERCIAL BUILDING	301 W. 2 ND STREET	c.1920	CONTRIBUTING
	HL06-834	COMMERCIAL BUILDING	309-311 W. 2 ND STREET	c.1920	NONCONTRIBUTING
	HL06-835	COMMERCIAL BUILDING	313 W. 2 ND STREET	c.1925	CONTRIBUTING






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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-836	COMMERCIAL BUILDING	315 W. 2 ND STREET	c.1925	CONTRIBUTING
	HL06-678	COMMERCIAL BUILDING	317 W. 2 ND STREET	c.1925	CONTRIBUTING
	HL06-002	GRAND ISLAND CARNEGIE LIBRARY	321 W. 2 ND STREET	1905	INDIVIDUALLY LISTED
	HL06-765	BATZ BANQUET AND RECEPTION HALL	211 N. SYCAMORE STREET and 215 E. 3 RD STREET	1981	NONCONTRIBUTING
	HL06-012	OLD CITY HALL	208 N. PINE STREET	1939	CONTRIBUTING

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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-772	UPPERMAN AND LESIER AGRICULTURE IMPLEMENT STORE	309 N. PINE STREET	1901-1911	CONTRIBUTING
	HL06-773	COMMERCIAL BUILDING	320-324 N. PINE STREET	1905-1909	CONTRIBUTING
	HL06-154	MICHELSON/STRAND THEATRE	316 N. PINE STREET	1908	CONTRIBUTING
	HL06-774	COMMERCIAL BUILDING	314 N. PINE STREET	c.1910	CONTRIBUTING

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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-014	HOTEL YANCEY	123 N. LOCUST STREET	1917-1923	INDIVIDUALLY LISTED
	HL06-814	COMMERCIAL BUILDING	113-115 N. LOCUST STREET	c.1910/c.2000	NONCONTRIBUTING
	HL06-017	MASONIC TEMPLE	217 N. LOCUST STREET	1925	CONTRIBUTING
	HL06-153	BARTENBACH OPERA HOUSE	209 N. LOCUST STREET and 118 W. 2 ND STREET	1883	CONTRIBUTING

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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-821	G-W BUILDING	208 N. LOCUST STREET	1917	CONTRIBUTING
	HL06-820	COMMERCIAL BUILDING	204 N. LOCUST STREET	c.1910	NONCONTRIBUTING
	HL06-827	COMMERCIAL BUILDING	202 N. LOCUST STREET	1907	CONTRIBUTING
	HL06-782	COMMERCIAL BUILDING	313-315 N. LOCUST STREET	1905-1909	CONTRIBUTING
	HL06-781	COMMERCIAL BUILDING	307 N. LOCUST STREET	1886	CONTRIBUTING






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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-837	COMMERCIAL BUILDING	113 N. WHEELER AVENEUE	1956	CONTRIBUTING
	HL06-689	KNICKREHM BUILDING	112 N. WHEELER AVENUE	1929	CONTRIBUTING
	HL06-817	SCHUMACHER BUILDING	211 N. WHEELER AVENUE	1916	CONTRIBUTING
	HL06-818	COMMERCIAL BUILDING	209 N. WHEELER AVENUE	1905-1909	CONTRIBUTING
	HL06-815	UNITY HALL	210-212 N. WHEELER AVENUE	1905-1915	CONTRIBUTING

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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-816	COMMERCIAL BUILDING	206-208 N. WHEELER AVENUE	1909-1915	CONTRIBUTING
	HL06-684	GRAND ISLAND FEDERATION OF LABOR TEMPLE	210 N. WALNUT STREET	1911	CONTRIBUTING

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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.
A reconstructed building, object, or structure.
- E** A commemorative property.
- F** A commemorative property.
- G** Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMERCE

ARCHITECTURE

Period of Significance

c.1870-1960

Significant Dates

1913 – Lincoln Highway

Significant Person

(Complete if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Grand Island Downtown Historic District

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Grand Island Downtown Historic District is locally significant under *Criterion A: Commerce* for its association with commercial development in Grand Island. The period of significance begins with the construction of the earliest extant building in c.1870 and ends in 1960 with the construction of the most recent contributing building.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Grand Island Downtown Historic District is locally significant under *Criterion A: Commerce* for its association with commercial development in Grand Island. The district consists of an irregularly shaped seven block area on the original plat of Grand Island that became a commercial center in the city. Since it was established, the district has remained a core of commercial activities in Grand Island. The district contains an intact collection of late-nineteenth- and early-to-mid-twentieth-century commercial and public buildings that reflect nine decades of commercial development in Grand Island. The district's period of significance begins with the construction of the earliest extant commercial building in c.1870 and ends in 1960 with the construction of the most recent contributing building. A significant date within the district's history is the institution of the Lincoln Highway route in 1913, signaling the important role of commercial development derived from transportation.

The district exhibits visual continuity of form, scale, and functions, and retains sufficient historic integrity to convey its association with commercial development in Grand Island. As such, the Grand Island Historic District is eligible locally under *Criterion A: Commerce*. The district contains 82 buildings, 64 of which are contributing to the district and 18 of which are noncontributing, and one noncontributing site.

Criterion A: Commerce

Early settlement

The establishment and growth of Grand Island's downtown commercial district was influenced by local factors and national trends. Grand Island is located north of the Platte River in the south-central portion of Nebraska. During the mid-nineteenth century the Platte River Road was a major overland route traversed by wagon trains and gold seekers. In 1857 a settlement supported by the banking house of Chubb Brothers and Barrows was established along this route near a large island in the Platte River, named "La Grand Isle" by French trappers.¹⁵ Consisting of 35 German immigrants from Davenport, Iowa, the settlement benefitted from proximity to the Platte River Road, which promoted early growth. In 1860 a stagecoach carrying people and provisions passed through three times per week, and by 1864 it passed daily.¹⁶

In 1866 the first transcontinental railroad, the Union Pacific, was laid north of the Platte River, and a hub was planned just north of the initial Grand Island settlement. Surveyors platted streets that ran parallel and

¹⁵ "The Great Platte River Road," *Nebraska State Historic Society*, 1998, <http://www.nebraskahistory.org/books/mattes.htm>.

¹⁶ U.S. West Research, Inc., *Nebraska Historic Buildings Survey Reconnaissance Survey Final Report of Hall County, Nebraska* (Prepared for the Nebraska State Historical Society, State Historic Preservation Office, July 1995), 31, http://www.nebraskahistory.org/histpres/reports/hall_county.pdf.

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perpendicular to the tracks and many of the original settlers relocated to the new site along the rail line, then known as Grand Island Station (see Figure 1). A post office was established and a train station constructed the first year, and soon the community had several stores, a flour mill, and hotel.¹⁷ The city was incorporated under the name Grand Island in 1872.¹⁸ Grand Island is the seat of Hall County, and a brick courthouse at 1st and Locust Streets (outside the historic district) was completed in 1873.¹⁹ The cornerstone for a new city hall was laid at 2nd and Pine Streets (within the historic district) in 1889.²⁰

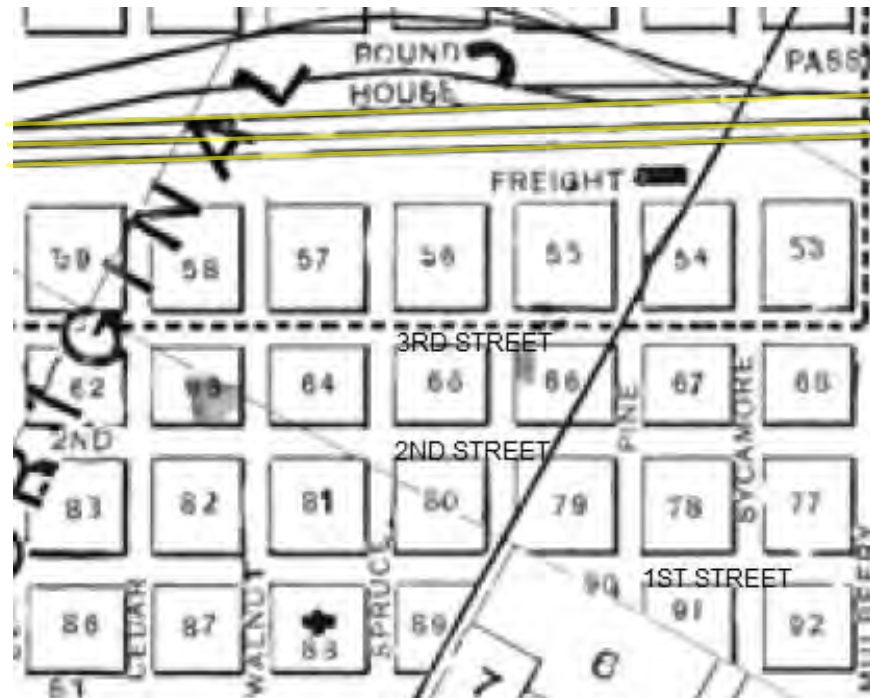


Figure 1. Detail of 1888 map of Grand Island showing the railroad highlighted in yellow north of the commercial downtown.²¹

The railroad, which is located north of the historic district, influenced Grand Island's growth and development in the late nineteenth century. By 1870 it was a major railroad stop and market center, which helped the community recover from agricultural stagnation in the early 1870s, and the railroad contributed to growth that took off after 1879. By 1880 Grand Island was a prominent railroad center in the state, further cemented by the St. Joseph and Grand Island and Chicago, Burlington and Quincy Railroads adding rail lines into Grand Island in the early 1880s.

¹⁷ A. F. Buechler, Dale P. Stough, and R. J. Barr, *History of Hall County, Nebraska* (Lincoln, Neb.: Western Publishing and Engraving Company, 1920), 101.

¹⁸ "The Pioneer Spirit," *City of Grand Island*, n.d., <http://www.grand-island.com/about-grand-island/the-pioneer-spirit>.

¹⁹ *Biographical and Historical Memoirs of Adams, Clay, Hall and Hamilton Counties, Nebraska* (Chicago: The Goodspeed Publishing Co., 1890), 574. The Hall County Courthouse is individually listed in the National Register

²⁰ The Grand Island (Neb.) Independent, 150, *A Commemoration of the Sesquicentennial of Hall County, Nebraska*, 80.

²¹ "Map of Grand Island, Hall County, Nebraska" (Lincoln, Neb.: Bush Printing House, 1888).

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By the late 1880s Union Pacific located railroad shops in the city (north of the historic district), and the railroad was the major employer in Grand Island.²²

Early commercial development

Initial growth within Grand Island occurred equally on both sides of the rail line and, to a large extent, businesses were oriented towards the tracks. Lumberyards, liverys, warehouses, and hotels lined the south side of the tracks, while other industries developed largely on the north side. In the 1860s and 1870s commercial interests centered on Front Street (east and west) and Pine Street (north and south). Development along 3rd Street began in 1870 with the construction of several buildings at its intersection with Pine Street. Early buildings in the historic district were predominantly frame, although some were brick, and were generally one to two stories tall, with commercial space on the first story and living space above. The oldest extant building within the district, a two-story brick commercial building at 119-121 W. 3rd Street (HL06-812), was constructed in c.1870.²³ Several banks were founded in Grand Island during this period, which established it as a center of finance. Between 1871 and 1891 six financial institutions were located on or near 3rd Street, including: the State Central Bank, established in 1871, the Grand Island Banking Company and a private bank, established in 1880; the First National Bank of Grand Island and the Grand Island Building and Loan, organized in 1882; and the American National Bank, constructed in 1891. Weathering the economic depression that marked the decade, Grand Island's population grew from 1,057 residents in 1870 to over 3,000 residents in 1880.

By the mid-1880s the commercial district expanded south to 2nd Street, which was fronted with a mix of businesses and dwellings. Businesses within the district included grocery stores, bakeries, meat markets, drug stores, barber shops, clothing and sundry stores, saloons, and social halls. As Grand Island prospered, early frame buildings within the historic district began to be replaced with brick structures. Notable buildings of this era include the GAR Building at 213 E. 3rd Street (HL06-135) and the Bartenbach Opera House at 209 N. Locust Street (HL06-153). Constructed in 1886, the GAR building is a Neo-Classical-style commercial building that served as a social hall for the fraternal organization of veterans of the Union armed forces. Completed in 1883, the Bartenbach Opera House is a handsome brick Italianate-style building that was financed by German immigrant and successful merchant George Bartenbach (see Figure 2). The opera house provided retail space at street level and could seat nearly 1,000 in the space above. The building offered performances and events between 1883 and 1921.²⁴

²² *Biographical and Historical Memoirs of Adams, Clay, Hall and Hamilton Counties, Nebraska*, 573 and 585.

²³ City of Grand Island, "Grand Island Assessor Data."

²⁴ The Grand Island (Neb.) Independent, 150, *A Commemoration of the Sesquicentennial of Hall County, Nebraska*, 89.

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Figure 2. *The Bartenbach Opera House, c.1885.*²⁵

In the 1890s commercial development extended south to W. 2nd Street. At the corner of W. 2nd and N. Wheeler Avenue, the Ancient Order of United Workmen (AOUW) built a three-story brick Beaux Arts-style building (HL06-826) in 1890. Other prominent buildings constructed in this era include the Cleary Building at 301 W. 3rd Street (HL06-804) in 1896.²⁶

The city enjoyed modern utility services prior to the turn of the century, including electric street lights as early as 1883. A wood water line was installed down 3rd Street by Union Pacific in 1879, and by 1886 the city assumed water service. Additionally, an intercity rail line was in operation by 1887 (see Figure 3). The horse drawn street trolley initially served the commercial district along W. 3rd Street to the Burlington and Missouri Railroad depot. Later expansions provided service north, south, and west of downtown.²⁷

²⁵ The Grand Island (Neb.) Independent, 150, *A Commemoration of the Sesquicentennial of Hall County, Nebraska*, 89.

²⁶ City of Grand Island, "Grand Island Assessor Data."

²⁷ "The Pioneer Spirit."

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Figure 3. 1890 image of W. 3rd Street facing west, with a trolley in the foreground. Note the prominent clock tower (nonextant) on the Michaelson Building at right.²⁸

Early twentieth century development

Prosperity in the first two decades of the twentieth century led to a construction boom in Grand Island's commercial district. Of the extant buildings in the historic district, more than 40 were constructed between 1900 and 1920. By 1915 the character of the historic district had changed as most frame buildings were replaced with brick or stone, resulting in a consistent appearance. Extant buildings within the historic district from this period represent the Neo-Classical Revival, Beaux Arts, and commercial vernacular styles. In the northern part of the historic district, businesses lined Front Street and were oriented toward the railroad. The stretch between N. Wheeler Avenue and N. Sycamore Street contained four hotels or rooming houses and several restaurants, saloons, and other retail establishments. Along W. 3rd Street specialty stores began to give way to larger variety stores and department stores. The Kaufmann five-and-dime store, which opened at 312 W. 3rd Street (HL06-757) in 1924, is an example of a variety store that became a Grand Island institution (see Figure 4).²⁹

²⁸ Stuhr Museum of the Prairie Pioneer, *Images of America, Grand Island and Hall County*, 9.

²⁹ The Grand Island (Neb.) Independent, 150, *A Commemoration of the Sesquicentennial of Hall County, Nebraska*, 110.

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Figure 4. c.1915 photograph of the Kaufmann building at 312 W. 3rd Street.³⁰

In addition to commercial buildings, this period saw new public-use buildings as well, including a public library and post office. Founded in 1884, the library had moved from place to place until room was found in the City Hall. In 1902 the Library Board accepted financial support from Andrew Carnegie for a new building. The architectural firm Tyler & Son of Lincoln, Nebraska, designed the Neo-Classical Revival-style library (see Figure 5). The groundbreaking in 1903 was a prestigious event in the commercial district, with President Theodore Roosevelt attending. Local contractors Henry Faldorf and Otto Kirschke completed the building at 321 W. 2nd Street (HL06-002) in 1905.

³⁰ The Grand Island (Neb.) Independent, 150, *A Commemoration of the Sesquicentennial of Hall County, Nebraska*, 110.

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Figure 5. c.1908 image of the Grand Island Public Library.³¹

The Grand Island U.S. Post Office and Courthouse (HL06-018) was designed in 1908 by James Knox Taylor, the Supervising Architect of the Treasury. The Neo-Classical Revival-style building was completed in 1910 and featured postal facilities on the first story. The second story housed a district courtroom and associated court offices. In 1935 a two-story addition was constructed on the west elevation, which housed Works Progress Administration offices. The building served as a post office until 1968, when a new facility (outside the district) was constructed in Grand Island.³²

The development of the first transcontinental highway, the Lincoln Highway (present-day US 30), through Grand Island in the mid-1910s resulted in the addition of auto-related buildings and a greater volume of tourists traveling through town, which increased commercial development. Construction of segments of the highway began in 1913, and it was completed in 1916. The original alignment of the east-west route followed W. 2nd Street along the southern boundary of the historic district. Liveries and harness shops on W. 3rd Street gave way to commercial development (see Figure 6), and auto garages were located at 108-110 W. 2nd Street (HL06-823) and 112-114 S. Pine Street (just outside the district boundary) by 1915.³³ By the mid-1920s named highways reached the height of their popularity, and the Lincoln Highway was known as “the gateway to the west,” which brought

³¹ Lori Sailors, “Throwback Thursday: Grand Island Carnegie Library, circa 1900-1920,” *NCompass Blog, Nebraska Library Commission*, July 4, 2014, <http://nlcblogs.nebraska.gov/nlcblog/2014/07/24/throwback-thursday-grand-island-carnegie-library-circa-1900-1920/>.

³² National Register of Historic Places, Grand Island United States Post Office and Courthouse, Grand Island, Hall County, Nebraska, Section 8, 1-2.

³³ Sanborn Map Company, “Grand Island, Hall County, Nebraska,” 1:600 (New York: Sanborn Map Company, 1915).

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motor tourists and increased business traffic through the commercial district. In 1926 the highway became US 30 as part of the new unified national numbered highway system.³⁴



Figure 6. A 1915 celebration in Grand Island highlights 3^d Street facing west, and the Michelson Building on the corner.³⁵

In the 1920s the construction of three tall buildings in Grand Island changed the city's skyline: the Hotel Yancey, First National Bank Building, and Masonic Temple. Hotels were prevalent in the historic district, and in 1920 Grand Island had seven, although none were very large. During this era, business was largely accomplished through travelling salesmen who serviced an established route, which drove the need for accommodations downtown. To meet the need, the North American Hotel Company built the Hotel Yancey as part of its Midwest chain (see Figure 7, HL06-014). The building was designed by Francis W. Fitzpatrick, who was principal architect for Omaha's Bankers Realtor Investment Company, the original financiers of the project. Construction of the ten-story hotel at 123 N. Locust Street began in 1917 but was not completed until 1923. This Neo-Classical Revival-style example of an early high-rise building became a cultural anchor of downtown, housing the city's first radio station and providing lodging for visiting actors and performers.³⁶

³⁴ Mead & Hunt, Inc. and Heritage Research, Ltd., *Nebraska Historic Highway Survey* (Prepared for the Nebraska State Historical Society and Nebraska Department of Roads, August 2002), 52–53.

³⁵ The Grand Island (Neb.) Independent, 150, *A Commemoration of the Sesquicentennial of Hall County, Nebraska*, 102.

³⁶ National Register of Historic Places, Hotel Yancey, Grand Island, Hall County, Nebraska, Section 8, Page 2.

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Figure 7. 1922 view of W. 2nd Street, facing east. Note the post office in the foreground in front of the Hotel Yancey, under construction.³⁷

The First National Bank, a six-story brick and terra cotta Beaux Arts-style building at 202 W. 3rd Street (HL06-016), was completed in 1926. The bank benefited from the conservative policies of the day, and in the 1920s First National absorbed the State Bank of Grand Island and the Grand Island National. By 1931 First National was one of three banks in Grand Island. A three-story addition on the west elevation was constructed in 1955 when an adjacent lot became available, and the building was enlarged again in 1966 with a five-story addition to the north elevation.³⁸

The Masonic Temple at 217 N. Locust Street (HL06-017) was constructed in 1925 to house Ashlar Lodge 33 of the Ancient, Free, and Accepted Masons. The Ashlar Lodge was established in Grand Island in 1870 and included many of the city's prominent founders. By the early twentieth century membership had grown, and a new building was needed to accommodate the lodge. Designed by the local architectural firm Kirschke and Baker, the seven-story Classical Revival building displays Moorish influences through decorative details in blue and white terra cotta. Masonic activities took place on the upper floors, which also contained offices for the lodge.

The historic district was also home to entertainment. In the early twentieth century Grand Island boasted eight movie houses, and seven were located in the historic district. Theaters of this era were small, modest enterprises. The Michaelson Theater opened in 1908 at 316 N. Pine Street (HL06-154). It was remodeled in

³⁷ Stuhr Museum of the Prairie Pioneer, *Images of America, Grand Island and Hall County*, 16.

³⁸ Doniver Lund, *A Great Tradition, The Centennial History of the First National Bank of Grand Island* (Grand Island, Neb.: The First National Bank, 1980), 89, 93.

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1921, and reopened as the Strand Theater with a dramatic Spanish Revival style facade. The theater, which closed in 1927, now houses a restaurant.³⁹ Only one historic theater is still in operation in Grand Island: the Grand Theater (see Figure 8). In 1912 a theater originally called the Lyda opened in the 300 block of W. 3rd Street. The theater was remodeled and enlarged in 1936. A fire caused delays, but in 1937 it opened again with an Art Deco-style facade as The Grand (HL06-145), which became a downtown fixture and was renovated in 2012.⁴⁰



Figure 8. The Grand Theater in 1942.⁴¹

The Great Depression slowed growth and commercial development within Grand Island. Between 1930 and 1940 the population only increased by 1,000 people, the smallest increase over a decade since the 1890s.⁴² Businesses within the district continued to offer a range of services. As it had in previous decades, in the 1930s the district featured both local merchants and national chain stores, including Montgomery Ward & Co. at 301 W.

³⁹ "The 'Flickers' Were Entertainment in Grand Island," *Grand Island Independent*, July 1, 2000, http://www.theindependent.com/life/the-flickers-were-entertainment-in-grand-island/article_e1fa92f2-ee1-5db5-b4d8-c6af98a6ffe2.html?TNNoMobile.

⁴⁰ Tracy Overstreet, "Grand Theater Inspiring Downtown Renovation," *Grand Island Independent*, December 29, 2012, E-Paper edition, http://www.theindependent.com/news/local/grand-theatre-inspiring-downtown-renovation/article_a0dcea43-f4b7-5b81-bad2-cc7244eb696a.html.

⁴¹ Sorenson, *Our Show Houses, A History of Movie Theaters in Grand Island, Nebraska*, Photo gallery.

⁴² Lund, *A Great Tradition, The Centennial History of the First National Bank of Grand Island*, 83.

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2nd Street (HL06-833), Sears & Roebuck Co. at 315 W. 3rd Street (HL06-800), and J.C. Penny Co. at 309 W. 3rd Street (HL06-802). New construction in the city slowed dramatically, with only two extant buildings in the historic district built in this era. The most notable of these is the former city hall at 208 N. Pine Street (HL06-012), which was completed in 1939 (see Figure 9). The 1889 City Hall was removed to make way for the Art Deco City Hall building. Of reinforced-concrete pier construction, the building features expansive plate glass windows on the first story, with decorative brick and terra cotta tile on upper floors.



Figure 9. A 1940 image of the new Grand Island City Hall.⁴³

World War II and the postwar years

Grand Island prospered during the World War II era as major military investments, while outside the district, encouraged further development of the city. Established in 1942, the Grand Island Army Airfield trained thousands of troops during the war. Additionally, the Cornhusker Army Ammunitions Plant, which opened in 1942, employed as many as 4,000 people during World War II and the subsequent Korean and Vietnam Wars.⁴⁴ The influx of military and civilian workers associated with these installations translated to a population boom in the city and drove the need for increased housing, which supported business and recreational opportunities (see Figure 10). Wartime shortages of materials curbed new construction within the district; however, some merchants updated facades to entice business.

⁴³ City of Grand Island, *The New City Hall, Grand Island, Nebraska*.

⁴⁴ Olsson Associates, *Journey 2040, A Long-Range Transportation Plan for Grand Island* (Grand Island, Neb.: Grand Island Area Metropolitan Planning Organization, 2015), 8, <http://www.grand-island.com/home/showdocument?id=11974>.

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Figure 10. 1942 image of downtown Grand Island (N. Locust Street), facing northwest, shows the busy streetscape.⁴⁵

After 1950 many businesses within the commercial district continued to provide a wide range of retail activities and made improvements to modernize storefronts in an effort to attract customers. Some facades were given complete new “slipcovers” with modern materials, such as tile, glass, or metal applied to the exterior for a modern streamlined look. Other buildings, such as the A.O.U.W./Pathfinder Building on West 2nd Street, converted upper stories to residential units to accommodate the need for lodging. In addition to the interior alterations, the exterior also received an “up to the minute look” during its 1956 renovation. Large windows were covered or replaced, coping was removed, and aqua paint was applied to the brick exterior which helped turn “the building from an eye-sore into an attractive and serviceable structure” with the belief that the alterations would help “stimulate business for the merchants in the vicinity.”⁴⁶ During this era, upper floors were often vacant and the upper windows could be covered as part of a modernization campaign. The use of metal or glass screen walls in the 1950s and 1960s created a backdrop for signage, considered vital for marketing, and still allowed light into the upper stories.⁴⁷ The commercial building housing Connie Swanson Photography at 209 W. 3rd Street (HL06-809) exemplifies this facade treatment. Two department store buildings constructed in 1954 demonstrate the changing look of the district with modernization efforts. The stores—Sears & Roebuck Co. at 401 W. 3rd Street (HL06-798) and a department store at 319-323 W. 3rd Street (HL06-799)—both feature clean lines and modern materials.

⁴⁵ John Vachon, *Grand Island, Nebraska*, Photograph, May 1942, Library of Congress Prints & Photography Division, <https://www.loc.gov/item/fsa2000046506/PP/>.

⁴⁶ “Old AOUW Building Being Remodeled,” *The Grand Island Daily Independent* Oct 8, 1956.

⁴⁷ Carol Dyson, “Mid-Century Commercial Modernism: Design and Materials” (Mid-Century Modern Structures: Materials and Preservation Symposium, St. Louis, Missouri, April 14, 2015), <https://www.ncptt.nps.gov/blog/mid-century-commercial-modernism-design-and-materials/>.

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Vehicular circulation around downtown continued to evolve in the 1950s and 1960s. Increased car traffic led to significant delays, and potential safety hazards, at railroad crossings. In 1954 an underpass at Sycamore Street, which marks the eastern boundary of the district, was completed. To provide easier access to the commercial district, buildings were cleared from 312-320 W. Front Street to provide off-street parking by the 1960s. To further accommodate automobile traffic, Grand Island initiated its one-way street system in December 1968.⁴⁸ The new system cosigned the westbound lanes of US 30 with W. 2nd Street in the historic district and the eastbound lanes with W. 1st Street, south of the historic district. Additionally, planning for the new Interstate Highway I-80, which would cross Nebraska, began in 1957 and continued through the 1960s. When completed, I-80 was located approximately 6.5 miles south of downtown Grand Island and pulled commercial development south along S. Locust Street and US 34/US 281.⁴⁹

In the 1960s banks continued to locate in downtown Grand Island, which remained the commercial center of the city. Two bank buildings were constructed along W. 3rd Street, one at 304 W. 3rd Street (HL06-787) in 1960 and the other at 424 W. 3rd Street (HL06-794) in 1963. Both were constructed in modern styles, which were a popular style choice for financial institutions in this era. Other merchants in the district continued to modernize the exterior of storefronts to provide a fresh shopping experience for visitors. One notable example is the Kallos Building at 120 E. 3rd Street (HL06-770); in 1960 original architectural details were replaced with streamlined stucco and tile walls and metal windows (see Figure 11).



Figure 11. Image of the Kallos building at 120 E. 3rd Street, view facing north.

⁴⁸ The Grand Island (Neb.) Independent, *150, A Commemoration of the Sesquicentennial of Hall County, Nebraska*, 220.

⁴⁹ Mead & Hunt, Inc. and Heritage Research, Ltd., *Nebraska Historic Highway Survey*, 124–25.

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The historic district underwent a number of changes in the 1970s. In 1974 the indoor Conestoga Mall opened in northwest Grand Island, which drew shoppers away from downtown. Later expansions of the mall enticed the Sears retail store to relocate from downtown.⁵⁰ By 1975 several downtown parcels were acquired by the City to provide more off-street parking. Lots that were cleared included the 300 and 400 blocks of Front Street, and at the corners of W. 3rd and Sycamore Streets and W. 2nd and Walnut Streets, within the historic district. The 300 block of N. Wheeler Avenue was closed to vehicular traffic and a park with walkways was created to facilitate pedestrian movement from nearby parking lots. In 1981 a building was constructed at 215 N. Sycamore Street (HL06-765), replacing the Palmer Hotel, and is noncontributing to the district.

Grand Island weathered the recession of the 1980s and downtown revitalization efforts began in the 1990s. In the following decades, several buildings were rehabilitated and new businesses have been drawn to the area. Overall, the footprint of the commercial downtown has remained the same since the mid-1970s. The Grand Island Downtown Historic District continues to serve the city as a commercial center providing a range of goods and services to nearby residents.

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⁵⁰ Julia Foote, "Conestoga Mall Still a Magnet for Shoppers Far and Wide," *Grand Island Independent*, February 28, 2005, E-Paper edition.

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Previous documentation on file (NPS):

Primary location of additional data:

- | | |
|---|--|
| <input type="checkbox"/> preliminary determination of individual listing (36 CFR 67 has been requested) | <input checked="" type="checkbox"/> State Historic Preservation Office |
| <input type="checkbox"/> previously listed in the National Register | <input type="checkbox"/> Other State agency |
| <input type="checkbox"/> previously determined eligible by the National Register | <input type="checkbox"/> Federal agency |
| <input type="checkbox"/> designated a National Historic Landmark | <input type="checkbox"/> Local government |
| <input type="checkbox"/> recorded by Historic American Buildings Survey # | <input type="checkbox"/> University |
| <input type="checkbox"/> recorded by Historic American Engineering Record # | <input type="checkbox"/> Other (Name of repository) |
| <input type="checkbox"/> recorded by Historic American Landscape Survey # | _____ |

Historic Resources Survey Number (if assigned): See the table in Section 7 for a listing of Historic Resources Survey Numbers

10. Geographical Data

Acreeage of property 46.173286 USGS Quadrangle Grand Island, Nebraska

(Use either the UTM system or latitude/longitude coordinates. Delete the other.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

- | | | | | |
|----|----------|------------------|-----------|-------------------|
| 1. | Latitude | <u>40.924963</u> | Longitude | <u>-98.343498</u> |
| 2. | Latitude | <u>40.926119</u> | Longitude | <u>-98.340650</u> |
| 3. | Latitude | <u>40.926473</u> | Longitude | <u>-98.340872</u> |

Grand Island Downtown Historic District

Hall County, Nebraska

Name of Property

County and State

4.	Latitude	<u>40.927047</u>
5.	Latitude	<u>40.926198</u>
6.	Latitude	<u>40.926519</u>
7.	Latitude	<u>40.926147</u>
8.	Latitude	<u>40.925385</u>
9.	Latitude	<u>40.925019</u>
10.	Latitude	<u>40.924818</u>
11.	Latitude	<u>40.924334</u>
12.	Latitude	<u>40.923610</u>
13.	Latitude	<u>40.923451</u>
14.	Latitude	<u>40.923370</u>
15.	Latitude	<u>40.923517</u>
16.	Latitude	<u>40.923240</u>
17.	Latitude	<u>40.923946</u>
18.	Latitude	<u>40.923788</u>
19.	Latitude	<u>40.923919</u>
20.	Latitude	<u>40.924078</u>

Longitude	<u>-98.339488</u>
Longitude	<u>-98.338943</u>
Longitude	<u>-98.338108</u>
Longitude	<u>-98.337884</u>
Longitude	<u>-98.339745</u>
Longitude	<u>-98.339513</u>
Longitude	<u>-98.339926</u>
Longitude	<u>-98.339620</u>
Longitude	<u>-98.341342</u>
Longitude	<u>-98.341250</u>
Longitude	<u>-98.341490</u>
Longitude	<u>-98.341585</u>
Longitude	<u>-98.342268</u>
Longitude	<u>-98.342783</u>
Longitude	<u>-98.343203</u>
Longitude	<u>-98.343296</u>
Longitude	<u>-98.342855</u>

Grand Island Downtown Historic District
Name of Property

Hall County, Nebraska
County and State

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the Grand Island Downtown Historic District is shown on the accompanying historic boundary map. The National Register boundary for the district includes 82 buildings and one site facing E. South Front Street, E. 3rd Street, W. 3rd Street, W. 2nd Street, N. Sycamore Street, N. Pine Street, N. Locust Street, N. Wheeler Street, and N. Walnut Street.

Boundary Justification (Explain why the boundaries were selected.)

The National Register boundary for the Grand Island Downtown Historic District was drawn to contain the intact commercial properties historically associated with the Grand Island Downtown Historic District.

11. Form Prepared By

name/title Liz Boyer, Sara Gredler, Angela Hronek, and Emily Pettis
organization Mead & Hunt, Inc. date June 26, 2017
street & number 2440 Deming Way telephone 608-273-6380
city or town Middleton state WI zip code 53562
email emily.pettis@meadhunt.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Additional items:** (Check with the SHPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property Grand Island Downtown Historic District
City or Vicinity Grand Island County Hall State Nebraska
Photographer Mead & Hunt, Inc. Date Photographed May 2017

Grand Island Downtown Historic District

Hall County, Nebraska

Name of Property

County and State

- Photo 1. The Jamieson Hotel (HL06-138, 1886), 123 E. South Front Street, view facing south.
- Photo 2. The Grand Army of the Republic (GAR) Building (HL06-135, 1886), 215 E. 3rd Street, view facing southwest.
- Photo 3. The north side of the 100 block of E. 3rd Street, view facing northwest.
- Photo 4. The south side of the 100 block of E. 3rd Street, view facing west.
- Photo 5. The north side of the 100 block of W. 3rd Street, view facing northwest.
- Photo 6. The south side of the 100 block of W. 3rd Street, view facing southeast.
- Photo 7. The north side of the 200 block of W. 3rd Street, view facing northwest.
- Photo 8. The south side of the 200 block of W. 3rd Street, view facing southeast.
- Photo 9. The north side of the 300 block of W. 3rd Street, view facing northwest.
- Photo 10. The south side of the 300 block of W. 3rd Street, view facing southeast.
- Photo 11. The Old City Hall (HL06-012, 1940), 208 N. Pine Street (and W. 2nd Street), view facing northwest.
- Photo 12. The Hotel Yancey (HL06-014, 1917-1923, c.1985), 123 N. Locust (and W. 2nd Street), view facing southwest.
- Photo 13. The Grand Island U.S. Post Office and Courthouse (HL06-018, 1910), 203 W. 2nd Street, view facing southwest.
- Photo 14. The south side of 200 block of W. 2nd Street, view facing southeast.
- Photo 15. The north side of 200 block of W. 2nd Street, view facing northeast.
- Photo 16. The south side of the 300 block of W. 2nd Street, view facing southeast.
- Photo 17. Sidewalk streetscape of north side of 300 block of W. 2nd Street, view facing east.
- Photo 18. The east side of 300 block of N. Pine Street, view facing southeast.
- Photo 19. The east side of 200 block of N. Locust Street, view facing southeast.
- Photo 20. The Masonic Building (HL06-017), 217 N. Locust Street, view facing northeast.
- Photo 21. The west side of 200 block of N. Wheeler Avenue, view facing northwest.

Grand Island Downtown Historic District
Name of Property

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Photo 1. The Jamieson Hotel (HL06-138, 1886), 123 E. South Front Street, view facing south.



Photo 2. The Grand Army of the Republic (GAR) Building (HL06-135, 1886), 215 E. 3rd Street, view facing southwest.

Grand Island Downtown Historic District
Name of Property

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Photo 3. The north side of the 100 block of E. 3rd Street, view facing northwest.



Photo 4. The south side of the 100 block of E. 3rd Street, view facing west.

Grand Island Downtown Historic District
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Photo 5. The north side of the 100 block of W. 3rd Street, view facing northwest.



Photo 6. The south side of the 100 block of W. 3rd Street, view facing southeast.

Grand Island Downtown Historic District
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Photo 7. The north side of the 200 block of W. 3rd Street, view facing northwest.



Photo 8. The south side of the 200 block of W. 3rd Street, view facing southeast.

Grand Island Downtown Historic District
Name of Property

Hall County, Nebraska
County and State



Photo 9. The north side of the 300 block of W. 3rd Street, view facing northwest.



Photo 10. The south side of the 300 block of W. 3rd Street, view facing southeast.

Grand Island Downtown Historic District
Name of Property

Hall County, Nebraska
County and State



Photo 11. The Old City Hall (HL06-012, 1940), 208 N. Pine Street (and W. 2nd Street), view facing northwest.



Photo 12. The Hotel Yancey (HL06-014, 1917-1923, c.1985), 123 N. Locust (and W. 2nd Street), view facing southwest.

Grand Island Downtown Historic District
Name of Property

Hall County, Nebraska
County and State



Photo 13. The Grand Island U.S. Post Office and Courthouse (HL06-018, 1910), 203 W. 2nd Street, view facing southwest.



Photo 14. The south side of 200 block of W. 2nd Street, view facing southeast.

Grand Island Downtown Historic District
Name of Property

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Photo 15. The north side of 200 block of W. 2nd Street, view facing northeast.



Photo 16. The south side of the 300 block of W. 2nd Street, view facing southeast.

Grand Island Downtown Historic District
Name of Property

Hall County, Nebraska
County and State



Photo 17. Sidewalk streetscape of north side of 300 block of W. 2nd Street, view facing east.



Photo 18. The east side of 300 block of N. Pine Street, view facing southeast.

Grand Island Downtown Historic District
Name of Property

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Photo 19. The east side of 200 block of N. Locust Street, view facing southeast.



Photo 20. The Masonic Building (HL06-017), 217 N. Locust Street, view facing northeast.

Grand Island Downtown Historic District
Name of Property

Hall County, Nebraska
County and State



Photo 21. The west side of 200 block of N. Wheeler Avenue, view facing northwest.

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.460 et seq.).

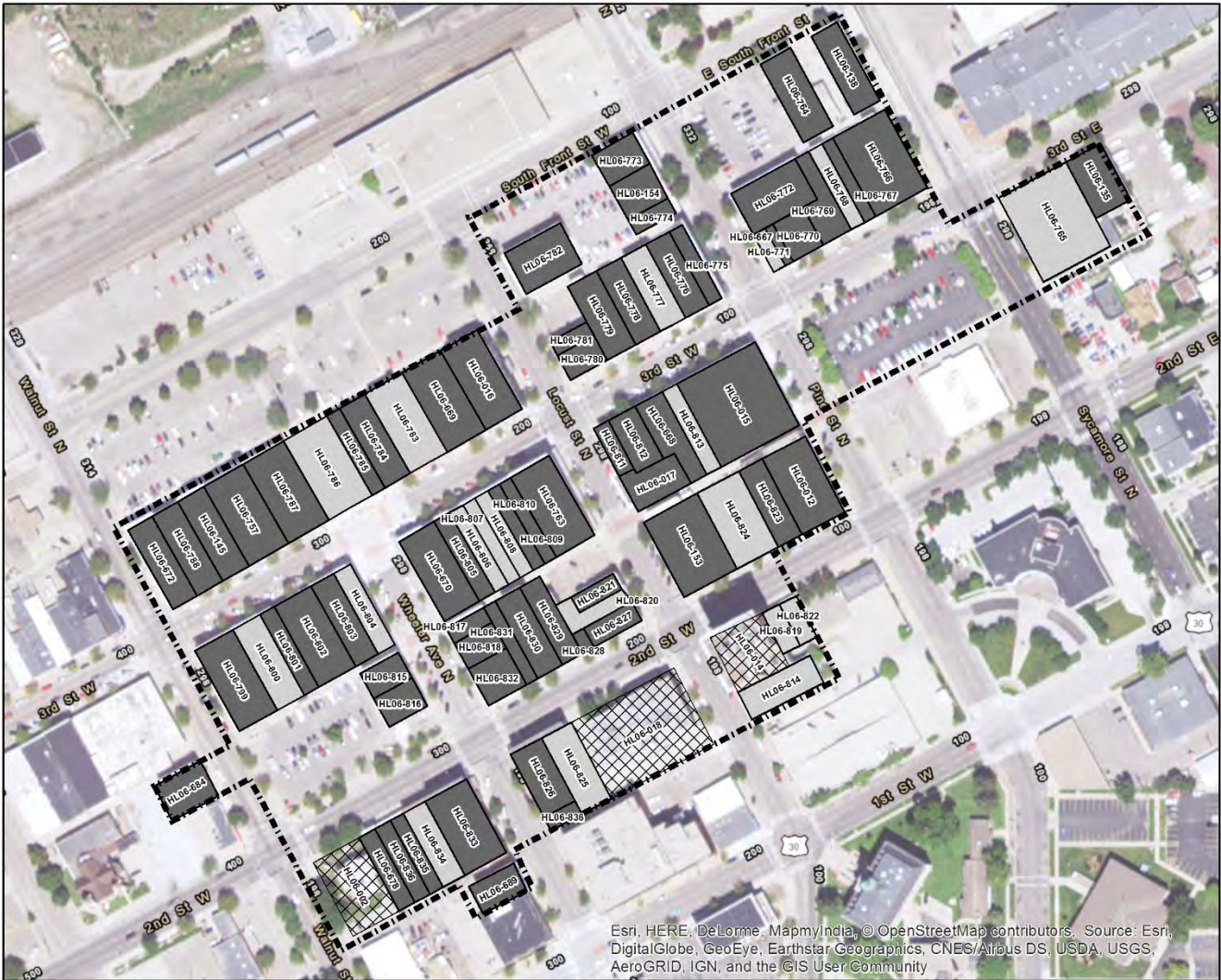
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Grand Island Downtown Historic District

Hall County, Nebraska

Name of Property

County and State



Grand Island Downtown Historic District

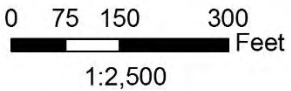
Grand Island, Hall Co., Nebraska

Legend

Proposed Boundary

Grand Island Properties

- Contributing
- Listed
- Non-contributing




Grand Island Downtown Historic District

Hall County, Nebraska




**Grand Island Downtown
 Historic District**

Grand Island, Hall Co.,
 Nebraska

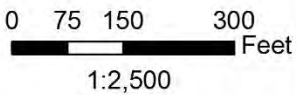
Legend

 Proposed Boundary

**Grand Island
 Properties**

-  Contributing
-  Listed
-  Non-contributing

65



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

Grand Island Downtown Historic District

Hall County, Nebraska

**Grand Island Downtown
Historic District**

**Grand Island, Hall Co.,
Nebraska**


Latitude/Longitude Coordinates:

- 1) 40.924963, -98.343498
- 2) 40.926119, -98.340650
- 3) 40.926473, -98.340872
- 4) 40.927047, -98.339488
- 5) 40.926198, -98.338943
- 6) 40.926519, -98.338108
- 7) 40.926147, -98.337884
- 8) 40.925385, -98.339745
- 9) 40.925019, -98.339513
- 10) 40.924818, -98.339926
- 11) 40.924334, -98.339620
- 12) 40.923610, -98.341342
- 13) 40.923451, -98.341250
- 14) 40.923370, -98.341490
- 15) 40.923517, -98.341585
- 16) 40.923240, -98.342268
- 17) 40.923946, -98.342783
- 18) 40.923788, -98.343203
- 19) 40.923919, -98.343296
- 20) 40.924078, -98.342855

Datum: WGS84

USGS Quad: Grand Island

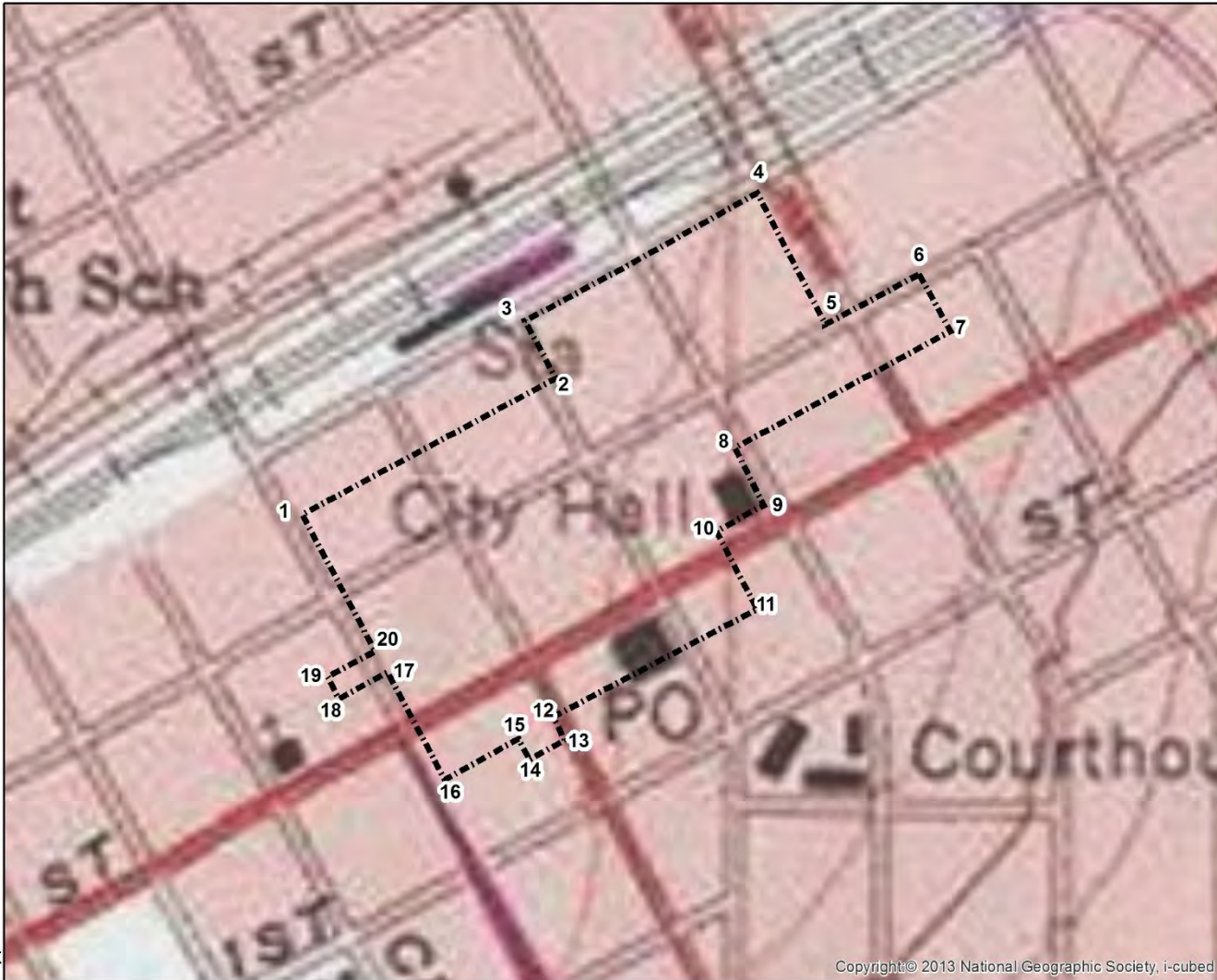
Legend

 Proposed Boundary



0 125 250 500
Feet

1:4,000



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1886





RAILSIDE

2

STATE GLASS

Sprints

Sprints

RAILSIDE

RAILSIDE

29





Crane Tiger

Crane River

THE LANCE COMPANY

DOUGHERTY

1902

Water Works



McKinney's
Irish Pub

VEJVODA'S
EARTLAND
Antiques & Art

N. LOCKE ST

123

NO PARKING
W/IN
THIS
ZONE

Handicap Accessible





W. 3rd St
Wheeler St

BATTERED CORNER

CUTTER BOG ANTIQUES

Sweet Dreams



WELLS FARGO

WELLS FARGO

ATM

WELLS FARGO

GRAND
THEATRE

GRAND
THEATRE
SHOWS
7:30 PM



RAILROAD TOWNE
ANTIQUÉ MALL



ONE WAY

2nd St



1st St

1700

Blue street sign





G.I. ABSTRACT,
ESCROW & TITLE CO.

G.I. ABSTRACT
ESCROW & TITLE CO.

Blue awnings over the ground-floor windows.





ONE WAY

2nd St



Locust St



N LO







ONE WAY

2nd St



WALK & ROLL

RESTAURANT







SCARBOROUGH
WAYNE CYCLES
1011 1/2

Wayne Cycles
S
Bicycle graphic



HEARLAND
Historic Downtown
Downtown

McKinney's
WOLFEY PUB

BARTERBACKS





1925
MASONIC TEMPLE

Kindred

HELIX
salon

Bank of America



EAT BEEF

PERFORMANCE PLUS
OUTDOORS

UNITY
HALL



National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.



September 21, 2017

Jim Gabbert
NPS-National Register of Historic Places
1849 C Street, NW
Mail Stop 7228
Washington, DC 20240

Re: Grand Island Downtown Historic District, Hall County, NE

Dear Mr. Gabbert,

Enclosed is the complete nomination packet for the Grand Island Downtown Historic District, Hall County, Nebraska. The enclosed contents are as follows:

- The signed first page of the Grand Island Downtown Historic District nomination.
- One archival disk with the true and correct copy of the nomination for the Grand Island Downtown Historic District to the National Register of Historic Places in PDF format and:
- PDF of correspondence related to the nomination.
- One (1) disc with the photographs for the Grand Island Downtown Historic District nomination.

If you have any questions regarding the submitted materials, feel free to contact me at the phone number or email address below.

Sincerely,

A handwritten signature in blue ink that reads "David L. Calease".

David L. Calease
National Register and Historic Marker Coordinator
Nebraska State Historic Preservation Office

Phone: 402-471-4775
Fax: 402-471-3100
david.calease@nebraska.gov

Enclosures (3): 1 disk with Nomination
2 disks with National Register Photographs

1500 R Street
PO Box 82554
Lincoln, NE 68501-2554
p: (800) 833-6747
(402) 471-3270
f: (402) 471-3100
www.nebraskahistory.org



Nebraska

STATE HISTORICAL SOCIETY

OCT 18 2017

October 13, 2017

Jim Gabbert
NPS-National Register of Historic Places
1849 C Street, NW
Mail Stop 7228
Washington, DC 20240

Re: Grand Island Downtown Historic District, Hall County, NE

Dear Mr. Gabbert,

Enclosed is the complete nomination packet for the Grand Island Downtown Historic District, Hall County, Nebraska. The enclosed contents are as follows:

- Two (2) discs with the photographs 1-12 and 13 for the Grand Island Downtown Historic District nomination.

If you have any questions regarding the submitted materials, feel free to contact me at the phone number or email address below.

Sincerely,



David L. Calease
National Register and Historic Marker Coordinator
Nebraska State Historic Preservation Office

Phone: 402-471-4775
Fax: 402-471-3100
david.calease@nebraska.gov

Enclosures (2): 2 disks with National Register Photographs

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p: (800) 833-6747
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f: (402) 471-3100

www.nebraskahistory.org

56-1800



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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

1. Name of Property

Historic name Grand Island Downtown Historic District

Other names/site number N/A

Name of related multiple property listing N/A

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

2. Location

Street & Number Multiple

City or town Grand Island State Nebraska County Hall

Not for publication Vistor

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 at the following level(s) of significance: national statewide local

Applicable National Register Criteria: A B C D

Signature of certifying official/Title:

Nebraska State Historical Society

State or Federal agency/bureau or Tribal Government

NPO/Director

Date

9/13/17

In my opinion, the property meets does not meet the National Register criteria.

Signature of Commenting Official

Date

Title

State of Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
- determined eligible for the National Register.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Signature of Keeper

Date of Action

Grand Island Downtown Historic District
Name of Property

Hall 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	
84	13	Buildings
0	1	Sites
0	0	Structures
0	0	Objects
	14	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions (Enter categories from instructions.)

COMMERCE/TRADE
 SOCIAL
 GOVERNMENT
 ENTERTAINMENT

Current Functions (Enter categories from instructions.)

COMMERCE/TRADE
 GOVERNMENT
 ENTERTAINMENT

7. Description

Architectural Classification (Enter categories from instructions.)

VARIOUS

Materials (enter categories from instructions.)

Principal exterior materials of the property: Brick, Stone

Grand Island Downtown Historic District

Hall County, Nebraska

Name of Property

County and State

Description

Summary Paragraph (Briefly describe the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Grand Island Downtown Historic District is located in Grand Island, the Hall County seat and third largest city in Nebraska. The downtown serves as a major commercial center. The city is laid out in a grid pattern, with the major east-west streets oriented parallel to the railroad lines, which run in a northeast-to-southwest direction. The transcontinental Lincoln Highway ran through Grand Island along 1st Street in the first decades of the twentieth century. It was eventually numbered as U.S. Highway (US) 30, which is carried through the district as a parallel one-way pair on 1st and 2nd Streets. The district includes properties contained roughly between South Front Street to the north, N. Cedar Street to the west, the alley between 1st and 2nd Streets to the south, and N. Kimball Street to the east.

The Grand Island Downtown Historic District contains 97 buildings and one site (HL06-786, a non-historic-age park), with construction dates that range from 1870 to c.1990 (see Table 1 for an inventory of all resources that includes photographs, site numbers, names, addresses, construction dates, and district status). Buildings are generally positioned on lots one-half-block deep with alleys located at the rear and share exterior party walls, forming continuous blocks. With the exception of the Carnegie Library (HL06-002), the buildings are located behind the sidewalk and do not include setbacks or landscaping. Overall, the district setting features on-street parking and paved parking lots, wide sidewalks, brick pavers behind the curb, modern overhead street lights, terrace trees, and scattered benches and concrete planters.

The area is comprised of mainly one- to three-story brick commercial buildings; however, a small number of buildings exceed this height. The commercial buildings typically feature rectangular footprints, flat roofs, storefront windows, upper-story windows, and parapets or cornice ornamentation. In addition to commercial buildings, the district also includes buildings that historically (and in some cases currently) housed a movie theater, fraternal and social organizations, hotels, the library, and city hall. The architectural styles most commonly represented in the district include commercial vernacular, Mediterranean Revival, Neo-Classical Revival, Art Deco, and Mid-Century Modern. Three buildings have been individually listed in the National Register: the Yancey Hotel (HL06-014), the Grand Island U.S. Post Office and Courthouse (HL06-018), and the Carnegie Library (HL06-002). These properties also represent some of the most architecturally significant buildings within the district.

The district includes 84 contributing buildings, 13 noncontributing buildings, and one noncontributing site. The noncontributing buildings were either constructed outside the period of significance (c.1870-1963) or have had significant alterations that impact their integrity and ability to convey significance.

Grand Island Downtown Historic District

Hall County, Nebraska

Name of Property

County and State

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

Descriptions of each block are provided below. Site numbers, construction dates, and the historic name of properties, if known, are provided; otherwise, the historic function of the building is used in place of the historic name. Table 1 at the end of the section provides photographs, site numbers, names, addresses, construction dates, and district status of each property.

100 block of E. South Front Street

The south side of the 100 block of E. South Front Street contains two buildings, each two stories in height and constructed of brick. A parking lot occupies the remainder of the block. The Crane Company Building at 115 E. South Front Street (HL06-764, 1909) is a vernacular building with a modern entrance and storefront windows. The second story features enclosed and downsized single-light windows. The facade includes wide brick pilasters to set off the storefront windows and entrance, as well as the name plate at the cornice. The Jamieson Hotel at 123 E. South Front Street (HL06-138, 1886) was built by David Fleming Jamieson and designed by Julius Fuehrmann.¹ Although much of the original Italianate ornamentation has been removed, it retains the canted corner entrance and cast-iron storefront with arched spandrels that wraps around the corner, which is an uncommon feature in Grand Island. The side elevation features a series of small windows with brick hoods capped by ocular windows. The second story features a three-part window with decorative details above the entrance, and one-over-one windows with decorative hoods are evenly spaced along the front and side elevations.

100 Block of E. 3rd Street

The north side of the 100 block of E. 3rd Street contains seven buildings that represent simple examples of the Commercial style. The two-story brick Union Block at 120-122 E. 3rd Street (HL06-766, 1886) has an uncommon example of a cast-iron storefront in Grand Island with full-length windows topped by projecting molding featuring decorative dentils. The second story features three triple-window groups with decorative pediments. The two-story brick commercial building at 116 E. 3rd Street (HL06-767, c.1940) has a brick facade and a recently replaced storefront with a recessed central entry. The two-story brick commercial building at 112-114 E. 3rd Street (HL06-768, c.1940) also has a brick facade with a recently replaced storefront. The significant alterations make it noncontributing to the district. The two-story brick commercial building at 110 E. 3rd Street (HL06-769, c.1910) has replacement storefront windows and a recessed central entry on the first story. It features decorative brick patterning in the cornice and between stories. The brick facades of these three buildings (HL06-767 through HL06-769) had been covered by a single c.1960 storefront that was removed c.2015. The Kallos Building at 106 E. 3rd Street (HL06-770, 1886/c.1910) is a two-story brick building originally built as two separate storefronts that now function as one; its stucco and tile storefront alteration dates to 1960 (the date and nameplate were added to the facade at that time). The Coney Island Lunch Room at 104 E. 3rd Street (HL06-667, c.1940) is the only one-story brick building on the block. The storefront features glass block and tile veneer and a neon sign suspended above the awning. The commercial building at 102 E. 3rd Street (HL06-771, 1886) is a two-story brick building with a corner entry and stucco veneer that obscures the original second-story details. It is also noncontributing to

¹ "Jamieson Hotel," *The Grand Island Independent*, March 20, 2015, http://www.theindependent.com/news/local/jamieson-hotel/image_f70a3982-cf69-11e4-af8c-f31522e54b84.html.

Grand Island Downtown Historic District

Hall County, Nebraska

Name of Property**County and State**

the district due to the extent of the alterations and removal of second-story windows. The south side of this block of E. 3rd Street is within the district boundaries and contains a single modern parking lot.

200 Block of E. 3rd Street

One building fronts the south side of the 200 block of E. 3rd Street. The rest of the block is occupied by parking lots and a building fronting Sycamore Street. The two-story brick Grand Army of the Republic (GAR) building at 215 E. 3rd Street (HL06-135, 1886) features three entries within an original cast-iron storefront, an uncommon detail in Grand Island. The windows and doors date to a 2007 renovation. The second story retains its ornamental details, including a belt course between stories, a central square medallion, elaborate arched window hoods, a decorative pediment with a date plate, and an ornate cornice. The GAR logo—an eagle, flag, and star—is prominently located on the facade below the date plate. A sign with the logo is suspended from the second story.

100 Block of W. 3rd Street

The north side of the 100 block of W. 3rd Street contains six brick buildings, the majority of which represent examples of the commercial vernacular style. The three-story Michelson Building at 102 W. 3rd Street (HL06-775, 1887) is situated on the corner and has multiple storefronts along W. 3rd and Pine Streets. It features a stone cladding at the corner storefront that continues to the second and third stories, arched window openings with keystones on the second and third stories, and decorative brick corbelling. The cornice has been removed and some of the window openings are bricked in. The three-story commercial building at 104 W. 3rd Street (HL06-776, 1887) has two storefronts and features arched window hoods, brick corbelling, and a decorative cornice. The three-story commercial building at 110 W. 3rd Street (HL06-777, 1907) features a recessed mid-century storefront with granite veneer, arched window hoods on the second story, and a decorative cornice. The brick facade was rebuilt c.2010 and the windows were added at that time. The recently reconstructed upper facade and altered fenestration makes it noncontributing. The two-story Jones Building at 112-114 W. 3rd Street (HL06-778, 1926) includes elaborate decorative terra cotta window surrounds topped with recessed rounded hoods featuring floral and plant elements, a name plate at the roofline, and arched brickwork at the cornice suggesting the Mediterranean Revival style. The two-story commercial building at 116-118 W. 3rd Street (HL06-779, c.1885/c.1895), originally constructed as two separate buildings, features a single modern storefront with two recessed entrances. The second story of the eastern half features a brick facade with decorative window hoods, brick corbelling, and a simple cornice. The western half has been covered in stucco, has square window openings, and block letters spell out "EMPIRE" below the roofline. The two-story commercial building at 120-124 W. 3rd Street (HL06-780, c.1900) has three storefronts facing W. 3rd Street; one has a prominent canted corner entrance. The second story features projecting brick window surrounds, decorative medallions, and brick corbelling at the cornice.

The south side of the 100 block of W. 3rd Street contains five buildings that overall, like the north side, represent the commercial vernacular style. The two-story brick Wolbach Block at 101-111 W. 3rd Street (HL06-015, c.1915) has multiple storefronts facing W. 3rd Street North Pine Streets. Although a department store was on this site by 1915, the current Mediterranean Revival facade was added after 1924 and features prominent brick and stucco pilasters, terra cotta columns set within arched recessed wall sections that may have been window openings,

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terra cotta medallions, and a pent awning supported by brackets at the cornice.² The two-story brick commercial building at 113 W. 3rd Street (HL06-813, c.1915) has an infilled storefront with fieldstone cladding, altered second-story fenestration, and a simple cornice. Due to the alterations it is noncontributing to the district. The two-story, brick, Neo-Classical Revival Roeser Building at 115 W. 3rd Street (HL06-668, 1926) has a single storefront with a recessed entrance. The second story features herring-bone brickwork; double-hung windows with transoms and terra cotta ornamentation, including a swag detail at the cornice, and name and date plates. The two-story brick commercial building at 119-121 W. 3rd Street (HL06-812, c.1870) features two modern storefronts with a fixed awning. Second-story details are limited to simple brick pilasters and corbelling. The two-story brick Rexall Building at 123 W. 3rd Street (HL06-811, c.1885) has a cast-iron storefront, which is uncommon in Grand Island. An overhead door and hip roof awning were recently added to the side elevation to accommodate outdoor dining. The second story features arched window hoods and a simple cornice with decorative corner brackets.

200 Block of W. 3rd Street

The north side of the 200 block of W. 3rd Street is a collection of four modest commercial vernacular style buildings anchored by the more elaborate First National Bank building. The First National Bank at 202 W. 3rd Street (HL06-016, 1926), a five-story early Arts building, is clad in stone and brick and features Corinthian pilasters, paired two-light casement windows with elaborate stone surrounds including vegetal medallions, a dentilled cornice, and balustrade. Additions on the north and west side of the building and the application of red-faced granite to entrances on W. 3rd Street and N. Locust Street date to 1965.³ A three-story-tall sign projects off the corner. A two-story brick commercial building at 205-212 W. 3rd Street (HL06-669, c.1925) features a large recessed entry and storefront windows in metal casing, a full-length flat metal awning, and geometric brickwork surrounding multi-light, second-story windows. The two-story commercial building at 216-218 W. 3rd Street (HL06-783, c.1910) also has a large recessed entry and storefront windows in metal casing; however, it is noncontributing due to vinyl cladding on the upper story that obscures original windows and a full-length modern awning across the first story. The Connor Building, a two-story brick commercial block located at 220-222 W. 3rd Street (HL06-784, 1914), features a decorative name panel, stone awning, and window surrounds along the second story; the first story displays a replacement recessed entry with large storefront windows, which is faced in brick and rock and capped by a full-length metal awning. The F. Roth Building/Harmony Building, a two-story brick commercial structure at 224 W. 3rd Street (HL06-785, 1915), has decorative brick corbelling, a central name plate, and window hoods on the upper story along the front and side elevations. Evenly spaced, one-over-one, double-hung, upper-story windows display decorative cast balconettes, while windows openings on the first story have been infilled and the recessed storefront replaced. The park at the intersection of W. 3rd Street and Wheeler Avenue (HL06-786, c.1990) is noncontributing to the district due to its recent construction date. It includes plantings and modern sculptures.

The south side of the 200 block of W. 3rd Street features a collection of eight commercial vernacular style buildings. The Hedde Building at 201-205 W. 3rd Street (HL06-763, 1886) was built by early Grand Island settler

² "Hall County History Minutes," *Stuhr Museum of the Prairie Pioneer*, accessed June 20, 2017, <http://www.stuhrmuseum.org/about/hall-county-history-minutes.html>.

³ Stuhr Museum of the Prairie Pioneer, *Images of America, Grand Island and Hall County* (Charleston, S.C.: Arcadia Publishing, 2007), 25.

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Fred Hedde.⁴ It is three stories tall, clad in brick, and features decorative brick dentils and pilasters along the upper stories on the front facade and side elevation; the storefront displays replacement fixed windows and modern brick cladding with a wide awning overhang. The two-story building at 207 W. 3rd Street (HL06-810, c.1915) features an upper story faced in dressed stone with a cornice, parapet, and decorative surrounds around replaced windows. The first-story storefront is clad in mid-century mosaic tile with modern metal-cased entry doors; it is capped by a full-length metal awning. A two-story building at 209 W. 3rd Street (HL06-809, c.1910) displays a mid-century metal grid with infilled panels that covers the upper story and obscures the original brick facade. A neon sign projects over the sidewalk. Although the screen obscures the original facade, which likely dates to c.1910, it dates to the district's period of significance. The two-story building at 211 W. 3rd Street (HL06-808, c.1920) has a recessed entry with a recessed arched brick portico and faux Mansard roof covered in asphalt shingles along the upper story; it is noncontributing due to the extensive alterations that obscure any original aspect of the facade. The two-story commercial building at 213 W. 3rd Street (HL06-807, c.1920) features a recessed entry with metal-cased storefront window and stone cladding in addition to pebble-dash panels on the upper story that obscure the original glazed brick; it is noncontributing to the district. A two-story building at 215 W. 3rd Street (HL06-806, c.1910) is clad in brick with corbelled window surrounds along the upper story. The storefront displays stone cladding, fixed windows, and a flat metal awning overhang. The two-story building at 217 W. 3rd Street (HL06-805, c.1910) is faced in dressed stone and displays fixed storefront windows with an offset entry and large modern awning; second-story windows are horizontally divided, one-over-one, double-hung sash. Although likely constructed c.1910, the facade and window date to c.1950. The two-story Dolan Building at 221-223 W. 3rd Street (HL06-670, c.1910) is clad in brick with decorative corbelling and medallions along the cornice. It has a replacement storefront with a canted corner entrance, fixed windows cased in metal, and a wide flat metal awning.

300 Block of W. 3rd Street

The north side of the 300 block of W. 3rd Street contains four buildings that represent modest examples of the commercial vernacular style, as well as an Art Deco theater. The one-story Oakland National Bank Building at 304 W. 3rd Street (HL06-787, 1960) is clad in brick and pebble aggregate and features fixed multi-light windows cased in metal along the first story.⁵ A sawtooth clerestory caps the roof. The two-story Kaufmann Building at 312 W. 3rd Street (HL06-757, 1924) is clad in brick with decorative stone coping, medallions, name plate, and window surrounds along the upper story.⁶ The storefront has replacement fixed windows with a recessed offset entry, multi-light transoms, and a decorative full-length awning. The Grand Theater at 316 W. 3rd Street (HL06-145, 1937) was constructed in the Art Deco Style, is two stories in height, and features a tile facade with stylized

⁴ Robert Pore, "Hedde Building Full of Potential," *The Grand Island Independent*, April 20, 2011, http://www.theindependent.com/news/local/hedde-building-full-of-potential/article_b9a587be-13d4-555b-947e-d0d09eea2d1f.html.

⁵ City of Grand Island, "Grand Island Assessor Data," *City of Grand Island Geographical Information Map*, n.d., <https://grandislandne.map.beehere.net/>; *1961-1962 Directory of the City of Grand Island and Hall County, Nebraska* (Grand Island, Neb.: Augustine Company, 1961).

⁶ The Grand Island (Neb.) Independent, *150, A Commemoration of the Sesquicentennial of Hall County, Nebraska* (Grand Island, Neb.: Don Smith, Publisher, 2007), 110.

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geometric motifs and a recessed central entrance with ticket booth and marquee.⁷ The original neon sign projects from the upper story and rests on a second, double-sided, lighted marquee that acts as an awning over the entrance. The two-story building at 318 W. 3rd Street (HL06-788, c.1914) is clad in brick with a terra cotta cornice, coping, and medallions along the upper story. The storefront features a recessed central entry with fixed metal-cased windows. The two-story brick Martins Building at 322-324 W. 3rd Street (HL06-672, 1914) is immediately adjacent and has the same terra cotta coping, cornice, and medallions, which also wrap around the side elevation. The eastern portion of its storefront (322 W. 3rd Street) features replacement tiles and windows while the western portion (324 W. 3rd Street) displays fixed windows and a recessed offset entry; an original entrance with ornamental stone hood with the building name and construction date is located on the side elevation along N. Walnut Street.

The south side of the 300 block of W. 3rd Street contains six buildings that are modest examples of the commercial vernacular style. The two-story Cleary Building at 301 W. 3rd Street (HL06-804, 1896) features an elaborate cornice with brackets and pediments above the canted corner and side entrances; upper-story window surrounds feature brick arches and stone coping. The storefront has fixed metal-cased windows and a recessed corner entry. The two-story Cleary Building at 305 W. 3rd Street (HL06-803, 1912) is clad in cream brick with a stepped stone parapet, name and date plate, and decorative brickwork that includes quoins and soldier course lintels. The first story features two replacement storefronts with fixed windows. The two-story building at 307-311 W. 3rd Street (HL06-802, c.1940) is clad in brick with evenly spaced, fixed, six-light windows along the upper story. The metal-cased fixed storefronts with brick facing feature recessed entrances and a flat metal awning. The two-story commercial building at 313 W. 3rd Street (HL06-801, c.1910) is clad in brick and displays decorative corbelling and hood molds with an arched pediment over the elongated upper-story window openings. The storefront has a recessed central entry with fixed metal-cased windows and a glass block transom. A two-story building at 315 W. 3rd Street (HL06-800, c.1910) has a stucco-clad upper story and storefront with recessed entry, fixed windows, and metal awning; it is noncontributing to the district because the stucco cladding obscures any original second-story features. The two-story building at 319-321 W. 3rd Street (HL06-799, c.1950) is clad in cream brick that is mostly solid along the upper story except for small fixed windows on the east side of the facade. The storefront, which wraps around the side elevation, consists of fixed windows cased in metal with a recessed central entry.

400 Block of W. 3rd Street

Nine commercial buildings front the north side of the 400 block of W. 3rd Street. The one-story brick building at 402 W. 3rd Street (HL06-673, c.1925) features decorative brick pilasters, concrete medallions, and a modern clock over the canted corner entrance. A canvas awning wraps around the building and shades the storefront windows in aluminum casings. The two-story, red brick building at 404 W. 3rd Street (HL06-674, c.1920) was constructed in the commercial vernacular style. A stepped parapet features decorative brickwork, with raised vertical and horizontal bands inset with buff brick, capped with concrete details, and corbelling above the second-story windows. The building features a canvas awning over the glass storefront and entryway, which are replacements, along with the second-story windows. The one-story commercial building at 406 W. 3rd Street (HL06-789, c.1920) features a stucco facade, a paired recessed entry, and storefront windows with aluminum casing. The adjacent

⁷ John Sorenson, *Our Show Houses, A History of Movie Theaters in Grand Island, Nebraska* (Grand Island, Neb.: The Hall County Historical Society Press, 1990), 1.

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one-story commercial building at 408 W. 3rd Street (HL06-790, c.1910) also displays a stucco facade and two recessed entries, and storefront windows with aluminum casing. The one-story commercial building at 410 W. 3rd Street (HL06-791, c.1910) features a stucco facade with a canvas awning over recessed angled storefront windows and an offset entry in aluminum casings. The adjacent one-story brick commercial building at 412 W. 3rd Street (HL06-675, c.1915) features decorative corbelling, transom windows, and a flat awning. The one-story building at 414 W. 3rd Street (HL06-792, c.1910) features a stucco clad facade, an offset entry, and storefront windows in aluminum casings. The adjacent one-story brick building at 416 W. 3rd Street (HL06-793, c.1910) also features an offset entry and storefront windows in aluminum casings; a large metal awning dominates the facade. The one-story brick Firstier Bank building at 424 W. 3rd Street (HL06-794, 1963) exhibits elements of the Mid-Century Modern style.⁸ The facade is clad in polished stone and metal screens are located above a recessed series of plate-glass windows that wrap around the side of the building.

Four commercial buildings front the south side of the 400 block of W. 3rd Street. The one-story Sears & Roebuck building at 401 W. 3rd Street (HL06-796, 1954) was designed as a Mid-Century Modern department store.⁹ The building features clean lines, stacked brick and tile, and corner windows. The building received a new entrance and windows, some downsized, as part of a 2003 rehabilitation. While the adjacent two-story brick building at 411 W. 3rd Street (HL06-797, c.1925) dates to c.1925, the current facade is incorporated in the Sears & Roebuck building and likely was remodeled c.1954. The building features stacked brick, stone tile, fixed second-story windows, and a recessed entry and storefront windows in aluminum casings. The one-story building at 417 W. 3rd Street (HL06-796, c.1925) exhibits a Moderne storefront that features a flat awning, large enameled tiles, an offset entry, and storefront windows in aluminum casings. The adjacent one-story brick building at 423 W. 3rd Street (HL06-795, c.1920) features a flared Neo-Mansard pent awning, mosaic accents, and offset entry and storefront windows in aluminum surrounds. The windows along N. Cedar Street have been boarded over.

100 Block of W. 2nd Street

Two buildings front the north side of the 100 block of W. 2nd Street. A two-story brick building at 108-110 W. 2nd Street (HL06-823, c.1915), which was previously an automobile garage, features decorative brick patterns and corbelling along the upper story; however, it is noncontributing to the district due to extensive renovations including enclosed second-story window openings and a non-historic replacement storefront. The two-story brick commercial vernacular building at 112 W. 2nd Street (HL06-824, c.1915) displays bands of corbelled brick just below the cornice. The glass storefront, recessed entryway, and second-story windows have all been replaced, and facade renovations that are compatible with the historic appearance were ongoing at the time of survey.

Two buildings within the district front the south side of the 100 block of W. 2nd Street. A one-story commercial building at 113 W. 2nd Street (HL06-822, c.1950) features a flagstone facade; an angled, recessed entry; and storefront windows with aluminum casing. The adjacent one-story commercial building at 115 W. 2nd Street (HL06-019, c.1950) also displays a flagstone facade with angled, recessed entry; however, it appears the original windows were replaced with a ribbon window with infill stone below.

⁸ Sanborn Map Company, "Grand Island, Hall County, Nebraska," 1:600 (New York: Sanborn Map Company, 1930 updated to 1960), Sheet 2.

⁹ Sanborn Map Company, "Grand Island, Hall County, Nebraska," Sheet 2.

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The north side of the 200 block of W. 2nd Street has four commercial buildings that represent simple examples of the commercial vernacular style. The modest one-story building at 206 W. 2nd Street (HL06-828) is clad in brick, has a central entrance flanked by fixed windows, and a modern awning. The two-story building at 210-212 W. 2nd Street (HL06-829, c.1915) is clad in brick and features bands of decorative brickwork above the first- and second-story windows. Second-story fenestration includes three, paired, one-over-one, double-hung windows with multi-light transoms that rest on concrete sills that appear to be original. A two-story building at 216 W. 2nd Street (HL06-830, c.1915) has brick cladding and a replacement, stucco-clad storefront with metal-cased window. The second-story windows are four pairs of original, one-over-one, double-hung sash with transoms and decorative terra cotta hoods and medallions. The two-story brick building at 218 W. 2nd Street (HL06-831, c.1950) is clad in rusticated brick and features a recessed, glazed mid-century storefront set in metal along with a flat, metal awning. Second-story fenestration consists of horizontally divided, two-over-two windows.

The south side of the 200 block of W. 2nd Street features three buildings. The two-story, cream brick-clad Grand Island U.S. Post Office and Courthouse at 213 W. 2nd Street (HL06-018, 1910) was designed by architect James Knox Taylor. It was constructed in two stages; the five-bay eastern portion, which features Neo-Classical Revival-style arches, decorative brickwork, pilasters, and a dentilled cornice, was completed from 1908 to 1910, while the more simplified four-bay western segment with concrete coping and modest window surrounds was built between 1933 and 1935.¹⁰ The building was individually listed in the National Register in 2006. The three-story, brick-constructed Wallich Building, at 217-219 W. 2nd Street (HL06-825, 1890) features a recessed, replacement storefront with aluminum-cased windows. The storefront has been altered and the façade has been covered with replacement tile cladding. Considering the alterations were made within the period of significance, the building is contributing to the district. The three-story A.O.U.W. Building (Pathfinder Building) at 223 W. 2nd Street (HL06-826, 1890) is clad in cream and painted brick and features cast-iron pilasters along the replaced storefront facade. It housed the fraternal organization, the Ancient Order of United Workmen, with a small social hall on the upper level that hosted dances and other events. In 1934, after organization membership dwindled, an insurance agency, Pathfinder, occupied the building. The building retains its original windows on the second and third levels, although many are currently obscured by aluminum storms and wood plank siding. The building is contributing to the historic district as the alterations to the storefront and the removal of the cornice took place within the period of significance.¹¹

300 Block of W. 2nd Street

The south side of the 300 block of W. 2nd Street contains six buildings. Five are modest examples of the commercial vernacular style and one is the Neo-Classical Revival-style library. The three-story brick commercial building at 301 W. 2nd Street (HL06-833, c.1920) features a recessed storefront entry, large storefront windows, and decorative details including brick pilasters and small concrete panels. A two-story brick commercial building at 309-311 W. 2nd Street (HL06-834, c.1920) displays a stucco-clad facade and houses the Grand Island Chamber of Commerce. It is noncontributing to the district due to significant alterations including the stucco,

¹⁰ National Register of Historic Places, Grand Island United States Post Office and Courthouse, Grand Island, Hall County, Nebraska, National Register #06000044, 7-1, 7-2.

¹¹ Tom Anderson, "Adjoining Buildings Have Survived a Century of Business and Cultural Activities," *Prairie Pioneer Press* 24, no. 11 (n.d.): 1.

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which has covered any original window openings, and a replacement entry and storefront windows on the first story. A one-story commercial building at 313 W. 2nd Street (HL06-835, c.1925) features decorative brickwork above a replaced storefront with metal-cased windows and entry with transom. The one-story brick commercial building at 315 W. 2nd Street (HL06-836, c.1925) has a central glass entry door flanked by large windows on either side; a tall, modern, metal awning is mounted above the entry. A two-story brick commercial building at 317 W. 2nd Street (HL06-678, c.1925) features decorative second-story brickwork and a grouping of four, one-over-one, double-hung windows; the first story has a replacement downsized storefront window and mid-century brick facade. The Grand Island Carnegie Library at 321 W. 2nd Street (HL06-002, 1905) is one story with a raised basement and is clad in cream brick. Designed by Tyler & Son Architects of Lincoln and constructed in the Neo-Classical Revival style, it displays a full-height entry portico supported by Ionic columns and capped with a dentilled pediment, as well as belt courses along the raised basement, ornamental window hoods with brick surrounds and pilasters, and decorative cresting along the roofline. It is one of the few buildings in the district set back from the sidewalk and was individually listed in the National Register in 1975.¹²

200 Block of N. Pine Street

One building fronts the west side of the 200 block of N. Pine Street. The three-story Old City Hall at 208 N. Pine Street (HL06-012, 1939) was designed by Gordon Shattuck, a local architect.¹³ The Art Deco building features stone veneer and ribbon windows on the first story. The central entrance on N. Pine Street includes a recessed door with a stone surround, the words "City Hall," and a medallion with the city seal above the door. The upper stories are faced with glazed brick and feature terra cotta window surrounds and a cornice with scalloped and triangular details.

300 Block of N. Pine Street

One building fronts the east side of the 300 block of N. Pine Street. The two-story brick commercial building at 309 N. Pine Street (HL06-772, c.1910) has three storefronts: two are enclosed and the central storefront has an altered entry. The facade features brick pilasters, coursework, and corbelling.

Three buildings front the west side of the 300 block of N. Pine Street. The two-story brick commercial building at 320-324 N. Pine Street (HL06-773, c.1910) features two storefronts clad in modern tile. The second story features boarded-over window openings and brick corbelling at the cornice. A sign is suspended from the corner. The two-story brick Michelson/Strand Theatre at 316 N. Pine Street (HL06-154, 1908) includes central double entry doors flanked by fixed plate windows. The second story features brick pilasters and brick corbelling, and an arched pediment. Windows are enclosed with shutters and feature balconettes. It served as a theater from its construction until 1927, when it closed and was repurposed for commercial use. It no longer has a marquee. The one-story brick commercial building at 314 N. Pine Street (HL06-774, c.1910) features a single storefront with a glass block door surround and permastone veneer, which were likely added during the period of significance.

100 Block of N. Locust Street

Two buildings front the east side of the 100 block of N. Locust Street. The ten-story Yancey Hotel at 123 N. Locust Street (HL06-014, 1917-1923) was designed by Francis W. Fitzpatrick, the head architect of the Bankers

¹² National Register of Historic Places, Carnegie Library, Hall County, Nebraska, National Register # 75001094.

¹³ City of Grand Island, *The New City Hall, Grand Island, Nebraska* (Grand Island, Neb.: City of Grand Island, 1940).

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Realty Investment Company of Omaha.¹⁴ It has a brick veneer with limestone and terra cotta detailing. Entrances front both N. Locust Street and W. 2nd Street. The Yancey Hotel is a representative example of the Renaissance Revival architectural style, characterized by distinct horizontal building divisions, exterior ornamentation that varies by floor, and the combination of rectangular and arched openings on the facade. It was individually listed in the National Register in 1984. The one-story brick commercial building at 113-115 N. Locust Street (HL06-814, c.1910) was built c.1910 but has a c.2000 facade clad in stone panels with a single off-center storefront. Due to the facade alteration, it is noncontributing to the district.

200 Block of N. Locust Street

Two buildings front the east side of the 200 block of N. Locust Street. The seven-story brick Masonic Temple at 217 N. Locust Street (HL06-017, 1925) features a temple-front commercial block design with multiple storefronts. Decorative details in simplified Moorish designs are achieved with blue and white terra cotta, stone, and concrete, and include Masonic symbols, window arches, curved columns, balconettes, and a cornice with the name "Masonic Temple" and the years 1870 and 1925. These correspond to the years the lodge was established and the year the building was constructed, respectively. Windows have been replaced on the facade and side elevations, but the openings remain original. The Italianate style, three-story brick Bartenbach Opera House at 209 N. Locust Street (HL06-153, 1883) was designed by C.C. Rittenhouse of Hastings, Nebraska, and built by local contractor Charles Guenther.¹⁵ It features multiple storefronts along N. Locust Street, delineated by stone pilasters. A belt course with dentils separates the first and second stories. Third-story window openings have been downsized or bricked in, but retain the original hoods. The name plate, centrally located on the facade, is capped by a decorative pediment with the construction date and a neon sign reading "Bartenbach" projects from the facade.

Three buildings front the west side of the 200 block of N. Locust Street. The two-story brick G-W Building at 208 N. Locust Street (HL06-821, 1917) has a storefront clad in concrete veneer. The second story has brick veneer and simple corbelling capped by the name and date plates. The exposed side elevation also has concrete veneer. The one-story noncontributing commercial building at 204 N. Locust Street (HL06-820, c.1910) features an altered storefront with replacement siding. The two-story brick commercial building at 202 N. Locust Street (HL06-827, 1907) has a prominent corner storefront that has been partially enclosed. The second story features rectangular and arched window openings with keystones, a projecting cornice with dentils, and a crenelated parapet. The construction date is included in two decorative circles on the side elevation.

300 Block of N. Locust Street

Two buildings front the east side of the 300 block of N. Locust Street, and a parking lot occupies the remainder of the block. The two-story brick commercial building at 313-315 N. Locust Street (HL06-782, c.1910) has multiple storefronts clad in tile veneer. A modern pent awning supported by columns extends across the sidewalk. The second story features brick corbelling and stone details. It retains its rectangular window openings with brick quoins, though they are boarded over. The north elevation features a non-historic-age mural. The two-story brick

¹⁴ National Register of Historic Places, Hotel Yancey, Grand Island, Hall County, Nebraska, National Register #84000504.

¹⁵ "Bartenbach Opera House" (n.p., n.d.), located in vertical files at Stuhr Museum of the Prairie Pioneer, Grand Island, Neb.

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commercial building at 307 N. Locust Street (HL06-781, 1886) has a mid-century storefront. The second story features decorative window hoods and an ornate cornice with a date plate.

100 Block of N. Wheeler Avenue

One building fronts the west side of the 100 block of N. Wheeler Avenue. The other buildings on the block are outside the district boundaries. The two-story brick Neo-Classical Revival Knickrehm Building at 112 N. Wheeler Avenue (HL06-689, 1929) features two storefronts clad in mosaic tile with glass transoms. The second story includes paired windows with transoms, patterned brick panels, a simple cornice, the "KNICKREHM" name plate, and the 1929 date plate.

200 Block of N. Wheeler Avenue

Three buildings front the east side of the 200 block of N. Wheeler Avenue. The two-story brick Schumacher Building at 211 N. Wheeler Avenue (HL06-817, 1916) has storefront windows surrounded by tile veneer and infilled panels above the awning. The second story features glazed white brick, rectangular window openings, brick soldier courses and corbelling, and stone accents, including the name and date plates. The two-story brick commercial building at 209 N. Wheeler Avenue (HL06-818, c.1910) has multiple storefronts and a central entry with the same tile veneer, awning, and infill panels as the adjacent Schumacher Building. The second story features rectangular window openings with corbelling above the windows and at the cornice. The one-story brick commercial building at 205 N. Wheeler Avenue (HL06-832, c.1950) features a prominent canted corner entrance and multiple storefronts along N. Wheeler Avenue and W. 2nd Street. The facade features Roman brick veneer, an awning that wraps around the primary elevations, and geometric design in the parapet.

Three buildings front the west side of the 200 block of N. Wheeler Avenue. The two-story brick Unity Hall at 210-212 N. Wheeler Avenue (HL06-815, c.1910) has two storefronts clad in brick veneer. Transoms top the display windows and an ocular window is located above the central entry. The second story features brick embellishments below the parapet, as well as rectangular window openings with downsized windows. A sign reading "Unity Hall" is suspended from the second story. The two-story brick commercial building at 206-208 N. Wheeler Avenue (HL06-816, c.1910) has a modern storefront with an off-center entry. The second story features arched window openings with stone hoods and brick corbelling.

200 Block of N. Walnut Street

One building fronts the west side of the 200 block of N. Walnut Street. The two-story, brick, Neo-Classical Revival Grand Island Federation of Labor Temple at 210 N. Walnut Street (HL06-684, 1911) features an off-center entrance with an elaborate door surround, decorative window hoods, and a cornice with dentils. The windows are recent replacements, though the openings are original. A historic-age sign with the building name projects over the sidewalk.

200 Block of N. Sycamore Street

One building fronts the east side of the 200 block of N. Sycamore Street. The one-story Balz Banquet and Reception Hall at 211 N. Sycamore Street (HL06-765, 1981) was originally built for the Fraternal Order of Eagles, Aerie 378.¹⁶ It features brick veneer, recessed glass entry doors flanked by windows fronting N. Sycamore Street,

¹⁶ "For Sale: Eagles Building," *The Grand Island Independent*, August 2, 2002, sec. B.

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and a canted corner with an integrated planter and signage. The north elevation includes rectangular windows. Due to its 1981 construction date, it is noncontributing to the district.

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Table 1 below provides photographs, site numbers, names, addresses, construction dates, and district status of each property. The properties are arranged alphabetically by street name, and then numerically.

Table 1. Grand Island Downtown Historic District, Resource Inventory					
PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-771	COMMERCIAL BUILDING	102 E. 3 RD STREET	1886	NONCONTRIBUTING
	HL06-667	CONEY ISLAND LUNCH ROOM	104 E. 3 RD STREET	c.1940	CONTRIBUTING
	HL06-770	KALLOS BUILDING	106 E. 3 RD STREET	1886, c.1910	CONTRIBUTING
	HL06-769	COMMERCIAL BUILDING	110 E. 3 RD STREET	c.1910	CONTRIBUTING

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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-768	COMMERCIAL BUILDING	112-114 E. 3 RD STREET	c.1940	NONCONTRIBUTING
	HL06-767	COMMERCIAL BUILDING	116 E. 3 RD STREET	c.1940	CONTRIBUTING
	HL06-766	UNION BLOCK	120-122 E. 3 RD STREET	1886	CONTRIBUTING
	HL06-135	GRAND ARMY OF THE REPUBLIC BUILDING	215 E. 3 RD STREET	1886	CONTRIBUTING
	HL06-764	CRANE COMPANY BUILDING	115 E. SOUTH FRONT STREET	1928	CONTRIBUTING

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PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-138	JAMIESON HOTEL	123 E. SOUTH FRONT STREET	1886	CONTRIBUTING
	HL06-014	YANCEY HOTEL	123 N. LOCUST STREET	1917-1923	CONTRIBUTING, INDIVIDUALLY LISTED
	HL06-814	COMMERCIAL BUILDING	113-115 N. LOCUST STREET	c.1910/c.2000	NONCONTRIBUTING
	HL06-827	COMMERCIAL BUILDING	202 N. LOCUST STREET	1907	CONTRIBUTING
	HL06-820	COMMERCIAL BUILDING	204 N. LOCUST STREET	c.1910	NONCONTRIBUTING

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PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-821	G-W BUILDING	208 N. LOCUST STREET	1917	CONTRIBUTING
	HL06-153	BARTENBACH OPERA HOUSE	209 N. LOCUST STREET and 118 W. 2 ND STREET	1883	CONTRIBUTING
	HL06-017	MASONIC TEMPLE	217 N. LOCUST STREET	1925	CONTRIBUTING
	HL06-781	COMMERCIAL BUILDING	307 N. LOCUST STREET	1886	CONTRIBUTING

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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-782	COMMERCIAL BUILDING	313-315 N. LOCUST STREET	c.1910	CONTRIBUTING
	HL06-012	OLD CITY HALL	208 N. PINE STREET	1939	CONTRIBUTING
	HL06-772	COMMERCIAL BUILDING	308 N. PINE STREET	c.1910	CONTRIBUTING
	HL06-774	COMMERCIAL BUILDING	314 N. PINE STREET	c.1910	CONTRIBUTING
	HL06-154	MICHELSON/STRAND THEATRE	316 N. PINE STREET	1908	CONTRIBUTING

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Table 1. Grand Island Downtown Historic District, Resource Inventory






PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-773	COMMERCIAL BUILDING	320-324 N. PINE STREET	c.1910	CONTRIBUTING
	HL06-765	BATZ BANQUET AND RECEPTION HALL	211 N. SYCAMORE STREET and 215 E. 3 RD STREET	1981	NONCONTRIBUTING
	HL06-684	GRAND ISLAND FEDERATION OF LABOR TEMPLE	210 N. WALNUT STREET	1911	CONTRIBUTING
	HL06-689	KNICKREHM BUILDING	112 N. WHEELER AVENUE	1929	CONTRIBUTING
	HL06-832	COMMERCIAL BUILDING	205 N. WHEELER AVENUE (220-224 W. 2 ND STREET)	c.1950	CONTRIBUTING

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PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-816	COMMERCIAL BUILDING	206-208 N. WHEELER AVENUE	c.1910	CONTRIBUTING
	HL06-818	COMMERCIAL BUILDING	209 N. WHEELER AVENUE	c.1910	CONTRIBUTING
	HL06-815	UNITY HALL	210-212 N. WHEELER AVENUE	c.1910	CONTRIBUTING
	HL06-817	SCHUMACHER BUILDING	211 N. WHEELER AVENUE	1916	CONTRIBUTING
	HL06-786	PARK	N. WHEELER AVENUE BETWEEN W. 3 RD STREET and ALLEY	c.1990	NONCONTRIBUTING

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PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-823	AUTOMOBILE GARAGE	108-110 W. 2 ND STREET	c.1915	NONCONTRIBUTING
	HL06-824	COMMERCIAL BUILDING	112 W. 2 ND STREET	c.1915	CONTRIBUTING
	HL06-822	COMMERCIAL BUILDING	112 W. 2 ND STREET	c.1950	CONTRIBUTING
	HL06-819	COMMERCIAL BUILDING	115 W. 2 ND STREET	c.1950	CONTRIBUTING
	HL06-018	GRAND ISLAND U.S. POST OFFICE and COURTHOUSE	203 W. 2 ND STREET	1910	CONTRIBUTING, INDIVIDUALLY LISTED

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PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-828	COMMERCIAL BUILDING	206 W. 2 ND STREET	c.1940	CONTRIBUTING
	HL06-829	COMMERCIAL BUILDING	210-212 W. 2 ND STREET	c.1915	CONTRIBUTING
	HL06-830	COMMERCIAL BUILDING	216 W. 2 ND STREET	c.1915	CONTRIBUTING
	HL06-825	WALLICH BUILDING	217-219 W. 2 ND STREET	1890	CONTRIBUTING
	HL06-831	COMMERCIAL BUILDING	218 W. 2 ND STREET	c.1950	CONTRIBUTING

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PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-826	ANCIENT ORDER OF UNITED WORKMEN PATHFINDER BUILDING	223 W. 2 ND STREET	1890	CONTRIBUTING
	HL06-833	COMMERCIAL BUILDING	301 W. 2 ND STREET	c.1920	CONTRIBUTING
	HL06-834	COMMERCIAL BUILDING	309-311 W. 2 ND STREET	c.1920	NONCONTRIBUTING
	HL06-835	COMMERCIAL BUILDING	313 W. 2 ND STREET	c.1925	CONTRIBUTING
	HL06-836	COMMERCIAL BUILDING	315 W. 2 ND STREET	c.1925	CONTRIBUTING

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PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-678	COMMERCIAL BUILDING	317 W. 2 ND STREET	c.1925	CONTRIBUTING
	HL06-002	GRAND ISLAND CARNEGIE LIBRARY	321 W. 2 ND STREET	1905	CONTRIBUTING, INDIVIDUALLY LISTED
	HL06-015	WOLBACH BLOCK	101-111 W. 2 ND STREET	c.1915	CONTRIBUTING
	HL06-775	MICHELSON BUILDING	102 W. 3 RD STREET	1887	CONTRIBUTING
	HL06-776	COMMERCIAL BUILDING	104 W. 3 RD STREET	1887	CONTRIBUTING

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Table 1. Grand Island Downtown Historic District, Resource Inventory






PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-777	COMMERCIAL BUILDING	110 W. 3 RD STREET	1887	NONCONTRIBUTING
	HL06-778	JONES BUILDING	112-114 W. 3 RD STREET	1926	CONTRIBUTING
	HL06-813	COMMERCIAL BUILDING	113 W. 3 RD STREET	c.1915	NONCONTRIBUTING
	HL06-668	ROESER BUILDING	115 W. 3 RD STREET	1926	CONTRIBUTING

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Table 1. Grand Island Downtown Historic District, Resource Inventory





PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-779	COMMERCIAL BUILDING	116-118 W. 3 RD STREET	c.1885/c.1895	CONTRIBUTING
	HL06-812	COMMERCIAL BUILDING	119-121 W. 3 RD STREET	c.1870	CONTRIBUTING
	HL06-780	COMMERCIAL BUILDING	120-124 W. 3 RD STREET	c.1900	CONTRIBUTING
	HL06-811	REXALL BUILDING	123 W. 3 RD STREET	c.1885	CONTRIBUTING
	HL06-763	HEDDE BUILDING	201-205 W. 3 RD STREET	1886	CONTRIBUTING

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PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-016	FIRST NATIONAL BANK	202 W. 3 RD STREET	1926	CONTRIBUTING
	HL06-810	COMMERCIAL BUILDING	207 W. 3 RD STREET	c.1915	CONTRIBUTING
	HL06-669	COMMERCIAL BUILDING	208-212 W. 3 RD STREET	c.1925	CONTRIBUTING
	HL06-809	COMMERCIAL BUILDING	209 W. 3 RD STREET	c.1910	CONTRIBUTING

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PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-808	COMMERCIAL BUILDING	211 W. 3 RD STREET	c.1920	NONCONTRIBUTING
	HL06-807	COMMERCIAL BUILDING	213 W. 3 RD STREET	c.1920	NONCONTRIBUTING
	HL06-806	COMMERCIAL BUILDING	215 W. 3 RD STREET	c.1910	CONTRIBUTING
	HL06-783	COMMERCIAL BUILDING	216-218 W. 3 RD STREET	c.1910	NONCONTRIBUTING

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PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-805	COMMERCIAL BUILDING	217 W. 3 RD STREET	c.1910	CONTRIBUTING
	HL06-784	CONNOR BUILDING	220-222 W. 3 RD STREET	1914	CONTRIBUTING
	HL06-670	DOLAN BUILDING	221-223 W. 3 RD STREET	c.1910	CONTRIBUTING
	HL06-785	F. ROTH BUILDING/ HARMONY BUILDING	224 W. 3 RD STREET	1915	CONTRIBUTING

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PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-804	CLEARY BUILDING	301 W. 3 RD STREET	1896	CONTRIBUTING
	HL06-787	OVERLAND NATIONAL BANK BUILDING	304 W. 3 RD STREET	1960	CONTRIBUTING
	HL06-803	CLEARY BUILDING	305 W. 3 RD STREET	1912	CONTRIBUTING
	HL06-802	COMMERCIAL BUILDING	307-311 W. 3 RD STREET	c.1940	CONTRIBUTING
	HL06-757	KAUFMANN BUILDING	312 W. 3 RD STREET	1924	CONTRIBUTING

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Table 1. Grand Island Downtown Historic District, Resource Inventory





PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-801	COMMERCIAL BUILDING	313 W. 3 RD STREET	c.1910	CONTRIBUTING
	HL06-800	COMMERCIAL BUILDING	315 W. 3 RD STREET	c.1910	NONCONTRIBUTING
	HL06-145	GRAND THEATER	316 W. 3 RD STREET	1937	CONTRIBUTING
	HL06-788	COMMERCIAL BUILDING	318 W. 3 RD STREET	c.1914	CONTRIBUTING
	HL06-799	COMMERCIAL BUILDING	319-323 W. 3 RD STREET	c.1950	CONTRIBUTING

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PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-672	MARTINS BUILDING	322-324 W. 3 RD STREET	1914	CONTRIBUTING
	HL06-798	SEARS & ROEBUCK CO. BUILDING	401 W. 3 RD STREET	1954	CONTRIBUTING
	HL06-673	COMMERCIAL BUILDING	402 W. 3 RD STREET	c.1925	CONTRIBUTING
	HL06-674	COMMERCIAL BUILDING	404 W. 3 RD STREET	c.1920	CONTRIBUTING
	HL06-789	COMMERCIAL BUILDING	406 W. 3 RD STREET	c.1920	CONTRIBUTING

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PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-790	COMMERCIAL BUILDING	408 W. 3 RD STREET	c.1910	CONTRIBUTING
	HL06-791	COMMERCIAL BUILDING	410 W. 3 RD STREET	c.1910	CONTRIBUTING
	HL06-797	COMMERCIAL BUILDING	411 W. 3 RD STREET	c.1925	CONTRIBUTING
	HL06-675	COMMERCIAL BUILDING	412 W. 3 RD STREET	c.1915	CONTRIBUTING
	HL06-792	COMMERCIAL BUILDING	414 W. 3 RD STREET	c.1910	CONTRIBUTING

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Table 1. Grand Island Downtown Historic District, Resource Inventory

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	HL06-793	COMMERCIAL BUILDING	416 W. 3 RD STREET	c.1910	CONTRIBUTING
	HL06-796	COMMERCIAL BUILDING	417 W. 3 RD STREET	c.1925	CONTRIBUTING
	HL06-795	COMMERCIAL BUILDING	422 W. 3 RD STREET	c.1920	CONTRIBUTING
	HL06-794	FIRSTIER BANK BUILDING	424 W. 3 RD STREET	1963	CONTRIBUTING

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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.
A reconstructed building, object, or structure.
- E** A commemorative property.
- F** A commemorative property.
- G** Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMERCE

ARCHITECTURE

Period of Significance

c.1870-1963

Significant Dates

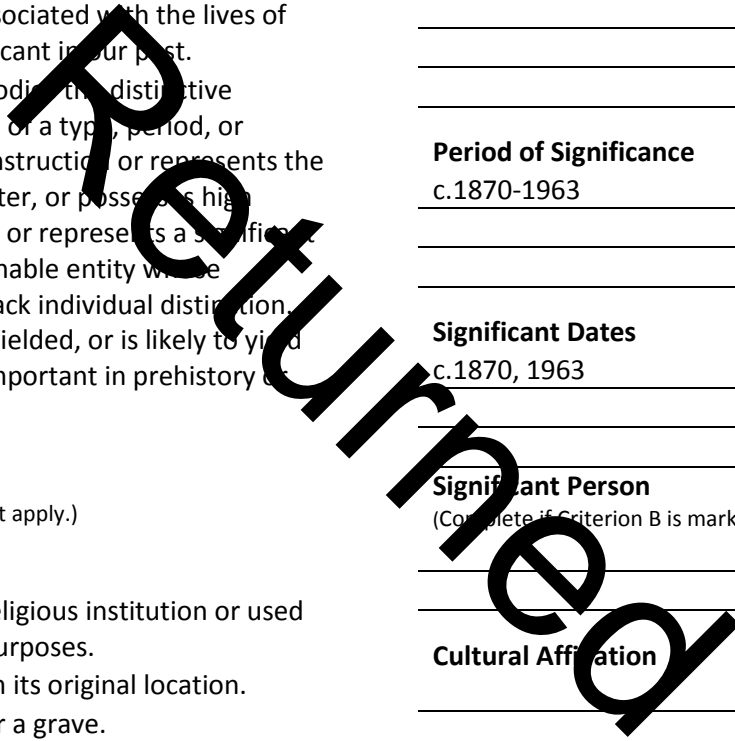
c.1870, 1963

Significant Person

(Complete if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder



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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Grand Island Downtown Historic District is locally significant under *Criterion A: Commerce* for its association with commercial development in Grand Island. The district is also locally significant under *Criterion C: Architecture*, containing an eclectic mix of architectural styles that embody the characteristics of almost a century of commercial buildings, and include some of Grand Island's most prominent buildings. The period of significance begins with the construction of the earliest extant building in c.1870 and ends in 1963 with the construction of the most recent contributing bank building.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The Grand Island Downtown Historic District is locally significant under *Criterion A: Commerce* for its association with commercial development in Grand Island. The district consists of an irregularly shaped eight block area on the original plat of Grand Island that became a commercial center in the city. Since it was established, the district has remained a core of commercial activities in Grand Island. The district contains an intact collection of late-nineteenth- and early-to-mid-twentieth-century commercial and public buildings that reflect more than nine decades of commercial development in Grand Island. The district's period of significance begins with the construction of the earliest extant commercial building in c.1870 and ends in 1963 with the construction of the most recent contributing bank building. Significant dates within the district include the construction dates for properties and events that individually had an impact on the character of the district as a whole. These dates include the construction of several banks on or near W. 3rd Street (1871-1891), which established Grand Island as an important center of finance and commerce, and the institution of the Lincoln Highway route in 1913, signaling the important role of commercial development derived from transportation.

The Grand Island Downtown Historic District is also locally significant under *Criterion C: Architecture*. The district contains an eclectic mix of architectural styles that embody the characteristics of almost a century of commercial buildings, and include some of Grand Island's most prominent buildings. Architectural styles represented within the district include Italianate, Beaux Arts, Neo-Classical Revival, Renaissance Revival, Mediterranean Revival, Commercial, Art Deco, Moderne, and Mid-Century Modern. Varied architectural styles are unified through common materials, massing, design, and use, which results in a visually cohesive grouping of commercial and public buildings in the architectural styles popular between 1870 and 1963. The district is characterized by predominantly brick, stone, and concrete, two- to three-story buildings facing tree-lined commercial blocks that are anchored by a few taller buildings. The period of significance begins with the construction of the earliest extant building in c.1870 and ends in 1963 with the construction of the most recent contributing bank building.

The district contains three properties individually listed in the National Register of Historic Places (National Register): the Yancey Hotel (National Register No. 84000504), Grand Island Post Office (06000044), and Grand Island Carnegie Library (75001094). The district exhibits visual continuity of form, scale, and functions, and retains sufficient historic integrity to convey its association with commercial development in Grand Island. As such, the Grand Island Historic District is eligible locally under *Criterion A: Commerce* and *Criterion C: Architecture*. The district contains 97 buildings, 84 of which are contributing to the district and 13 of which are noncontributing, and one noncontributing site.

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Criterion A: Commerce

Early settlement

The establishment and growth of Grand Island's downtown commercial district was influenced by local factors and national trends. Grand Island is located north of the Platte River in the south-central portion of Nebraska. During the mid-nineteenth century the Platte River Road was a major overland route traversed by wagon trains and gold seekers. In 1857 a settlement supported by the banking house of Chubb Brothers and Barrows was established along this route near a large island in the Platte River, named "La Grand Isle" by French trappers.¹⁷ Consisting of 35 German immigrants from Davenport, Iowa, the settlement benefitted from proximity to the Platte River Road, which promoted early growth. In 1860 a stagecoach carrying people and provisions passed through three times per week, and by 1864 it passed daily.¹⁸

In 1866 the first transcontinental railroad, the Union Pacific, was laid north of the Platte River, and a hub was planned just north of the initial Grand Island settlement. Surveyors platted streets that ran parallel and perpendicular to the tracks and many of the original settlers relocated to the new site along the rail line, then known as Grand Island Station (see Figure 1). A post office was established and a train station constructed the first year, and soon the community had several stores, a flour mill, and hotel.¹⁹ The city was incorporated under the name Grand Island in 1872.²⁰ Grand Island is the seat of Hall County, and a brick courthouse at 1st and Locust Streets (outside the historic district) was completed in 1873.²¹ The cornerstone for a new city hall was laid at 2nd and Pine Streets (within the historic district) in 1869.²²

¹⁷ "The Great Platte River Road," *Nebraska State Historic Society*, 1998, <http://www.nebraskahistory.org/books/mattes.htm>.

¹⁸ U.S. West Research, Inc., *Nebraska Historic Buildings Survey Reconnaissance Survey Final Report of Hall County, Nebraska* (Prepared for the Nebraska State Historical Society, State Historic Preservation Office, July 1995), 31, http://www.nebraskahistory.org/histpres/reports/hall_county.pdf.

¹⁹ A. F. Buechler, Dale P. Stough, and R. J. Barr, *History of Hall County, Nebraska* (Lincoln, Neb.: Western Publishing and Engraving Company, 1920), 101.

²⁰ "The Pioneer Spirit," *City of Grand Island*, n.d., <http://www.grand-island.com/about-grand-island/the-pioneer-spirit>.

²¹ *Biographical and Historical Memoirs of Adams, Clay, Hall and Hamilton Counties, Nebraska* (Chicago: The Goodspeed Publishing Co., 1890), 574. The Hall County Courthouse is individually listed in the National Register

²² The Grand Island (Neb.) Independent, 150, *A Commemoration of the Sesquicentennial of Hall County, Nebraska*, 80.

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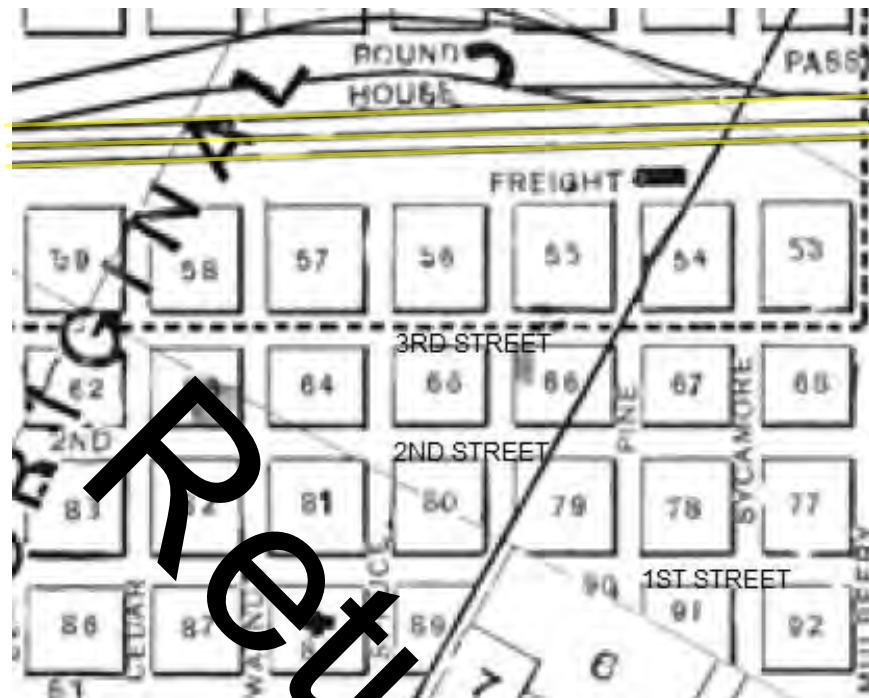


Figure 1. Detail of 1888 map of Grand Island showing the railroad highlighted in yellow north of the commercial district.

The railroad, which is located north of the historic district, influenced Grand Island's growth and development in the late nineteenth century. By 1870 it was a major railroad stop and market center, which helped the community recover from agricultural stagnation in the early 1870s, and the railroad contributed to growth that took off after 1879. By 1880 Grand Island was a prominent railroad center in the state, further cemented by the St. Joseph and Grand Island and Chicago, Burlington and Quincy Railroads adding rail lines into Grand Island in the early 1880s. By the late 1880s Union Pacific located railroad shops in the city (north of the historic district), and the railroad was the major employer in Grand Island.²⁴

Early commercial development

Initial growth within Grand Island occurred equally on both sides of the rail line and, to a large extent, businesses were oriented towards the tracks. Lumberyards, liverys, warehouses, and hotels lined the south side of the tracks, while other industries developed largely on the north side. In the 1860s and 1870s commercial interests centered on Front Street (east and west) and Pine Street (north and south). Development along 3rd Street began in 1870 with the construction of several buildings at its intersection with Pine Street. Early buildings in the historic district were predominantly frame, although some were brick, and were generally one to two stories tall, with commercial space on the first story and living space above. The oldest extant building within the district, a two-story brick commercial building at 119-121 W. 3rd Street (HL06-812), was constructed in c.1870.²⁵ Several banks

²³ "Map of Grand Island, Hall County, Nebraska" (Lincoln, Neb.: Bush Printing House, 1888).

²⁴ *Biographical and Historical Memoirs of Adams, Clay, Hall and Hamilton Counties, Nebraska*, 573 and 585.

²⁵ City of Grand Island, "Grand Island Assessor Data."

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were founded in Grand Island during this period, which established it as a center of finance. Between 1871 and 1891 six financial institutions were located on or near 3rd Street, including: the State Central Bank, established in 1871, the Grand Island Banking Company and a private bank, established in 1880; the First National Bank of Grand Island and the Grand Island Building and Loan, organized in 1882; and the American National Bank, constructed in 1891. Weathering the economic depression that marked the decade, Grand Island's population grew from 1,057 residents in 1870 to over 3,000 residents in 1880.

By the mid-1880s the commercial district expanded south to 2nd Street, which was fronted with a mix of businesses and dwellings. Businesses within the district included grocery stores, bakeries, meat markets, drug stores, barber shops, clothing and sundry stores, saloons, and social halls. As Grand Island prospered, early frame buildings within the historic district began to be replaced with brick structures. Notable buildings of this era include the GAR Building at 213 N. 3rd Street (HL06-135) and the Bartenbach Opera House at 209 N. Locust Street (HL06-153). Constructed in 1886, the GAR building is a Neo-Classical-style commercial building that served as a social hall for the fraternal organization of veterans of the Union armed forces. Completed in 1883, the Bartenbach Opera House is a handsome brick Italianate-style building that was financed by German immigrant and successful merchant George Bartenbach (see Figure 2). The opera house provided retail space at street level and could seat nearly 1,000 in the space above. The building offered performances and events between 1883 and 1921.²⁶

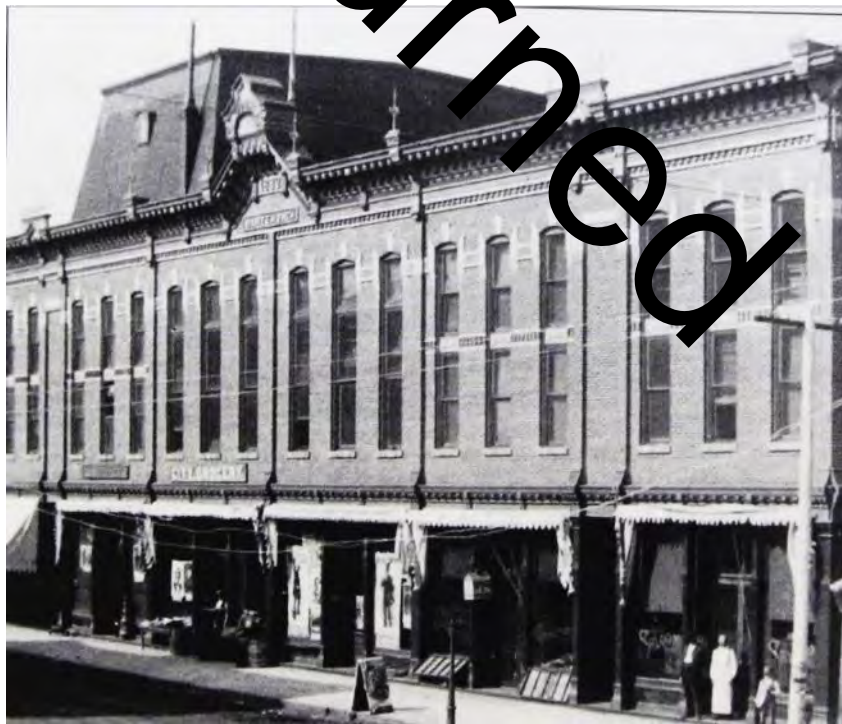


Figure 2. The Bartenbach Opera House, c.1885.²⁷

²⁶ The Grand Island (Neb.) Independent, 150, *A Commemoration of the Sesquicentennial of Hall County, Nebraska*, 89.

²⁷ The Grand Island (Neb.) Independent, 150, *A Commemoration of the Sesquicentennial of Hall County, Nebraska*, 89.

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In the 1890s commercial development extended south to W. 2nd Street. At the corner of W. 2nd and N. Wheeler Avenue, the Ancient Order of United Workmen (AOUW) built a three-story brick Beaux Arts-style building (HL06-826) in 1890. Other prominent buildings constructed in this era include the Cleary Building at 301 W. 3rd Street (HL06-804) in 1896.²⁸

The city enjoyed modern utility services prior to the turn of the century, including electric street lights as early as 1883. A wood water line was installed down 3rd Street by Union Pacific in 1879, and by 1886 the city assumed water service. Additionally, an intercity rail line was in operation by 1887 (see Figure 3). The horse drawn street trolley initially served the commercial district along W. 3rd Street to the Burlington and Missouri Railroad depot. Later expansions provided service north, south, and west of downtown.²⁹

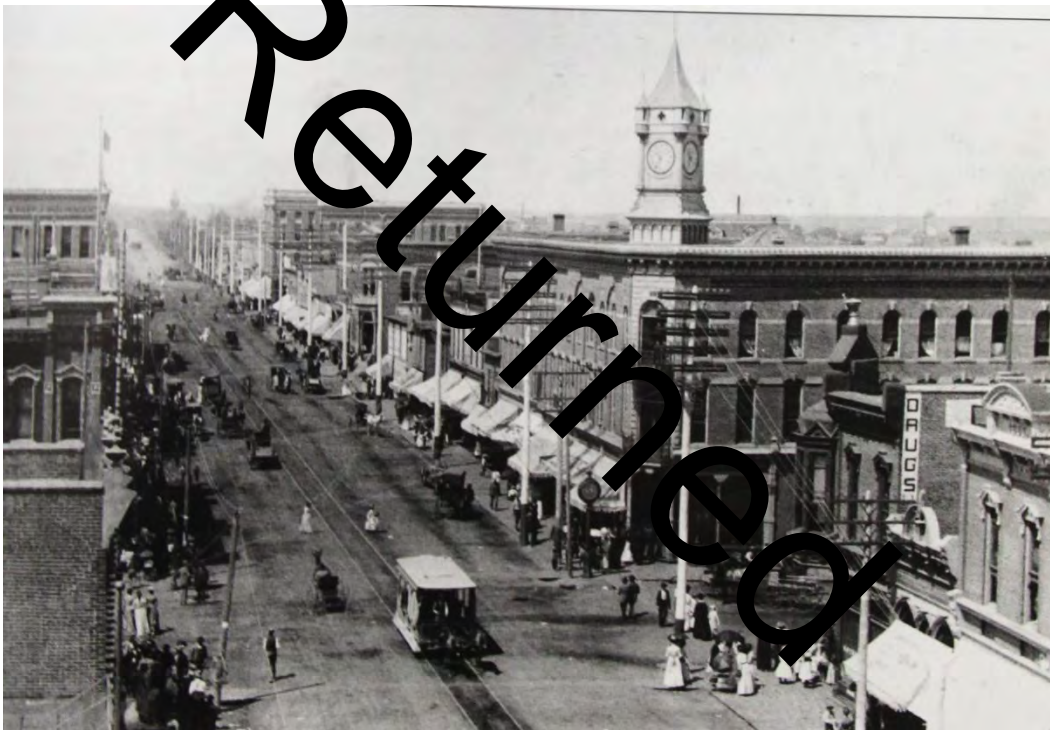


Figure 3. 1890 image of W. 3rd Street facing west, with a trolley in the foreground. Note the prominent clock tower (nonextant) on the Michaelson Building at right.³⁰

Early twentieth century development

Prosperity in the first two decades of the twentieth century led to a construction boom in Grand Island's commercial district. Of the extant buildings in the historic district, more than 40 were constructed between 1900 and 1920. By 1915 the character of the historic district had changed as most frame buildings were replaced with brick or stone, resulting in a consistent appearance. Extant buildings within the historic district from this period

²⁸ City of Grand Island, "Grand Island Assessor Data."

²⁹ "The Pioneer Spirit."

³⁰ Stuhr Museum of the Prairie Pioneer, *Images of America, Grand Island and Hall County*, 9.

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represent the Neo-Classical Revival, Beaux Arts, and commercial vernacular styles. In the northern part of the historic district, businesses lined Front Street and were oriented toward the railroad. The stretch between N. Wheeler Avenue and N. Sycamore Street contained four hotels or rooming houses and several restaurants, saloons, and other retail establishments. Along W. 3rd Street specialty stores began to give way to larger variety stores and department stores. The Kaufmann five-and-dime store, which opened at 312 W. 3rd Street (HL06-757) in 1924, is an example of a variety store that became a Grand Island institution (see Figure 4).³¹



Figure 4. c.1915 photograph of the Kaufmann building at 312 W. 3rd Street.³²

In addition to commercial buildings, this period saw new public-use buildings as well, including a public library and post office. Founded in 1884, the library had moved from place to place until room was found in the City Hall. In 1902 the Library Board accepted financial support from Andrew Carnegie for a new building. The architectural firm Tyler & Son of Lincoln, Nebraska, designed the Neo-Classical Revival-style library (see Figure 5). The groundbreaking in 1903 was a prestigious event in the commercial district, with President Theodore Roosevelt attending. Local contractors Henry Faldorf and Otto Kirschke completed the building at 321 W. 2nd Street (HL06-002) in 1905.

³¹ The Grand Island (Neb.) Independent, 150, *A Commemoration of the Sesquicentennial of Hall County, Nebraska*, 110.

³² The Grand Island (Neb.) Independent, 150, *A Commemoration of the Sesquicentennial of Hall County, Nebraska*, 110.

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Figure 5. c.1908 image of the Grand Island Public Library.³³

The Grand Island U.S. Post Office and Courthouse (HL06-478) was designed in 1908 by James Knox Taylor, the Supervising Architect of the Treasury. The Neo-Classical Revival style building was completed in 1910 and featured postal facilities on the first story. The second story housed district courtroom and associated court offices. In 1935 a two-story addition was constructed on the west elevation, which housed Works Progress Administration offices. The building served as a post office until 1967, when a new facility (outside the district) was constructed in Grand Island.³⁴

The development of the first transcontinental highway, the Lincoln Highway (present-day US 30), through Grand Island in the mid-1910s resulted in the addition of auto-related buildings and a greater volume of tourists traveling through town, which increased commercial development. Construction of segments of the highway began in 1913, and it was completed in 1916. The original alignment of the east-west route followed W. 2nd Street along the southern boundary of the historic district. Liveries and harness shops on W. 3rd Street gave way to commercial development (see Figure 6), and auto garages were located at 108-110 W. 2nd Street (HL06-823) and 112-114 S. Pine Street (just outside the district boundary) by 1915.³⁵ By the mid-1920s named highways reached the height of their popularity, and the Lincoln Highway was known as “the gateway to the west,” which brought

³³ Lori Sailors, “Throwback Thursday: Grand Island Carnegie Library, circa 1900-1920,” *NCompass Blog, Nebraska Library Commission*, July 4, 2014, <http://nlcblogs.nebraska.gov/nlcblog/2014/07/24/throwback-thursday-grand-island-carnegie-library-circa-1900-1920/>.

³⁴ National Register of Historic Places, Grand Island United States Post Office and Courthouse, Grand Island, Hall County, Nebraska, Section 8, 1-2.

³⁵ Sanborn Map Company, “Grand Island, Hall County, Nebraska,” 1:600 (New York: Sanborn Map Company, 1915).

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motor tourists and increased business traffic through the commercial district. In 1926 the highway became US 30 as part of the new unified national numbered highway system.³⁶



Figure 6. A 1915 celebration in Grand Island highlights 3rd Street facing west, and the Michelson Building on the corner.³⁷

In the 1920s the construction of three tall buildings in Grand Island changed the city's skyline: the Yancey Hotel, First National Bank Building, and Masonic Temple. Hotels were prevalent in the historic district, and in 1920 Grand Island had seven, although none were very large. During this era, business was largely accomplished through travelling salesmen who serviced an established route, which drove the need for accommodations downtown. To meet the need, the North American Hotel Company built the Yancey hotel as part of its Midwest chain (see Figure 7, HL06-014). The building was designed by Francis W. Fitzpatrick, who was principal architect for Omaha's Bankers Realtor Investment Company, the original financiers of the project. Construction of the ten-story hotel at 123 N. Locust Street began in 1917 but was not completed until 1923. This Neo-Classical Revival-style example of an early high-rise building became a cultural anchor of downtown, housing the city's first radio station and providing lodging for visiting actors and performers.³⁸

³⁶ Mead & Hunt, Inc. and Heritage Research, Ltd., *Nebraska Historic Highway Survey* (Prepared for the Nebraska State Historical Society and Nebraska Department of Roads, August 2002), 52–53.

³⁷ The Grand Island (Neb.) Independent, 150, *A Commemoration of the Sesquicentennial of Hall County, Nebraska*, 102.

³⁸ National Register of Historic Places, Hotel Yancey, Grand Island, Hall County, Nebraska, Section 8, Page 2.

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Figure 7. 1922 view of W. 2nd Street, facing east. Note the post office in the foreground in front of the Yancey Hotel, under construction.³⁹

The First National Bank, a six-story brick and terra cotta Beaux Arts style building at 202 W. 3rd Street (HL06-016), was completed in 1926. The bank benefited from the conservative policies of the day, and in the 1920s First National absorbed the State Bank of Grand Island and the Grand Island National. By 1931 First National was one of three banks in Grand Island. A three-story addition on the west elevation was constructed in 1955 when an adjacent lot became available, and the building was enlarged again in 1963 with a five-story addition to the north elevation.⁴⁰

The Masonic Temple at 217 N. Locust Street (HL06-017) was constructed in 1925 to house Ashlar Lodge 33 of the Ancient, Free, and Accepted Masons. The Ashlar Lodge was established in Grand Island in 1870 and included many of the city's prominent founders. By the early twentieth century membership had grown, and a new building was needed to accommodate the lodge. Designed by the local architectural firm Kirschke and Baker, the seven-story Classical Revival building displays Moorish influences through decorative details in blue and white terra cotta. Masonic activities took place on the upper floors, which also contained offices for the lodge.

The historic district was also home to entertainment. In the early twentieth century Grand Island boasted eight movie houses, and seven were located in the historic district. Theaters of this era were small, modest enterprises. The Michaelson Theater opened in 1908 at 316 N. Pine Street (HL06-154). It was remodeled in

³⁹ Stuhr Museum of the Prairie Pioneer, *Images of America, Grand Island and Hall County*, 16.

⁴⁰ Doniver Lund, *A Great Tradition, The Centennial History of the First National Bank of Grand Island* (Grand Island, Neb.: The First National Bank, 1980), 89, 93.

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1921, and reopened as the Strand Theater with a dramatic Spanish Revival style facade. The theater, which closed in 1927, now houses a restaurant.⁴¹ Only one historic theater is still in operation in Grand Island: the Grand Theater (see Figure 8). In 1912 a theater originally called the Lyda opened in the 300 block of W. 3rd Street. The theater was remodeled and enlarged in 1936. A fire caused delays, but in 1937 it opened again with an Art Deco-style facade as The Grand (HL06-145), which became a downtown fixture and was renovated in 2012.⁴²



Figure 8. The Grand Theater in 1942.⁴³

The Great Depression slowed growth and commercial development within Grand Island. Between 1930 and 1940 the population only increased by 1,000 people, the smallest increase over a decade since the 1890s.⁴⁴ Businesses within the district continued to offer a range of services. As it had in previous decades, in the 1930s the district featured both local merchants and national chain stores, including Montgomery Ward & Co. at 301 W.

⁴¹ "The 'Flickers' Were Entertainment in Grand Island," *Grand Island Independent*, July 1, 2000, http://www.theindependent.com/life/the-flickers-were-entertainment-in-grand-island/article_e1fa92f2-ee1-5db5-b4d8-c6af98a6ffe2.html?TNNoMobile.

⁴² Tracy Overstreet, "Grand Theater Inspiring Downtown Renovation," *Grand Island Independent*, December 29, 2012, E-Paper edition, http://www.theindependent.com/news/local/grand-theatre-inspiring-downtown-renovation/article_a0dcea43-f4b7-5b81-bad2-cc7244eb696a.html.

⁴³ Sorenson, *Our Show Houses, A History of Movie Theaters in Grand Island, Nebraska*, Photo gallery.

⁴⁴ Lund, *A Great Tradition, The Centennial History of the First National Bank of Grand Island*, 83.

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2nd Street (HL06-833), Sears & Roebuck Co. at 315 W. 3rd Street (HL06-800), and J.C. Penny Co. at 309 W. 3rd Street (HL06-802). New construction in the city slowed dramatically, with only two extant buildings in the historic district built in this era. The most notable of these is the former city hall at 208 N. Pine Street (HL06-012), which was completed in 1939 (see Figure 9). The 1889 City Hall was removed to make way for the Art Deco City Hall building. Of reinforced-concrete pier construction, the building features expansive plate glass windows on the first story, with decorative brick and terra cotta tile on upper floors.

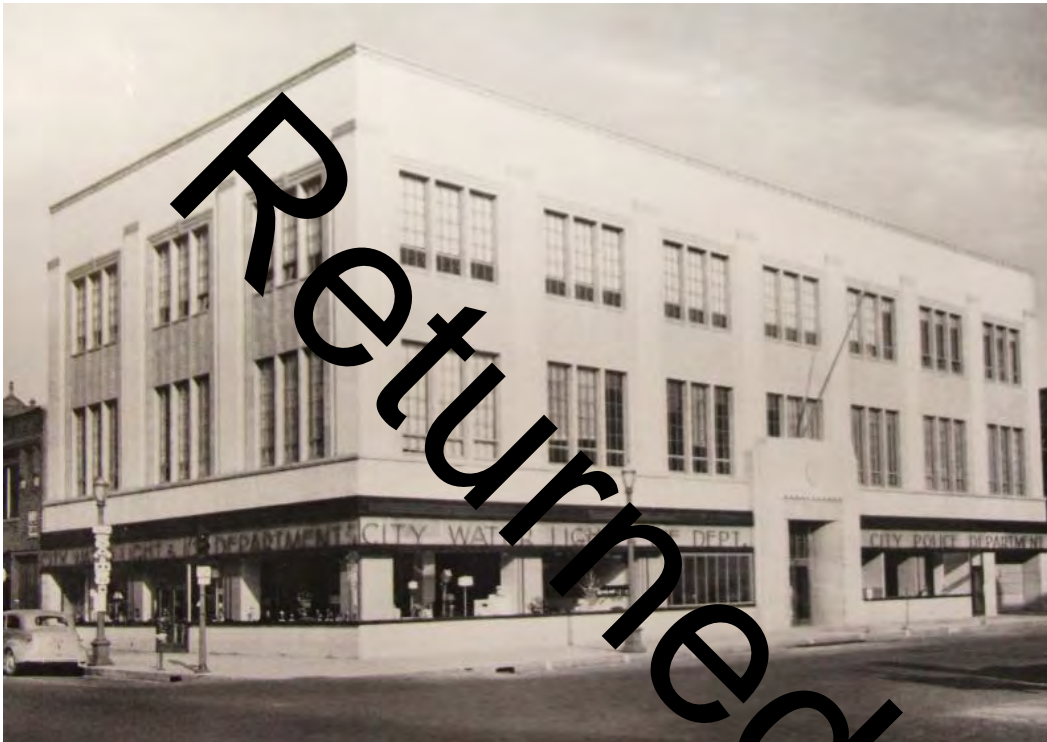


Figure 9. A 1940 image of the new Grand Island City Hall.⁴⁵

World War II and the postwar years

Grand Island prospered during the World War II era as major military investments, while outside the district, encouraged further development of the city. Established in 1942, the Grand Island Army Airfield trained thousands of troops during the war. Additionally, the Cornhusker Army Ammunitions Plant, which opened in 1942, employed as many as 4,000 people during World War II and the subsequent Korean and Vietnam Wars.⁴⁶ The influx of military and civilian workers associated with these installations translated to a population boom in the city and drove the need for increased housing, which supported business and recreational opportunities (see Figure 10). Wartime shortages of materials curbed new construction within the district; however, some merchants updated facades to entice business.

⁴⁵ City of Grand Island, *The New City Hall, Grand Island, Nebraska*.

⁴⁶ Olsson Associates, *Journey 2040, A Long-Range Transportation Plan for Grand Island* (Grand Island, Neb.: Grand Island Area Metropolitan Planning Organization, 2015), 8, <http://www.grand-island.com/home/showdocument?id=11974>.

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Figure 10. 1942 image of downtown Grand Island (W. Locust Street), facing northwest, shows the busy street scene. ⁴⁷

After 1950 many businesses within the commercial district continued to provide a wide range of retail activities and made improvements to modernize storefronts in an effort to attract customers. Some facades were given complete new “slipcovers” with modern materials, such as tile, glass, or metal applied to the exterior for a modern streamlined look. During this era, upper floors were often vacant and the upper windows could be covered as part of a modernization campaign. The use of metal or glass screen walls in the 1950s and 1960s created a backdrop for signage, considered vital for marketing, and still allowed light into the upper stories.⁴⁸ The commercial building housing Connie Swanson Photography at 209 W. 3rd Street (HL06-809, discussed further in the section on National Register *Criterion C* below) exemplifies this facade treatment. Two department store buildings constructed in 1954 demonstrate the changing look of the district with modernization efforts. The stores—Sears & Roebuck Co. at 401 W. 3rd Street (HL06-798) and a department store at 319-323 W. 3rd Street (HL06-799)—both feature clean lines and modern materials.

Vehicular circulation around downtown continued to evolve in the 1950s and 1960s. Increased car traffic led to significant delays, and potential safety hazards, at railroad crossings. In 1954 an underpass at Sycamore Street, which marks the eastern boundary of the district, was completed. To provide easier access to the commercial district, buildings were cleared from 312-320 W. Front Street to provide off-street parking by the 1960s. To further

⁴⁷ John Vachon, *Grand Island, Nebraska*, Photograph, May 1942, Library of Congress Prints & Photography Division, <https://www.loc.gov/item/fsa2000046506/PP/>.

⁴⁸ Carol Dyson, “Mid-Century Commercial Modernism: Design and Materials” (Mid-Century Modern Structures: Materials and Preservation Symposium, St. Louis, Missouri, April 14, 2015), <https://www.ncptt.nps.gov/blog/mid-century-commercial-modernism-design-and-materials/>.

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accommodate automobile traffic, Grand Island initiated its one-way street system in December 1968.⁴⁹ The new system cosigned the westbound lanes of US 30 with W. 2nd Street in the historic district and the eastbound lanes with W. 1st Street, south of the historic district. Additionally, planning for the new Interstate Highway (I-) 80, which would cross Nebraska, began in 1957 and continued through the 1960s. When completed, I-80 was located approximately 6.5 miles south of downtown Grand Island and pulled commercial development south along S. Locust Street and US 34/US 281.⁵⁰

In the 1960s banks continued to locate in downtown Grand Island, which remained the commercial center of the city. Two bank buildings were constructed along W. 3rd Street, one at 304 W. 3rd Street (HL06-787) in 1960 and the other at 424 W. 3rd Street (HL06-794) in 1963. Both were constructed in modern styles, which were a popular style choice for financial institutions in this era. Other merchants in the district continued to modernize the exterior of storefronts to provide a fresh shopping experience for visitors. One notable example is the Kallos Building at 120 E. 3rd Street (HL06-770); in 1960 original architectural details were replaced with streamlined stucco and tile walls and metal windows (see Figure 11).



Figure 11. Image of the Kallos building at 120 E. 3rd Street, view facing north.

The historic district underwent a number of changes in the 1970s. In 1974 the indoor Conestoga Mall opened in northwest Grand Island, which drew shoppers away from downtown. Later expansions of the mall enticed the Sears retail store to relocate from downtown.⁵¹ By 1975 several downtown parcels were acquired by the City to provide more off-street parking. Lots that were cleared included the 300 and 400 blocks of Front Street, and at

⁴⁹ The Grand Island (Neb.) Independent, 150, *A Commemoration of the Sesquicentennial of Hall County, Nebraska*, 220.

⁵⁰ Mead & Hunt, Inc. and Heritage Research, Ltd., *Nebraska Historic Highway Survey*, 124–25.

⁵¹ Julia Foote, "Conestoga Mall Still a Magnet for Shoppers Far and Wide," *Grand Island Independent*, February 28, 2005, E-Paper edition.

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the corners of W. 3rd and Sycamore Streets and W. 2nd and Walnut Streets, within the historic district. The 300 block of N. Wheeler Avenue was closed to vehicular traffic and a park with walkways was created to facilitate pedestrian movement from nearby parking lots. In 1981 a building was constructed at 215 N. Sycamore Street (HL06-765), replacing the Palmer Hotel, and is noncontributing to the district.

Grand Island weathered the recession of the 1980s and downtown revitalization efforts began in the 1990s. In the following decades, several buildings were rehabilitated and new businesses have been drawn to the area. Overall, the footprint of the commercial downtown has remained the same since the mid-1970s. The Grand Island Downtown Historic District continues to serve the city as a commercial center providing a range of goods and services to nearby residents.

Criterion C: Architecture

The Grand Island Historic District is also significant for its architecture. The district consists of a cohesive group of commercial and public buildings in the architectural styles popular from 1870 to 1963. Styles represented within the district include Italianate, Neo-Classical Revival, Mediterranean Revival, Beaux Arts, Renaissance Revival, Spanish Revival, Commercial Art Deco, Moderne, and Mid-Century Modern. To meet the changing commercial needs of the city, existing buildings were adapted to stay current. From the 1920s through the 1960s some buildings were updated with new storefronts and others remodeled the entire facade, in the latest architectural styles. New construction in the 1950s and 1960s occurred mainly along W. 3rd Street, in modern styles evident today. The varied architectural styles represented are unified by design, form, materials, and function. A discussion of the architectural styles and forms within the district, with examples, is provided below.

The earliest architectural style found within the district is the Italianate style. While Italianate residential architecture was fading by 1880, it remained popular in commercial architecture through 1900. Commercial blocks in this style were generally one to two stories tall and featured flat roofs with a prominent cornice and parapet, with brackets and decorative window moldings characteristic of the style. The building that most exemplifies the style is the Bartenbach Opera House at 209 N. Locust Street (HL06-153, see Figure 12). Hastings, Nebraska, architect C.C. Rittenhouse designed the building and Grand Island contractor Charles Guenther constructed it in 1883. The first-story features pilasters with classical details with expansive storefront windows. The windows of the upper stories feature brick lintels and stone sills, and the third-story windows feature arched openings with brick hood details. Although the windows have been altered, the building retains architectural details and materials that convey the overall character of the style.

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Figure 12. The Italianate-style Bartenbach Opera House at 209 N. Locust Street.

The district is rich in Revival-style buildings, particularly Neo-Classical Revival, Renaissance Revival, Mediterranean Revival, and Beaux Arts. Neo-Classical Revival architecture is grounded in the Greek and Roman principles of symmetry and balance. These buildings often have flat or low-pitched roofs with parapets, projecting cornices, wide friezes, pediments over doors and windows, pilasters, and classical ornamentation such as swags. Examples of this style in the district include the former Grand Island Carnegie Library at 321 W. 2nd Street (HL06-002) and the former Grand Island U.S. Post Office and Courthouse at 203 W. 2nd Street (HL06-018). The library building was funded by Andrew Carnegie, and designed by the leading Lincoln, Nebraska, architectural firm of Tyler & Son (see Figure 13). Local contractors Falldorf and Kirchke completed the building in 1905. The library exhibits the classically inspired decorative elements of the style, such as the prominent cornice, pediments, columns, and pilasters. The Federal Building features soaring pilasters and a prominent frieze and cornice (see Figure 14). Both buildings have symmetry with emphasis on the entablature.



Figure 13. The Neo-Classical Revival-style former Grand Island Carnegie Library at 321 W. 2nd Street.

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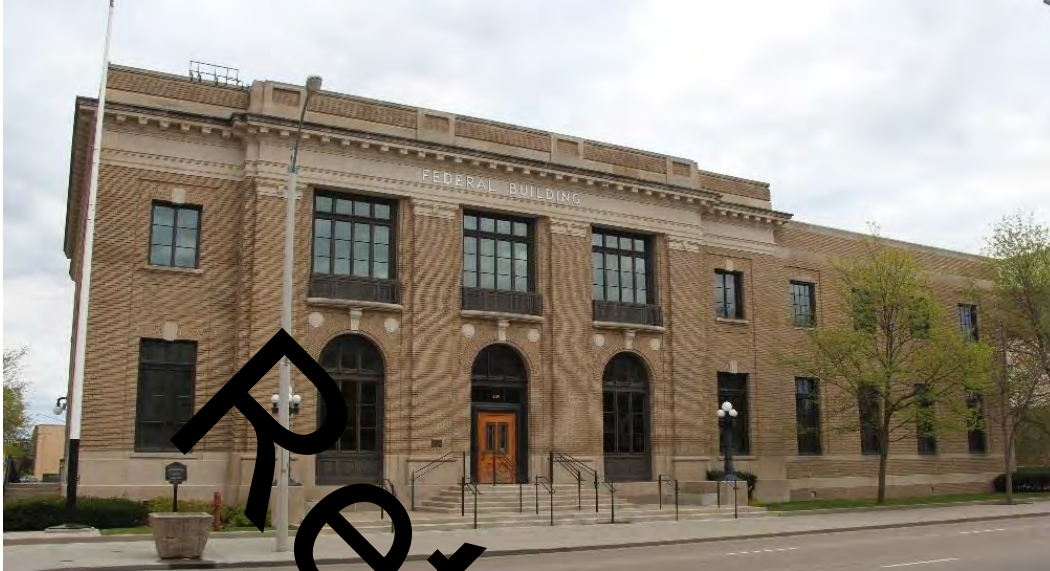


Figure 14. The Neo-Classical Renaissance Revival style U.S. Post Office and Courthouse at 203 W. 2nd Street.

Renaissance Revival architecture draws on Italy for inspiration and features an imposing scale. Most often three or more stories tall, buildings are of masonry construction with a rusticated base and smooth upper floors. The building features strong horizontal divisions and may have rectangular and arched window openings. The roof is flat and topped with a crowning balustrade. Within the historic district, the former Yancey Hotel is representative of the Renaissance Revival style (HL06-014, see Figure 15). Constructed between 1917 and 1923, the building exhibits the characteristic features of the style as well as arched, nine-level windows, and decorative ornamentation that varies from floor to floor. The building was designed by Omaha architect Francis W. Fitzpatrick, the principal architect of the Bankers Realtor Investment Company, which originally funded the project.

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Figure 15. The Renaissance Revival-style former Yandoy Hotel at 121 N. Locust Street.

Inspired by Italian and Spanish Renaissance architecture, the Mediterranean Revival Style is was popular in both residential and commercial buildings in the United States from the late nineteenth century through the 1930s. Often constructed in wood or concrete, Mediterranean Revival style buildings feature plaster exteriors, stucco walls, parapets, tile roofs, columns and arched window openings. Within the historic district, the style is represented by the former Wolbach Department Store building at 101-111 W. 3rd Street (HL06-015, see Figure 16).



Figure 16. The Mediterranean Revival style former Wolbach Department Store at 101-111 W. 3rd Street.

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Beaux Arts is a classically inspired style that features a rusticated first floor; masonry walls in brick, stone, or terra cotta; pilasters or columns; floral patterns or shields; and a roofline balustrade. Window openings may be arched or rectangular. The former First National Bank Building at 202 W. 3rd Street (HL06-016) represents the style in the district (see Figure 17). The building exhibits characteristic features of the style such as a rusticated first floor, masonry walls with terra cotta details, floral swag decorative elements, pilasters, and a roofline balustrade.



Figure 17. The Beaux Arts-style former First National Bank Building at 202 W. 3rd Street.

The Spanish Revival style lacks the classical elements of the previous styles, and utilizes materials such as brick, stone, stucco, and tile. Roofs are flat and may have a prominent stepped or arched parapet, and windows may be arched or rectangular. The former Michaelson/Strand Theater at 316 N. Pine Street (HL06-154, see Figure 18) represents the style.

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Figure 18. The Spanish Revival-style former Michaelson/Strand Theater at 316 N. Pine Street.

The character of late-nineteenth- and early-twentieth-century commercial vernacular style is influenced by its two-part form: the storefront on the first story and the upper stories. First-story storefront windows are large, often with awnings, while windows of upper floors are smaller. The upper stories often featured patterned masonry wall surfaces and shaped parapets, or corbelled details, at the roofline. This style features a flat masonry wall with panels of brick laid in patterns with inset accents of tile, stone, terra cotta, or concrete. This style is prevalent in the district, and one of the premier examples is the Kaufmann Building at 312 W. 2nd Street (HL06-757, see Figure 19). Features characteristic of this style, such as the massing, fenestration pattern, decorative concrete and corbelled brick, are exhibited in the building. Constructed in 1909, this retail store features an expansive glass storefront topped by prismatic glass transoms and metal awning. Inside, the variety store boasted a cafeteria and a photo booth.

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Figure 19. The commercial vernacular style Kaufmann Building at 312 W. 3rd Street.

Art Deco buildings are characterized by their rectilinear shape, verticality, and overall geometric qualities. They often feature stylized ornamentation, low-relief decorations, and terra cotta facing. Geometric shapes and stylized floral patterns are common motifs in Art Deco design. The most notable examples in the historic district are the Grand Theater at 316 W. 3rd Street (HL06-145) and the old City Hall building at 208 N. Pine Street (HL06-012). The Grand Theater was remodeled in 1936-1937, and transformed from an early-twentieth-century storefront to a streamlined Art Deco theater (see Figure 20). The first story features a recessed entrance with central ticket booth, while the prominent neon sign and marquee dominate the second floor. The upper walls feature a dramatic stylized geometric design. The old City Hall is a subdued example of Art Deco (see Figure 21). The first story features expansive storefront glass and the main entrance on Pine Street features a stepped surround detail in terra cotta tile. The upper floors feature bands of decorative brick chevrons that give the building a vertical emphasis.

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Figure 20. Art Deco-style Grand Theater at 316 W. 3rd Street.



Figure 21. The Art Deco-style former City Hall building at 208 N. Pine Street.

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The Moderne style is similar to Art Deco, but is more subdued and streamlined. Sharp angles give way to smooth curves, and materials embraced include tile, enamel, and chrome. Examples in the historic district are seen in the storefront remodels from the 1920s to the 1940s. One notable facade from this era is the Coney Island Lunch Room at 104 E. 3rd Street (HL06-667, see Figure 22). The use of smooth tile and glass block, as well as storefront windows in metal casings, gives a streamlined look.



Figure 22. The Moderne-style Coney Island Lunch Room at 104 E. 3rd Street.

Mid-Century Modern storefronts brought innovative materials and design, oftentimes to previously constructed buildings in the district. In contrast to earlier symmetric storefronts, this style utilized angles and asymmetry. Glass may be canted or whole walls set at an angle. Zig-zag and other geometric patterns were seen in rooflines. Materials favored included blonde brick laid in a stacked bond, stone veneer, mosaic tile, sheet glass, and metal. In addition, metal and glass screens covering upper floors were a popular approach to storefront updates. Examples in the historic district include commercial buildings at 218 W. 2nd Street (HL06-831) and 209 W. 3rd Street (HL06-809), and the Overland National Bank at 304 W. 3rd Street (HL 06-787, see Figures 23 through 25).

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Figures 23 and 24. Mid-Century Modern storefront remodels at 213 W. 2nd (left) and 209 W. 3rd Street (right).



Figure 25. Mid-Century Modern-style Wells Fargo Bank building at 304-306 W. 3rd Street.

The Grand Island Historic District is significant for its contributions to commerce and architecture at the local level of significance. This eclectic collection of buildings reflects almost a century of economic activity and architectural development in Nebraska's "third city." It is a lasting symbol of Grand Island's commercial success and the development of the city from c.1870 to 1963.

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Grand Island Downtown Historic District

Hall County, Nebraska

Name of Property

County and State

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Grand Island Downtown Historic District
Name of Property

Hall County, Nebraska
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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 #
- recorded by Historic American Landscape Survey #

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other (Name of repository)

Historic Resources Survey Number (if assigned): See the table in Section 7 for a listing of Historic Resources Survey Numbers

10. Geographical Data

Acreeage of property 46.17328 USGS Quadrangle Grand Island, Nebraska

(Use either the UTM system or latitude, longitude coordinates. Delete the other.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

1.	Latitude	<u>40.924489</u>	Longitude	<u>-98.344675</u>
2.	Latitude	<u>40.925844</u>	Longitude	<u>-98.341382</u>
3.	Latitude	<u>40.926256</u>	Longitude	<u>-98.341674</u>
4.	Latitude	<u>40.927163</u>	Longitude	<u>-98.339479</u>
5.	Latitude	<u>40.926315</u>	Longitude	<u>-98.338893</u>
6.	Latitude	<u>40.926743</u>	Longitude	<u>-98.337889</u>
7.	Latitude	<u>40.926276</u>	Longitude	<u>-98.337567</u>
8.	Latitude	<u>40.925393</u>	Longitude	<u>-98.339727</u>
9.	Latitude	<u>40.924963</u>	Longitude	<u>-98.339413</u>
10.	Latitude	<u>40.924720</u>	Longitude	<u>-98.339905</u>
11.	Latitude	<u>40.924302</u>	Longitude	<u>-98.339607</u>
12.	Latitude	<u>40.923647</u>	Longitude	<u>-98.341246</u>
13.	Latitude	<u>40.923520</u>	Longitude	<u>-98.341153</u>
14.	Latitude	<u>40.923376</u>	Longitude	<u>-98.341511</u>
15.	Latitude	<u>40.923503</u>	Longitude	<u>-98.341605</u>
16.	Latitude	<u>40.923212</u>	Longitude	<u>-98.342345</u>
17.	Latitude	<u>40.923922</u>	Longitude	<u>-98.342856</u>
18.	Latitude	<u>40.923800</u>	Longitude	<u>-98.343206</u>
19.	Latitude	<u>40.923922</u>	Longitude	<u>-98.343312</u>
20.	Latitude	<u>40.923626</u>	Longitude	<u>-98.344049</u>

Grand Island Downtown Historic District
Name of Property

Hall County, Nebraska
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Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the Grand Island Downtown Historic District is shown on the accompanying historic boundary map. The National Register boundary for the district includes 97 buildings and sites facing E. 3rd Street, W. 3rd Street, E. 2nd Street, W. 2nd Street, E. South Front Street, N. Locust Street, N. Pine Street, N. Sycamore Street, N. Walnut Street, and N. Wheeler Street.

Boundary Justification (Explain why the boundaries were selected.)

The National Register boundary for the Grand Island Downtown Historic District was drawn to contain the intact commercial properties historically associated with the Grand Island Downtown Historic District.

11. Form Prepared By

name/title Liz Boyer, Sara Gindler, Angela Hronek, and Emily Pettis
organization Mead & Hunt, Inc. date June 26, 2017
street & number 2440 Deming Way telephone 608-273-6380
city or town Middleton state WI zip code 53562
email emily.pettis@meadhunt.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Additional items:** (Check with the SHPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property Grand Island Downtown Historic District
City or Vicinity Grand Island County Hall State Nebraska
Photographer Mead & Hunt, Inc. Date Photographed May 2017

Grand Island Downtown Historic District
Name of Property

Hall County, Nebraska
County and State

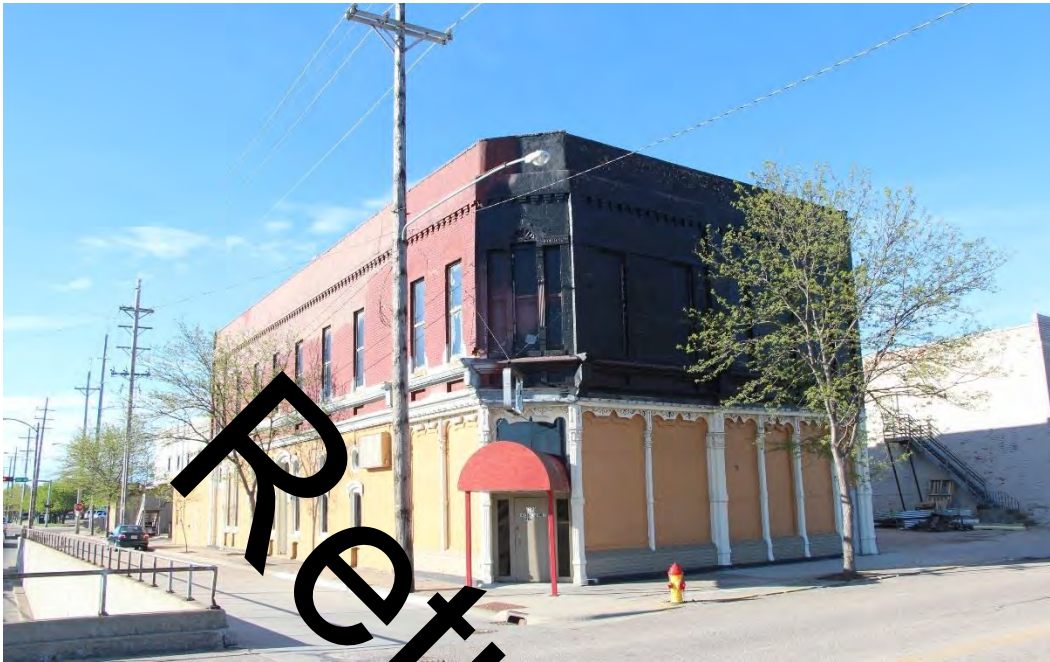


Photo 1. The Jamieson Hotel (HL06-135, 1886), 123 E. South Front Street, view facing south.



Photo 2. The Grand Army of the Republic (GAR) Building (HL06-135, 1886), 215 E. 3rd Street, view facing southwest.

Grand Island Downtown Historic District
Name of Property

Hall County, Nebraska
County and State



Photo 3. The north side of the 100 block of E. 3rd Street, view facing northwest.



Photo 4. The south side of the 100 block of E. 3rd Street, view facing west.

Grand Island Downtown Historic District
Name of Property

Hall County, Nebraska
County and State



Photo 5. The north side of the 100 block of W. 3rd Street, view facing northwest.



Photo 6. The south side of the 100 block of W. 3rd Street, view facing southeast.

Grand Island Downtown Historic District
Name of Property

Hall County, Nebraska
County and State



Photo 7. The north side of the 200 block of W. 3rd Street, view facing northwest.



Photo 8. The south side of the 200 block of W. 3rd Street, view facing southeast.

Grand Island Downtown Historic District
Name of Property

Hall County, Nebraska
County and State



Photo 9. The north side of the 300 block of W. 3rd Street, view facing northwest.



Photo 10. The south side of the 300 block of W. 3rd Street, view facing southeast.

Grand Island Downtown Historic District _____
Name of Property

Hall County, Nebraska _____
County and State



Photo 11. The north side of the 400 block of W. 3rd Street, view facing northwest.



Photo 12. The south side of the 400 block of W. 3rd Street, view facing southeast.

Returned

Grand Island Downtown Historic District
Name of Property

Hall County, Nebraska
County and State



Photo 13. Sidewalk and setting on the south side of the 400 block of W. 3rd Street, view facing north east.



Photo 14. The Sears & Roebuck Co. Building (HL06-798, 1954), 401 W. 3rd Street, view facing southwest.

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Photo 15. The Old City Hall (HL06-012, 1933), 200 N. Pine Street (and W. 2nd Street), view facing northwest.



Photo 16. The Yancey Hotel (HL06-014, 1917-1923, c.1985), 123 N. Locust (and W. 2nd Street), view facing southwest.

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Photo 17. The Grand Island U.S. Post Office and Courthouse (HL06-018, 1910), 203 W. 2nd Street, view facing southwest.



Photo 18. The south side of 200 block of W. 2nd Street, view facing southeast.

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Photo 19. The north side of the 200 block of W. 2nd Street, view facing northeast.



Photo 20. The south side of the 300 block of W. 2nd Street, view facing southeast.

Grand Island Downtown Historic District
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Hall County, Nebraska
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Photo 21. Sidewalk streetscape of north side of 300 block of W. 2nd Street, view facing east.



Photo 22. The east side of 300 block of N. Pine Street, view facing southeast.

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Photo 23. The east side of 200 block of N. Locust Street, view facing southeast.



Photo 24. The Masonic Building (HL06-017), 217 N. Locust Street, view facing northeast.

Grand Island Downtown Historic District
Name of Property

Hall County, Nebraska
County and State



Photo 25. The west side of 200 block of N. Wheeler Avenue, view facing northwest.



Photo 26. The west side of 200 block of N. Walnut Street, view facing southwest.

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.460 et seq.).

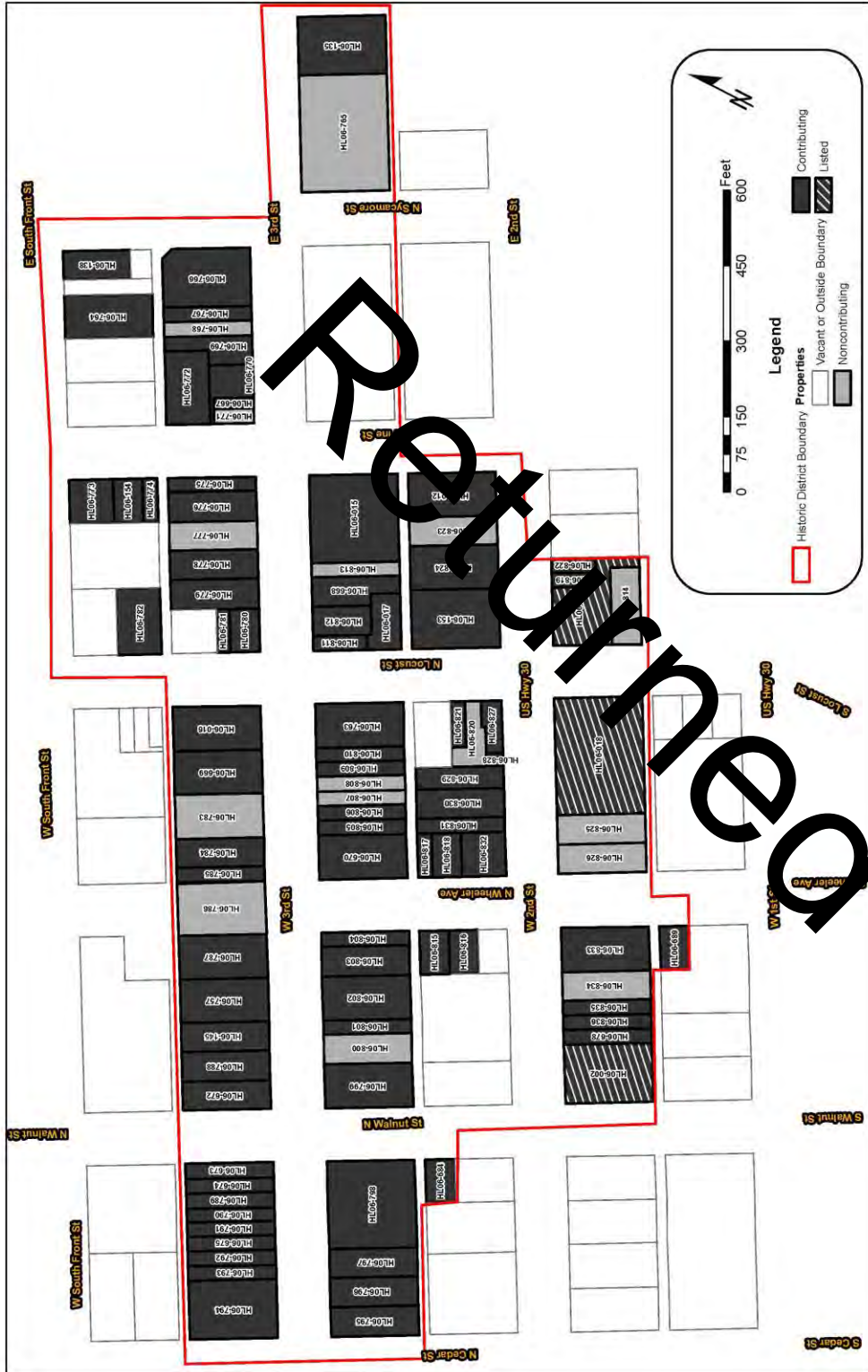
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Grand Island Downtown Historic District

Hall County, Nebraska

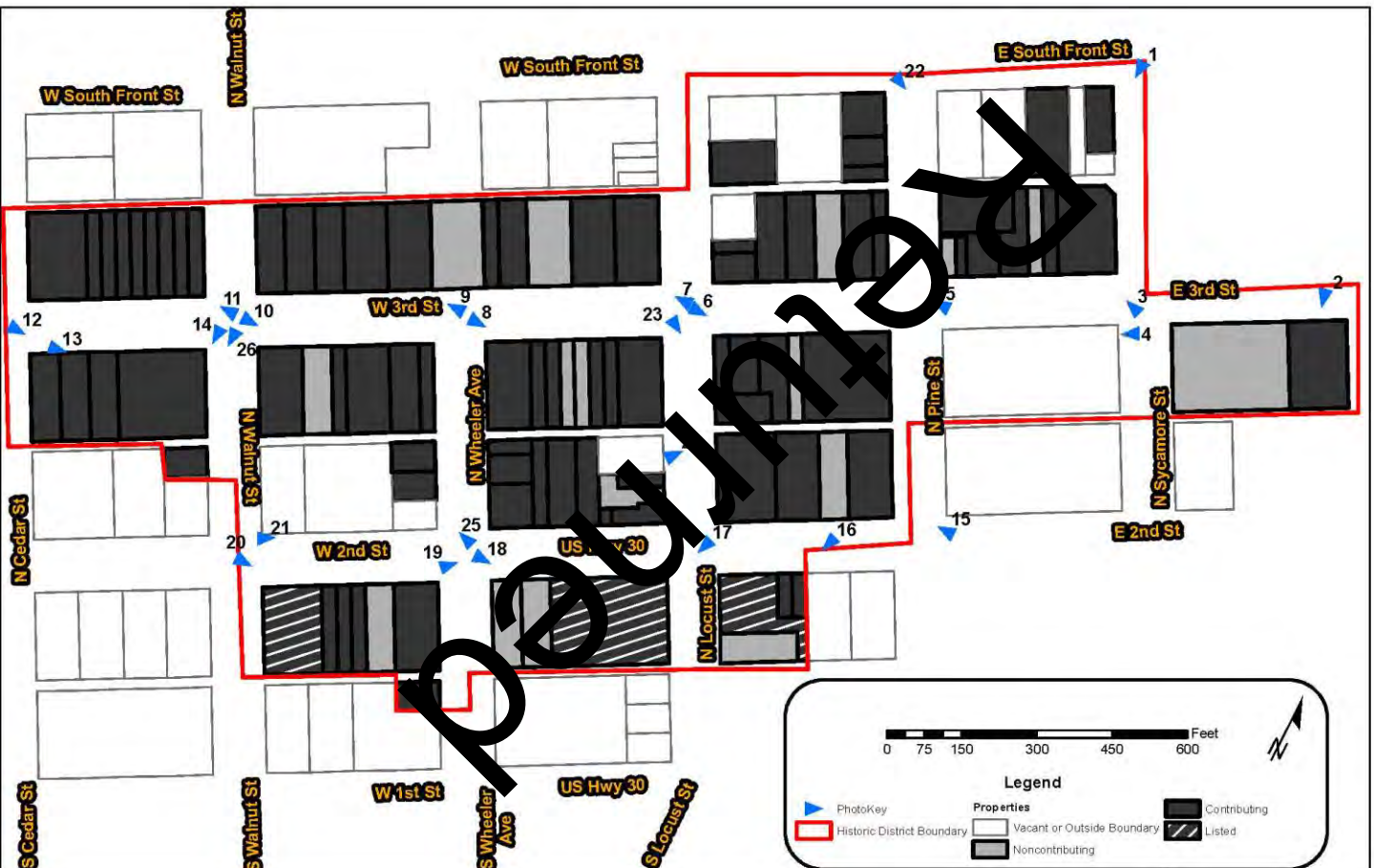
Name of Property

County and State



Grand Island Downtown Historic District

Hall County, Nebraska







RAILROAD TOWNE
ANTIQUE MALL



us
bank

us
bank

ORO-MEX
JEWELERS

ORO-MEX
Jewelers

N WALNUT

2
STOP
8:00AM
5:00PM
MON-SAT



us
bank





RESERVED
PARKING



VAN
ACCESSIBLE

END OF
ROUTE



2 HOUR
STREET
CLEANING
PERMIT

SALE





A large, multi-story brick building with Art Deco-style windows and a ground-floor storefront. The building is situated at a street corner. The ground floor features a dark-framed storefront with large glass windows. The upper floors have multiple windows with decorative wooden frames and a repeating geometric pattern. The building is located at the corner of 2nd St and Pine St.

A traffic light showing a red light, located on the left side of the street.

A traffic light showing a red light, located on the right side of the street.

A traffic light showing a red light, located on the right side of the street.

ONE WAY

2nd St

No Right Turn

E 2nd St
PINE

L
PARKING

4
PARKING

A white SUV parked on the street.

A white sedan driving on the street.

A dark SUV parked on the street.

A dark sedan parked on the street.



G.I. ABSTRACT,
ESCROW & TITLE CO.

G.I. ABSTRACT,
ESCROW & TITLE CO.



FEDERAL BUILDING

ONE WAY

2nd St

Locust St







ONE WAY



2nd St



MAGNIFICENT TEMPLE

PHOTO TALKERS

221 TAKAHONO





1886

215



JEWELRY & CLOCK
REPAIR





SCHWAB
WAYNE CYCLES
BICYCLES & MORE

Wayne Cycles
BICYCLES



VEJVODA'S
HEARLAND
Antiques & Gifts

BECK'S BEER





1870 MASONIC TEMPLE 1925

Kindred

HELIX salon

Art Galleries and Interiors



EAT BEEF

Performance Plus
OUTDOORS

UNITY
HALL





GRAND ISLAND
FEDERATION
OF
LABOR
TEMPLE

ENTRANCE
FOR SALE

2 HOUR
PARKING
8:00AM
TO 5:00PM
MON-SAT



29



24 HR





Crane River

162

Crane River

THE LANCE COMPANY

Water Works

DOWN TOWN



McKinney's
Irish Pub

VEJVODA'S
HEARTLAND
Insurance Agency

N. LOCUST

1218

2

HEARTLAND

Handicap Accessible

NO PARKING
EXCEPT
TOWNS





1863 MASONIC TEMPLE 1923

Sweet Dreams

FLUTTER BUG ANTIQUES

BARTERING CORNER

W. 3rd St
Wheeler



WELLS FARGO

WELLS FARGO

.ATM

WELLS FARGO

GOING
STYLE
WELLS FARGO

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 9/25/2017 Date of Pending List: 10/26/2017 Date of 16th Day: 11/13/2017 Date of 45th Day: 11/9/2017 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 11/2/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Jim Gabbert  Discipline Historian

Telephone (202)354-2275 Date 11-2-2017

DOCUMENTATION: see attached comments : **Yes** see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240

IN REPLY REFER TO:

The United States Department of the Interior National Park Service

National Register of Historic Places Evaluation/Return Sheet

Property Name: Grand Island Downtown Historic District
Hall County, NE

Reference Number: 100001800

Reason for Return

The Grand Island Downtown Historic District appears to be eligible for the National Register, but the nomination is being returned for technical revision.

Of primary concern are the accompanying maps. The photo key map's photo numbers match the numbers provided in the nomination form on pages 64-76, but they do not correspond to the numbers given the .tiff images included with the submission. There is also no photo log. Please provide a photo log and either resubmit a disk with the numbers corresponding to the accompanying map, or renumber the map to match the submitted photographs. The site map suffers from illegibility at the scale provided, especially when the map is printed. The identifying survey numbers and even the street names are hard to distinguish when printed. Please provide a more legible map.

In Section 2, please provide a rough boundary in lieu of "Multiple" for the street address. It need not be totally inclusive, but should give a general idea of the overall area.

In Section 5, the three previously-listed buildings are included in the Contributing Resource count. Please lower the number of contributing buildings and total contributing resources by 3, and acknowledge them in the "previously listed" section. These changes should also be reflected in the summary paragraph for Section 7. Also, please uncheck the box for Public-Federal ownership, since the previously-listed USPO is no longer in Federal hands.

The nomination utilizes a period of significance that spans c. 1870 to 1963. The dates c. 1870 and 1963 are used also as "significant dates." It is unnecessary to do so, if the POS corresponds with the dates. "Significant dates" should reflect important events or dates

associated with the construction of important buildings within the district. For example, key buildings defining the architectural importance of the district (such as the previously-listed buildings) can be highlighted here. Please see the National Register Bulletin *How to Complete the National Register Registration Form* (16A), page 43 for guidance.

The inventory and the list of contributing and noncontributing resources brings up some questions, questions we touched on in our recent telephone call. This nomination, as well as the other two (Kearney and Neligh) are quite liberal in the interpretation of “contributing.” The Kearney nomination does the best at attempting to explain this interpretation by citing a 1966 Hare & Hare study of the city and the resulting recommendations for “modernizing” the building stock. Of course, much of the extant modification in the district predates this study, bringing into question the effect the study actually had. But the Neligh and the Grand Island nominations make no attempt to explain the *significance* of these storefront alterations, simply claiming that since they occurred during the identified period of significance that they therefore contribute to the significance of the district. This really is insufficient, especially in the case of the Grand Island nomination, which also claims architectural significance for the district. The standard for whether a property contributes is found on page 16 of Bulletin 16A:

A contributing building...adds to the historic associations, historic architectural qualities, or historic archeological values for which a property is significant because: it was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity...”

The key words here are “relates to the documented significance of the property.” For Grand Island, the areas of significance are Architecture and Commerce. This means that for a property to contribute, it must add to the qualities of architecture or commerce that make the district a distinguishable entity. Those buildings that have had alterations, especially those that have had extensive alterations, even during the period of significance, must be evaluated within this framework. Are the alterations architecturally significant, are they directly associated with important commercial activities, or both? As I noted earlier, the Kearney nomination attempts to address the importance of modernization related to declining commercial fortunes, and the city’s efforts to stave off this decline through a study. But what is lacking somewhat in that nomination and completely in the Neligh and Grand Island nominations is a discussion of how either individual property owners or the city (or local business organizations) might have addressed this issue.

New storefronts can be looked at in two ways, typically. There are those that are responses to market conditions, where modernization is part of a plan to retain or attract business, and there are those that reflect simple maintenance issues – old, wooden storefronts that have deteriorated or upper floors that are no longer in use and are suffering from neglect. Many times, the level of intervention can be discovered through research. Remodeling to address commercial concerns are often a higher quality and are

sometimes lauded in local news articles or advertisements. This done for maintenance are typically done with lower quality materials and rarely make the local news.

For example, the bank at 424 W 3rd Street was constructed in 1963. The exterior anodized aluminum cladding is also often found in retrofits of older buildings. This is a high-quality designed material, and its use on an older building could be viewed through either the Criterion C or A lens as contributing. On the other hand, 215 W. 3rd Street and 416 W. 3rd Street both show alterations of dubious quality, either in the context of either Criterion A or C. 416 W. 3rd's entire façade is obscured with a rather new awning while 215 W 3rd's façade and storefront show a mish-mash of poorly-applied stucco, altered windows, and a rustic stone entry. 209 W. 3rd has a "mid century grid," but no analysis of its architectural importance is provided. Yet, because these changes are identified as having occurred within the period of significance, the nomination calls them out as contributing. What we need to see is a justification for this status – it is a period of significance, not a period of existence.

Since the nomination provide streetscapes, and some of the buildings are hard to make out in the small, printed versions found in Section 7, I looked closely at every building in the district via Google streetview. I noted some discrepancies, or the images raised some questions on properties. Here is a list of observations:

The building at 113 W. 2nd Street is identified as a contributing c. 1950 building. However, the photographs of the Yancey Hotel dating from around 1984 indicates that the building did not exist at that time. Only the building at 115 W. 2nd was extant.

There is a 1 story building on N. Locust Street, immediately behind the Pathfinder Building (223 W. 2nd Street), but still north of the alley and therefore within the district boundaries. It is neither counted nor described and is also clearly a separate building from the Pathfinder building.

The narrative on page 13 indicates that there are three buildings on the west side of the 200 block of North Wheeler. There are 2 buildings on that side of the block.

The nomination describes a building with an address of 205 N. Wheeler. Why is this included on Wheeler street when the bulk of the building, including the canted primary entry, faces 3rd Street, and has three 3rd street addresses (220, 222, and 224)?

The 400 block of West 3rd Street has a number of buildings whose appearances raise questions. The building at 402 West 3rd is described as a 1920s building; the brick, though, looks brand new. It appears as if the building has been entirely refaced in a dark brick not typically found on a building of that vintage; further, the brick cladding is stepped out from the plane of its neighbors about one wythe, further indication that it is non-historic. The old Sears building at 401 West 3rd has had extensive alteration to the storefronts; the building historically had very few character-defining physical features beyond the massing and materials – the

storefront was all it had and this has been radically altered. Perhaps a re-evaluation of its status is warranted? The buildings at 406, 408, and 414 West 3rd are all considered contributing. The configuration of the storefronts on 406 and 414 match, which leads me to believe that the configuration is relatively recent. And for all three, it is hard to tell if the material is really stucco or if it is EIFS. Please check the materials and re-evaluate these buildings. The building at 410 is considered contributing, but the Google streetview indicates that the present facade dates to sometime after 2009. The building at 416, with an awning that completely obscures the façade, has been previously noted as questionable while the building at 423 West 3rd has a mansard and storefront that most likely dates to the mid 1970s.

The building at 206 West 2nd street is described as a single story brick building, but it appears to be faced with glazed tile. Please confirm the materials.

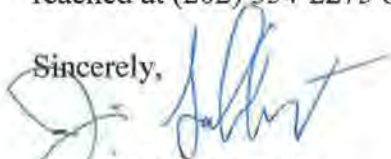
The Pathfinder building at 223 West 2nd is considered contributing in the narrative and the inventory, but is marked as noncontributing on the map. Please rectify.

The Wells Fargo (currently) bank building at 304 West 3rd is considered contributing. I'm not questioning that, beyond the observation that the façade, with its large blank panels above the storefronts, looks incongruous with the almost New Formalist details of the building, especially in the folded-roofed monitor and engaged columns. Please check to see if the building has been altered since its construction.

I hope that these thoughts and observations are useful to you not only for this particular nomination but for any forthcoming district nominations. In the end, we all want to list these historic resources, but we want useful and defensible documents that reflect the careful consideration of and application of the criteria.

We appreciate the opportunity to review this nomination and hope that you find these comments useful. Please feel free to contact me if you have any questions. I can be reached at (202) 354-2275 or email at <James_Gabbert@nps.gov>.

Sincerely,



Jim Gabbert, Historian
National Register of Historic Places
11/06/2017



December 5, 2017

Jim Gabbert
NPS-National Register of Historic Places
1849 C Street, NW
Mail Stop 7228
Washington, DC 20240

Re: Grand Island Downtown Historic District, Hall County, NE

Dear Mr. Gabbert,

Enclosed is the complete nomination packet for the Grand Island Downtown Historic District, Hall County, Nebraska. The enclosed contents are as follows:

- The signed first page of the Grand Island Downtown Historic District nomination.
- One archival disk with the true and correct copy of the nomination for the Grand Island Downtown Historic District to the National Register of Historic Places in PDF format, and
- Two (2) discs with the photographs for the Grand Island Downtown Historic District nomination.

If you have any questions regarding the submitted materials, feel free to contact me at the phone number or email address below.

Sincerely,

A handwritten signature in blue ink that reads "David L. Calease".

David L. Calease
National Register and Historic Marker Coordinator
Nebraska State Historic Preservation Office

Phone: 402-471-4775
Fax: 402-471-3100
david.calease@nebraska.gov

Enclosures (3): 1 disk with Nomination
2 disks with National Register Photographs

1500 R Street
PO Box 82554
Lincoln, NE 68501-2554
p: (800) 833-6747
(402) 471-3270
f: (402) 471-3100
www.nebraskahistory.org