

United States Department of the Interior
National Park Service

RECEIVED 2280
OCT 24 2014

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 486, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, check the "N/A" box. For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name Lowe and Fair Commercial Block
Other names/site number First National Bank Building, Bower Building; BF05-04
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 2001-2003 Central Avenue & 10-12 East Railroad Street
City or town Kearney State Nebraska County Buffalo
Not for publication Vicinity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

Michael J. Smith
Signature of certifying official/Title:

SHPO/Director

10/15/2014
Date

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): _____

Jim Smith
Signature of Keeper

6-3-2015
Date of Action

Low and Fair Commercial Block

Buffalo, Nebraska

Name of Property

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	
2	0	Buildings
_____	_____	Sites
_____	_____	Structures
_____	_____	Objects
2	0	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions (Enter categories from instructions.)

COMMERCE/TRADE: Financial Institution
COMMERCE/TRADE: Department Store
COMMERCE/TRADE: Specialty Store
DOMESTIC: Multiple Dwelling
FUNERARY: Mortuary

Current Functions (Enter categories from instructions.)

COMMERCE/TRADE: Financial Institution
COMMERCE/TRADE: Specialty Store
VACANT/NOT IN USE

7. Description

Architectural Classification (Enter categories from instructions.)

LATE 19TH & EARLY 20TH CENT AMERICAN MOVEMENTS: Commercial Style
LATE VICTORIAN: Italianate
MODERN MOVEMENT: Moderne

Materials (enter categories from instructions.)

Principal exterior materials of the property: BRICK

Lowe and Fair Commercial Block

Buffalo, 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 Lowe & Fair Commercial Block is a two-story brick, corner commercial block comprised of three attached buildings that occupy the northeast corner of Central Avenue and Railroad Street in downtown Kearney. The Lowe building was constructed initially, in 1881, while the Fair was constructed in 1884 around the north and east sides of the then First National Bank. The eastern-most 30' of Lot 512 on Railroad Street was constructed as an adjacent, but separate commercial bay. This building was connected to the Fair building in the 1940s and is referred to as the Fair Addition. The block is an example of late-nineteenth century brick commercial construction with pressed tin cornice, pedimented window hoods, and other Italianate details. Together with the Lowe building, the whole block is tapered in form, narrowing from 50 feet on the west facade to 15 feet on its east facade. Though constructed as three buildings, they currently function as two buildings that share party wall access between the second stories.

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

Lowe Building (2001 Central). The corner-entry two story brick Italianate building was constructed in 1881 as the First National Bank (figure 1). The non-original corner entry is flanked by combed-brick columns with pigeonhole corners, while the large transoms are boarded over. An aluminum canopy wraps around the three facades, and the storefront windows are non-historic aluminum. The building is a two-part block; the parts are separated by a visually substantial string course below the second story windows and capped by a pressed tin cornice roughly equal in weight. The second story windows feature hooded pediments and each is set in an arched recessed brick panel with denticular detail. Two single, one-over-one windows are on the west façade; a paired, arched one-over-one is located above the corner entrance; and five one-over-one windows are located on the south façade. Atop the chamfered corner is a pedimented name block, originally bearing "1881" and changed to "LOWE" with the later improvements. Two brick chimneys remain, but are missing their historic cornices. The interior of the Lowe Building retains the rough floor plan of its original bank occupant with the original vault in place. Access to the second story is gained through the sidewalk stairwell from the west facade, later encased by the Fair Building under a party wall agreement. The second story has three rooms and currently serves as storage.

Fair Building (2003 Central and 10 E Railroad). In 1884 a second, two-story brick commercial building was built that wraps around the Lowe building in an L shape (Deeds). When constructed, its façades were identical in detail to those of the Lowe building (figure 2). The south façade of the Fair building was partially reconstructed in 1927 due to damage from a nearby fire (figure 3 and 5), features a simplified brick version of its original Italianate details. The first floor retains the recessed, arched panels; two, one-over-one windows with pedimented hoods; two brick sign panels; a large commercial storefront and street access to the second story. The commercial storefronts still retain the pilasters and entry configurations. The ironwork of the storefront is stamped with "Seaton & Lee, Lincoln, Neb." Above the storefronts is a substantial string course. The second story retains the organization of the original Italianate façade, but while the recesses were kept, their arches were capped with simplified stepped brick courses. The fifth, seventh, and eighth openings have been bricked in. The brick cornice contains several courses that mimic the denticular pattern of the original tin cornice. A modern projecting sign was installed in 2009, as were the canvas awnings.

The western portion of the Fair Building, north of the Lowe, contains modern aluminum storefront on the first floor, with off-centered entry and the stairwell access to the second story (figure 4). The stairwell is lit by a glass block window. The second story west façade features two widely-set vinyl casement windows in a smooth brick façade with simplified detail; these windows replaced the 1940s-era 15-light steel windows. Alternating brick courses have been recessed to create banding common in Art Modern or streamlined architecture. A canvas awning is located above the storefront.

Fair Addition (12 E Railroad). Adjacent to the east wall of the Fair Building, an additional two-story brick building was constructed in 1884 encompassing the remaining 30 feet of the lot (figure 6). It was later connected to the Fair Building in the 1940s and is referred to as the Fair Addition. Its Italianate details are identical to the Fair and Lowe Buildings. The first

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floor contains a small, two room commercial bay. All five of the second story recesses retain their original window openings, recessed, and details.

Interior: The first floor of both the Fair Building and Fair Addition currently house three commercial enterprises. Over the years, these interior spaces have been modernized and retain little of their original features. Access to the second floor is through a sidewalk stairwell located on the south façade between the two storefronts facing Railroad Street. The wide staircase climbs straight before curving to reach a large open warehouse area. The warehouse area is a long open space in the Fair building, which contains an elevator shaft clad in tongue and groove paneling. Three 6" x 6" posts support a ceiling beam that runs lengthwise through the space. An infilled 6-over-6 double hung window is located in the center of the north wall.

Five smaller connected rooms line the south wall, and are divided from the warehouse area by a basic stud wall with gypsum board. Each of the rooms is lit by a large window. All of the rooms are vacant and retain some mid-century wallpaper and wood floors. The two smallest rooms, located to the west nearest to the Lowe building have holes in the floor, which imply their use as restrooms. Adjacent to these, to the east, is a larger room with a nook enclosed by dwarf walls that may have been used as a kitchenette. The rooms vary in size, with the largest room of the five in the center, and they retain varying levels of integrity. An entry cut through the party wall to the Fair addition to the east connects to a small, vacant 3-room apartment. A former stairwell in the addition was closed off at an unknown date. The Fair addition rooms retain their plaster and lathe walls, wood trim, and doorways with transom windows.

To the west of the main warehouse room, a secondary storage/warehouse room was walled off with a thin partition wall to create two spaces. It connects the larger room to the hallway and rooms of the western portion of the Fair building and the stairwell access from Central Avenue on the west facade. To the north are two large rooms in a hall-parlor configuration separated by pocket doors. A small storage room is at the west end of the hall, and to the south is the second story of the Lowe Building, accessed through an arched doorway in the party wall. The hallway was once lit by a large skylight that extended the length of the space. The doorways accessing the adjacent rooms are topped with large transoms, some of which retain their original glass, and there is an additional interior window for the room directly to the north of the hallway.

The second floor of the Fair and Lowe block retains a mixed level of integrity. The westernmost rooms in the Fair building, along with the rooms in the Fair Addition have the greatest amount of integrity maintaining many of their original features and configuration, although they are in poor condition due to a lack of maintenance. These spaces retain their historic openings, wood trim and moldings, floors, and plaster walls. The small, 3-room apartment over the Fair addition preserves its original woodwork, as well as an original doorway with transom window, but is otherwise in poor condition.

The central area corresponding to the former warehouse space has undergone a series of modifications, most notably the creation of a 5-room apartment. In doing so, additional interior hallways (now removed) were built to access the apartment from the south stairwell. The expediency of the apartment's creation can be seen in the workmanship—the exterior of the apartment not visible from the hallway was left as an exposed stud wall. The existing materials in that apartment are also in very poor condition due to a lack of maintenance or deliberate damage.

None of the windows are original, although they preserve the original configuration.

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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** Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1881-1927

Significant Dates

1881

1884

1927

Significant Person

(Complete if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

unknown

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 Lowe and Fair Commercial Block is significant under Criterion C: Architecture as an example of Italianate commercial architecture and workmanship. This commercial block was among the first brick or masonry buildings in the commercial district, and was constructed a mere eight years after Kearney's founding. Construction of a commercial block of this size and style is indicative of Kearney's early prosperity. Travelers arriving at the two railroad depots would have walked directly past this building to reach the commercial district. Its grand south façade would have also impressed those merely passing

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through by train. The period of significance extends from 1881, the construction date of the Lowe Building, until 1927 when a nearby fire necessitated façade repairs.

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

Historical Background

Kearney was originally founded in 1872 as Kearney Junction at the intersection of the Union Pacific and the Burlington & Missouri Railroads. In 1873 the name was shortened to Kearney. Its location on both railroads made it an early shipping center for cattle. Kearney's economic boom occurred in the 1880s. In that decade alone the state reform school (later the Industrial School for Boys) was built, the Kearney Canal and electric plant were completed, and infrastructure improvements such as sewer and electric street cars were implemented. Kearney was also home to a flour mill, brick yards, cotton mill, Kearney Military Academy, and the Mother Hull Hospital operated by the Women's Christian Temperance Union. Its rapid growth and location near the center of the state earned it the moniker, Midway City. After the set-back of the 1893 panic, the city continued to prosper into the 20th century with acquisition of the State Normal School (1903), state Tubercular Hospital (1911), and a seedling mile on the Lincoln Highway (1915).

Accompanying the large institutional, industrial, and educational successes has been a thriving downtown commercial district. Although the Union Pacific Depot was situated at the foot of Nebraska St (now Avenue A) on the north side of the tracks, the city's commercial nucleus developed one block west on Wyoming Street; for this reason, Wyoming St was renamed Central Avenue. The earliest buildings along Central Avenue were false front, one-story frame construction (figure 6). As prosperity increased, larger brick and masonry buildings replaced the original buildings. Mercantile businesses, physicians, banks, an opera house, and moving picture theaters served the needs of the growing population.

The Lowe Building served much of its life as a banking, finance, or real estate and investment institution, all of which were vital to Kearney's growth. From 1882 until 1895 it housed the First National Bank of Kearney and later the Farmers Bank of Kearney. The building was purchased in 1898 by John G Lowe and has remained in the Lowe family for more than 116 years. After the turn of the 20th century, Kearney Land Company and Allen and Barney Abstractors occupied the building. Between 1910 and 1937 various businesses, such as photographers, the Western Union Telegraph Co, a grocery, lumber, coal, and grain supply, were located there. For the following three decades it housed the Lowe family's finance and loan business (1937-1965). Then, for a period after 1965, several tenants leased the building for short periods: an insurance company, real estate, Greyhound Bus Line, a physician, barber, antiques, and photography. From 1989 to the present, it houses Lowe Investment Company once again.

The Fair Building occupies 2003 Central Avenue and 10 & 12 East Railroad Street. The building at 2003 Central was constructed by John H Irvin (1884) and housed his general merchandise store, The Beehive. Mr. Irvin served as a city councilman as well. When he died in 1889, the Beehive's contents were sold as part of his estate. Clark and Miller reopened a second merchandise store called The Fair (1890). This enterprise was also short lived, lasting until 1892. At about that time John M Costello began a furniture and undertaking business on the second floor. The building went through several owners in quick succession until purchased in 1899 by A. G. Bower, also an undertaker. The building served in that capacity until 1924 when it became Kearney Plumbing and Heating.

On January 30, 1927, a large fire destroyed the Coddington Building at 2005 Central. Part of that blaze ignited a dust explosion that tore through the Bower (Fair) Building clear to Railroad Street. The explosion toppled the cornice and upper courses of brick to the sidewalk and left several feet of water in the basements of the Bower and Lowe buildings (*Kearney Daily Hub*, Jan 31, 1927). The damaged façade was reconstructed in a simplified commercial style that reflected the original Italianate design after the fire.

The rooms on second floor were rented out as Como Rooms from 1938 to sometime in the early 1940s. In that short time the Como Rooms gained a reputation as the location for several illegal activities. In 1938, Ms. Ethel Karolevitz was charged with bootlegging (*Kearney Daily Hub*, Nov 7, 1938). Less than two years later, the manager of the rooms, Ms. Vivian Winters, was charged along with two men for contributing to the delinquency of two minors; a police judge testified to the Como's reputation as "a house of ill-repute" (*Kearney Daily Hub* April 25, 1940). Ms. Winters also continued in the

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bootlegging activities, accruing a \$100 fine later that year (*Kearney Daily Hub*, July 11, 1940). It is likely, though undocumented, these activities continued into the war years, as the newly constructed Kearney Army Air Field inundated the city with soldiers. A small amount of graffiti, located on a wall adjacent to the curved stairway leading down from the second floor, alludes to these activities.

In 1945 Bower's widow sold the building to Bert Wallace of Kearney Plumbing and in 1948, 10 E Railroad is combined with 12 E Railroad. By 1952, Wallace expanded his plumbing and heating business into both 10 E Railroad and 2003 Central. It remained so until 1985 when he vacated 2003 Central again. During the mid 80s the building was sold to the Ziems family and the business became City Plumbing. It continued as a plumbing business until 2000, nearly 75 years as a heating and plumbing supply house. Meanwhile, 2003 Central contained various retail businesses, most notably a knit shop, craft shop, an upholsterer, and a salon.

Criterion C: Architecture

The 1881 Lowe Building retains its historic tin cornices, which feature characteristic Italianate triangular pediments and elaborate bracketing, which is mirrored in the intricate brick corbelling incorporated into the chimneys and recessed arches. The architecture also clearly expresses the two-part block design, through the incorporation of the projecting string course that separates the two stories. Overall, the Lowe building is characteristic of commercial architecture in the high Victorian period as described in Richard Longstreth's *The Buildings of Main Street*. The design of the building reflected its prominent location at the entry to Kearney's business district, where it in effect served as a gateway building for those travelers arriving at the city via railroad from either the Union Pacific or Burlington depots. The significance of the design of the Lowe building was sufficient that the designers of the Fair building and its rear addition actively copied the architectural features of the Lowe building in order to give the impression that the whole block was essentially one complete building, especially on the Railroad street facade.

The Lowe and Fair buildings have undergone modifications since the end of the period of significance, such as the replacement of some windows and storefronts, the addition or replacement of awning and canopies, and the paneling over of transom windows. However, such modifications were limited, and the block retains high integrity that clearly expresses its architectural significance.

In the context of downtown Kearney, the Lowe and Fair block is among most complete example of Italianate design along the Central Avenue corridor. During its early prosperity, entire dozens of masonry commercial blocks lined Central Ave. Few examples remain. The three-story 1888 Henline Building at 2122 Central Ave, also a corner block, retains an equivalent amount of Italianate details, including windows, cornices, and brick work (figure 7). This building was also modified with new storefronts on both the Central Avenue and 22nd Street facades. Additionally, the Nash and Tripp buildings are two adjoining, two-story examples of Italianate architecture located at 2014 and 2016 Central Avenue (figure 8). Both were constructed in 1885 as separate buildings, but now function as a single property. They have very ornate pressed tin cornices with bracketing, applique details, and elaborate window hoods. Like most other commercial buildings, the original storefronts have been altered and the transoms covered.

The Lowe and Fair commercial block is significant architecturally as it retains many 19th century Italianate features. Architecturally, these buildings were treated as one imposing canvas--details were exactly duplicated across both, despite the three-year span in construction. It is unfortunate that some of the details were lost to a 1927 fire and explosion, but remarkable in the manner in which the new façade repairs complemented the original. Although a section of the cornice is lost, the south façade still reads as a unified whole.

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9. Major Bibliographic References

Bibliography (Insert bibliography here – cite the books, articles and other sources used in preparing this form.)

“Eighty-Five Thousand Dollar Fire Loss Sunday.” *Kearney Daily Hub*, January 31, 1927, p.1.

Glenn’s Kearney City & Buffalo County Directory, 1892-1893.

Holgren, Philip S., PhD. *Kearney 125 (1873-1998): A Quasiquicentennial History*. 1998.

Hub City Directory of Kearney, 1891. *Kearney Daily Hub*.

Jackson, Mike. “Storefronts on Main Street: an Architectural History” *Illinois Preservation Series*. No. 19. Illinois Historic Preservation Agency, Division of Preservation Services: Springfield, IL, N.D.

Kearney City Directories. RL Polk & Co. 1904-present.

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture, Updated Edition*. Alta Mira Press.

“Nelson, Winters Fined,” *Kearney Daily Hub*, July 11, 1940, p.1.

Recorder of Deeds, Buffalo County.

Save America’s Heritage, *Nebraska Historic Buildings Survey Final Reconnaissance Survey Final Report of Buffalo County*. NSHS, 1993.

“Sentences for Three Delinquency Case Defendants,” *Kearney Daily Hub*, April 25, 1940, p.5.

“Two Places Are Raided” *Kearney Daily Hub*, November 9, 1938, p.6.

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)
Buffalo County Historical Society

Historic Resources Survey Number (if assigned): BF05-004

Lowe and Fair Commercial Block Buffalo, Nebraska
Name of Property **County and State**

10. Geographical Data

Acreage of property <1 ac USGS Quadrangle Kearney

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

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

- | | | | | |
|----|----------|------------------|-----------|-------------------|
| 1. | Latitude | <u>40.695462</u> | Longitude | <u>-99.081493</u> |
| 2. | Latitude | _____ | Longitude | _____ |
| 3. | Latitude | _____ | Longitude | _____ |
| 4. | Latitude | _____ | Longitude | _____ |

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

Lot 512, Original Town of Kearney Junction.

Boundary Justification (Explain why the boundaries were selected.)

This is the legal description in property records.

name/title	<u>Anne Bauer, independent consultant</u>	date	<u>4-6-2015</u>
organization	_____	street & number	<u>402 West 29th Street</u>
street & number	<u>402 West 29th Street</u>	telephone	<u>308-234-3490</u>
city or town	<u>Kearney</u>	state	<u>NE</u> zip code <u>68845</u>
email	<u>annebauer01@yahoo.com</u>		

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.)

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Fig. 1: South façade c. 1890. Image: Buffalo County Historical Society Collection.



Fig. 2: West façade, c. 1900. Kearney Hub Historical Picture Collection.

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Fig 3: Central Avenue fire, 1927. Note the masonry storefront on the Low Building, which replaced the original cast iron. Maurice May Private Collection.



Fig. 4: Kearney Plumbing, 1975. Janet Jeffries, NE Historic Building Survey.

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Fig. 5: City Plumbing, 1993. Robert Kay, NE Historic Building Survey.

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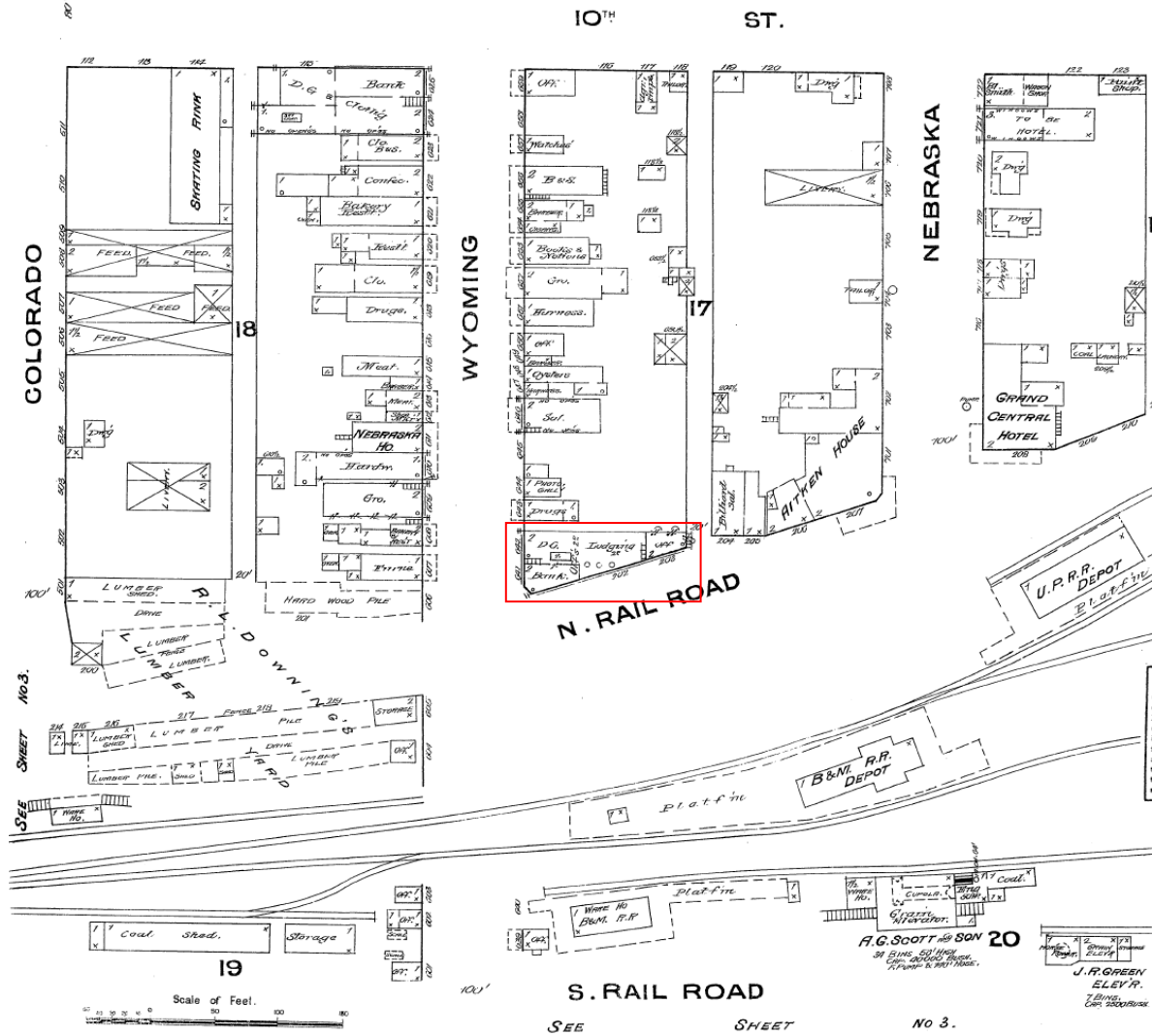


Figure 6: 1884 Sanborn Map showing Low and Fair Block (outlined in red), as well as Kearney downtown commercial district along Wyoming Street.

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Figure 7: 1888 Henline Building, 2122 Central Ave. Google Street View, 2012.

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Figure 8: 1885 Nash and Tripp buildings, 2014 & 2016 Central Ave. Google Street View, 2012.

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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 Low and Fair Commercial Block

City or Vicinity Kearney County Buffalo State Nebraska

Photographer Anne Bauer Date Photographed August 7 & 15, 2014

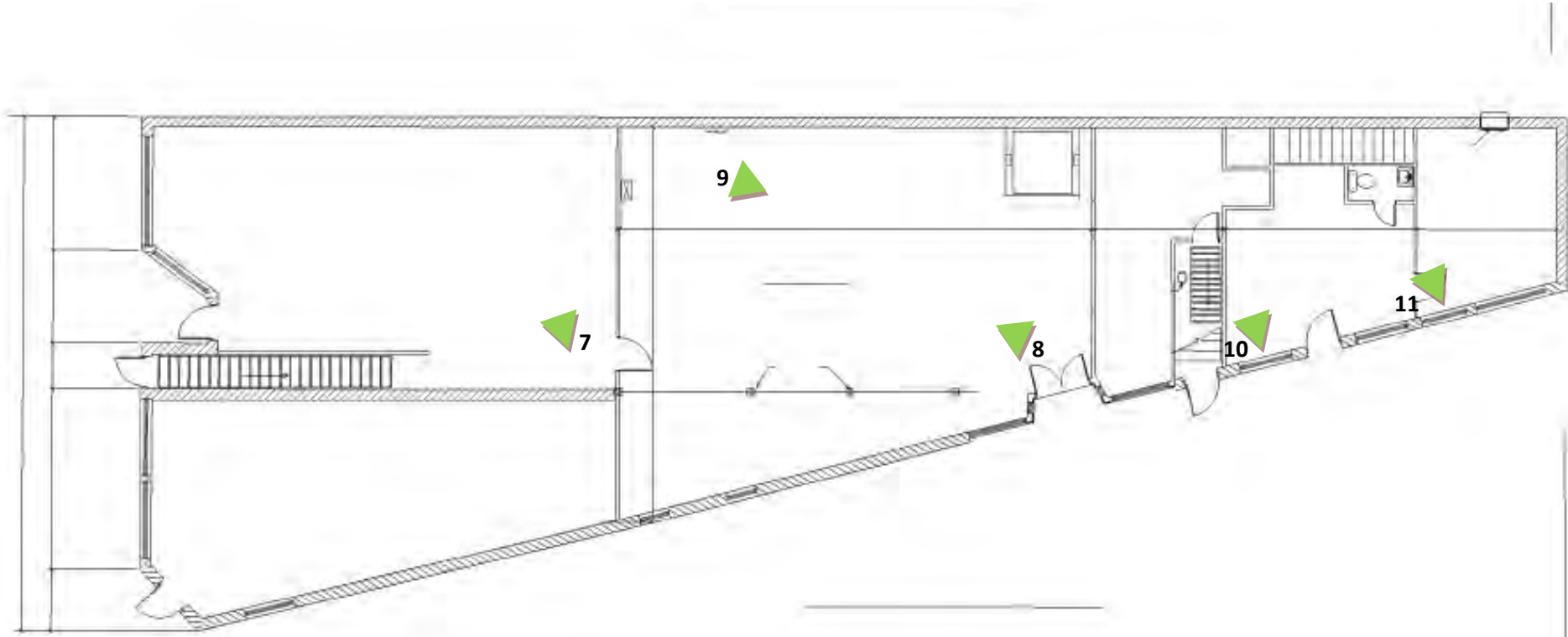
Description of Photograph(s) and number, include description of view indicating direction of camera.

1. Low & Fair Block, west and south facades, SE.
2. Low & Fair Block, west façade, E.
3. Low & Fair Block, south and east facades, NW.
4. Fair Building, north façade, SW.
5. Fair Building, commercial storefront of 10 East Railroad, N.
6. Low Building, pedimented window detail, NW.
7. Fair Building, interior first floor, 2003 Central, W.
8. Fair Building, interior first floor, 10 E Railroad, NW.
9. Fair Building, interior first floor, 10 E Railroad, SE.
10. Fair Building, interior first floor, 12 E Railroad, NE.
11. Fair Building, interior first floor, 12 E Railroad, NE.
12. View down stairwell, west façade, W.
13. Existing hall, doors, and trimwork, second floor, 2003 Central, W.
14. Infilled interior window, second floor, 2003 Central, NE.
15. Arched vestibule to entrance of second floor, 2001 Central, SW.
16. Door, transom and trimwork, west room, second floor, 2003 Central, NE.
17. Pocket door opening btwn nw and ne rooms, 2003 Central, NW.
18. View of nw room (note infilled skylight), second floor, 10 E Railroad, SW.
19. Large warehouse north room, second floor, 10 E Railroad, E.
20. Half wall and kitchenette, south apartment, second floor, 10 E Railroad, SW.
21. View through connecting doors of south apartment, second floor, 10 E Railroad, E.
22. Wall construction btwn n room and south apartment, second floor, 10 E Railroad, SW.
23. Freight elevator machinery, north room, second floor, 10 E Railroad, NW.
24. Turn at top of stair, stairwell from south façade, 10 E Railroad, E.
25. View down stairwell from south façade, 10 E Railroad, S.
26. Southwest room of east apartment, second floor, 12 E Railroad, NE.
27. Northwest room of east apartment, second floor, 12 E Railroad, NE.
28. East room of east apartment, second floor, 12 E Railroad, SW.

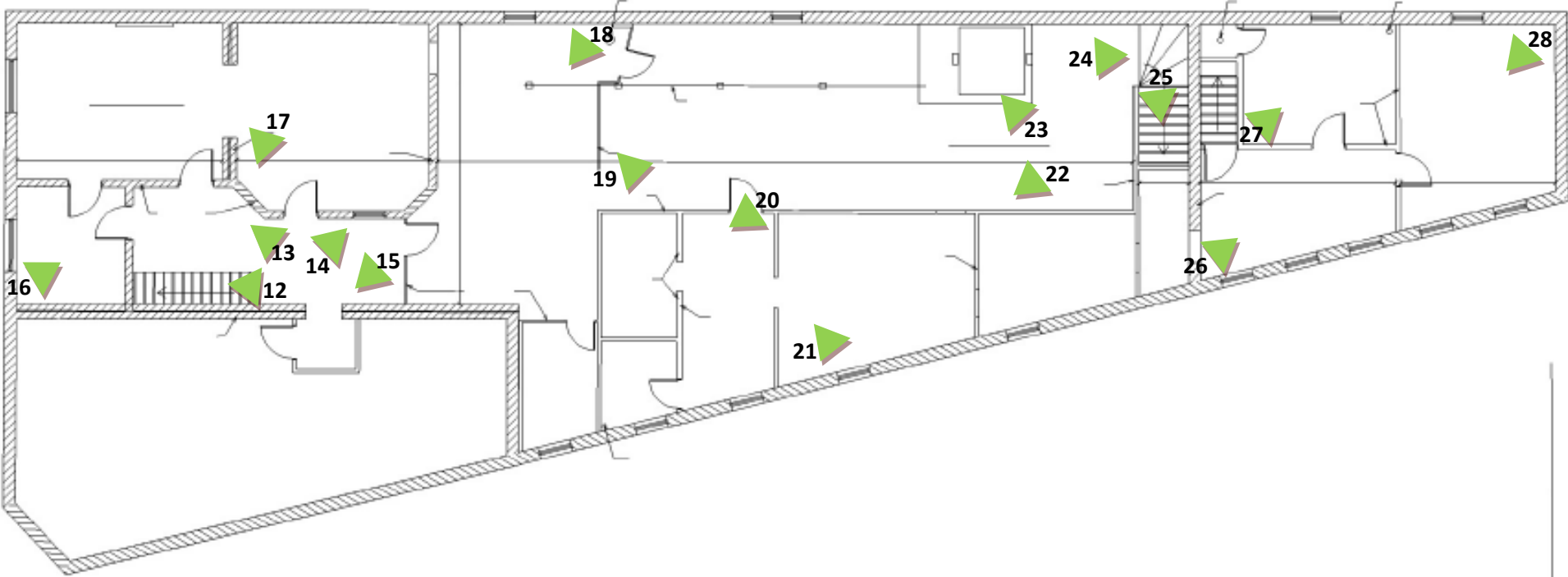
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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.

Low & Fair Commercial Block, First Floor



Low & Fair Commercial Block, Second Floor



Lowe & Fair Commercial Block



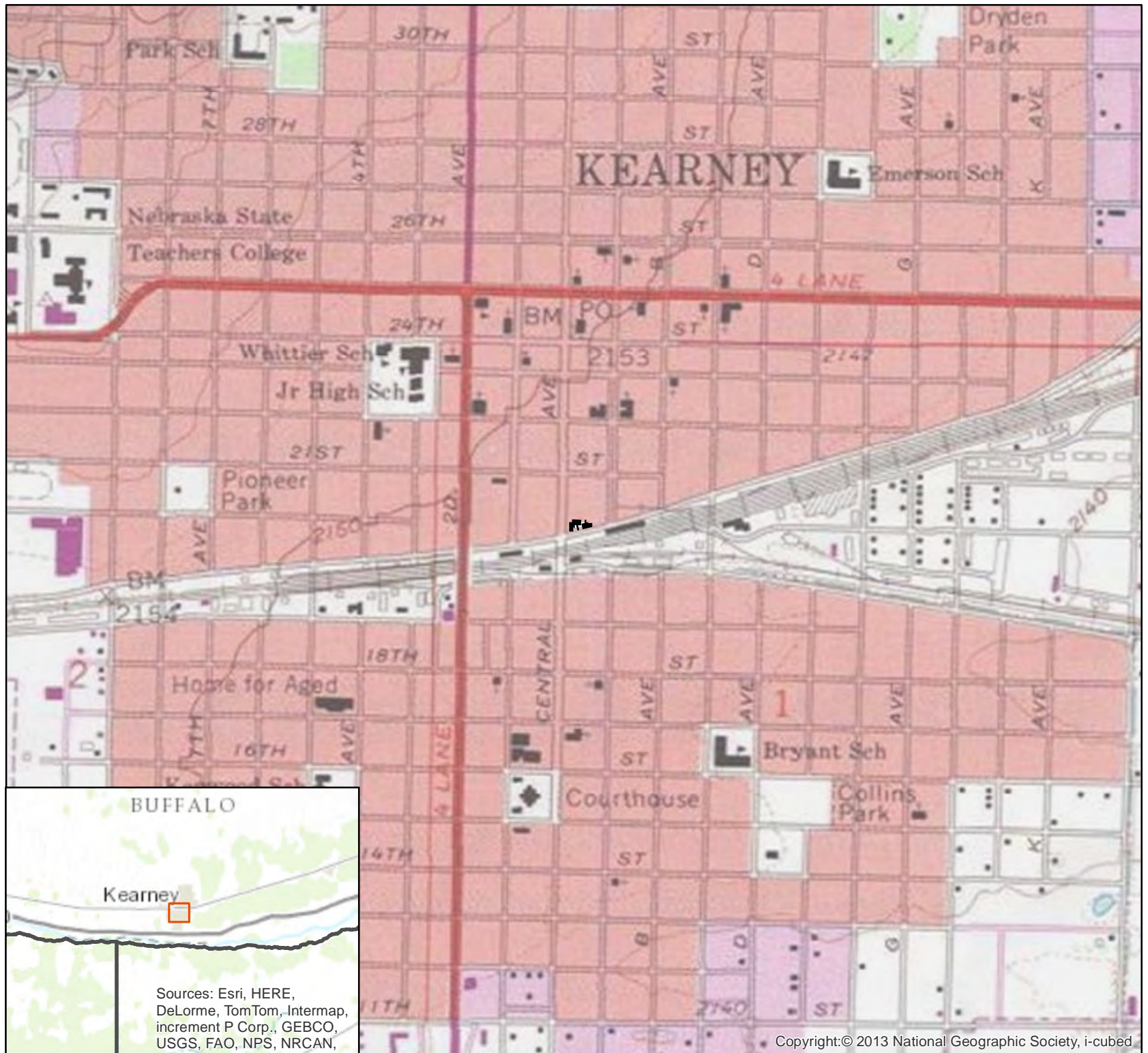
**Low and Fair
Commercial Block**

**2001-2003 Central Ave. and
10-12 East Railroad St.,
Kearney, Buffalo Co.,
Nebraska**

Latitude/Longitude Coordinates:

40.695462, -99.081493

Datum: WGS84



**Lowe and Fair
Commercial Block**

**2001-2003 Central Ave. and
10-12 East Railroad St.,
Kearney, Buffalo Co.,
Nebraska**


Latitude/Longitude Coordinates:


40.695462, -99.081493

Datum: WGS84



Legend

 Property Boundary

0 37.575 150 225 300
 Feet

1:2,000



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Copyright © 2013 National Geographic Society, i-cubed, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



CENTRAL AVE
N RAILROAD ST

LOWE INVESTMENT Co.
Real Estate
Property Management
78

THE FAIR
THE FINEST FOODS
MILLINERY

THE FAIR
The Finest
Buckles &
GLASSWARE



2003 CENTRAL
AVENUE

2001

Pete
Ricketts

Solid Rock
P R C

3 Hours
Free Self
Storage



LOVE INVESTMENT CO.
Real Estate
Property Management
234 4478

THE FAIR BUILDING
-1884-
Populace
SOUTHWEST LA PHOTOGRAPHY

THE FAIR
FINE FINISHING
GOODS
NOTIONS
MILLINERY
A SQUAREFEET
SHIRTS-SHOES
WORK-HOME

THE FAIR
CROCKERY
-AND-
GLASSWARE
SINCE 1899
LINENS-BOOKS
CLARK-MILLEN

11 E. Railroad

10-A E. Railroad

12 E. Railroad

THE FAIR
SOUTHWEST LA PHOTOGRAPHY

DISTRICT 12
PHARMACEUTICALS & MORE

ONE WAY
←



NO
PARKING

FAIR.

WARES

CKERY
AND-
SSWARE

CE 1889

S-BOOKS
K-MILLER

10 E. Railroad

10 E. Railroad

10-A E. Railroad

Inner Power Dojo



To-ShinDo

Stephen K. Hayes
Martial Arts

OPEN

Inner Power Dojo



Ninjutsu

NINJA
PARKING
DAILY
ALL OTHERS
BY ARRANGEMENT

Super
PER







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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Lowe and Fair Commercial ^{Block} ~~Bank~~ ✓

MULTIPLE NAME:

STATE & COUNTY: NEBRASKA, Buffalo

DATE RECEIVED: 4/24/15 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 6/09/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14001012

DETAILED EVALUATION:

ACCEPT RETURN REJECT 6-3-2015 DATE

ABSTRACT/SUMMARY COMMENTS:

Minimally addresses Return Comments.
Changes POS to reflect construction of Italianate original, the 2nd wrap around
bldg + the integrated annex, with POS ending after 1927 rebuild which kept
the Italianate elements. Post war Moderns Front on wrap around bldg
is non-historic

RECOM./CRITERIA Accept C

REVIEWER J. Hubbard DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



April 22, 2015

Alexis Abernathy
NPS-National Register of Historic Places
1201 I St. NW, 8th FL
Washington, DC 20005

Re: Lowe and Fair Block Resubmission

Dear Ms. Abernathy,

Please accept our resubmission of the Lowe and Fair Block Nomination for review. Enclosed is a PDF copy of the revised and corrected version of nomination for the Lowe and Fair Block in Buffalo County, Nebraska.

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 "Ruben A. Acosta".

Ruben A. Acosta
National Register and CLG Coordinator
Nebraska State Historic Preservation Office

Phone: 402-471-4775
Fax: 402-471-3100
ruben.acosta@nebraska.gov

Enclosures (1): PDF copy of the revised Lowe and Fair Block Nomination

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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Low and Fair Commercial ~~Bank~~ ^{Block}

MULTIPLE NAME:

STATE & COUNTY: NEBRASKA, Buffalo

DATE RECEIVED: 10/24/14 DATE OF PENDING LIST: 11/14/14
DATE OF 16TH DAY: 12/01/14 DATE OF 45TH DAY: 12/10/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14001012

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: Y PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11-26-2014 DATE

ABSTRACT/SUMMARY COMMENTS:

See attached comments

RECOM./CRITERIA *Rborn*

REVIEWER *[Signature]*

DISCIPLINE _____

TELEPHONE _____

DATE 11-26-2014

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



United States Department of the Interior

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

The United States Department of the Interior National Park Service

National Register of Historic Places Evaluation/Return Sheet

Property Name: Lowe and Fair Commercial Block
Buffalo County, NE

Reference Number: 14001012

Reason for Return

This nomination is being returned for substantive revision. The nomination was submitted under Criteria A and C, with Commerce and architecture as the areas of significance. Our review finds that neither area of significance is adequately justified. There is also some concern about the nature of the buildings and their functional relationship.

The nomination is unclear as to the nature of the property, referring to it as three buildings (Section 7) or two buildings (Section 5). And whether two or three buildings, it is not clear from the narrative how they are functionally related sufficiently to be considered as a single property; this needs to be clarified when discussing the significance of the property. The functional relationship must be tied to the area(s) of significance and must demonstrate that the significance is embodied in all resources in such a way that the significance cannot be fully appreciated without all parts of the property.

The nomination cites Commerce as the area of significance under Criterion A. The narrative explains that a number of businesses occupied various portions of the property, some of them with particularly long tenures. However, the narrative does not place these businesses in the commercial context of Kearney. Criterion A requires a direct association between a place and an event. It is not sufficient to be representative of an event - the place and the significant event must be inextricably tied. The nomination must demonstrate that the commerce that occurred in these buildings is both significant in the context of Kearney's commercial history and that the significant commercial activity must include the multiple buildings in a way that they are viewed as a single entity.

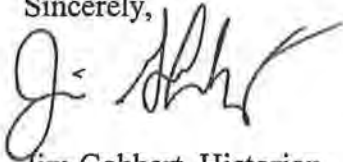
Under Criterion C, the nomination describes the c. 1948 facade of the Fair Building's Central Avenue facade as "significant for its incorporation of modern design." The standard for Criterion C in an individual resource nomination is that the resource must "embody the distinctive characteristics of a type, period, or method of construction." The nomination notes that the Fair Building "is among the better examples" of the style in Kearney, but does not really delve into the defining characteristics of the Art Moderne

and how the Fair Building's west facade "embodies" the style's distinctive characteristics. Perhaps the nomination should focus more on the extant 19th century materials and design of the balance of the building. In regard to the original 1881/1884 block, the nomination states the following: "In the context of downtown Kearney, the Lowe and Fair block is among [the] most complete example of Italianate design along the Central Avenue corridor." Looking at the 1927 fire photo, it is evident that Kearney once had a fine concentration of these late Italianate style blocks. In establishing the architectural context, it is important to mention what has been lost, (along well as the one other survivor across the street). In other words, you can support the justification by noting its importance as an rare surviving architecturally ornate block from that important period of Kearney's history by describing what has been demolished, and the important location at the "gateway" to the town..

A new appraisal of the area(s) of significance for the property will also entail a new appraisal of the period of significance of the property.

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,

A handwritten signature in black ink, appearing to read "Jim Gabbert", with a stylized flourish extending from the end.

Jim Gabbert, Historian
National Register of Historic Places
11/26/2013



September 18, 2014

J. Paul Loether
National Register—National Historic Landmarks Programs
National Park Service
1201 "I" Street NW, 8th Floor
Washington, DC 20005

RE: Lowe and Fair Commercial Block
Kearney, Buffalo County, Nebraska

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the above referenced property to the National Register of Historic Places. This form has met all notification and other requirements as established in 36 CFR 60.

If you have any questions concerning this nomination, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Robert Puschendorf".

L. Robert Puschendorf
Deputy State Historic Preservation Officer

Enclosure

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