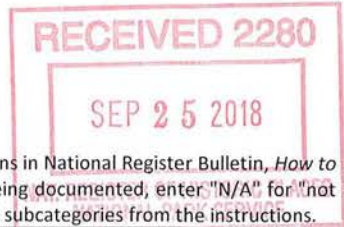


MP 3093



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 Cozad Downtown Historic District
Other names/site number DS02
Name of related multiple property listing Historic and Architectural Resources of the Lincoln Highway in Nebraska
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & Number Roughly bounded by 9th Street to the north, 7th Street to the south, H Street to the west, and F Street to the east
City or town Cozad State Nebraska County Dawson
Not for publication Vicinity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] SHPO/Director 9/20/18 Date
Signature of certifying official/Title: _____
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] Signature of Keeper 11.5.2018 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	
36	9	Buildings
0	0	Sites
1	0	Structures
0	0	Objects
37	9	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions (Enter categories from instructions.)

COMMERCE/TRADE/financial institution

COMMERCE/TRADE/department store

GOVERNMENT/post office

SOCIAL/meeting hall

Current Functions (Enter categories from instructions.)

COMMERCE/TRADE/financial institution

COMMERCE/TRADE/department store

7. Description

Architectural Classification (Enter categories from instructions.)

LATE VICTORIAN/Italianate

LATE 19TH AND 20TH CENTURY REVIVALS/Neo-Classical Revival

LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS/Commercial Style

MODERN MOVEMENT

Materials (enter categories from instructions.)

Principal exterior materials of the property: Brick, Metal, Concrete Block

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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 Cozad Downtown Historic District is located in Cozad, Nebraska, the second largest city in Dawson County according to 2010 census data.¹ The downtown serves as the major commercial center for the city and surrounding agricultural area. The city is laid out in a grid pattern with the major streets oriented to the cardinal directions. The transcontinental Lincoln Highway historically ran through the district along Main/8th Street in the first decades of the twentieth century. It was eventually numbered as U.S. Highway (US) 30 and the route was moved south of the district. The district includes properties contained roughly between 9th Street to the north, 7th Street to the south, H Street to the west, and F Street to the east.

The Cozad Downtown Historic District contains 47 resources, including 46 buildings and one structure, with construction dates that range from c.1890 to 1962 (see Table 1 at the end of the Narrative Description section for an inventory of resources that includes photographs, site numbers, names, addresses, construction dates, and district status; see the Historic Boundary Map for a site plan).² Buildings are generally positioned on lots one-half block deep with alleys located at the rear, and share exterior party walls, forming continuous blocks. They are located behind the sidewalk and do not include setbacks or landscapes. Overall, the district features on-street parking and paved parking lots, sidewalks, and modern overhead streetlights.

The district is comprised of one- to two-story brick commercial buildings that typically feature rectangular footprints, flat roofs, storefront windows, upper-story windows, and parapets or cornice ornamentation. The most common alterations include replacement windows, doors, and awnings. In addition to commercial buildings, the district also includes properties that historically housed an opera house, fraternal and social organizations, a lumber yard, and an automobile showroom. Architectural styles most commonly represented in the district include commercial vernacular, Neo-Classical Revival, and Mid-Century Modern. One building is individually listed in the National Register of Historic Places (National Register): the 1906 Allen Opera House (DS02-019).

In addition to the Allen Opera House, the district includes 36 contributing buildings, one contributing structure, and eight noncontributing buildings. The noncontributing buildings were either constructed outside the period of significance (c.1890-1968) or have had significant alterations that diminish their integrity and ability to convey significance.

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

¹ U. S. Census Bureau, "American FactFinder," *American FactFinder*, n.d., <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>.

² One building within the district, Allen's Opera House, is listed in the National Register and is not included in the contributing building count in Section 5 of this nomination.

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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. 8th Street (North Side)

Eight commercial buildings front the north side of the 100 block of E. 8th Street. Allen's Opera House at 100 E. 8th Street (DS02-019, 1906), a two-story commercial building, is constructed of decorative concrete block and features a cut-away corner entrance at the corner of E. 8th Street and Meridian Avenue, and a second entrance facing E. 8th Street (south elevation). Both entries have replacement metal doors; the corner entry door and transom are flanked with fixed full-length windows, while the south entry is recessed and features large, fixed, storefront windows. Three canvas awnings stretch across the front (south) facade and the corner entry. The second story features a modest cornice and rusticated concrete window lintels and sills. Windows are vinyl replacements; some have been downsized and one filled in with vinyl siding. The one-story brick commercial building at 108-114 E. 8th Street (DS02-113, 1919) contains three storefronts. One storefront is asymmetrical with a curved parapet that contains decorative brickwork with a horizontal buff brick band. The facade features a cloth awning over a recessed entry and replacement windows. The other two storefronts have curved parapets with decorative brickwork, horizontal buff brick banding, fixed replacement windows, recessed central entries, and a cloth awning over both entries. The one-story brick commercial building at 122 E. 8th Street (DS02-209, 1919) contains one storefront with a recessed central entry, fixed metal replacement windows, covered transoms, and a flat metal overhang. The one-story brick commercial building at 124 E. 8th Street (DS02-245, 1919) contains a storefront with a recessed central entry, fixed wood windows, and a canvas awning. A decorative buff brick band stretches continuously across the facades and at the rooflines of both 122 and 124 E. 8th Street. The one-story commercial building at 128 E. 8th Street (DS02-114, 1919) has a front facade clad with brick and square enameled metal panels. It has fixed-pane storefront windows and a recessed central entry, and features a large glass-block transom separated from the entry by a flat metal awning. The one-story brick commercial building at 132 E. 8th Street (DS02-210, 1917) features fixed-frame storefront windows with recessed central entry and decorative brickwork across the facade. The one-story former automobile showroom building at 144 E. 8th Street (DS02-211, 1919) is constructed of brick. Windows have been removed and replaced with decorative iron fencing with the interior now open. Side windows openings have been filled in with brick or glass block.

100 Block of E. 8th Street (South Side)

The south side of the 100 block of E. 8th Street contains five buildings. The two-story Brown and Bennison Addition at 113 E. 8th Street (DS02-020, 1905) was constructed in the Italianate style, similar to the main Brown and Bennison Building at 746 Meridian Avenue (DS02-021, 1897, described in the section on the 700 Block of Meridian Avenue [East Side]).³ The facade features a prominent projecting bracketed cornice with a central pediment that displays the construction date. Although the first-story storefront has been altered with replacement windows and covered transoms, original pilasters and metal cornice remain. The second story features three windows with stone sills and ornate pedimented hoods, similar to the immediately adjacent 746 Meridian Avenue. The one-story brick commercial building at 115 E. 8th Street (DS02-246, c.1925) features a parapet with decorative brickwork and a replacement storefront with a decorative stone half-wall, a flush entry, and reduced windows. It is noncontributing to the district due to significant alterations. The one-story commercial

³ Russell A. Czaplowski and Steve Holen, "Brown and Bennison Building #2 - DS02-020," n.d., Nebraska Historic Buildings Survey Form, Nebraska State Historical Society.

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building at 121 E. 8th Street (DS02-243, c.1925) was likely constructed as two storefronts that are now combined into one recessed storefront with replacement windows and a single entry located near the center of the facade. Due to significant alterations outside of the period of significance (c.1890-1968), this building is noncontributing to the district. The one-story commercial building at 133 E. 8th Street (DS02-244, c.1905, altered c.1995) was originally constructed with three storefronts that were combined into one in the late twentieth century, rendering it noncontributing. The combined storefront features metal-framed windows and door in a recessed entry. The two-story brick Davis Building at 141 E. 8th Street (DS02-022, 1907) features a recessed storefront entry and large storefront windows. The first story has decorative details including metal pilasters and rosettes along the top of the storefront window. The second floor features arched windows with simple brick hood moldings and a cornice with dentils along the facade. The west elevation features a large mural and painted Lincoln Highway signs on each corner.

100 Block of W. 8th Street (North Side)

The north side of the 100 block of W. 8th Street contains one commercial building and a lumber yard complex.⁴ The one-story brick Cozad Creamery building at 120 W. 8th Street (DS02-208, 1918) features decorative brickwork, a parapet with concrete coping, and a concrete belt course near the roofline. The storefront features a metal door with a modest transom, a single square window, and a barber pole. First- and second-story windows on the west elevation are arched with brick sills and are currently boarded. The lumber yard complex at 124 W. 8th Street (DS02-207, 1945) contains four buildings: one centrally located main building with a storefront and additions, a flat-roof storage shed on the east side of the property, an L-plan open storage building that wraps around the northwest corner, and a metal storage building near the back end of the property. The centrally located, commercial-style building appears to have historically had two storefronts but is now reduced to one, and each side of the building features a one-story gable addition with metal roofs, wood panel cladding, and vinyl windows. The east storefront window openings have been reduced and the original brick sills removed. The west storefront features a recessed entry with a fixed metal-frame window. Decorative brick parapet and a flat metal awning across the facade unite the east and west storefronts.

100 Block of W. 8th Street (South Side)

The south side of the 100 block of W. 8th Street contains two buildings in the commercial vernacular style and one recently constructed building. The one-story buff brick commercial building at 131 W. 8th Street (DS02-203, 1950) features a recessed entry framed with red brick and centered between two fixed storefront windows. Four gooseneck lamps hang over the storefront across the facade. The one-story commercial building at 133 W. 8th Street (DS02-247, 1959) contains two storefronts with large metal-frame windows flanked by metal-frame glass doors. Decorative metal cladding is featured along the facade above a wide canvas awning that hangs over the storefronts. The recently constructed Rustic & Red building at 139 W. 8th Street (DS02-248, 2016) has a corrugated metal and wood facade with a wide hip roof porch. The building is noncontributing due to its recent construction date.

⁴ Only the main lumber building is included in the resource count and given a Nebraska State Historic Preservation Office inventory number; the three ancillary structures and building are temporary and therefore not included in the resource count.

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The west side of the 800 block of N. Meridian Avenue contains seven buildings of various styles. The one-story Stockton State Bank building at 801 N. Meridian Avenue (DS02-018, 1917) exhibits elements of the Neo-Classical Revival style. It is clad in smooth cut stone blocks and exhibits overall symmetry with a flat roof, decorative parapet with central arched detail, a projecting cornice, hood with decorative corbels, and pilasters with Corinthian capitals. Windows on the facade and south elevation are filled with glass blocks. A painted sign that reads "Stockton State Bank" has weathered but remains visible on the facade. The one-story Andersen Building at 807 N. Meridian Avenue (DS02-115, 1918) has an L-plan and displays the commercial vernacular style prevalent in the district. The building features two storefronts, one facing Meridian Avenue, and one facing W. 8th Street. Both storefronts feature decorative brickwork, parapets with concrete coping, and concrete belt courses near the rooflines. The central recessed entry on the Meridian Avenue storefront is flanked by large metal-frame windows and covered by a wide projecting metal awning. The storefront along W. 8th Street features large metal-framed windows with stone sills, large transoms covered with corrugated metal, and a metal canopy over the sidewalk. The one-story W.E. May Building at 813 N. Meridian Avenue (DS02-197, 1918) also exhibits the commercial vernacular style. Similar to the Andersen Building immediately adjacent to the south, it features decorative brickwork on the facade, a parapet with concrete coping, and a concrete belt course near the roofline. It also has three diamond-shaped ornamental details in the parapet and a name plate above the storefront that reads "19 W.E. MAY 18." The storefront has a twice recessed entry with patterned glazed tile below the fixed-frame windows. The one-story commercial building at 811 N. Meridian Avenue (DS02-198, 1918, altered c.1950) exhibits Mid-Century Modern, wide, flat brickwork; metal-frame storefront windows; an asymmetrical recessed entry; and a flat metal awning. The one-story Nielsen Furniture Building at 823 N. Meridian Avenue (DS02-258, 1914, altered c.1950) features a wide storefront with a central recessed entry and double doors flanked by sidelights and large metal-frame storefront windows. Brick cladding is present at the storefront level and corrugated metal paneling is prominent across the facade above the flat awning. The one-story commercial building at 829 N. Meridian Avenue (DS02-249, 1962) is the most recent contributing building to the district and features a wide storefront with a central recessed entry and double doors flanked by sidelights and large metal frame storefront windows. The storefront is clad in brick and a pent awning with shingles. The one-story commercial building at 835 N. Meridian Avenue (DS02-250, 1961) displays elements of the Mid-Century Modern style. It features an asymmetrical facade, a flat roof, and brick cladding. The front facade has a projecting wing with a band of five metal-frame, vertical windows between extended brick walls, and a recessed entry with a metal-frame glass wall and boxed upper portion, while the north elevation has alternating panels of brick and glass.

700 Block of Meridian Avenue (West Side)

The west side of the 700 block of N. Meridian Avenue contains six buildings of various styles. The one-story commercial building at 701-703 Meridian Avenue (DS02-251, 1967) has been significantly altered. The building is clad in stucco and has a flat roof, off-center entrance with metal multi-light door, sidelights, and windows on the facade and south elevation. It is noncontributing to the district due to significant alterations outside of the period of significance. The one-story commercial building at 707 Meridian Avenue (DS02-242, 1947) features a symmetrical simple brick storefront with a flush entry and two fixed windows now reduced and replaced. Brick detailing on the facade has been painted but is still present. A canvas awning extends across the facade over the storefront. The two-story Atkinson Building at 711-715 Meridian Avenue (DS02-241, c.1890, altered c.1960) was constructed in the nineteenth century and has several c.1960 alterations. The building is clad in stucco with

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square paneling, flared exterior walls, and reduced replacement windows on the upper story. The first story contains three storefronts with a central entry and walk up. The north storefront has a recessed corner entry behind a decorative post and two picture windows; the storefronts on the south end appear to have been divided out of a single storefront with a recessed entry. The Bevis Block at 729 Meridian Avenue (DS02-028, c.1950) was constructed as a two-story building but was reduced to a one-story building following a fire in the 1990s.⁵ The facade features replacement smooth brick with a cornice and block string course across two mid-century storefronts. This building is noncontributing due to the removal of the second story and full replacement of the facade cladding outside of the period of significance. The one-story brick commercial building at 735 Meridian Avenue (DS02-199, 1910, altered c.1920) contains two recessed storefront entries divided by a central display window. A panel of decorative brickwork in a basket weave pattern and a simple awning are displayed on the facade. The one-story commercial building at 747 Meridian Avenue (DS02-252, 1918, altered c.1975) is a 1918 brick bank building that has a remodeled c.1975 facade facing Meridian Avenue. Although the bank's original Neo-Classical Revival facade has been removed, original detailing remains intact along the building fronting W. 8th Street. A c.1975 brick auto bank addition is present at the north elevation.

700 Block of Meridian Avenue (East Side)

The east side of the 700 block of N. Meridian Avenue contains eight buildings of various styles. The one-story commercial building at 700 Meridian Avenue (DS02-117, 1919, altered c.1955) is clad in brick and features a simple storefront with angled walls, a central entry with transom, two metal-frame windows, and a flat metal awning across the facade. The one-story commercial building at 706-710 Meridian Avenue (DS02-200, 1959) is clad in modern, flat, wide brick and contains two storefronts. The south storefront has an angled symmetrical recessed entry with a band of large fixed windows and an angled metal awning. The north storefront has a flush off-center entry and a single band of fixed metal-frame windows. The two-story commercial building at 714 Meridian Avenue (DS02-031, 1909) features a stepped parapet with corbelling and concrete coping, arched multi-light windows in the upper story, a recessed entry on the north end of the facade, fixed-frame metal windows, and large transom windows above a flat-roof projecting awning. The two-story commercial building at 718 Meridian Avenue (DS02-030, 1909) features elaborate decorative brick corbelling along the roofline, arched windows that have been filled with wood or reduced with replacement windows and covered storefront transoms. A flat metal awning hangs above the storefront, which features a recessed central entry and fixed-frame windows. The two-story Independent Order of Odd Fellows (I.O.O.F.) Hall at 724 Meridian Avenue (DS02-029, 1906) features Italianate detailing on the upper story and elements of the Mid-Century Modern style at storefront level. Upper-story Italianate elements include a prominent cornice with decorative brackets and dentils, belt course, and a prominent name plate that reads "IOOF Hall." The Mid-Century Modern-style first story storefront is clad in enameled metal panels and stacked brick with large metal-frame windows and a flat metal awning. An elevated walkway (DS02-253, 1909) with metal tube railings connects the I.O.O.F. Hall and the commercial building at 718 Meridian Avenue (DS02-030). The structure retains its original configuration and material types. The two-story commercial building at 732 Meridian Avenue (DS02-202, c.1955) features a Mid-Century Modern facade. The upper level is clad in wide, thin, textured brick and contains two small, evenly spaced windows. The first-story storefront has a recessed entry with metal windows, stacked stone veneer cladding, and a metal awning. The two-story commercial building at 736 Meridian Avenue (DS02-201, 1954) features a Mid-Century Modern facade

⁵ Correspondence between Nebraska State Historic Preservation Office and Dawson Area Development/Cozad Development Corporation, 2010. Available at Nebraska State Historic Preservation Office.

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with two storefronts with central recessed entries with glass doors, sidelights, transoms, large metal-framed glass windows, and a metal awning. The facade is clad in stacked brick and features two wide glass-block windows on the upper story. The two-story Brown and Bennison Building at 746 Meridian Avenue (DS02-021, 1897) was originally constructed in the Italianate style.⁶ Although the original cornice has been removed, original pilasters, pedimented window crowns, and the steel cornice over the storefront remain. Upper-story window openings have been reduced and filled with wood and replacement windows. The storefront features a recessed entry metal-frame windows.

100 Block of W. 7th Street (North Side)

The north side of the 100 block of W. 7th Street is a collection of six commercial buildings and one garage building. The one-story commercial building at 114 W. 7th Street (DS02-254, 1921, altered c.1995) is clad in stucco and features a modern entrance, three modern fixed windows, and curved cloth awnings. The building is noncontributing to the district due to significant alterations outside of the period of significance. The one-story garage at 124 W. 7th Street (DS02-255, 1921) is clad in textured concrete block and features a modest cornice. The facade features a single garage bay opening with a replacement overhead door and rosettes decorating the lintel, and a simple entry with a picture window. The one-story commercial building at 128 W. 7th Street (DS02-190, 1909, altered c.1920) contains two storefronts and features decorative brick; a modest parapet and pilasters; original, wood, multi-light windows; and transom over each entry. The one-story commercial building at 132 W. 7th Street (DS02-256, 1909) exhibits a boomtown motif. The facade is clad in wood paneling. It is noncontributing to the district due to significant alterations outside of the period of significance. The one-story commercial building at 136 W. 7th Street (DS02-191, 1934) features a central entry between two fixed windows. The facade features a decorative buff brick course, a flat parapet with an alternating buff and red brick design, and metal awnings. The one-and-one-half-story commercial building at 136 W. 7th Street (DS02-192, 1934) features a prominent stepped parapet with decorative buff brick along the roofline and a central, multi-light, wood window. A decorative brick belt course extends above the storefront, which features a central entry with decorative brick surround and an original door and transom between two large, metal-frame, fixed windows. The one-story commercial building at 142 W. 7th Street (DS02-193, 1909, altered c.1935) features a flat parapet, decorative brick belt course over replacement storefront windows and door, and a decorative brick entry surround.

100 Block of W. 9th Street (South Side)

One building fronts the south side of the 100 block of W. 9th Street. The one-story commercial building at 121 W. 9th Street (DS02-257, c.1980) has a flat roof and is clad in metal. A metal box awning extends across the facade, which features fixed-frame metal windows and metal-frame glass doors. The building is noncontributing due to the recent construction date.




⁶ *Early Postcard of Cozad*, Photograph, c 1910, Nebraska State Historical Society.

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Table 1 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. COZAD HISTORIC DISTRICT, RESOURCE INVENTORY

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	DS02-019	ALLEN'S OPERA HOUSE	100 E. 8th STREET	1906	INDIVIDUALLY LISTED
	DS02-113	COMMERCIAL BUILDING	108-114 E. 8th STREET	1919	CONTRIBUTING
	DS02-209	COMMERCIAL BUILDING	122 E. 8th STREET	1919	CONTRIBUTING

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TABLE 1. COZAD HISTORIC DISTRICT, RESOURCE INVENTORY

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	DS02-245	COMMERCIAL BUILDING	124 E. 8th STREET	1919	CONTRIBUTING
	DS02-114	COMMERCIAL BUILDING	128 E. 8th STREET	1919	CONTRIBUTING
	DS02-210	COMMERCIAL BUILDING	132 E. 8th STREET	1917	CONTRIBUTING
	DS02-211	AUTOMOBILE SHOWROOM	144 E. 8th STREET	1919	CONTRIBUTING

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TABLE 1. COZAD HISTORIC DISTRICT, RESOURCE INVENTORY

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	DS02-020	BROWN AND BENNISON ADDITION	113 E. 8th STREET	1905	CONTRIBUTING
	DS02-246	COMMERCIAL BUILDING	115 E. 8th STREET	c.1925	NONCONTRIBUTING
	DS02-243	COMMERCIAL BUILDING	121 E. 8th STREET	c.1925	NONCONTRIBUTING
	DS02-244	COMMERCIAL BUILDING	133 E. 8th STREET	c.1905, altered c.1995	NONCONTRIBUTING





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TABLE 1. COZAD HISTORIC DISTRICT, RESOURCE INVENTORY

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	DS02-022	DAVIS BUILDING	141 E. 8th STREET	1907	CONTRIBUTING
	DS02-208	COZAD CREAMERY BUILDING	120 W. 8th STREET	1918	CONTRIBUTING
	DS02-207	LUMBER YARD	124 W. 8th STREET	1945	CONTRIBUTING
	DS02-203	COMMERCIAL BUILDING	131 W. 8th STREET	1950	CONTRIBUTING

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TABLE 1. COZAD HISTORIC DISTRICT, RESOURCE INVENTORY

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	DS02-247	COMMERCIAL BUILDING	133 W. 8th STREET	1959	CONTRIBUTING
	DS02-248	COMMERCIAL BUILDING	139 W. 8th STREET	2016	NONCONTRIBUTING
	DS02-018	STOCKTON STATE BANK	801 MERIDIAN AVENUE	1917	CONTRIBUTING
	DS02-115	ANDERSEN BUILDING	807 MERIDIAN AVENUE	1918	CONTRIBUTING




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TABLE 1. COZAD HISTORIC DISTRICT, RESOURCE INVENTORY

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	DS02-197	W.E. MAY BUILDING	813 MERIDIAN AVENUE	1918	CONTRIBUTING
	DS02-198	COMMERCIAL BUILDING	811 MERIDIAN AVENUE	1918, altered c.1950	CONTRIBUTING
	DS02-258	NIELSEN FURNITURE STORE	823 MERIDIAN AVENUE	1914, altered c.1950	CONTRIBUTING
	DS02-249	COMMERCIAL BUILDING	829 MERIDIAN AVENUE	1962	CONTRIBUTING





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TABLE 1. COZAD HISTORIC DISTRICT, RESOURCE INVENTORY

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	DS02-250	COMMERCIAL BUILDING	835 MERIDIAN AVENUE	1961	CONTRIBUTING
	DS02-251	COMMERCIAL BUILDING	701-703 MERIDIAN AVENUE	1967	NONCONTRIBUTING
	DS02-242	COMMERCIAL BUILDING	707 MERIDIAN AVENUE	1947	CONTRIBUTING
	DS02-241	ATKINSON BUILDING	711-715 MERIDIAN AVENUE	c.1890, altered c.1960	CONTRIBUTING





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TABLE 1. COZAD HISTORIC DISTRICT, RESOURCE INVENTORY

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	DS02-028	BEVIS BLOCK	729 MERIDIAN AVENUE	c.1950	NONCONTRIBUTING
	DS02-199	COMMERCIAL BUILDING	735 MERIDIAN AVENUE	1910, altered c.1920	CONTRIBUTING
	DS02-252	COMMERCIAL BUILDING	747 MERIDIAN AVENUE	1918, altered c.1975	CONTRIBUTING
	DS02-117	COMMERCIAL BUILDING	700 MERIDIAN AVENUE	1919, altered c.1955	CONTRIBUTING




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TABLE 1. COZAD HISTORIC DISTRICT, RESOURCE INVENTORY

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	DS02-200	COMMERCIAL BUILDING	706-710 MERIDIAN AVENUE	1959	CONTRIBUTING
	DS02-031	COMMERCIAL BUILDING	714 MERIDIAN AVENUE	1909	CONTRIBUTING
	DS02-030	COMMERCIAL BUILDING	718 MERIDIAN AVENUE	1909	CONTRIBUTING




Cozad Downtown Historic District

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Name of Property

County and State

TABLE 1. COZAD HISTORIC DISTRICT, RESOURCE INVENTORY

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	DS02-029	I.O.O.F. HALL	724 MERIDIAN AVENUE	1906	CONTRIBUTING
	DS02-253	ELEVATED WALKWAY	BETWEEN 718 and 724 MERIDIAN AVENUE	1909	CONTRIBUTING
	DS02-202	COMMERCIAL BUILDING	732 MERIDIAN AVENUE	1910, altered c.1955	CONTRIBUTING

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TABLE 1. COZAD HISTORIC DISTRICT, RESOURCE INVENTORY

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	DS02-201	COMMERCIAL BUILDING	736 MERIDIAN AVENUE	1954	CONTRIBUTING
	DS02-021	BROWN AND BENNISON BUILDING	746 MERIDIAN AVENUE	1897	CONTRIBUTING
	DS02-254	COMMERCIAL BUILDING	114 W. 7th STREET	1921, altered c.1995	NONCONTRIBUTING
	DS02-255	COMMERCIAL GARAGE	124 W. 7th STREET	1909, altered c.1930	CONTRIBUTING

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TABLE 1. COZAD HISTORIC DISTRICT, RESOURCE INVENTORY

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	DS02-190	COMMERCIAL BUILDING	128 W. 7th STREET	1909, altered c.1920	CONTRIBUTING
	DS02-256	COMMERCIAL BUILDING	132 W. 7th STREET	1939	NONCONTRIBUTING
	DS02-191	COMMERCIAL BUILDING	136 W. 7th STREET	1934	CONTRIBUTING
	DS02-192	COMMERCIAL BUILDING	136 W. 7th STREET	1934	CONTRIBUTING

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TABLE 1. COZAD HISTORIC DISTRICT, RESOURCE INVENTORY

PROPERTY	SITE NO.	NAME	ADDRESS	CONSTRUCTION DATE	DISTRICT STATUS
	DS02-193	COMMERCIAL BUILDING	142 W. 7th STREET	1909, altered c.1935	CONTRIBUTING
	DS02-257	COMMERCIAL BUILDING	121 W. 9th STREET	c.1980	NONCONTRIBUTING

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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.)

COMMERCE

Period of Significance

c.1890-1968

Significant Dates

1913 – Lincoln Highway runs through district
1926 – Lincoln Highway moved south of district

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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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 Cozad Downtown Historic District is locally significant under National Register *Criterion A: Commerce* for its association with commercial development in Cozad. The district represents the evolution of commerce in Cozad, from its beginning as an agriculture-related supply center for local residents and the surrounding farming community to an established commercial core that provided goods and services to communities throughout the region. Although businesses within the district have changed through the years, it remains the commercial core of the community. The period of significance begins with the construction of the earliest extant building c.1890 and ends in 1968, the 50-year benchmark for National Register eligibility consideration.

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

The Cozad Downtown Historic District is significant under *Criterion A: Commerce* for its association with commercial development in Cozad at the local level. The district generally consists of a rectangular-shaped, four-block area that, since it was established, has remained a core of commercial activities in Cozad. The district contains an intact collection of late-nineteenth- and early-to-mid-twentieth-century commercial buildings that reflect more than seven decades of commercial development in Cozad. The district's period of significance begins with the construction of the earliest extant commercial building c.1890 and ends in 1968, which correlates to the National Register 50-year benchmark for eligibility consideration. 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 the Brown and Bennison Building on Meridian Avenue (1897, 1905), and several banks centered on Meridian and 8th Street (1906-1917), which established Cozad as an important center of finance and commerce in the area. The nation's first transcontinental highway, the Lincoln Highway, travelled through the district from 1913 through 1926, which further influenced commercial development with increased transportation through the city. The district contains one property, the Allen Opera House (DS02-019), that is individually listed in the National Register as part of the Multiple Property Documentation Form: *Opera House Buildings in Nebraska 1867 to 1917* (National Register# 64500391).

The district exhibits visual continuity of form, scale, and function and retains sufficient historic integrity to convey its association with commercial development in Cozad. As such, the Cozad Downtown Historic District is eligible locally under *Criterion A: Commerce*. In addition to the one individually listed building (the Allen Opera House), the district contains 46 resources, including 45 buildings and one structure. Of the buildings within the district: 36 are contributing and nine are noncontributing.

Early Settlement

The establishment of Cozad's commercial district was influenced by both local and national trends. Cozad 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, and in 1860 the route

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became part of the Central Overland Route used by the Pony Express.⁷ Although the Pony Express became obsolete within 18 months due to the telegraph, the then-proven route was used by the first transcontinental railroad. In 1866 the Union Pacific Railroad laid track through Nebraska; the line was located north of the Platte River, with depots and communities planned along its length.⁸

Dawson County was organized in 1871. The following year a public road was laid out north of the railroad and stretched the length of the county. In 1873 John Cozad purchased 40,000 acres from the Union Pacific Railroad to establish a community that bore his name at a site encompassing the 100th Meridian. Later in 1873 he travelled to his home state of Ohio to organize a company of 30 settlers who returned with him to the new community that same year. Initial growth within Cozad was centered on the railroad (outside and south of the historic district). Early buildings were frame, such as the hotel built by John Cozad, in which he and his family lived. Soon the village boasted several stores and two hotels; despite a grasshopper plague in 1874, Cozad continued to grow.

The railroad influenced Cozad's growth and development in the late nineteenth century. Both John Cozad and Union Pacific wanted a town at the 100th Meridian location, hoping to capitalize on its advertising value in attracting settlers from the east.⁹ The 100th Meridian was an important geographic point in the opening and settling of the west, as it was an early construction objective for the transcontinental railroad and a point where, it was promoted, the east met the west (see Figure 1). The now double-tracked line included regular passenger service and agricultural shipments to larger markets. Cozad became a busy local market center serving the surrounding agricultural area. While initial growth centered on the tracks, the commercial center in town developed north of the rail corridor (see Figure 2).

⁷ "The Great Platte River Road," Nebraska State Historic Society, 1998.

<http://www.nebraskahistory.org/books/mattes.htm>; A Pony Express Station (the Willow Island Station) was located on the south bank of the Platte River near the community of Darr, which is southeast of Cozad. The station cabin was moved to the Cozad City Park (outside the historic district) in 1938.

⁸ Charles E. Allen, *Early and Modern History of Cozad Community* (N.p.: Tri-City Tribune, 1973), 3.

⁹ Allen, *Early and Modern History of Cozad Community*, 3-4.

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Figure 1. Celebratory excursion in October 1866 shortly after construction crews reached the 100 Meridian.¹⁰

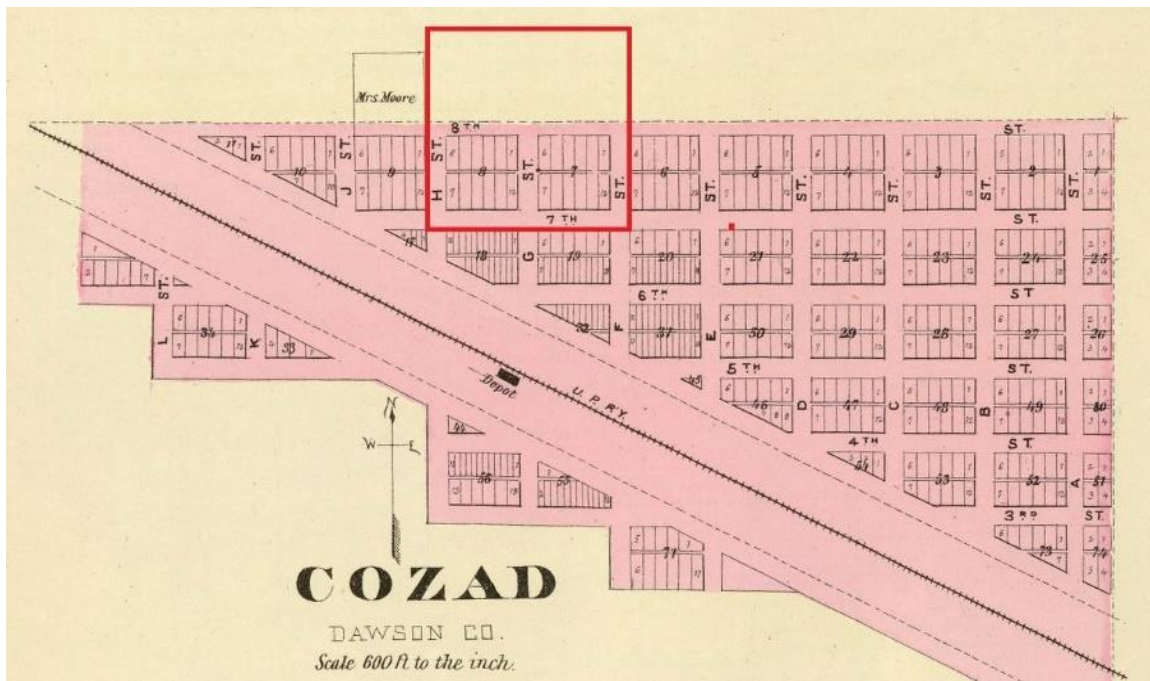


Figure 2. Detail from 1885 Nebraska State Atlas showing early platting of Cozad occurring primarily on and north of the railroad; growth continued primarily north. The historic district area is delineated in red.¹¹

¹⁰ John Carbutt, *The Directors of the U.P.R.R. at the 100th Meridian*, Photograph, October 1866, Central Pacific Railroad Photographic History Museum, http://www.cpr.org/Museum/Stereo_World/Carbutt/index.html.

¹¹ "Dawson County, Nebraska State Atlas 1885" (N.p.: Everts and Kirk, 1885).

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In 1876 a devastating fire destroyed most of the town's buildings and many discouraged residents left the area. John Cozad established a brick yard and, with the fire-resistant material, constructed several commercial buildings. When the population did not rebound quickly, he actively promoted the town to potential settlers through excursion trips to Cincinnati. In addition, brochures and letters to the editor were drafted extolling the virtues of the Platte Valley and Cozad that were distributed in midwestern states such as Indiana and Ohio.¹² By 1880 these efforts began to pay off and many settlers were attracted to the village and surrounding area.

By the early 1890s three banks were founded in Cozad, establishing it as a center of finance for the surrounding area.¹³ One bank was in the earliest extant building in the historic district, the c.1890 Atkinson Building at 711-715 Meridian Avenue (DS02-241). This two-story brick building also housed the post office.¹⁴ Cozad's general commercial area contained three grocery stores, three general stores, a millinery shop, two drug stores, and a restaurant.¹⁵ Cozad's population continued to grow and increased from 542 residents in 1890 to 739 residents in 1900.¹⁶

Following years of depression in the late 1890s, the agricultural economy rebounded after the turn of the twentieth century. A 1916 Kearney newspaper article extolled the merits of the community, including the active commercial club that promoted and established businesses such as agricultural shipping; the article stated that Cozad was the largest hay shipping point in the state.¹⁷ Cozad prospered as a result of being the central market for local farmers, and the largest collection of extant buildings within the district was constructed between 1905 and 1920. Notable buildings from this period include the Allen Opera House, I.O.O.F Hall at 724 Meridian Avenue, and the Davis Building at 141 E. 8th Avenue. Constructed in 1906 for Charles E. Allen by local builders Mr. Shanholt and Charles Hart, the Allen Opera House (DS02-019) facade featured "patented stone," which was rusticated concrete block they produced. The building originally housed the Cozad State Bank and the Allen General Store on the first floor and an auditorium that seated 500 on the second level. The auditorium hosted live productions between 1906 and 1917.¹⁸ Also in 1906 the I.O.O.F. constructed a prominent brick meeting hall (DS02-029, see Figure 3). The Davis Building (DS02-022) housed a number of businesses over the years, including a carriage repository and a furniture store. Development continued to the east side of Meridian Avenue with the addition of two-story brick commercial buildings at 714 and 718 (DS02-030, DS02-031 respectively).

¹² Graff, Jane, compiled by from material sent by the City of Cozad, "Cozad, Dawson County," *Virtual Nebraska, Our Towns*, n.d., <http://www.casde.unl.edu/history/counties/dawson/cozad/>.

¹³ Allen, *Early and Modern History of Cozad Community*, 12.

¹⁴ "A Brief Review of Cozad History and Architecture" (Lexington, Neb., n.d.), 1, vertical Files of the Dawson County Historical Museum.

¹⁵ 8th Grade Students in the 1925-1926 Class of the Cozad Public School, "Early Cozad History" (Cozad, Nebraska; reprinted by the Tri-City Tribune, 1998), 4.

¹⁶ "Population of Cozad, NE," *Population.us*, n.d., <http://population.us/ne/cozad/>.

¹⁷ "The Town of Cozad Makes Good Showing," *The Kearney Daily Hub*, October 5, 1916.

¹⁸ National Register of Historic Places, Multiple Property Documentation Form, "Opera House Buildings in Nebraska 1867-1917," Statewide, Neb., Section 7, page 1.

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Figure 3. A c.1907 photograph showing the 700 block of Meridian Avenue featuring some of Cozad's oldest and most prominent buildings. Note the 1906 buildings: the Allen Opera House at left and Odd Fellows Meeting Hall at right.¹⁹

The city enjoyed modern utility services shortly after the turn of the century. Cozad's newspaper announced on December 30, 1910, that electric lights would soon be installed. Cozad's first electric company was established in 1915, and the Cozad Mutual Telephone Company was established the same year.²⁰

In the 1910s two new bank buildings were constructed in downtown Cozad at the most prominent intersection in town: Meridian Avenue and 8th Street. The Stockman's State Bank at 801 Meridian Avenue (DS02-018) was constructed in 1917 (see Figure 4) and the First National Bank at 747 Meridian Avenue (DS02-251) in 1918.²¹ Both were constructed in the Neo-Classical Revival style, a popular choice for public buildings and financial institutions in this era.

¹⁹ *Early Postcard of Cozad.*

²⁰ Allen, *Early and Modern History of Cozad Community*, 70.

²¹ A major renovation completed c.1975 drastically changed the front (east) facade of the First National Bank building. The renovation consolidated the building with one to the south and gave the building a modern movement style. Although some original details can be seen on the side (north) elevation, a door opening has been altered and the windows replaced; a drive-up auto bank wing was also added to the rear (west) elevation in the 2000s.

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Figure 4. c.1920 photograph of the Stockman's State Bank, which anchors the northwest corner of Meridian Avenue and W. 8th Street.²²

The influence of automobile transportation greatly influenced Cozad's commercial development in the early twentieth century. The first automobiles appeared in Nebraska by 1900 and quickly gained popularity; the number of registered vehicles in the state rose from 1,087 in 1906 to 11,339 in 1910.²³ The rise of the auto in Nebraska and across the nation led to road improvements and development of new road networks. The route of the first transcontinental highway, the Lincoln Highway (present-day U.S. Highway [US] 30), was highly anticipated and many municipalities and interest groups lobbied to be included along its length. The 1913 Lincoln Highway proclamation route ran through Cozad; the original alignment of the east-west highway followed Main/8th Street through the center of the historic district (see Figures 5 and 6).

Promotion of the Lincoln Highway resulted a greater volume of tourists traveling through town, which increased commercial development including the addition of auto-related buildings and services. Liveries and harness shops on Main/8th Street gave way to commercial development, and two auto garages were constructed at 139 W. 8th Street (nonextant) and 144 E. 8th Street (DS02-211) by 1920.²⁴ Another auto garage was located at 124 W. 7th Street (DS02-255). 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 motor tourists and increased business traffic through downtown Cozad. In 1926 the Lincoln Highway became US 30 as part of the new unified national numbered highway system; the alignment was shifted south of the historic district (current US 30) by the mid-

²² *Stockman's Bank and Andersen's Store*, Photograph, c 1918, Dawson County Historical Museum.

²³ National Register of Historic Places, Multiple Property, "Historic and Architectural Resources of the Lincoln Highway in Nebraska," Statewide, Nebraska, E, 3.

²⁴ Sanborn Map Company, "Cozad, Dawson County, Nebraska," 1:600 (New York: Sanborn Map Company, 1920).

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1930s.²⁵ Numbered highways remained a popular transcontinental highway that brought vehicles through the city through the 1940s.²⁶



Figure 5. 1924 map of the Lincoln Highway through western Nebraska, showing the route through Cozad.²⁷



Figure 6. The south side of the Lincoln Highway (present day Main/E. 8th Street), c.1915. Note the Lincoln Highway marker on the corner of the Davis Building circled in yellow.²⁸

By 1925 Cozad boasted a wide range of retail, service, and financial institutions, including three banks, five stores, barber shop, meat market, and a lumber yard, many of which were located in the historic district. Four

²⁵ 8th Grade Students in the 1925-1926 Class of the Cozad Public School, "Early Cozad History," 7; National Register of Historic Places, Multiple Property, "Historic and Architectural Resources of the Lincoln Highway in Nebraska," E-25.

²⁶ 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.

²⁷ The Lincoln Highway Association, "The Lincoln Highway Across Eastern Nebraska, Omaha to Cozad, 241.7 Miles" (Buffalo, N.Y.: The Matthews-Northrup Works, 1924).

²⁸ *E. 8th Street*, Photograph, c 1915, Dawson County Historical Museum.

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garages and six filling stations were also located in or near the district. The facades of many storefronts were updated and consolidated in the 1920s, a reflection of the commercial success of the era. A sign of its success, by 1926 Cozad boasted more paving than any other city of its size in Nebraska.²⁹

As it did around the country, the Great Depression slowed growth and commercial development within Cozad. Between 1930 and 1940 the population only increased by 341 people, one of the smallest increases over a decade since the 1890s.³⁰ Businesses within the district continued to offer a range of services. By the 1930s the district featured both local merchants and established national chain stores like J.C. Penny Company. The J.C. Penny store remodeled the I.O.O.F. Hall (DS02-029, see Figure 7), suggesting the location within the commercial district was important to the store's success.³¹

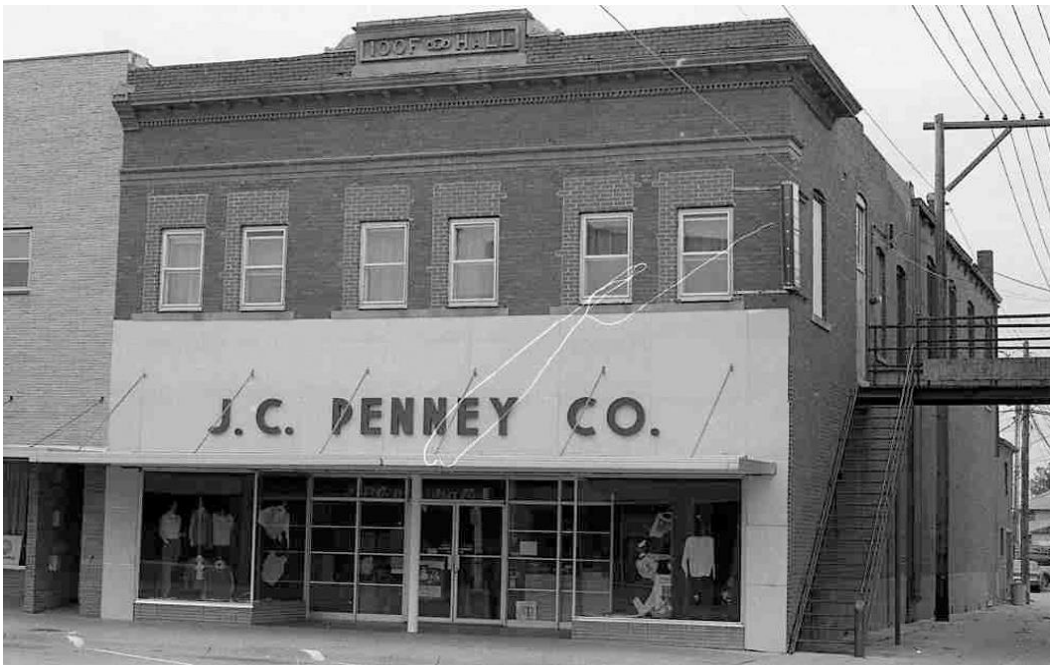


Figure 7. Image of the J.C Penny store with remodeled storefront in the I.O.O.F. Hall (DS02-029) at 724 Meridian Avenue.³²

World War II and the postwar years

Wartime shortages of materials curbed new construction across the country and within the district; however, some merchants in Cozad updated facades to entice business. Cozad's population grew steadily between 1940 and 1950, and the commercial district provided a range of goods and services (see Figure 8). When World War II ended, alfalfa dehydrating plants came to the Platte River Valley. With four local mills, Cozad prospered as it

²⁹ 8th Grade Students in the 1925-1926 Class of the Cozad Public School, "Early Cozad History," 3,7.

³⁰ "Population of Cozad, NE."

³¹ David D. Kruger, "Main Street Empire: J.C. Penny in Nebraska" (University of Wyoming Libraries Faculty Publications, 2011), 61.

³² *I.O.O.F. Hall, 724 Meridian Avenue*, Photograph, c 1990, Nebraska State Historic Preservation Office.

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became the “Alfalfa Capital of the World” with the accessible railroads able to send the product across the state.³³ The population was nearly 2,900 by 1950.³⁴ In the early 1950s Cozad boasted modern, well-stocked retail shops and stores, with merchants doing business with farmers in four counties of this region (Dawson, Lincoln, Frontier, and Gosper).³⁵



Figure 8. c.1940s image showing the Cozad Creamery at 120 W. 8th Street (DS02-208).³⁶

After 1950 businesses within the commercial district made improvements to modernize storefronts in an effort to attract customers. Some facades, such as those at 700 and 732 Meridian Avenue (DS02-117 and DS02-202, respectively) were given complete “slipcovers” with materials, such as tile, glass, or metal applied to the exterior for a modern streamlined look. The use of metal screen walls in the 1950s and 1960s, as seen in 823 Meridian Avenue (DS02-241), created a backdrop for signage considered vital for marketing.³⁷

Beginning in the 1960s Cozad’s economy became increasingly diversified, with the addition of light industrial factories outside the historic district.³⁸ Downtown Cozad remained the commercial center of the city and also gained two office buildings in this era. The building constructed in 1961 at 835 Meridian Avenue (DS02-250) exhibits the streamlined modern architecture that was a popular choice for commercial buildings in this era. Other

³³ Cozad Chamber of Commerce, “Our Community, History” (Cozad, Neb., n.d.), <http://cozadchamber.com/viewPage.php?ID=History>.

³⁴ “Population of Cozad, NE.”

³⁵ Cozad Chamber of Commerce, “Cozad Is the Place to Work, Play & Grow” (Cozad Chamber of Commerce, 1953), 3.

³⁶ *Cozad Creamery*, Photograph, c.1940s, Nebraska State Historical Society.

³⁷ 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/>.

³⁸ “Dawson County Balancing Farming with Industries,” *Lincoln Star Journal*, June 18, 1961, 6B.

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merchants in the district continued to modernize the exterior of storefronts to provide a fresh shopping experience for visitors, such as the new facade constructed for the former First National Bank building at 747 Meridian Avenue (now Waypoint Bank, DS02-252) c.1975.

With a few exceptions, the footprint of downtown Cozad has remained the same since the mid-1970s. A fire in 1990 damaged the historic building at 729 Meridian Avenue (DS0-028, noncontributing) and the second story was removed.³⁹ Other changes include the construction of a new commercial building at 139 W. 8th Street in 2016.

Downtown Cozad continues to serve the city as a commercial center, providing a range of goods and services to nearby residents. The Cozad Downtown Historic District is significant for its contributions to commerce at the local level of significance. The collection of buildings reflects almost 70 years of economic activity and development in Cozad, from c.1890 to 1968.

9. Major Bibliographic References

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

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Cozad Creamery. Photograph, c.1940s. Nebraska State Historical Society.

Czaplewski, Russell A., and Steve Holen. "Brown and Bennison Building #2 - DS02-020," n.d. Nebraska Historic Buildings Survey Form. Nebraska State Historical Society.

³⁹ Correspondence between Nebraska State Historic Preservation Office and Dawson Area Development/Cozad Development Corporation, 2010. Available at Nebraska State Historic Preservation Office. Due to the loss of the second story, the building is officially not eligible for the National Register.

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“Dawson County Balancing Farming with Industries.” *Lincoln Star Journal*. June 18, 1961.

“Dawson County, Nebraska State Atlas 1885.” N.p.: Everts and Kirk, 1885.

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<https://www.ncptt.nps.gov/blog/mid-century-commercial-modernism-design-and-materials/>.

E. 8th Street. Photograph, c 1915. Dawson County Historical Museum.

Early Postcard of Cozad. Photograph, c 1910. Nebraska State Historical Society.

Graff, Jane, compiled by from material sent by the City of Cozad. “Cozad, Dawson County.” *Virtual Nebraska, Our Towns*. n.d. <http://www.casde.unl.edu/history/counties/dawson/cozad/>.

I.O.O.F. Hall, 724 Meridian Avenue. Photograph, c 1990. Nebraska State Historic Preservation Office.

Kruger, David D. “Main Street Empire: J.C. Penny in Nebraska.” University of Wyoming Libraries Faculty Publications, 2011.

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Stockman’s Bank and Andersen’s Store. Photograph, c 1918. Dawson County Historical Museum.

The Lincoln Highway Association. “The Lincoln Highway Across Eastern Nebraska, Omaha to Cozad, 241.7 Miles.” Buffalo, N.Y.: The Matthews-Northrup Works, 1924.

“The Town of Cozad Makes Good Showing.” *The Kearney Daily Hub*. October 5, 1916.

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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

Acreage of property 9.19 USGS Quadrangle Cozad Quadrangle, Nebraska, Dawson County, 2014

Latitude/Longitude Coordinates

- 40.860519, -99.986697
- 40.860579, -99.985974
- 40.860066, -99.985954
- 40.860059, -99.984637
- 40.859032, -99.984658
- 40.858999, -99.985393
- 40.858584, -99.985399
- 40.858596, -99.987167
- 40.860092, -99.987153
- 40.860497, -99.987124

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

The boundary of the Cozad Downtown Historic District is shown on the accompanying historic boundary map. The National Register boundary for the district includes 47 buildings (including the individually listed Allen Opera House) and one structure, and is depicted as a solid red line on the historic boundary map. Resources generally front E. 8th Street, W. 8th Street, N. Meridian Avenue, and W. 7th Street.

Boundary Justification (Explain why the boundaries were selected.)

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

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11. Form Prepared By

name/title Liz Boyer, Alex Borger, Katie Kaliszewski, and Emily Pettis
organization Mead & Hunt, Inc. date April 13, 2018
street & number 2440 Deming Way telephone 608-273-6380
city or town Middleton state WI zip code 53562
email cultural.resources@meadhunt.com

Additional Documentation

Submit the following items with the completed form:

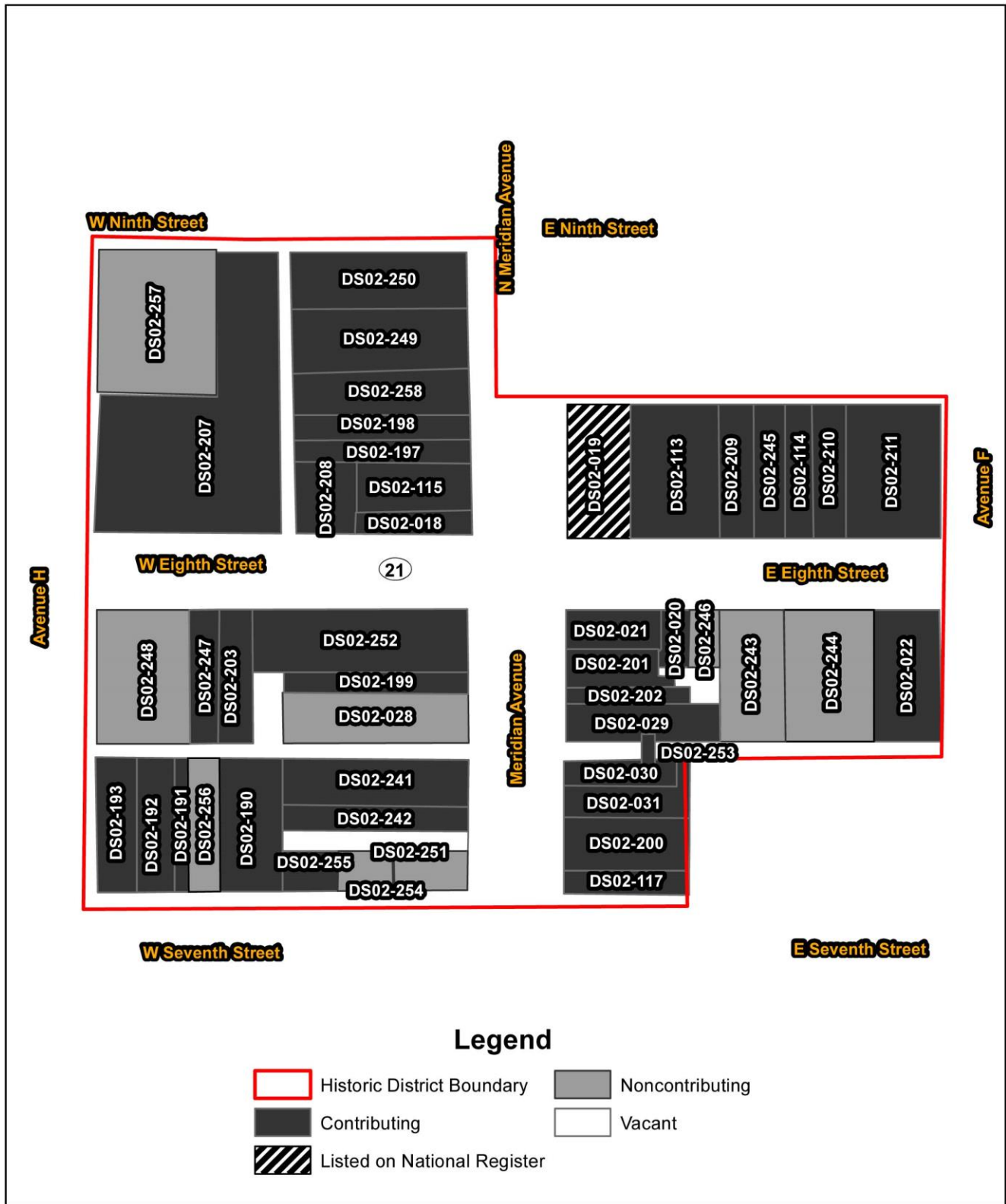
- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Additional items:** (Check with the SHPO for any additional items.)

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.).

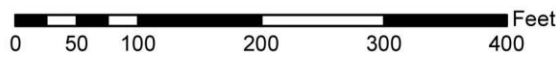
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

Cozad Downtown Historic District
 Name of Property

Dawson County, Nebraska
 County and State

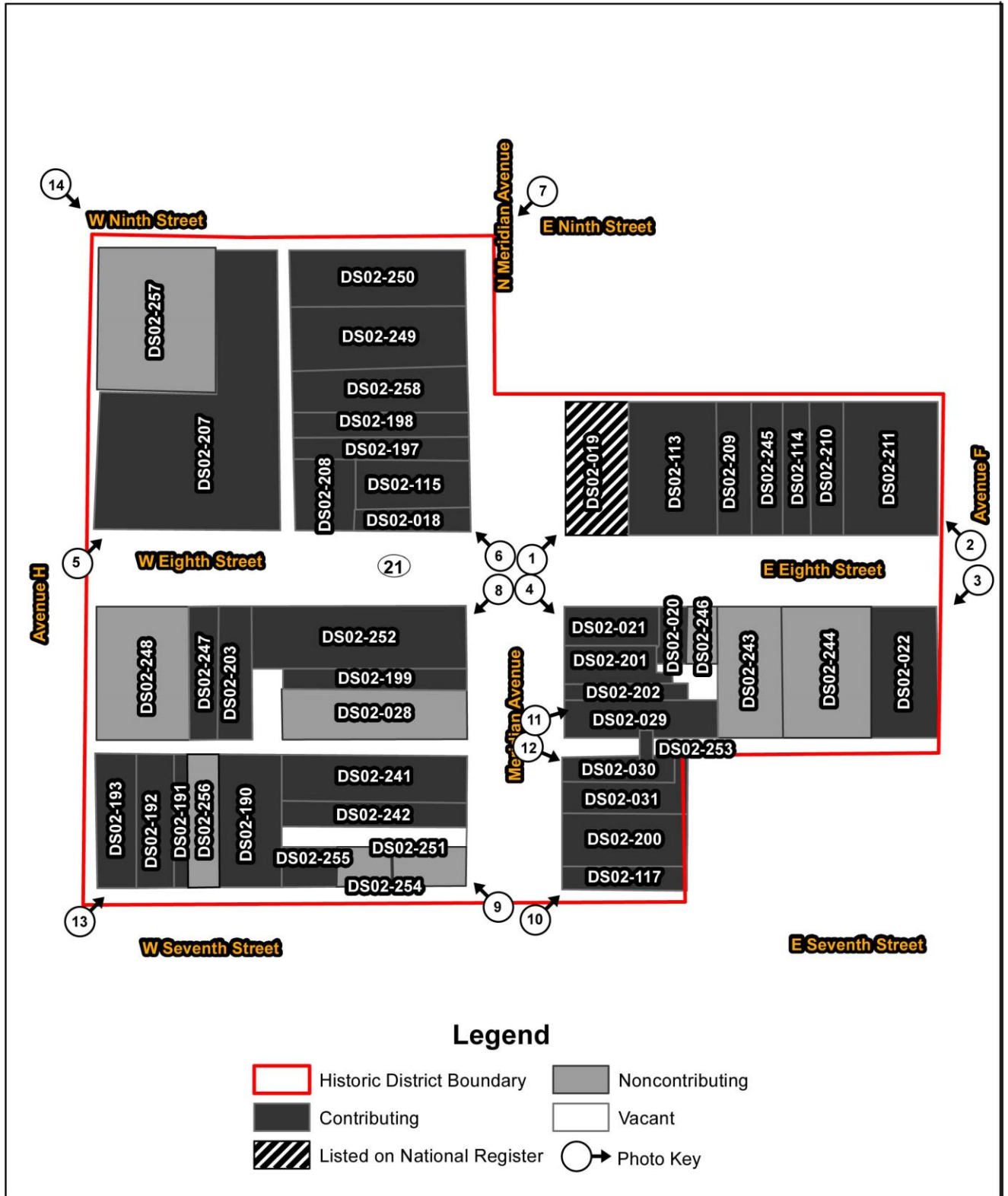


Cozad Downtown Historic District
 Cozad, Nebraska



Cozad Downtown Historic District
 Name of Property

Dawson County, Nebraska
 County and State



Cozad Downtown Historic District
 Cozad, Nebraska



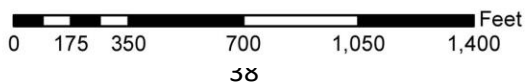
Cozad Downtown Historic District
Name of Property

Dawson County, Nebraska
County and State



Cozad Downtown Historic District Boundaries
Cozad, Nebraska

7.5-minute Quadrangle



Service Layer Credits:
Copyright © 2013 National
Geographic Society, i-cubed

Cozad Downtown Historic District
Name of Property

Dawson County, Nebraska
County and State

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 Cozad Downtown Historic District
City or Vicinity Cozad County Dawson State Nebraska
Photographer Mead & Hunt, Inc. Date Photographed February 2018

- Photo 1. The north side of the 100 block of E. 8th Street, view facing northeast.
- Photo 2. Automobile Showroom (DS02-211, 1919) at 144 E. 8th Street, view facing northwest.
- Photo 3. The south side of the 100 block of E. 8th Street, view facing southwest.
- Photo 4. The Brown and Bennison Building and addition, 746 Meridian Avenue (DS02-021, 1897), and 113 E. 8th Street (DS02-020, 1905), view facing southeast.
- Photo 5. The north side of the 100 block of W. 8th Street, view facing northeast.
- Photo 6. The west side of the 800 block of N. Meridian Avenue, view facing northwest.
- Photo 7. The west side of the 800 block of N. Meridian Avenue, view facing southwest.
- Photo 8. The west side of the 700 block of N. Meridian Avenue, and north side of W. 8th Street, view facing southwest.
- Photo 9. The west side of the 700 block of N. Meridian Avenue, view facing northwest.
- Photo 10. The east side of the 700 block of N. Meridian Avenue, view facing southwest.
- Photo 11. I.O.O.F. Hall at 724 Meridian Avenue (DS02-029, 1909), view facing east.
- Photo 12. Commercial buildings at 714 Meridian Avenue (DS02-031, 1909), 718 Meridian Avenue (DS02-030, 1909) and elevated walkaway (DS02-253, 1909) connecting to I.O.O.F. Hall (DS02-029), view facing southeast.
- Photo 13. The north side of the 100 block W. 7th Street, view facing northeast.
- Photo 14. The south side of the 100 block W. 9th Street, view facing southeast.





RESTAURANT

NO TRUCKS

NO TRUCK TRAILER

TO NORTH
30 27

8TH ST





A two-story building with a red brick upper section and a light blue mural on the ground floor. The mural depicts a rural scene with a house, a barn, and a horse. A gold SUV is parked in front of the mural.

Screen Printing

SERVICE DRUG

NO TRUCKS

TO NORTH
30 21

Red fire hydrant with a green top.



MIKE'S ANTIQUE!

Cherry Hill
Antique Mall

Handicap

C
S
M



NEW LIFE INTERIORS
Cabinet, Wall, Island, Bar & More! We Install Everything!

NEW LIFE INTERIORS
Cabinet, Wall, Island, Bar & More!
We Install Everything!

1000

1000

1000



Small, illegible sign above a storefront on the left side of the building.

CORAD FAMILY EYECARE

Small, illegible sign above a storefront in the brick building.

Small, illegible sign above a storefront in the brick building.

KELLY'S HARDWARE



9TH ST

KELLY'S HARDWARE

CENTRAL PLAINS HOME HEALTH & HOSPICE







BALANCEBODY
PHYSIOTHERAPY & REHABILITATION

MAYSON





THERAPY SHOP



LOOF HALL

THE MALL

OPEN

18-L670

Floral sign on the left building





BUB & GUY

THRIFT SHOP



COZAD BUSINESS CENTER



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Cozad Downtown Historic District

Multiple Name: Lincoln Highway in Nebraska MPS

State & County: NEBRASKA, Dawson

Date Received: 9/25/2018 Date of Pending List: 10/17/2018 Date of 16th Day: 11/1/2018 Date of 45th Day: 11/9/2018 Date of Weekly List:

Reference number: MP100003093

Nominator: State

Reason For Review:

X Accept Return Reject 11/5/2018 Date

Abstract/Summary Comments: Typical commercial district for small, rail and highway centered town

Recommendation/ Criteria: Accept / A

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No 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.

September 21, 2018

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



Re: Cozad Downtown Historic District, Cozad, Dawson County, NE

Dear Mr. Gabbert,

Enclosed is the complete nomination packet for the Cozad Downtown Historic District, in Cozad, Dawson County, Nebraska. The enclosed contents are as follows:

- The signed first page of the Cozad Downtown Historic District nomination;
- One (1) archival disc with the true and correct copy of the nomination for the Cozad Downtown Historic District to the National Register of Historic Places in PDF format; and
- Two (2) archival discs with the photographs for the Cozad 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 Coordinator
Nebraska State Historic Preservation Office

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

Enclosures (4): Signed National Register nomination cover sheet
1 disc with Nomination
2 discs with National Register Photographs

1500 R Street
Lincoln, NE 68508-1651
P: 402.471.3270
P: 800.833.6747
F: 402.471.3100
history.nebraska.gov