

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received AUG 29 1980

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic N/A

and/or common Plattsmouth Main Street Historic District

2. Location

street & number see continuation sheet N/A not for publication

city, town Plattsmouth N/A vicinity of

state Nebraska code 031 county Cass code 025

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<u>N/A</u> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple: on file in Nebraska Historic Buildings Survey

street & number N/A

city, town N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Case County Courthouse

street & number N/A

city, town Plattsmouth state Nebraska

6. Representation in Existing Surveys

title Nebraska Historic Buildings Survey has this property been determined eligible? yes no

date On-going federal state county local

depository for survey records Nebraska State Historical Society

city, town Lincoln state Nebraska

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u> N/A </u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Plattsmouth Main Street Historic District is composed primarily of two-story masonry commercial buildings of Victorian character, interspersed with a few one-story and three-story commercial buildings as well as major city and county governmental buildings. The forty-five contributing buildings include some which portray significant development of the district through the early twentieth century.

The Plattsmouth Main Street Historic District encompasses 45 contributing buildings located primarily along the commercial/governmental portion of Main Street in Plattsmouth, Nebraska (1980 population 6,295). Plattsmouth is the county seat of Cass County, which is situated in the southeast portion of the State. The Romanesque Courthouse, which serves as the focal point in the district is set back from Main Street on a broad lawn with mature trees and rises above the neighboring flatroofed commercial and civic buildings. For historical, architectural and integrity reasons, the district boundaries do not extend more than one block from Main Street. The buildings in the district are commercial or civic with brick being the predominant building material.

Contributing components are listed with site numbers assigned through the Nebraska Historic Buildings Survey: "CC" is an abbreviation for Cass County, "14" is the Nebraska Historic Buildings Survey designation for Plattsmouth, and numerical identification has been assigned to every building that contributes to the district's sense of time and place. The numerical identification appears for each contributing building on the site maps. Structures of value to the district are described individually in a modified Historic American Buildings Survey formula. This formula contains information that includes: name of structure, address, wall material, over-all shape, dimensions (if known), number of stories, roof type, interesting exterior features, date of construction, alterations, style (if applicable), and architect/builder, if known.

CCL4-

1. 305 Main: brick, rectangular, two-story, four-bays, flat roof, original storefront with cast-iron columns and pressed-metal fluted pilasters visually supporting bracketed pressed-metal wall cornice, recessed entry, side entry to second; rectangular window openings with stone window hoods and lug sills; rectangular window openings on second story east facade; pressed-metal bracketed cornice; pre-1885; transom over stair boarded, boarded windows on second, Commercial Italianate; see photo 4.
2. Excelsior Building, 313 Main Street: brick rectangular, two-story, three-bays, flat roof, cast-iron columns and fluted metal pilasters visually supporting bracketed pressed-metal wall cornice; rectangular window openings on second floor with pressed-metal label moldings capped by semi-elliptical crowns, windows on east side on second; bracketed pressed-metal cornice with central semi-elliptical crown with "Excelsior" stated in relief; pre-1885; modernized storefront, partially boarded windows on second, Commercial Italianate; see photos 4 & 5.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet Description Item number 7 Page 2

CC14-

- 3 & 4. Drew and Weckbach Buildings, 317, 325 Main Street: brick, rectangular, two-story triple-wide storefront, flat roof, double-wide on east, built 1881; single-wide on west built 1886; recessed entries, colored leaded glass transoms in center and west storefronts; side entry to second on west shop front, central entrance to second on double-wide; cast-iron columns and fluted pilasters visually support bracketed pressed-metal wall cornice above storefronts; fenestration includes rectangular windows set in units of two and three, each unit capped by decorative pressed-metal bracketed hoods with triangular pediments, two of which contain the dates "1881" and "1886" in relief; stone lug sills define lower portion of window openings; decorative brick work including corbelling, wide bracketed pressed-metal cornice capped by triangular pedimented crown with "Weckbach" stated in relief on west facade, 1881, 1886; boarded transom on west store front, Commercial Italianate; see photos 4 & 5.
5. Vienna Bakery or Duckpin Bowling Alley, 329 Main Street: brick, rectangular, two-story, three-bays, flat roof; cast-iron storefront with recessed entry, colored leaded glass transom, side entry to second; fluted iron pilasters visually support pressed-metal wall cornice above storefront; fenestration on second floor consists of segmentally arched window openings with pressed metal lintel and bracketed window hoods, bracketed pressed-metal cornice with "1881" stated in relief, 1881; Commercial Italianate; built for William Stadelman by William Holtschneider, see photo 4.
6. Budweiser Building, 339, 341 Main Street: brick, rectangular, two-story, three-bays defined by pilasters; flat roof; brick and pressed-metal pilasters and cast-iron columns on storefront; pressed-metal wall cornice above storefront; on second story a half-round brick arch enclosing two central rectangular windows is visually supported by mini-pilasters, checkerboard brickwork fills half-round arch above windows; two segmental brick arches, enclosing flanking window pairs are visually supported by mini-pilasters with checkerboard brickwork filling in arches above window pairs; brick corbelled wall-cornice; 1888; modernized storefront, partially bricked in windows on second; Commercial Italianate; see photo 4.
7. Hatt & Marthis Building, 429 Main Street: brick, rectangular, two-story, three-bays, flat roof; cast-iron storefront with transomed side entry to second; segmentally arched second story windows with bracketed pressed-metal hoods, bracketed pressed-metal cornice with "Hatt" and "Marthis" stated in relief; pre-1885; boarded transom, partially boarded second story windows; Commercial Italianate; see photos 11 & 12.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet Description Item number 7 Page 3

CC14-

8. Rasgorshek Building, 447 Main Street: brick, rectangular, two-story, three-bays, flat roof; second story central rectangular window slightly taller than rectangular windows on either side, stone window hoods supported by small engaged columns, "1881" is stated in relief on central window hood; 1881; modernized storefront, rear portion stuccoed, pressed-metal cornice and crown removed; Commercial Italianate; see photos 11 & 12.
9. Carruth Block or Wescott Building, 501 Main Street: stucco over brick on front facade, rectangular, two-story, three-bays, flat roof; "Wescott est. 1879" on tile floor of recessed entry, violet leaded glass transom on north and east facades; east facade, giant oriel window with bracketed eaves, second story entry with original stair, bay window on side wall with bracketed eaves, colored leaded glass in window; both walls with wide decorative pressed-metal bracketed cornice, rectangular window openings with stone hoods; three interior chimneys; pre-1880; transom added to storefront when remodelled in the teens; Commercial Italianate; see photos 16 & 17.
10. Rockwood Building, 505 Main Street: brick under stucco, rectangular, two-story, three-bays, storefront with flat roof; bracketed pressed-metal cornice with "Rockwood" stated in relief defining double door entry to second floor Masonic hall; 1883; stucco over original brick, modernized storefronts, altered windows on second; Commercial Italianate; see photos 16 & 17.
11. 517 Main Street: brick, rectangular, two-story, three-bays, flat roof; brick pilasters dividing slightly recessed rectangular windows, with divided panes and fanlights above, small pilasters support round arch window hood with keystone ornament; brick dentilled wall cornice, parapet wall with coping; recessed entry; 1908; modernized storefront, boarded transom; see photos 15 & 16.
12. Dovey Building, 533 Main Street: Brick, rectangular, two story, three-bay storefront, flat roof; bracketed pressed-metal wall cornice above storefronts; second story rectangular windows joined by bracketed pressed-metal wall cornice which is visually supported by brick pilasters; "18 Dovey 86" stated in relief in bracketed pressed-metal cornice topped by central pressed-metal pedimented crown; 1886; modernized storefronts, boarded transoms; Commercial Italianate; see photo 15.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet Description Item number 7 Page 4

CC14-

13. Union Block, 609, 615 Main Street: brick, rectangular corner building with four-bay storefront on each street, two-story, flat roof; corner entry, concrete or stone beltline connecting stone or concrete window sills; bracketed pressed-metal cornice with "UNION BLOCK" in relief on East (6th Street) side and "BANK" in relief over corner entry, pedimented pressed-metal crown flanked by finials above corner entry; 1881-2; entry partially boarded, some first floor windows boarded, some second floor windows partially boarded; Commercial Italianate; see photo 19.
14. Doctors' Office, 317, 319 Main Street: brick, rectangular, double-wide one-story, flat roof; pressed-metal hoods over rectangular windows and doors with transoms; ca. 1892-99; Commercial Italianate; see photo 19.
17. Sherwood Building, 522 Main Street: brick, rectangular, two-story, four-bays, flat roof; recessed entry, side door to second; second story rectangular windows with center two joined; pressed-metal, bracketed, scalloped window hoods, metal sills; bracketed concrete and brick cornice; pressed metal pedimented crown upon which "Sherwood" is stated in relief; 1898; modernized storefront, boarded transom; see photo 13.
18. V. V. Leonard Building, 518 Main Street: brick, rectangular, two-story, three-bays, flat roof; recessed entry; pressed metal wall cornice above rectangular windows; elaborately decorated pressed-metal cornice with brackets in which "V. V. Leonard" is inset, topped by pressed-metal pedimented crown; ca. 1885-88; modernized storefront, closed transom with metal canopy added; Commercial Italianate; see photo 13.
19. First National Bank Building, 516 Main Street: brick, rectangular, two-story, single-wide storefront, flat roof; elaborate classical revival second story facade; corner piers visually support wall cornice with triangular pediment; large round arched window opening on second with oversize keystone, egg and dart detail above keystone ornament in parapet wall; pre-1885; remodeled by 1911 for bank; modernized storefront, window on second filled in, storefront intact under "modernization"; Neo-Classical Revival; see photo 13.
20. Schmidtman's, 438 Main Street: brick, rectangular, two-story, three-bays, flat roof; recessed entry, colored, leaded glass transom with "Wm. Schmidtman" in glass; stone lentil sells below rectangular windows on second; brick corner pilasters visually supporting decorative brick wall cornice; pre-1885; transom added when remodelled in the teens; bricked transoms in second story windows; see photos 6 & 7.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet Description Item number 7 Page 5

CC14-

21. 436 Main Street: brick, rectangular, two-story, three-bays, flat roof; recessed entry, side entry to second; brick segmentally arched window hoods; brick beltline, corbelled brick cornice; pre-1881; modernized storefront, stuccoed transom, boarded second story windows; see photo 6.
22. Stadelman Building, 430 Main Street: brick, rectangular, two-story, three-bays, flat roof; rusticated block corner pilasters, recessed entry, transom above side entry to second; second floor walkout with pressed metal semi-round pediment with sunburst motif above door, and triangular pediments above rectangular windows, wrought iron railing; large paired brackets on pressed-metal cornice, central pedimented crown, and triangular finials at corners; ca. 1888-92; new railing on walkout, windows on second partially closed; built for Wm. Stadelman by W. H. Pickens; see photo 6.
23. Gund Building, 402 Main Street: brick, rectangular, two-story, three-bays, flat roof; recessed corner entry, brick corner pilasters visually support wall cornice above storefront; decorative elements in wall cornice include a terra cotta ornament of a man drinking with the words "Gund" above the figure and "La Crosse" below, the upper edge of wall cornice contains egg & dart detail at sill level; brick pilasters with Corinthian capitals at corners and between windows visually support bracketed second story wall cornice; windows on the south (Main Street) facade and on the east over the entry are round arched with hoods and oversized keystone; east facade contains a stepped beltline over the round arched doorway with fanlight above; additional entries are rectangular with transoms above; second story windows are round arched with flush brick hoods above; ca. 1900; several partially boarded windows on second; Neo-Classical Revival; see photos 6, 8, & 9.
24. Gorder Building, 312 Main Street: brick, rectangular, two-story, double storefront, flat roof; cast-iron columns; segmentally arched window openings with brick hoods; corbelled brick cornice; pre-1885; modernized storefront; Commercial Italianate; see photo 2.
25. City or Goos Hotel, 302 Main Street: brick, rectangular, three-story, double-wide storefront, flat roof; brick and metal corner and center pilasters, cast-iron columns; recessed entries; bracketed metal wall cornice above storefronts; pressed-metal pedimented window hoods above rectangular second story windows; pressed-metal entablatures above rectangular third story windows; bracketed pressed-metal cornice; 1882; modernized storefronts; Commercial Italianate; see photo 2.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet Description Item number 7 Page 6

CC14-

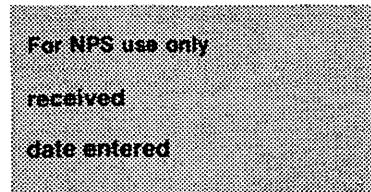
- 77. Public (Carnegie) Library, 4th Street and Avenue A: brick, rectangular in plan, one-story with raised basement, flat roof with parapet wall, raised entry pavilion featuring round arched door opening with transom flanked by Tuscan columns visually supporting stone wall cornice, frieze inscribed with "Public Library", and second story dentilled wall cornice; both wall cornices run entire width of front and side facades; wall surfaces are enhanced by brick articulation (eg. window hoods, sills, corner pilasters, etc); fenestration consists of rectangular shaped openings with main facade showing three window units with transoms above; 1916; brick addition (south facade); Neo-Classical Revival; see photo 10.

- 80. City Hall (Former Post Office), 5th Street & Avenue A: brick, rectangular, one-story with raised entry, flat roof, with parapet wall; building is divided into five bays by paired brick pilasters which rest upon stone water table and which in turn visually support stone wall cornice; each bay displays round arched window opening; stone, modillioned wall cornice, central doors and large slightly recessed rectangular divided pane windows with fan lights detailed above with round arches with keystone ornament, which are in turn visually supported by flush brick pilasters; stone caped parapet wall; cornerstone reads: "Franklin Macveach, Secretary of the Treasury, James Knox Taylor, Supervising Architect, MCMX"; 1910; Neo-Classical Revival, see photo 10.

- 109 Cass County Courthouse, 4th & Main Streets: brick, articulated rectangle, five-part facade, three-story, pyramidal roofs, in the County Capitol form; rusticated raised basement of Bayfield brownstone with second and third stories composed of Kansas City pressed brick, embellished with stone and terra cotta trimmings; measures 80 by 102 feet; symmetrically arranged with a tower at each corner and a central tower approximately 135 feet high; central tower constructed as an independent structure, contains a clock and triple round arch window grouping, and pyramidal roof; corner towers have pyramidal roof with gable wall dormers; central entrance bays are marked by a protruding gable, Palladian windows and terra cotta accents; round arched entries are of cut stone with triple engaged columns to support entrance arch; terra cotta is used generously throughout the structure for decorative gables, keystones, corner accents, roof edge moldings, and molding bands; stone is also used in continuous decorative bands; interior has had few alterations; main corridors have intricately designed geometric patterned floor tiles, woodwork throughout the building is consistent in style and detail showing a continuation of the building's exterior detail; 1892; Romanesque County Capitol Style; William Gray, Architect; see photo 1, 2.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet Description Item number 7 Page 7

CC14-

111. Wetenkamp Block, 337 Main Street: brick, rectangular, two-story, double-wide storefront, flat roof; second story facade divided into five-bays, two bays project out slightly from center and outer bays; pressed-metal beltline immediately below and above rectangular windows with recessed, colored, leaded-glass transoms and brick voussoir-like window hoods; brick corbelling just below pressed-metal bracketed cornice; ca. 1888-92; modernized storefronts, transom covered by sign; see photo 4.
112. Waterman Opera House, 401, 409, 419 Main Street: brick, rectangular, two-story, triple storefront, flat roof; some cast-iron columns and pilasters, recessed entry on East two storefronts; pressed-metal wall cornice above storefronts; segmentally arched window openings with voussoirs above; part with pressed-metal cornice; 1882; third story removed after major fire in 1892; modernized storefronts, windows on second partially bricked closed; Architect, G. H. Thompson of Plattsmouth; see photo 11.
113. 417 Main Street: brick, rectangular, one-and-one-half story, double-wide storefront, flat roof, decorative brick work is corbelled; ca. 1906-12; modernized storefront; see photo 11.
114. Waterman Building, 435 Main Street: brick, rectangular, two-story, three-bays, flat roof; cast-iron pilasters on storefront, recessed entry; segmentally arched second story windows with bracketed pressed-metal hoods; bracketed pressed-metal cornice with "Waterman" stated in relief; 1882; modernized storefront with boarded transom, partially boarded windows on second; Commercial Italianate; see photos 11 & 12.
115. 437 Main Street: brick, rectangular, two story, three-bays, flat roof; cast-iron pilasters on storefront; colored leaded-glass transoms, recessed entry, side entry to second; segmentally arched windows with bracketed pressed-metal cornice; 1883; modernized storefront, partially boarded second story window; Commercial Italianate; built by LaFayette O'Neill; see photo 11 & 12.
116. 441 Main Street: brick rectangular, two story, three-bays, flat roof; cast-iron storefront with side entry to second; segmentally arched windows on second with pressed-metal bracketed window hoods; pressed-metal bracketed cornice; pre-1885; boarded transoms in storefront windows and door; Commercial Italianate; see photos 11 & 12.
117. Pepperberg Cigar Factory, 525 Main Street: brick, rectangular, two-story, four-bays, flat roof; central pressed-metal pedimented crown above bracketed cornice with "18 Pepperbert 85" stated in relief; recessed entry, side door to second floor; brick pilasters divide rectangular second story window openings and visually support pressed-metal bracketed wall cornice; 1885; modernized storefront, boarded transom, partially closed second story windows; Commercial Italianate; see photo 15.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet Description Item number 7 Page 8

CC14-

118. White Building, 543 Main Street: brick, rectangular, two-story, three-bays, flat roof; bracketed pressed-metal wall cornice above storefront; second story rectangular windows joined by bracketed pressed-metal wall cornice which is visually supported by brick pilasters; "White" in relief in center of bracketed pressed-metal cornice above which is a pressed-metal pedimented crown; ca. 1870; modernized storefront; Commercial Italianate; see photo 15.
119. Boeck Building, 6th and Main Streets: brick, rectangular, two-story, corner entry, flat roof; corner pilasters visually support pressed-metal cornice inset with "H. Boeck" above which rests a pedimented crown with "1886" inset; second story wall cornice visually connects rectangular window pairs on south facade; bracketed pressed-metal wall cornice on south facade; 1886; storefront and corner entry modernized, partially enclosed second story windows, west facade stuccoed; Commercial Italianate; see photo 15.
120. Fitzgerald Block, 524 Main Street: stucco over brick, rectangular, three-story with west half taller than the east to allow for a hall, including stage; four-bay storefront, flat roof; recessed corner entry on west, central doorway on west leads to third story hall; cast-iron columns and fluted pressed-metal pilasters visually support bracketed, pressed-metal wall cornice above storefronts; decorative pressed-metal window hoods over rectangular windows on second and third; 1871; stucco over original brick, pressed-metal cornice removed, several windows on second and third stories bricked closed on west storefront, some modernized storefronts; Commercial Italianate, see photos 13 & 14.
121. Weber Building, 530 Main Street: brick, rectangular, two-story, single-wide storefront, flat roof; recessed entry; bracketed pressed-metal wall cornice with dentils above storefront; leaded-glass transoms on rectangular second story windows, concrete sills; pressed-metal bracketed, curved pediment window hoods with sunburst motif; 1893; modernized storefront, boarded transom; D. M. Jones, Mason; see photo 13.
122. 522 Main Street: brick, rectangular, two-story, three-bay, flat roof; rectangular two-over-two windows; corbelled brick cornice; pre-1885; modernized storefront; see photo 13.
123. 510 Main Street: brick, rectangular, two-story, four-bays, flat roof; segmentally arched window openings on second with arched pressed metal window hoods; corbelled brick cornice; pre-1885; modernized storefront, appears that storefront is intact under the modernization; see photo 13.
124. Farmer's State Bank Building, 506 Main Street: stone facade, square, one-story, flat roof; entry with transom above door, unusual transom

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet Description

Item number 7

Page 9

CC14-

incorporating 8 square paned windows; "Farmer's State Bank" in relief in wall cornice; stepped parapet front; modernized storefront with metal canopy; ca. 1923-9; see photo 13.

125. Sherwood Block, 502 Main Street: brick, rectangular, two-story, three-bays, flat roof; brick wall cornice above storefront; corbelled brick cornice on second floor; additional retail space along East facade; pre-1885; east side window on storefront bricked closed, modernized storefront; partially bricked windows on second, metal canopy over sidewalk; see photo 13.
126. Cass County Jail, 134 North 4th Street: brick, tee shaped-with-addition, two story, three-bays, flat roof; brick arched corbel table is supported by stone corbelling; stone beltline above and below windows on first floor; stone beltline at sill level of second story windows; stone coped parapet; 1914; one-story brick addition to north side of building; see photo 2.
127. House 126 North 4th Street: frame, ell-shaped, one story with gable roof; pre-1885; was a commercial office in 1899, later a store, currently a residence; see photo 9.
128. 117-121 North 6th Street: brick, square, one-story, double-wide storefront, flat roof; recessed entries; brick corbelling in cornice; ca. 1920s; see photo 14.
129. 122 South 6th Street: frame, rectangular plan, one-and one-half story gable roof, former church; sided, storefront added, steeple removed; historically significant; First Methodist Church then became commercial storefront; building framed in Chicago and shipped in by rail; 1869; see photo 19.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet Description Item number 7 Page 10

Non-Contributing Buildings:

- 309 Main St. One-story brick building with remodelled storefront; see photo 4.
- 425 Main St. One-story stucco building with remodelled storefront; see photo 11.
- 427 Main St. One-story stucco building with remodelled storefront; see photo 11.
- 410 Main St. Journal, one-story stucco double wide storefront; see photo 6.
- 416 Main St. One-story brick building with remodelled storefront; see photo 6.
- 422 Main St. Mom's Cafe; one-story building with double wide storefront, mansard roof; see photo 6.
- 426 Main St. Two-story brick building with modernized storefront and metal paneled second story; see photo 6.
- 446 Main St. Plattsmouth State Bank; two-story brick, newly modernized; see photo 6.
- 521 Main St. Two-story stucco over brick building with thoroughly modernized first and second stories; see photos 15 & 16.
- 115 North 6th One-story brick building with modernized storefront; see photo 14, first left of three-story stuccoed Fitzgerald Block (#120).

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates C. 1869-1929 **Builder/Architect** Multiple--see item #7

Statement of Significance (in one paragraph)

The Plattsmouth Main Street Historic District is significant in the area of commerce as one of the oldest commercial streets in Nebraska, built initially to outfit such diverse groups as the Mormons following the South Platte Trail to flee religious persecution, and prospectors headed west to seek gold. Architecturally the district comprises a fine, cohesive group of vernacular Commercial Italianate buildings, with exceptional examples of public governmental architecture and early twentieth century commercial architecture as well. Local political significance is manifest in the courthouse's role as the seat of county government since its completion in 1892, both actually and symbolically in that its completion marked the end of the county seat controversy of the 1870's and 1880's.

HISTORY

The early history of Plattsmouth was shaped by the Missouri River. As early as 1848 a ferry operated between Iowa and the mouth of the Platte River on the Nebraska side of the river. The ferry carried a great percentage of Mormons to the start of the South Platte, or Mormon, trail.

In 1852 Samuel Martin erected a two-story log house called the Old Barracks near what is now the east end of Main Street. This opened as Martin's Trading Post. Later the same year a second building was built northwest of the barracks. This, then was the birth of the town of Plattsmouth.

The Plattsmouth Town Company was formed in October of 1854. The city was platted the following month by a company surveyor. In March of 1855, a special act of the territorial legislature was approved, defining the boundaries of Cass County and establishing the seat of justice, duly incorporating the City of Plattsmouth. Only four other towns in Nebraska preceded Plattsmouth in incorporation and those were only earlier in 1854. Of the four, only two remain today as separate towns.

"The years 1860 to 1870 were memorable ones in Plattsmouth's early history. While the argument raged about which was the best route west (e.g. Plattsmouth, Nebraska City or Omaha), the main street of Plattsmouth was filled with wagons carrying immigrants pushing on to the west, to Pikes Peak or other points west." (Plattsmouth Centennial p. 13) Merchants were busy out-fitting travellers. A regular packet line from St. Louis made daily landings in Plattsmouth supplying the needed goods. Thousands of dollars were made in a short time and laid a firm foundation for the businesses of Plattsmouth. As the steamboat days declined recession came to Plattsmouth.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property Approximately 11

Quadrangle name Plattsmouth, Nebraska-Iowa

Quadrangle scale 1:24,000

UTM References

A

1	5	2	5	7	6	2	0	4	5	4	3	9	0	0
Zone			Easting				Northing							

B

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

C

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

D

1	5	2	5	7	2	6	0	4	5	4	3	9	2	0
Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state n/a code county code

state code county code

11. Form Prepared By

name/title Mary Findlay, Planning Intern

organization Nebraska State Historical Society date July 1985

street & number P O Box 82554 telephone (402) 471-4767

city or town Lincoln state Nebraska 68501

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature James A. Hanson

title Director, Nebraska State Historical Society date 8-7-85

For NPS use only

I hereby certify that this property is included in the National Register

James A. Hanson
Keeper of the National Register

date 9/26/85

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet	Significance	Item number	8	Page	2
--------------------	--------------	-------------	---	------	---

Plattsmouth's future became more secure when in 1869 and 1870 a decision was made to establish the Burlington Railroad shops and headquarters in Plattsmouth. "The employment of all kinds of laborers who came to work in the shops increased the population from 1500 to 3 or 4 times that many. "(Plattsmouth Centennial p. 13) Out of 50 or 60 brick business blocks on Main Street; everyone of them has been built through the push and enterprise of our businessmen, and out of local money, with one or two exceptions, every dollar of which was made right here in the City" (City of Plattsmouth Illustrated p.7).

The 1870's to early 1880's saw much business activity. The White Building (118) was built ca. 1870 for mercantile purposes. The Fitzgerald Block (120) is a fine example of one of Plattsmouth's earlier (1871) buildings. This three-story brick structure housed a public hall with stage on the third floor (See photos #15 & 13). By 1885 Plattsmouth's Main Street was lined by two-story brick commercial structures, and by the turn of the century Main Street building was virtually complete. (see photos 20 and 21).

While the Main Street district reached the culmination of its initial development by 1885, significant development still followed. The Gund Building (ca. 1900, #23) is a notable later contribution to the whole, having distinctive design characteristics. Additionally, significant alterations to storefronts occurred in the 1910's, along with the infill and/or remodeling of some buildings between the turn-of-the-century and 1920. Notable examples of store front remodeling include sites #3 (westhalf), 5, 20, and 115, while significant new construction includes sites 23, 19, 124, and 11. The last significant construction, closing the period of significance for the district, was a small, one-story brick double storefront, executed in a simple masonry design which features patterned brickwork (#128).

SIGNIFICANCE IN COMMERCE

The total character of Plattsmouth's Main Street district conveys significance in the area of commerce for the locale. The dominant character, that of the Commercial Italianate buildings, represents Plattsmouth's second and most significant period of growth, beginning in the 1860's and ending by 1890, and is associated primarily with the location of the railroad at this location. Development activity slowed for two decades, resurging in the 1910's primarily, though not exclusively, in remodeling activity. The slow-pace of this growth resulted in some significant activity through 1929, the year of the Market crash. Activity did not resume again until recently, with some storefront remodeling occurring, along with increased awareness of Historic character, evident in the downtown revitalization plan.

POLITICAL HISTORY AND SIGNIFICANCE

In 1855 the territorial legislature designated Plattsmouth the county seat of Cass County. In 1857 the county board of Commissioners resolved to build and furnish a courthouse to be completed by December of that year. The building, however, was destroyed by catastrophe before it was completed. In May, 1863, another contract

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet Significance Item number 8 Page 3

was signed to erect a county courthouse. This small 20 by 40 foot courthouse was also used as a Masonic Lodge when district court was not in session. In the 1880's there were several attempts to move the county seat. After two elections, and several cases before the District and State Supreme Court, Plattsmouth remained the county seat.

The present structure, designed by William Gray and built in 1891-2, was located on the same site as the previous one, although the present courthouse and lot cover almost half a block. The imposing design of this building, its status as local landmark, and the fact that it was constructed following significant and on-going attempts to remove the county seat from Plattsmouth, all contribute to the Plattsmouth district's building, Plattsmouth's status as seat of county government was assured, securing for the town a prominence in population and development in the county which continue to this date. The size and grandeur of the town's Post Office building (1916, #80) and its Carnegie Library (1916, #77) relate also to this political contextual significance.

ARCHITECTURE

Architecturally, the buildings of the district exist as a cohesive whole. Several buildings are individually significant, but it is the building-to-building relationships which maintain the nineteenth century Main Street character upon which the district is dependent. A sense of cohesiveness is enhanced by the common scale of the buildings, the use of brick, repeated opening configurations, the repeated use of cast-iron columns, uniform horizontal lines of wall cornices above store fronts, and the uniform cornice lines (see photos 15 & 4).

The first brick yard in Plattsmouth was established in 1857. At one time the city had as many as five brick yards to supply the building material for numerous commercial buildings. The Union Block (13), City Hotel (25), and the Budweiser Building (6), are examples of commercial buildings constructed of brick from local brickyards (see photos 19, 2, & 4).

The Cass County Iron Works of Plattsmouth commenced business in 1869, manufacturing such products as sash weights, a four horse engine and boiler, and storefronts. Cast iron columns manufactured by the Works can be seen in the City Hotel (25), Waterman Opera House (112), and the commercial building at 437 Main (115), among others (see photo #2, 11 & 12).

Small square panel colored glass transoms were a common addition to storefronts in the 1910's. The Schmidtmann (20) and Carruth/Wescott (9) buildings are examples of storefronts which were remodelled at that time (see photos 7, 16, & 17).

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet Significance Item number 8 Page 4

Almost all the commercial buildings of Main Street are compositionally the two part commercial block as described by Richard Longstreth in his typescript on commercial architecture. The intricacy of ornamentation on individual facades achieved through the use of pressed metal moldings and crowns gives a richly diverse quality to the commercial buildings. Such treatment reflected not only a new taste for ornament, but the increasing desire to have the buildings themselves perceived as ornaments to the community (see photo 15) (Longstreth p. 7).

Of particular architectural significance relative to Victorian character is the Cass County Courthouse. Designed by William Gray, an architect from Lincoln who was known for his courthouse designs, the Cass County building is of the same County Capitol form of his earlier buildings, but is unique for its more Romanesque associations. Gray also served as architect for four other outstanding courthouses in Nebraska: York, 1885-88, now demolished; Johnson, 1888-89, included in the NRHP; Butler, 1889-90, now demolished; and Hamilton, 1894-95, currently listed in the NRHP.

The courthouse in Cass County is an excellent representative example of the formal, symmetrical and symbolic courthouse which characterized courthouse construction during the period following the Nation's Centennial celebration, through the turn of the century. This was known loosely as the County Capitol Style, derived from the Nation's Capitol, with the exception of the tower which does not imitate the dome in Washington. The Cass County tower follows Romanesque ideals in its design. The building is an excellent example of the Romanesque style. The solid dignity of the Cass County Courthouse contributes to its symbolism and landmark status (see photo #1).

Post-Victorian developments in architecture are significant to the district as well. The resurgence of Classical styles following the turn-of-the-century is evident in several commercial buildings, prominently in the Farmers State Bank (#124), the First National Bank (#19) and the Gund Building (#23). Classical styles were also dominant for public buildings built after 1900. The City Hall (Old Post Office, #80), built in 1910, and the Carnegie Library (1916, #77) are particularly fine examples.

THE DOWNTOWN PLATTSMOUTH REVITALIZATION PLAN

Presently, activities are beginning to promote an awareness of historic preservation with the district. Interpro, Associates of Kansas City in 1983 proposed the careful preservation and maintenance of significant downtown structures. A voluntary program of painting trim on Main Street buildings was begun through the example of one owner. The Design Committee in consultation with the Cass County Historical Museum acted quickly to develop color guidelines. Nearly every building on Main Street has been painted recently. The emphasis on downtown revitalization prompted one store owner to remove the second story metal siding applied in the 1960's to reveal the century old building beneath. The Cass County Historical Museum has recently prepared walking tours which include notable Main Street buildings. Two new awards to be given annually at the King Korn Karnival are to recognize excellence in the Arts, Humanities or Historic Preservation.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet

Location

Item number

2

Page

2

301 through 621 Main Street, inclusive; 302 through 546 Main Street, inclusive;
321 through 405 Avenue A, inclusive; 123 through 143 North 4th Street, inclusive;
126 North 4th Street; 101 through 123 North 5th Street, inclusive; 100 South
5th Street; 100 through 136 North 5th Street, inclusive; 101 through 121 North 6th
Street; inclusive; and 102 through 122 South 6th Street, inclusive.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet Bibliographical Item number 9 Page 1

Abbott, N.C. "That Cass County Court House - An Informal History." Nebraska History, A Quarterly Magazine, V. XXIX, no. 4, Dec. 1948, pp. 339-350.

Cass County Historical Museum, "History of Plattsmouth Commercial Buildings"
Photocopied. Plattsmouth, Nebraska, Cass County Historical Museum, 1985.

City of Plattsmouth Illustrated 1892.

George, Benjamin W. "Soft Electicism in the USA" An example, the Cass County
Courthouse, Plattsmouth, Nebraska, unpublished manuscript, 1973.

Goeldner, Paul Kenneth. Temples of Justice: Nineteenth Century County Courthouses in
the Midwest and Texas. Doctoral dissertaion, Department of Fine Arts,
Columbia University, 1971.

History of the State of Nebraska. Chicago, Western Historical Co., 1882, v.1.

Longstreth, Richard W. "Compositional Types in American Commercial Architecture
1800-1950." unpublished manuscript, 1981.

Nebraska (Plattsmouth) Herald. Oct 7, 1869, p.3 (3). Oct. 14, 1869, p.3. (1);
Oct. 21, 1869, p.4 (2); Dec. 1, 1869, p.4. (1); Feb. 3, 1870, p.3 (4); Sept 8, 1870,
p.4 (4); Oct 6, 1870, p.4. (1); Dec 15, 1870, p.4 (1); Feb 16, 1871, p.4.

Plattsmouth, Plattsmouth, Nebraska, King Korn Carnival.

Plattsmouth Centennial 1854-1954. Plattsmouth, Nebraska, 1954.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Geographical Data

Item number

10

Page

2

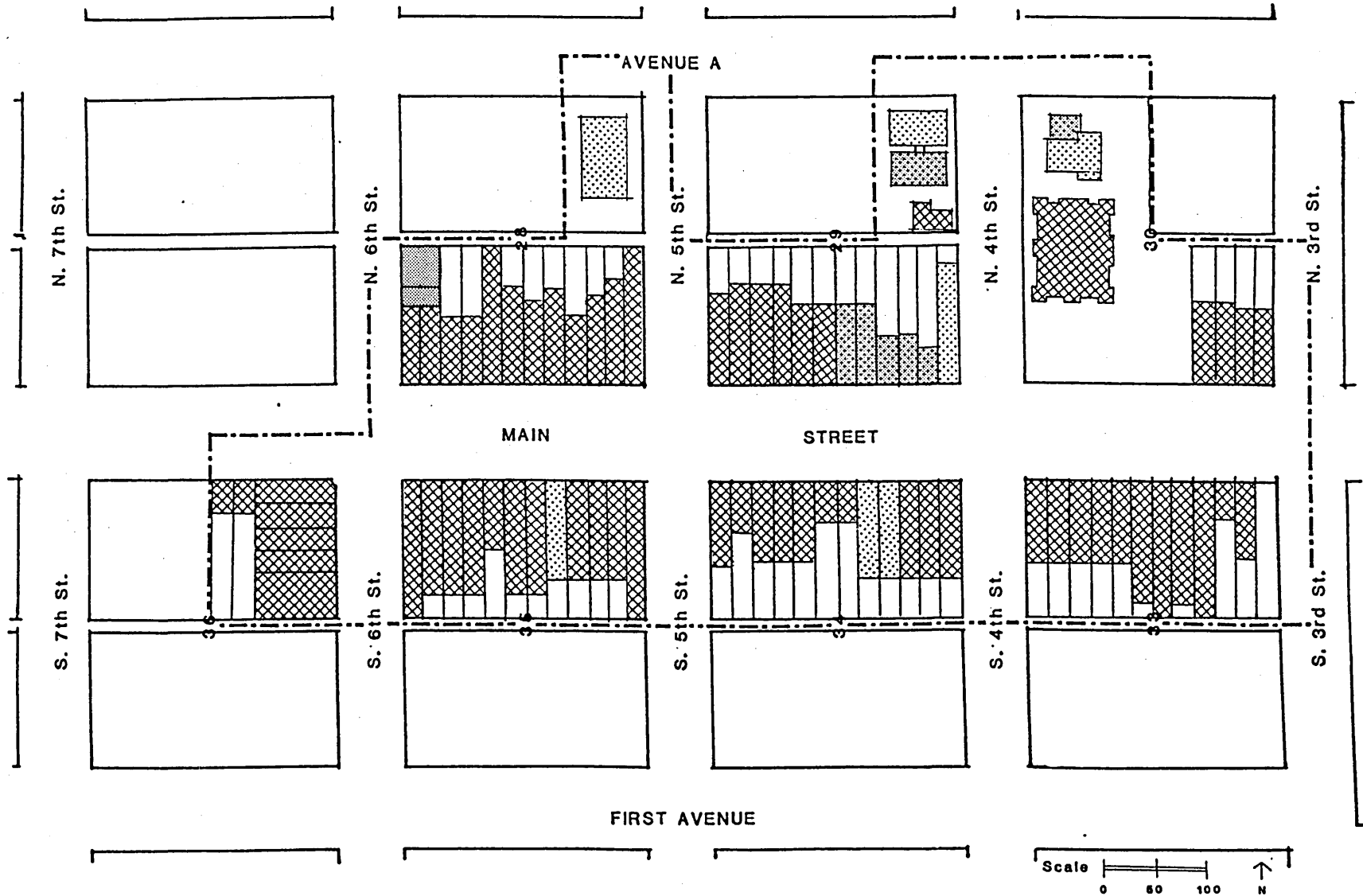
VERBAL BOUNDARY DESCRIPTION

Commencing at the center of the intersection of Third and Main streets, proceed north to the center of the alley between Main Street and Avenue A; thence west along the center of the alley to the boundary between lots 3 and 4 of Block 30; thence north along the boundary between lots 3 and 4 of block 30 to centerline of Avenue A; thence west along the center of Avenue A approximately one block to the boundary between lots 2 and 3 of Block 29; thence south along the boundary between lots 2 and 3 of Block 29 to the center of the alley between Main Street and Avenue A; thence west along the center of the alley to the center line of North 5th Street; thence north along the center line of North 5th to the center of the intersection of North 5th Street and Avenue A; thence west to the boundary between lots 2 and 3 of block 28; thence south along the boundary between lots 2 and 3 to the center of the alley between Main Street and Avenue A; thence west along the center of the alley to the center line of North 6th Street; thence south to the center of the intersection of 6th and Main streets; thence west along the center line of Main Street to the boundary between lots 3 and 4 of block 36; thence south along the boundary between lots 3 and 4 to the center of the alley between first Avenue and Main Street; thence east along the center of the alleys through Blocks 36, 35, 34, and 33 to the center line of South Third Street; thence north along the center line of South Third to the intersection of Third and Main Streets, the point of commencement. The entire area included is within the original town plat of Plattsmouth, Nebraska.

The boundaries have been carefully selected to surround a highly cohesive historic district, primarily comprising the commercial-retail and public buildings of Plattsmouth's traditional Main Street. In addition, the boundaries separate historic properties with a high degree of integrity from non-historic properties which do not contribute to the district--primarily modern buildings, or substantially remodeled historic buildings which no longer convey their historic character, and therefore would not contribute if they were within the boundaries.

Plattsmouth Main Street Historic District

Periods of Construction



19th Century

Early 20th Century

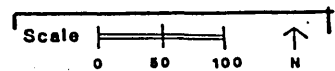
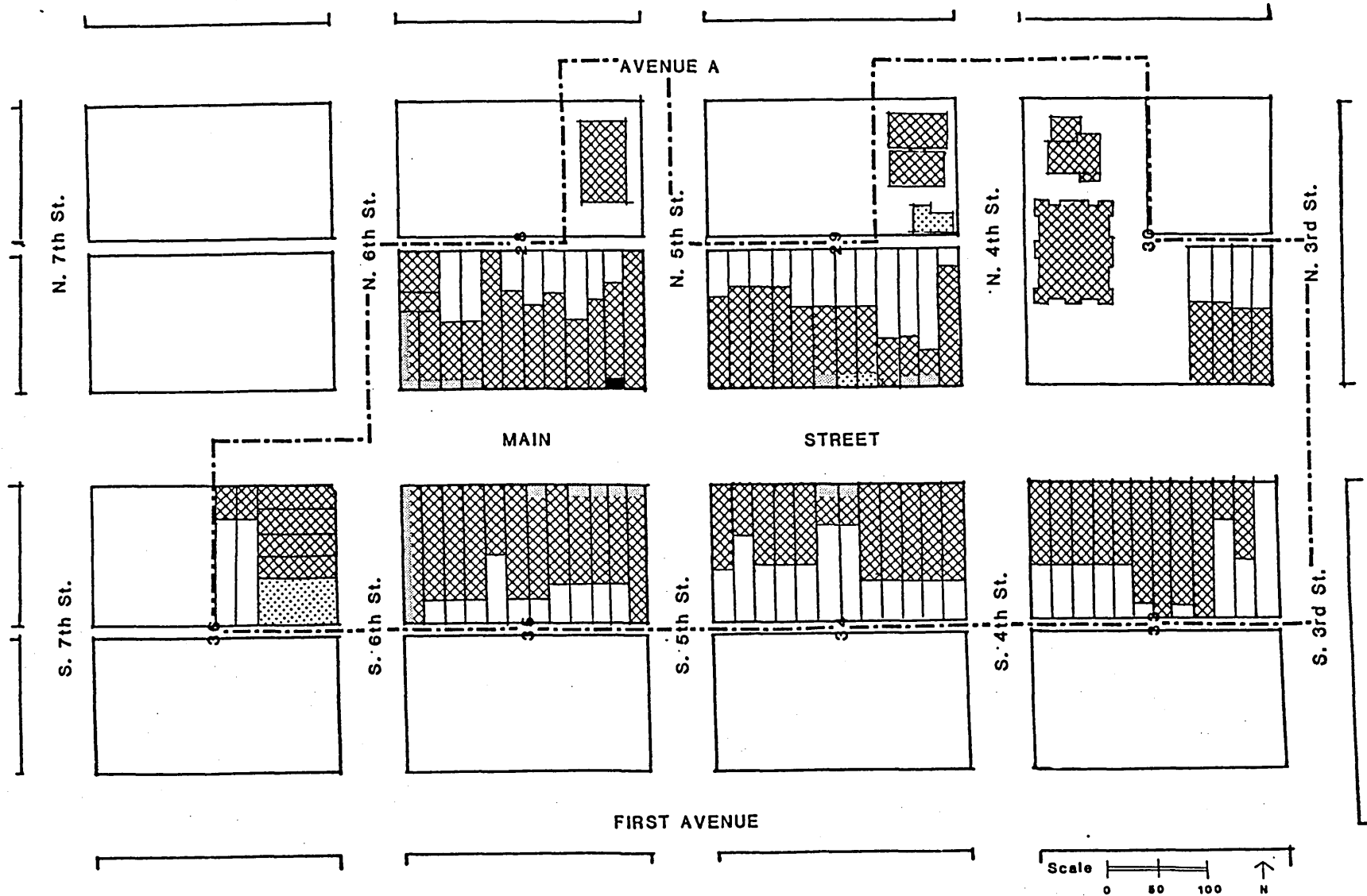
Between the Wars

Modern

Building outlines based on:
 Map of Plattsmouth, NE,
 Sanborn Map Co., NY, 1929.
 Mary Findlay, NSHS, July 1985

Plattsmouth Main Street Historic District

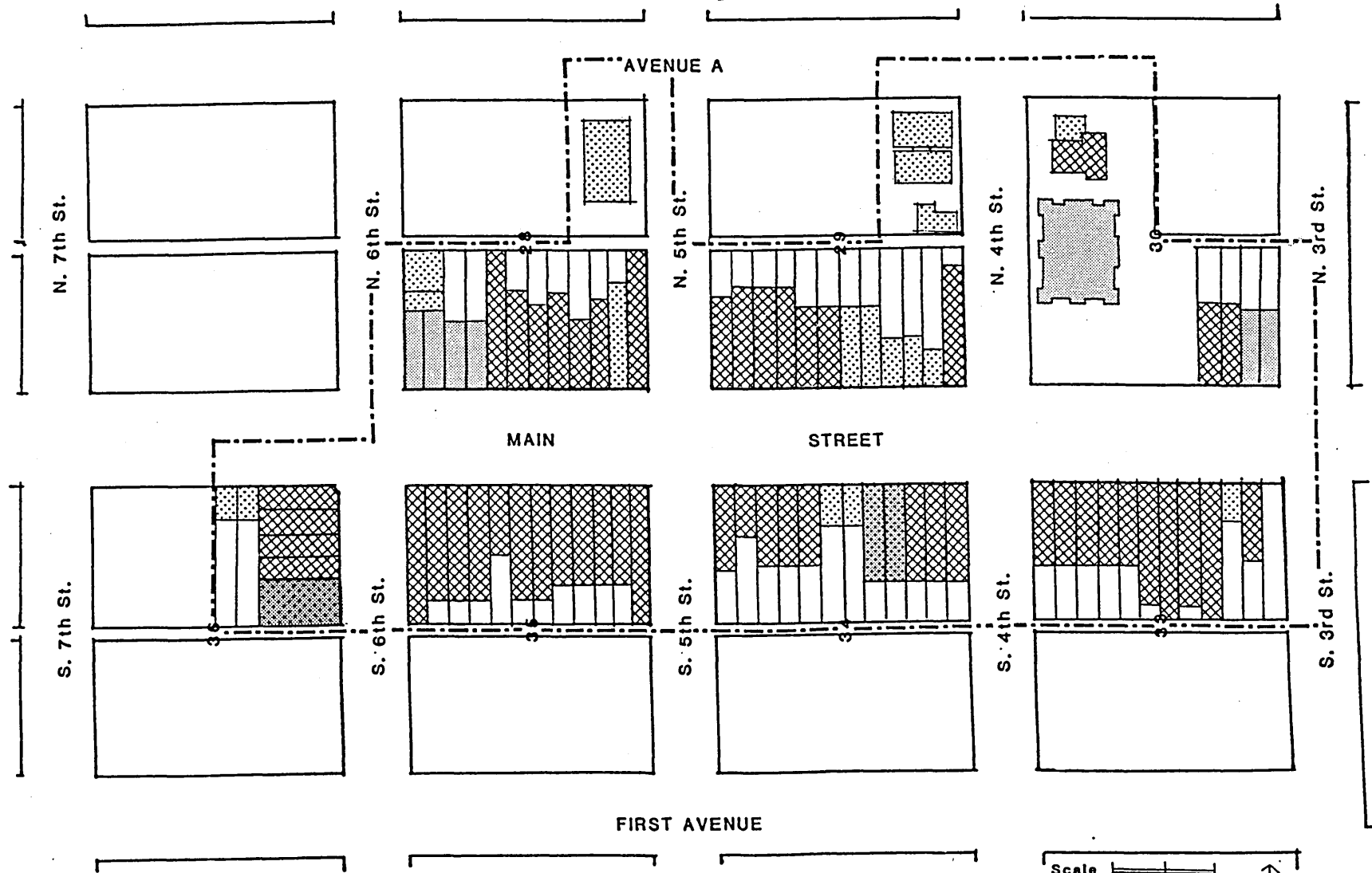
Building Materials



-  Brick
-  Wood
-  Stone
-  Stucco
-  Metal

Building outlines based on:
 Map of Plattsmouth, NE
 Sanborn Map Co., NY, 1929.
 Mary Findlay, NSHS, 1985.

Plattsmouth Main Street Historic District Building Heights

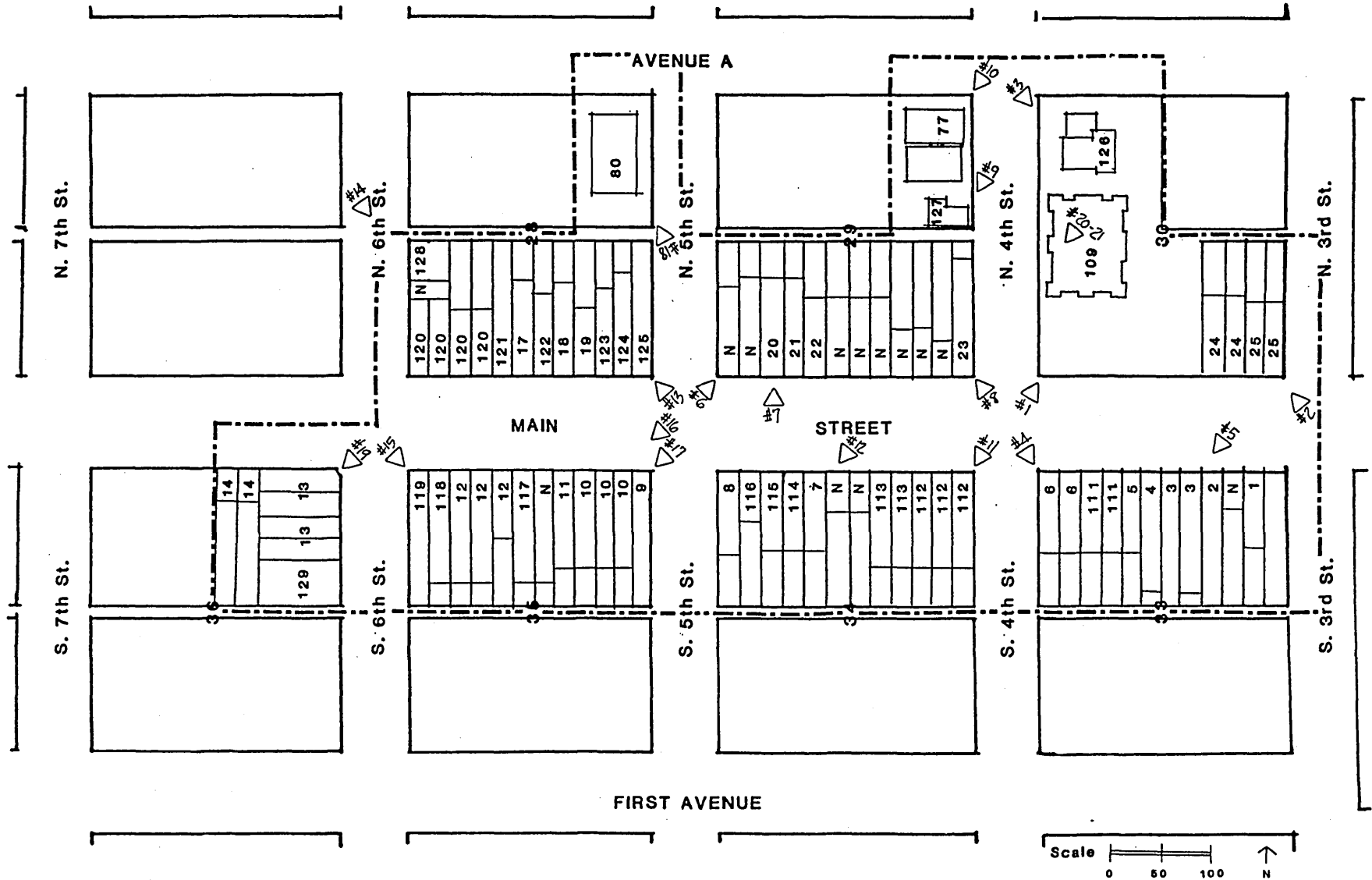


- 1 Story
- 1 1/2 Stories
- 2 Stories
- 3 Stories

Building outlines based on:
Map of Plattsmouth, NE
Sanborn Map Co., NY, 1929.
Mary Findlay, NSHS, 1985.

Plattsmouth Main Street Historic District

Site Map with Photo Views



N = Non-contributing Sites

Building outlines based on:
 Map of Plattsmouth, NE,
 Sanborn Map Co., NY, 1929.
 Mary Findlay, NSHS, July 1985.