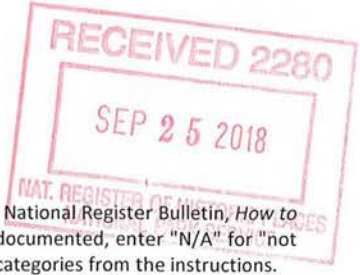


MP3090



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 Hastings Downtown Historic District

Other names/site number AD04

Name of related multiple property listing Historic and Architectural Resources of the Detroit-Lincoln-Denver Highway in Nebraska; Historic and Architectural Resources of the Potash Highway in Nebraska
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & Number Roughly bounded by W. 3rd St., N. Colorado Ave., the Burlington Northern tracks, and N. Burlington Ave.

City or town Hastings State Nebraska County Adams

Not for publication Vicinity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

SHPO/Director

9/20/18

Signature of certifying official/Title:

Date

Nebraska State Historical Society

State or Federal agency/bureau or Tribal Government

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

Signature of Commenting Official

Date

Title

State of Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

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

Signature of Keeper

12-18-2018

Date of Action

Hastings Downtown Historic District
Name of Property

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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	
<u>100</u>	<u>11</u>	Buildings
<u>3</u>	<u>2</u>	Sites
	<u>5</u>	Structures
	<u>1</u>	Objects
<u>103</u>	<u>19</u>	Total

Number of contributing resources previously listed in the National Register 6

6. Function or Use

Historic Functions (Enter categories from instructions.)

COMMERCE/TRADE: business, professional, organizational, financial institution, specialty store, department store, restaurant, warehouse

SOCIAL: meeting hall

RECREATION AND CULTURE: theater

TRANSPORTATION: rail-related, road-related

DOMESTIC: multiple dwelling

Current Functions (Enter categories from instructions.)

COMMERCE/TRADE: business, professional, organizational, financial institution, specialty store, department store, restaurant, warehouse

SOCIAL: meeting hall

RECREATION AND CULTURE: theater

TRANSPORTATION: road-related

DOMESTIC: multiple dwelling

GOVERNMENT: city hall

7. Description

Architectural Classification (Enter categories from instructions.)

LATE VICTORIAN: Romanesque, Renaissance

LATE 19TH & EARLY 20TH CENTURY REVIVALS: Mission/Spanish Colonial Revival

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

MODERN MOVEMENT: Moderne

Materials (enter categories from instructions.)

Principal exterior materials of the property: Brick, stone, metal (cast iron), concrete, stucco

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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 Hastings Downtown Historic District is located in Hastings, Nebraska the county seat of Adams County. Hastings is approximately 90 miles west and south of Lincoln, the state’s capital. The community was settled by English immigrants in 1872 and retains a current population of 24,991 according to 2016 U.S. census population estimates. The downtown core is the major community hub of the town. U.S. Highway 6 also known as the Detroit Lincoln Denver or DLD Highway passed through Hastings and along West 2nd Street within this district. The highway was routed around Hastings in 1930 with a business route remaining through town. The Downtown Historic District encompasses an area roughly between Lincoln and Colorado Avenues along West 2nd Street, approximately 12 square blocks.

The vertical scale of the commercial district is dominated by two- to six-story brick and masonry buildings of the late nineteenth and early twentieth centuries set lot line to lot line with no setbacks or landscaping with the exception of potted trees. When combined with the narrow streets and one-way traffic pattern, this gives the downtown an urban canyon feeling, typical of larger cities. The urban canyon is most readily visible along West 2nd Street through the heart of the district. It is only occasionally broken up by reclaimed greenspaces developed in the vacant lots. The buildings follow the standard form of most commercial properties with rectangular footprints, flat roofs, storefront displays, recessed entryways, second story windows and projecting parapets both ornamented and plain. Architectural styles in the district consist mainly of late 19th century and early 20th Century Commercial Styles, Period Revival Styles of the mid-20th century, and Modern Movement styles. The District retains not only the heart of the commercial core of the city, but one multiple family dwelling, movie theatres, and service stations.

There are six buildings in the district individually listed in the National Register. These include the Burlington Station (AD04-0001, NRHP listed 1978), the Clarke Hotel (AD04-0022, NRHP listed 1987), the Farrell Block (AD04-0012, NRHP listed 1979), the Nebraska Loan and Trust Company Building (AD04-0005, NRHP Listed 1979), the Stein Brothers Building (AD04-0005, NRHP listed 1979), and the Victory Building (AD04-0002, NRHP listed 1987). These six properties also represent some of the most architecturally significant buildings in the district.

West 2nd Street is a concrete two-lane, one-way street that carries traffic west to east through the district. There is angled parking on both sides of the street. West 3rd Street also carries one-way traffic east to west through the district while West 1st Street carries two-way traffic. The remaining named cross-streets intersect to form the contributing commercial development of the district. The Hastings Downtown Historic District consists of approximately twelve square city blocks roughly bounded by West 3rd Street on the north, North Colorado Avenue on the east, the Burlington Northern Railroad tracks on the south and North Burlington Avenue on the west. There are 100 contributing buildings in the district and three contributing structures. The structures consist of surface parking lots. There are 11 non-contributing buildings in the district, two non-contributing sites, five non-contributing structures, and one non-contributing object. The non-contributing buildings are either constructed outside the period of significance identified for this district or have been significantly altered thus diminishing their historic integrity. The non-contributing structures include either vacant lots or surface parking lots also outside the period of significance. The two non-contributing sites are pocket parks built at vacant lots. The downtown streets are not significant enough to consider as a distinct resource within the district.

Hastings Downtown Historic District

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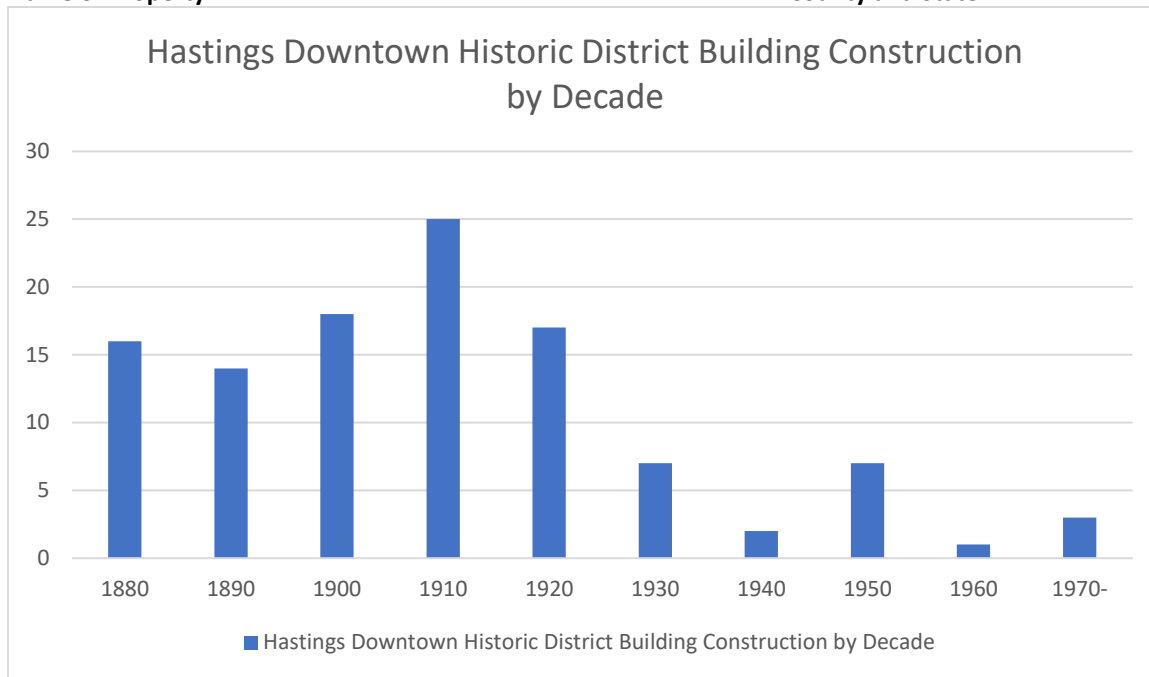


Figure 1. Chart of Hastings Downtown Historic District building construction by the decade.

Many of the dates and historic functions of the buildings described below have been determined by consulting with historic Sanborn Fire Insurance maps as well as clippings and site files from the Nebraska State Historic Preservation Office.

Physical Description

Construction Development in Hastings

Hastings developed after a homestead was awarded to Walter Micklen who built his homestead along what would become West 2nd Street. Micklen had his land platted and the town of Hastings was laid out. Railroads transported many of the early settlers in the city and during its first decade the town grew from a handful of settlers to 13,584 people by 1890. Economic downturn in the 1890s saw a significant drop in population to 7,188 people by 1900. However, the town grew steadily every decade since and continues its upward population trend. Constructed as the Farrell Block in 1880, the building at 537 West 2nd Street is a stone building with elaborate cornice and the earliest extant property in the district. The built environment within the district boundaries was largely complete by World War I. Originally buildings within the district were generally one and two-story wood frame false fronts until a major fire in 1879 destroyed most of two full blocks of West 2nd Street. Following the fire all new construction was required to be fireproof brick and stone. All district buildings today are constructed of either brick or stone with ornamental details applied in terra cotta, stone, concrete and applied panels. Most of the Victorian Era buildings with elaborate applied ornamentation have either been removed or significantly altered and no longer retain those stylistic characters.

The following descriptions will highlight the major buildings in the district and describe the area block by block. A representative example of building types and styles within the district are described. Because of the number of buildings in the district a narrative on each property is not provided here, but the following table at Figure 2 provides an illustrated listing of every property in the district, its contributing/noncontributing status, construction date, and thumbnail photograph. Each block of each street is broadly described below beginning east to west, from south to north.

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The eastern most three blocks of West 1st Street have no buildings on the south side of the street because the railroad tracks are located here. As the tracks angle through downtown the lots on the south side of the street are larger and buildings constructed on both the north and south side of the street.

300 Block of West 1st Street

Address (north side)	Contributing
306	No
330	Yes

At the southeastern corner of the district, this block continues to function much the same as the historic warehousing and wholesale corridor that surrounded the central business core once did. The south façade of the Debus Baking Company building anchors the eastern end of this block. This three-story brick manufacturing building has a relative smooth façade except for stepped brick string courses with brick pendants hanging between the second and third stories. The DeBus Baking Company has a North Colorado Avenue address and will be described in that section of the Section 7. A modern, brick-veneered storage facility dominates the center of the block, while the former Paxton & Gallagher warehouse anchors the western corner. The south side of the block is a lot used as an open storage yard.

400 Block of West 1st Street

Address (north side)	Contributing	Address (south side)	Contributing
420	No	Burlington Terminal freight annex	Yes
422	No	Parking lot	No

There are no contributing features on the north side of this block of West 1st Street. One-half is occupied by modern, metal sided storage and warehouse facility. The only other building on the north side is a two-story, brick commercial building with corbelled brick cornice detail constructed c. 1900. The entrances and many of the window openings have been infilled and is currently part of the Dutton Lainson complex. Having the storefront, main entry door and windows infilled on the main façade diminishes the historic integrity sufficiently that the building is considered non-contributing. Though storefront and window alterations are seen throughout the district, the wholesale removal and infill of the storefront, entry, and windows is a significant enough alteration that the building no longer expresses significance to the district. Set back from the south side of the block is a one-story, blonde brick rectangular building used as storage by the Burlington Northern Railroad, now encompassed by the storage yard.

500 Block of West 1st Street

Address (north side)	Contributing	Address (south side)	Contributing
516	Yes	501	NRHP Listed
522	Yes		

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526	Yes		
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Situated at the foot of St. Joseph Avenue is the Burlington Northern Railroad Station, individually listed in the National Register. The north side of the block is a continuous run of brick commercial buildings ranging from one to three stories tall. The one story south façade of the building at the intersection of St. Joseph and West 1st Street is visually simple with little adornment and consumes much of the 1st Street block. The two buildings at 516 and 522 West 1st Street are very similar in massing and design. The stepped corbelled brick cornice and the visual rhythm created by the second story windows carry across both buildings. However, the eastern-most building has been painted white and new aluminum and glass storefronts advertise the story of Kool-Aid which was founded in the building. A small, one-story brick commercial breaks up the roofline between the two-story and three-story buildings on either side. This one-story building was historically associated with the Stitt Motor Company building around the corner and its façade is consumed by an automobile opening with overhead door. The block is anchored on the west by a former Ford automobile dealership, described with the resources along Denver Avenue.

600 Block of West 1st Street

Address (north side)	Contributing	Address (south side)	Contributing
610	Yes	601-611	Yes
Parking lot	No	615	Yes
		623	Yes
		627	No
		Vacant	No
		641	Yes

The only commercial property that fronts the north side of this block is a short two-story addition to the rear of 101 North Denver Ave. The narrow brick used on the storefront dates to the mid-twentieth century. The rest of the block is devoted to a non-contributing parking lot that serves the retail core along the 600-block of West 2nd Street to the north of the block.

Most of the properties on the south side of the block retain their two-story brick vernacular commercial form. Generally, the cornices and second story details have been unchanged apart from windows boarded or bricked up. At the southwest corner is a two-story brick building with pressed metal belt course and elaborate cornice details completed in 1890. The projecting nameplate retains the name Langevin. The windows have been removed and some infilled with bricks and others replaced with smaller single pane units, but the pressed metal window caps remain in place. The storefront of this building has been significantly altered with the addition of a sloped shingled roof line projecting from under the pressed metal belt course and the storefront infilled with brick and smaller glass window openings. The entrance is canted. The buildings at 615 and 627 have identical second story brick cornice work, recessed brick crosses and stepped-back, recessed. The building at 615 has single light double-hung windows on the second story facade. Nearly all storefronts have been altered to varying degrees by the application of modern coverings such as siding, permastone or stucco. The two-story brick building at 627 West 1st Street has a detailed stepped corbelled brick cornice line with corbelling around the second story window openings. However, the first floor has been stuccoed with two arched windows added on either side of a residential style pedestrian entrances. Applied wood beams project across the façade above the windows to simulate vigas often found on adobe buildings and architectural types in the American Southwest. A large bubble awning advertises the Mexican restaurant in the building today.

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700 Block of West 1st Street

Address (north side)	Contributing	Address (south side)	Contributing
716	Yes	701	Yes
Parking lot	No	711	No
		715	Yes
		717	Yes
		721	Yes
		737	Yes

Like the 600 block and part of the 800 block, the north side of West 1st Street serves as secondary parking lots for businesses along West 2nd Street and for bars and restaurants in the southwest portion of the historic district. The only building fronting the north side of West 1st Street is a blonde one-story commercial storefront at the rear of 103 North Hastings Ave.

The south side of West 1st Street also retains a long run of two-story brick commercial storefronts characterized by simple to minimal brick cornice and regular second story window pattern. While the massing and form are consistent throughout the block with second story windows and corbelled brick cornice lines, the first-floor storefronts have been modernized. The building at 709-711 is considered non-contributing because the altered storefront falls outside the period of significance for this nomination. The three-story brick commercial block at 737 anchors the eastern end of this block. Many of its original upper story window openings have been bricked in or filled with block glass.

800 Block of West 1st Street

Address (north side)	Contributing	Address (south side)	Contributing
Parking Lot	Yes	811	No
		827	Yes

There are no commercial storefronts on the north side of the block. The eastern portion is occupied by the businesses fronting North Lincoln Avenue while the western portion serves as surface parking. This parking area has served as open space where both horse and buggies and early automobiles would stop. One contributing building remains on the south side of the block: a one-story, double wide commercial storefront with recessed entry. The brick detailing includes raised banding that emphasizes the buildings horizontal feel. A small frame gable-front building with parking lot is considered non-contributing.

900 Block of West 1st Street

Address (north side)	Contributing
922	Yes

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The southwest corner of the district encompasses a portion of the transportation-related resources peripheral to the main retail and commercial core. The garage complex at 922 West 1st Street represents the growing service industries centered around the automobile sales and transportation. The two-story brick complex was built in two phases between 1905 and 1930. Although infilled, the large overhead doors and show windows are still evident. The stepped cornice line visually ties the two together.

300 Block of West 2nd Street

Address (north side)	Contributing	Address (south side)	Contributing
306	Yes	301	Yes
310	Yes	Parking Lot	No
314	Yes	325	Yes
324	Yes	333	Yes
336-338	Yes	343	Yes
		347	Yes

The 300 block of West 2nd Street marks the east edge of the district boundary. The buildings on this block were constructed between 1905 and 1950 and include several transportation related resources along with smaller scale one and two-story brick buildings. The north side of the block is anchored by the Graham Tire service stations which was constructed in phases between 1930 and 1950. The station has a canted orientation on the block to provide drive up service and utilizes the neighboring garage for drive through garage service.

The south side of the block retains simple one-story brick buildings with glass storefronts. Opposite Graham Tire are three two story brick buildings. In the center of the block at 333 West 2nd is a period revival style building with glazed terra cotta pilasters and belt course defining the façade along with a projecting cornice line with arched features in each bay capped with glazed terra cotta tiles. It was built in 1928 and housed the Montgomery Ward’s department store. A two-story modern building on the west corner of the south side was completed in 1950 as a Buick automobile dealer. It is constructed of brick with glass block windows at the second level and a broad glass storefront across the north and east facades. This building has a distinctive rounded corner.

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300 block of West 2nd Street looking east from Kansas Avenue. The current Graham Tire building is in the foreground with the two-story garage next door to it under construction. Photo courtesy Nebraska State Historical Society.

400 Block of West 2nd Street

Address (north side)	Contributing	Address (south side)	Contributing
Parking Lot	Yes	405	Yes
414	Yes	415	Yes
Vacant Lot	No	451	NRHP Listed
422-424	Yes		
428	Yes		
450	Yes		

The 400 block of West 2nd Street has a parking lot on the northeast corner and a vacant lot in the center of the block on the north side. The remaining buildings on the block are one and two-story brick commercial facades with simple architectural features such as corbeled brick work at the cornices. However, anchoring the west corner of the lot at the intersection with St. Joseph Avenue are two more significant properties. The Lyman building on the northwest corner is a two-story building with a stepped corbeled corbelled façade paired windows, a projecting flat awning with transom windows and glass storefront that wraps around the corner from 2nd Street to St. Joseph. Opposite the Lyman building is the elaborately ornamented Dutton-Lainson Victory building This six-story building was constructed in 1920 as headquarters for the company, but also to commemorate victory during World War I. The building is ornamented with elaborate terra cotta panels at door surrounds and at the cornice with a large letter V for victory.

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500 Block of West 2nd Street

Address (north side)	Contributing	Address (south side)	Contributing
500	Yes	Park	No
528	No	513-517	No
536	Yes	521	No
		525-529	Yes
		537	NRHP Listed

The 500 block of West 2nd Street retains the Rivoli Theatre built in 1927. The Rivoli is an active movie theatre today. It retains its projecting marquis with neon “RIVOLI” above. Although the sign and marquis remain, the large addition to accommodate new movie theatre auditoriums diminishes the physical integrity of this property and it is counted as non-contributing. Immediately opposite the Rivoli is the Farrell Block, the oldest building in the district constructed in 1880. The stone building has an elaborate cornice line and addition that faces Denver Avenue, but also retains the 537 West 2nd Street address. It is individually listed in the National Register.

At the east end of the south side is a small city park with a fenced green space and large bronze sculpture dedicated to the citizens of Hastings on the 100th anniversary of the founding of the Dutton Lainson Company. The park is called the Dutton-Lainson Plaza and the sculpture is named Prairie Odyssey, designed by a Nebraska Sandhills native and artist, Herb Mignery. The sculpture was dedicated in 1992. Because of its recent construction the park is non-contributing site within the district. The two buildings immediately adjacent to the park are non-contributing properties that have been significantly altered for residential and commercial spaces.

600 Block of West 2nd Street

Address (north side)	Contributing	Address (south side)	Contributing
600	No	601	Yes
620-630	NRHP Listed	609	Yes
634	Yes	615-617	Yes
642	Yes	621	Yes
		627	Yes
		631	Yes
		635-641	Yes
		647	Yes

The north side of the 600 block of West 2nd Street retains one of the few new construction buildings in the district. The building at 600 West 2nd Street is a new one-story stucco front commercial infill building built in 2000. Though a non-contributing feature in the district, the building retains a similar scale and massing to the neighboring commercial properties. Its next-door neighbor, the Stein building, consumes a majority of the block, has prismatic glass transoms and ornamental lion heads above the large storefront on the brick façade. It was built in 1906. The building is mostly vacant today but functioned primarily as a retail space for the Stein brothers store and after it closed as Montgomery Ward’s until 1968 when they moved to the new shopping mall. The two remaining buildings on the north side of West 2nd Street on this block remain as examples of mid-century urban renewal and modernization in the district. The two-story brick building at 642 West 2nd Street was constructed in 1881 and housed the German National Bank until 1933 when it closed. The City National Bank reopened in the location until 1941. In 1936, Geyerman’s Women’s Wear occupied the east portion of the building and by 1944 the entire building. They completely remodeled the façade to its appearance today in 1951,

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removing the Victorian era cornice and exterior detailing. Today the building retains a mid-century shallow v-shaped awning, thin textured brick façade, and banded window groupings.

The south side of the block is a dense commercial-fronted block occupied by two story brick building facades, many of which were built in the 1880s. These facades have all been altered over time with renovated storefronts dating from between 1913 and 1955. All the buildings have glass storefronts with recessed central doors. One example is the building at 615-617 West 2nd Street. The two-story brick building was constructed in 1886 with an elaborate Victorian Era cornice line and window detailing. It was modernized in 1913 when the cornice was removed, and windows altered. Then in the 1940s a metal slip cover encased the façade. Recently the slip cover has been removed and today the façade retains its 1940s appearance with stone arched window caps with a simplified corbelled brick cornice.

Also of note on this block is the Zinn’s Jewelry store at 621 West 2nd Street. Zinn’s is a two-story brick building constructed in 1880. The brick has been painted and the windows infilled, but it retains a 1942 storefront of porcelain enameled steel panels, often referred to as Carrara glass. The black panels wrap around rounded storefront corners with display windows and a deeply recessed entry door. The aluminum and neon “ZINN’S JEWELERS” also remains in place. The building is vacant today.

The building at 635-641 West 2nd Street was built as the Masonic lodge and designed by C.C. Rittenhouse in 1886. It was extensively remodeled in 1913 and used as the Masonic Hall until 1930 when the organizations built a new building in Hastings, just north of the historic district. Today the double block has a decorative brick cornice and small scale second story windows that provided light, yet privacy into what was formerly the lodge hall.

Anchoring the west corner of the south side is the two-story Frahm Building constructed in 1884. The building retains its elaborate cornice with brackets and window hoods. The date 1884 is in the pediment of the cornice. This building changed over time when Frahm added a new copper storefront with beveled glass plate windows along with new steam heating systems in 1907. Frahm sold the building in 1928. The building was home to a drug store and pharmacy through 1968 when First Federal Lincoln Savings and Loan took it over.¹ Today the building retains a corner entrance with aluminum and glass storefront.

700 Block West 2nd Street

Address (north side)	Contributing	Address (south side)	Contributing
700	Yes	701	Yes
706	Yes	705-711	Yes
708	Yes	725	Yes
710	Yes	731-733	Yes
714	Yes	743	Yes
718	Yes		
722	Yes		
730	Yes		
742	Yes		

The 700 block of West 2nd Street remains one of the most densely built blocks in the district. Two and three-story buildings constructed between 1880 and 1951 illustrate the diversity in building types within this commercial

¹ Nebraska State Historic Preservation Office Site Survey Files, clippings from *Hastings Daily Gazette Journal* 14 October 1884; *Hastings Tribune*, 26 April 1907, and 24 March 1928.

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core. Both sides of the block retain buildings with period specific facades from brick and stone dating to mid-century modern slip covers, to mid-century modern construction. One of the most notable storefronts in the district belongs to Bert's drugs at the northwest corner of the block. The original building at this corner was constructed in 1890 and significantly renovated again in the 1920s with another rehabilitation in 1945 which resulted in the storefront present today. Bert's has a corner entrance with porcelain enameled steel panels in white and red and a neon "BERTS" sign at the corner.

The remaining seven historic buildings on the block were all constructed in the late 1800s or early 1900s and have facades that date to the 1940s and 1950s. The new façade materials range from narrow textured brick to permastone type materials to metal and stucco. All the buildings retain street level storefronts. The enclosed window openings at 718 have recently been re-opened and renovated. The building at the northeast corner is one story stucco façade constructed in 1960. It represents the theme, form, and massing of newer mid-century commercial blocks.

The south side of the block retains larger scale buildings date from the late 1880s to 1903. At the east corner of the block is the present-day Idea National Bank, a three-story Romanesque Revival building with formal marble arched entry and corbeled brick cornice line. The middle of the block retains the Wolbach and Brach Department Store building constructed in 1889 with Romanesque details including arched windows, stone moldings, and elaborate cornice line. The building was a retail staple in Hastings operating from 1875 through 1966 when it was sold to Schweser's Department Store. The building was remodeled many times through the years with windows removed, infilled with brick in the 1940s, and a metal slip-covered façade added by Schweser's in 1966, masking the entire brick façade. The slipcover has recently been removed exposing the brick façade.

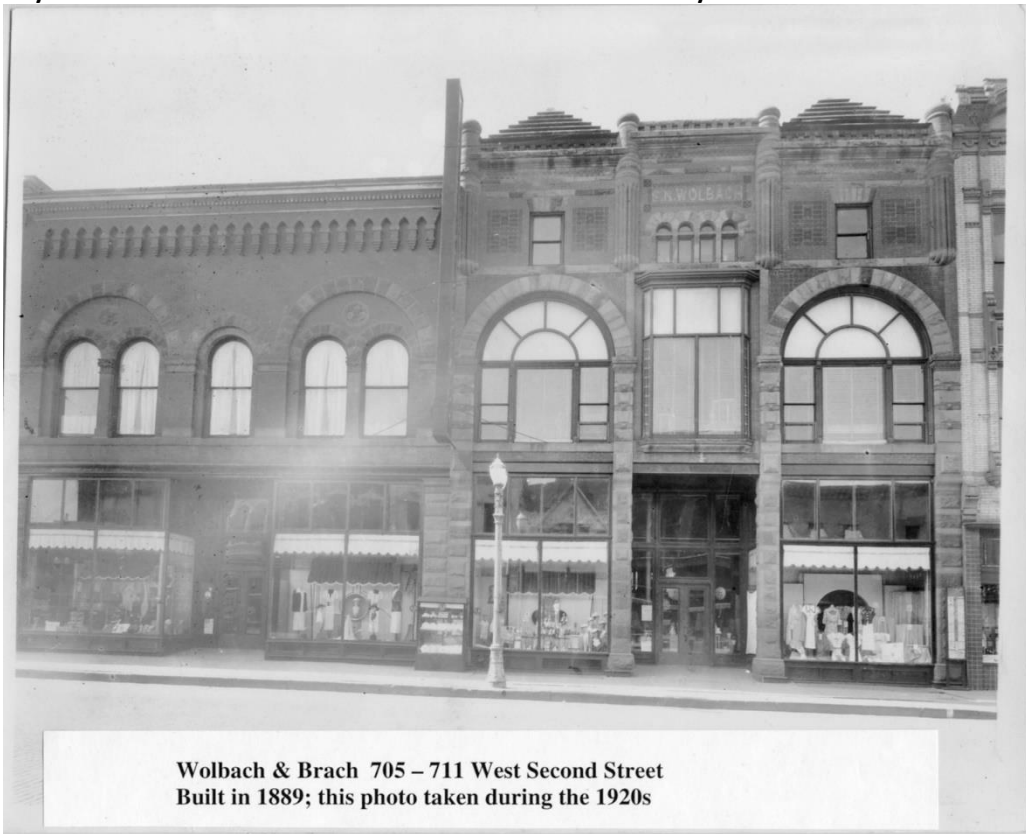
At the west corner of the south side is the building constructed in 1951 for J.M. McDonald's Department Store. This lot was the site of the Kerr Opera House, an elaborate performing arts center that was completed in 1884. As motion pictures became popular the opera house began to lose business and was converted to office space and small shops in the 1930s. It was eventually torn down to make way for the J.M. McDonald's Department Store which transitioned the block into a fully contemporary mid-century appearance with the only exception being the buildings at the northwest and southwest corners. McDonald built a two-story brick block with no windows and a large full-height brown glass center panel where the sign was located. Glass storefront fully encompass the first floor.

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The Wolbach and Brach General Store at 705-711 West 2nd Street from the 1920s. Photo courtesy Adams County Historical Society.

800 Block West 2nd Street

Address (north side)	Contributing	Address (south side)	Contributing
800-810	NRHP Listed	801	Yes
814	Yes	805	Yes
828	Yes	813-817	Yes
834	Yes	Park	No
838	Yes	839	Yes
844	Yes		

The north side of the 800 block of West 2nd Street retains one National Register listed property, four buildings with mid-century facades, and the Strand Theatre at the west corner of the north side. The Nebraska Loan and Trust Company building on the northwest corner is individually listed in the National Register. It was constructed in 1884 and retains its Victorian Era Italianate styling. Immediately adjacent is a two-story building with a brick façade that was completed in 1900. In 1950 a completely new façade was added with banded steel windows and enameled paneling over the entire façade. One-inch square green tiles clad the entire storefront. A new stucco façade was added to the building at 828 West 2nd Street. Though the exact construction date is unclear, photographic images from the late 1960s and early 1970s show the building with the stucco façade. As such it represents those mid-century efforts by the city to modernize the downtown.

The Strand Theatre at 844 West 2nd Street was built in 1916 and has a glazed terra cotta façade. Corner massing projects above the roofline referencing truncated corner towers connected by an elaborate cornice line. Each corner massing has terra cotta cartouches with scrolls at the top and bottom. The west façade is painted brick with

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terra cotta details around windows and at the cornice line. Though this is a secondary façade it is as detailed as many main facades because it fronts Burlington Avenue, the main north-south highway through Hastings. The theatre showed motion pictures until 1984. Today it is an office center. Designed by C.W. Way, the building strongly resembles the terra cotta detailing and massing, but in a smaller scale of its neighbor, the Dutton-Lainson building which was completed in 1920.

The south side of the block has a small pocket park where the Kipp Cigar Company building was located. The building housed the largest cigar producer in Nebraska. The building was a two bay three story brick façade in which Kipp occupied the western half. The building burned in 2004 and a pocket park was constructed in its place. The Loyal Mystic Legion of America occupied a three story turreted building on the corner until it was removed in 1962 when a new one-story J.C.Penney store was constructed in its place. The Penney’s building is currently occupied by Eakes office solutions. The one story painted brick building has a recessed entrance sheltered by the large overhang of the building. Display windows are located within the overhang and one bay of display windows with a second pedestrian entrance at the east façade. The building presents to the street as a brick block with minimal windows as opposed to the standard glass storefronts found throughout the district. The buildings from 801 through 817 West 2nd Street are a group of two story brick commercial fronts that had been fully slip covered with plain metal facades in the 1960s. In 2012-2014 the slip covers were removed and the building facades repaired. The buildings retained their decorative cornice line with the name plate “OLIVER 1886” in the eastern most bay. New windows replaced the infill opening the fenestration back to its historic configuration. Storefronts, entrances, and transoms were also rebuilt and repaired to return the brick facades to their historic appearance. The brick facades are painted, and a rooftop addition has been added to the chamfered building corner at 801 West 2nd Street. The addition is in the same location where a large billboard once stood and reflects the configuration of the billboard sign.

900 Block of West 2nd Street

Address (north side)	Contributing
900-908	Yes

Only one building remains on the 900 block of West 2nd Street. The three-story iron fired brick building consumes one quarter of the block and today houses the newspaper among other offices. Local architect C.W. Way designed the building in 1909 for the International Order of Odd Fellows. E. A. Brandes relocated his automobile dealership to the building in 1913 and occupied the building until 1935. The Hastings Tribune newspaper occupied the space and has been headquartered in the building since 1939. The relatively simply block has had the windows removed, infilled and replaced as well as the storefronts.

300 Block West 3rd Street

Address (south side)	Contributing
315	Yes
Parking lot	Yes
311	Yes

Only two buildings remain on the 300 block of West 3rd Street within the district boundaries and both are automobile related. The showroom at 315 West 3rd Street is a simple one-story brick automobile dealer constructed in 1935. Large glass display windows extend across the main elevation looking into the showroom. This building is surrounded on both sides by surface parking contemporary with the building. The only other property on this block is a one-story “L” shaped concrete masonry unit garage.

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

400 Block of West 3rd Street

Address (south side)	Contributing
403 ½	Yes
405-409	Yes
411	Yes
413	Yes
417-423	Yes
Liberal Hall marker	No

Another one-story service station at the very back of the lot with associated parking lot is at the southeast corner of the block and retains its historically associated parking lot. The 400 block of West 3rd street contains the only residential property in the historic district. A two-story brick apartment building with a projecting gabled front porch resides in the middle of the block. Anchoring the southeast corner is a one-story brick “L” shaped shopping strip with associated parking. The c. 1925 building was an automobile service station and replaced a gas station on the corner, and it also retains its historically associated parking area. Today the former open auto bays with overhead doors have been infilled to accommodate office/storefront space. Between the parking lot and the sidewalk is a rectangular granite marker memorializing the former location of Liberal Hall. This marker is considered a non-contributing object.

500 Block of West 3rd Street

Address (south side)	Contributing
509-515	Yes
521	Yes

One large “L” shaped building dominates the 500 block of West 3rd Street. It is a two-story period revival multi-use commercial building. The building was constructed in 1926 and designed by Mark Evans for the Stitt Automobile Company and retains an overhanging cornice clad with green glazed ceramic roof tiles and supported by ornamental brackets. Within the corner wall above the second story windows is an embossed “St.J” referencing St. Joseph Avenue. Multiple aluminum and glass storefronts run across both the north facing façade and the east facing façade along St. Joseph Avenue. All the second-floor windows have been replaced with new simulated multi-light sashes. At the opposite end of the block and at the intersection with Denver Street is a simple two-story brick commercial bay with glass storefronts.

600 Block of West 3rd Street

The 600 block of West 3rd Street has no buildings within the district that face the street. The buildings on this block all face the cross streets and will be described associated with their appropriate address.

700 Block of West 3rd Street

The 700 block of West 3rd Street has no buildings within the district that face the street. The buildings on this block all face the cross streets and will be described associated with their appropriate address.

800 Block of West 3rd Street

Address (south side)	Contributing
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Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

811-815	Yes
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The building at 811-815 West 3rd Street is a one story commercial front built in 1907. The three commercial bays are relatively simple, but the building retains geometric rectangular blocks above each bay of the storefront openings. The triple storefront is divided by brick pilasters which project above the cornice line. Each pilaster is ornamented with geometric cross and rectangle pattern expressing an Arts and crafts style to the small-scale building. This building is attached to the rear of the Madgett Building which faces North Lincoln Avenue.

100 Block North Colorado Avenue

Address (west side)	Contributing
107	Yes

The Debus Baking Company Building is a three-story brick manufacturing facility built in the early 1920s. The simple brick cornice consists of stepped courses outlining a band of vertically laid brick. Additional stepped brick courses are laid beneath a contrasting stone course between the second and third stories on the south half of the building, but this motif appears between the first and second stories of the north half. The windows of the upper stories are of block glass while the first-floor windows are steel multilight. A pedimented door surround frames the office entrance.

200 Block of North Colorado Avenue

The 200 block of North Colorado Avenue has no buildings within the district that face the street. The buildings on this block all face the cross streets and will be described associated with their appropriate address.

North Kansas Avenue

North Kansas Avenue has no buildings within the district that face the street. The buildings on this block all face the cross streets and will be described associated with their appropriate address.

100 Block of North St. Joseph Avenue

Address (west side)	Contributing
101-119	Yes

On the northwest corner of St. Joseph Avenue and 1st Street sits a one-story brick commercial warehouse building with flat roof. The façade is of smooth, painted brick with recessed sign panels. The north portion of the building contains a storefront that currently houses a brew pub.

200 Block of North St. Joseph Avenue

Address (east side)	Contributing
218	Yes

The building at 218 North St. Joseph is a two-story brick commercial front with sawtooth brick corbeling at the cornice line. A full-width aluminum and glass storefront consumes the first floor of the façade with a recessed central entrance at the north storefront and no pedestrian entrance in the south storefront. Four one-over-one

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

double hung replacement windows are located in the center of the second-floor bay with two large window openings on either side of the existing fenestration that have been infilled with brick.

100 Block of North Denver Avenue

Address (east side)	Contributing	Address (west side)	Contributing
102-112	Yes	101	Yes
		107	Yes

On the northeast corner of North Denver Ave and West 1st Street is a building constructed for Sipple Brothers Ford dealership in 1917. This three-story garage is part of the transportation-related services that developed surrounding the retail core. Constructed of brick and reinforced concrete, the design incorporates a grid like pattern of contrasting concrete and brick. Vertical brick banding that emphasize the corner towers that are topped with pitched parapets and inset stone diamond accents. The upper story windows are industrial steel although the second story window openings have been bricked in and reduced in size. The commercial storefronts on the first floor have been altered. The building was used to distributor and assemble Ford cars until 1947 when it was sold to the city of Hastings for the potential use as a new city hall. When the renovation of the building was deemed too overwhelming it was traded to the Knights of Pythias for their club in 1950. Over the years it housed a variety of offices, cafes, and businesses.

On the west side of the block are a two-story brick commercial block at 101 and the later Eagles Club at 107. The brick block has a simplified brick cornice that replaced the former pressed metal cornice. The upper story window openings retain the decorative hoods with crossed sword details while the iron storefront also remains. This commercial block once extended north to alley. The building today retains two stories each with distinct renovations from different periods. The Eagles Club retains a c. 1930 renovation with a complete new façade from that period which includes vertical brick bands, glass block, streamlined entrance and black metal panels. The building at 101 North Denver Avenue retains its decorative window caps, cast iron storefront columns with recessed corner entrance, but windows have been partially infilled and replaced while two bays of the storefront have been infilled. One cast iron fluted pilaster is still visible at the north side of the Eagles Club. A one-story building was constructed c. 1960 as an addition to the Eagles Club. The Eagles Club building exhibits midcentury design elements utilizing blond brick in vertical columns with black enameled panels to give it a modern feel.

200 Block of North Denver Avenue

Address (east side)	Contributing
216	Yes

The only commercial building that faces this block is a two-story vernacular commercial building at 216 North Denver Avenue. The original cornice has been replaced with stepped triangular brick detailing. Two bay windows on the second story have been built out and connected with a balustrade to give the impression of a Victorian balcony. The storefront has also been modernized.

100 Block of North Hastings Avenue

Address (east side)	Contributing	Address (west side)	Contributing
122	Yes	103-119	Yes
128	Yes	121	Yes

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

The Frahm Building at 122 North Hastings is an example of midcentury commercial architecture built in 1950. The two-story façade is smooth stone accented with green marble panels with little adornment. The second story windows are tied together to emphasize the horizontal lines of the rectangular form, as does the aluminum canopy. To its north is contrasted a three-story brick commercial storefront with Italianate details. The bracketed cornice, simple window hoods, and recessed entry are reflective of that style.

On the western side of the street, the Exchange Bank building takes up the south half of the block. The large business block was built in 1883 and consists of four commercial storefronts, the southernmost of which has a cut stone façade. The other three have been replaced with aluminum storefronts. The brick façade of the second story still retains the arched recesses of the original window openings. The building was extensively remodeled in 1919 when the bank's entrance was moved from the corner of the building to the 1st Street side and new stonework was placed on the front of the building. The corner entrance was squared on the first floor. The decorative Victorian cornice was removed during the 1940s. The small two-story commercial building with recessed entry at 121 North Hastings Avenue has been slip covered with vertical siding as part of the movement to modernize downtown and compete with shopping malls.

200 Block of North Hastings Avenue

Address (east side)	Contributing	Address (west side)	Contributing
220	Yes	233	NHRP Listed

The Hastings City offices occupy the former First National Bank Building, a midcentury modern building. It is characterized by smooth white marble façade, a geometric metal screen shading the second story windows, two-story window curtain on the north façade, and aluminum canopy. On the west side of the street sits the National Register listed Clarke Hotel at 233 North Hastings Avenue. Its history and full architectural description can be found in its National Register nomination form.

100 Block of North Lincoln Avenue

Address (west side)	Contributing
107	Yes
111	Yes
117	Yes

This block is anchored on the southwest by the two-story brick commercial block constructed in 1900. While stripped of most of its ornamentation, it retains the angled, corner entry, window hood details and storefront pilasters. Much of the storefront has been infilled with vertical planking. The building also incorporates the one-story storefront at 111 North Lincoln. The one-story commercial storefront at 117 has a recessed storefront supported by two granite columns capped with Corinthian capitals. The tiles entry and full height of the storefront windows and transom have been preserved.

200 Block of North Lincoln Avenue

Address (east side)	Contributing	Address (west side)	Contributing
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Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

220-228	Yes	221-239	Yes
232-236	Yes		
238	Yes		

The east side of the 200 block has an uninterrupted run of uniformly high two-story brick commercial blocks. The Odd Fellows building built in 1895 and renovated extensively in 1920 consists of two recessed entry storefronts flanking a central stairwell. Other than a brick cornice string course, the only other brick details are soldier courses above and below the windows. The transom openings remain but have been infilled. While the massing and recessed storefront at 228 North Lincoln is intact, the brick façade has been replaced eliminating much of the brick details as well as altering the window openings. The building at 232-236 contains two commercial storefronts with a shared recessed entry. Brick columns run the full height of the building, which along with transom lights above the second story windows, gives emphasis to the vertical lines of the building. The red brick façade of the northeastern corner storefront is another attempt to modernize downtown storefronts to compete with the shopping malls. It is entirely void of any ornamentation.

On the west side of the block, the three-story Madgett building constructed in 1907 serves as the uninterrupted opposite canyon wall. It an imposing commercial block with a regular repeated façade. The brickwork includes a cornice line of inset floral block, stepped recesses extending the height of the upper stories and triangular dentils below the windows. An aluminum awning covers the paired and singular recessed storefronts.



Madgett Building as seen in early postcard c. 1910. Courtesy Nebraska State Historical Society

100 Block North Burlington Avenue

Address (west side)	Contributing
109-111	Yes
131	No

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

The Enterprise Block was built in 1887 and is an example of the wholesaling and light manufacturing resources that also surround the retail core of the district. This three-story brick building contains three commercial storefronts on the first floor with upper stories used a warehousing and storage. While the iron storefronts and arched window openings are intact, the cornice has been removed. A small, one-story loading dock has been added on the north façade. The modern steel repair building north of the Enterprise block is non-contributing because its construction falls outside the district’s period of significance. The building was a multi-purpose distribution and commercial property where in 1910 the first rail-car of automobiles was delivered, the first auto repair shop was also located here and it was the first to distribute Kool-Aid.²

² “Fountain to Fountain Walking Tour, Hastings Nebraska, Connecting the Past to the Present.” Adams County Historical Society, Hastings, NE 2007.







Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

Table 2 below illustrates and lists all properties within the Hastings Downtown Historic District.



Address	Survey #	C/NC	Constr. Date	Thumbnail
West 1st Street (East to West)				
<i>Begin Colorado Ave</i>				
306 W 1 st St	AD04-0944	NC	2008	
330 W 1 st St	AD04-0945	C	1925	
<i>Kansas Ave Intersection</i>				
420 W 1 st St	AD04-0946	NC	1980	
422 W 1 st St	AD04-0947	NC	1900	
Parking Lot	AD04-1003	NC	c. 2012	
<i>St. Joseph Ave Intersection</i>				
501 W 1 st St	AD04-0001	NHRP Listed	1902	Burlington Depot
516 W 1 st St	AD04-0948	C	1920	

Hastings Downtown Historic District

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Name of Property

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522 W 1 st St	AD04-0078	C	1900	
526 W 1 st St	AD04-0079	C	1917	
<i>Denver Ave Intersection</i>				
<i>North Side</i>				
610 W 1 st St	AD04-0949	C	1910	
Parking Lot	AD04-1004	NC	c.2000	
<i>South Side</i>				
601-611 W 1 st St	AD04-0125	C	1890	

Hastings Downtown Historic District

Adams County, Nebraska


Name of Property

County and State

615 W 1 st St	AD04-0950	C	1910		
623 W 1 st St	AD04-0951	C	1910		
627 W 1 st St	AD04-0687	NC	1910/1980		
Vacant Lot	AD04-1005	NC			
641 W 1 st St	AD04-0019	C	1900		
<i>Hastings Ave Intersection</i>					
<i>North Side</i>					

Hastings Downtown Historic District

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Name of Property				County and State
716 W 1 st St	AD04-0952	C	1900	
Parking Lot	AD04-1006	NC	1979	
<i>South Side</i>				
701 W 1 st St	AD04-0953	C	1900	
711 W 1 st St	AD04-0954	NC	1885/1980	
715 W 1 st St	AD04-0124	C	1885	

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State





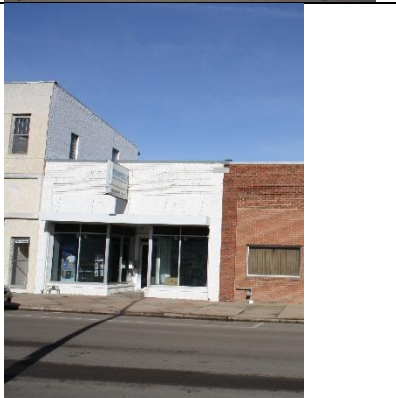
717 W 1 st St	AD04-0955	C	1885		
721 W 1 st St	AD04-0123	C	1885		
737 W 1 st St	AD04-0956	C	1885		
<i>Lincoln Ave Intersection</i>					
<i>North Side</i>					
Parking Lot	AD04-1007	C	c.1962		
<i>South Side</i>					
811 W 1 st St	AD04-0957	NC	1965		

Hastings Downtown Historic District

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Name of Property

County and State

827 W 1 st St	AD04-0122	C	1920	
<i>Burlington Ave Intersection</i>				
922 W 1 st St	AD04-0958	C	1910	
2nd Street (East to West)				
<i>Begin Colorado Ave</i>				
<i>North Side</i>				
306 W 2 nd St	AD04-0959	C	1935	
310 W 2 nd St	AD04-0960	C	1930	
314 W 2 nd St	AD04-0063	C	1935	

Hastings Downtown Historic District

Adams County, Nebraska



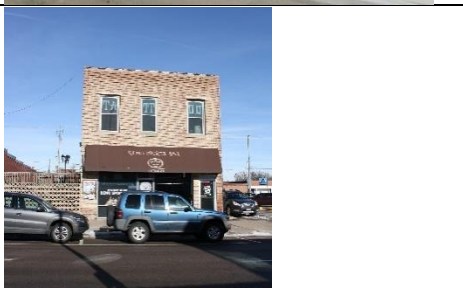
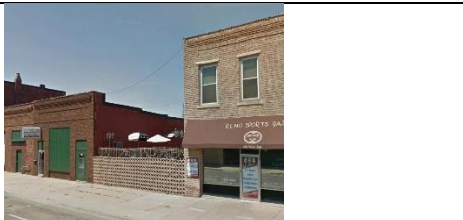


Name of Property				County and State
324 W 2 nd St	AD04-0961	C	1905	
336-338 W 2 nd St	AD04-0962	C	1921	
<i>South Side</i>				
301 W 2 nd St	AD04-0963	C	1931	
Parking Lot	AD04-1008	C	1931	
325 W 2 nd St	AD04-0116	C	c.1948	
333 W 2 nd St	AD04-0115	C	1928	
343 W 2 nd St	AD04-0964	C	1919	

Hastings Downtown Historic District

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Name of Property

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347 W 2 nd St	AD04-0965	C	1949	
<i>Kansas Ave Intersection</i>				
<i>North Side</i>				
Parking Lot	AD04-1009	C	1960	
414 W 2 nd St	AD04-0062	C	1920	
Vacant lot	AD04-1010	NC		
422-424 W 2 nd St	AD04-0061	C	1919	
428 W 2 nd St	AD04-0060	C	1915	

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

450 W 2 nd St	AD04-0059	C	1914	
<i>South Side</i>				
405 W 2 nd St	AD04-0966	C	1926	
415 W 2 nd St	AD04-0967	C	1925	
451 W 2 nd St	AD04-0002	NHRP Listed	1920	
<i>St. Joseph Ave Intersection</i>				
<i>North Side</i>				
500 W 2 nd St	AD04-0058	C	1920	

Hastings Downtown Historic District

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Name of Property

County and State

528 W 2 nd St	AD04-0057	NC	1927	
536 W 2 nd St	AD04-0055	C	1929	
<i>South Side</i>				
Dutton-Lainson Plaza	AD04-1011	NC		
513-517 W 2 nd St	AD04-0968	NC	1900/2000	
521 W 2 nd St	AD04-0969	NC		
525-529 W 2 nd St	AD04-0970	C	1953	





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Name of Property				County and State
537 W 2 nd St	AD04-0012	NHRP Listed	1880	
<i>Denver Ave Intersection</i>				
<i>North Side</i>				
600 W 2 nd St	AD04-0971	NC	c.2000	
620-630 W 2 nd St	AD04-0005	NHRP Listed	1906	
634 W 2 nd St	AD04-0013	C	1900/1951	
642 W 2 nd St	AD04-0014	C	1883/1951	
<i>South Side</i>				
601 W 2 nd St	AD04-0972	C	1881/c.1950	






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Name of Property				County and State
609 W 2 nd St	AD04-0973	C	1880/c.1950	
615-617 W 2 nd St	AD04-0974	C	1886/1913	
621 W 2 nd St	AD04-0114	C	1880/1942	
627 W 2 nd St	AD04-0975	C	1880/1955	
631 W 2 nd St	AD04-1014	C	1880	
635-641 W 2 nd St	AD04-0113	C	1914	

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Name of Property				County and State
647 W 2 nd St	AD04-0111	C	1884	
<i>Hastings Ave Intersection</i>				
<i>North Side</i>				
700 W 2 nd St & 215-219 N Hastings Ave	AD04-0015	C	1890/c.1945	
706 W 2 nd St	AD04-0016	C	1890/1945	
708 W 2 nd St	AD04-0976	C	1890/1945	
710 W 2 nd St	AD04-0977	C	1890/1950	

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714 W 2 nd St	AD04-0978	C	1890/c.1955		
718 W 2 nd St	AD04-0979	C	1890		
722 W 2 nd St	AD04-0980	C	1910		
730 W 2 nd St	AD04-0981	C	1910		
742 W 2 nd St	AD04-0982	C	1960		
<i>South Side</i>					

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

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701 W 2 nd St	AD04-0110	C	1903	
705-711 W 2 nd St	AD04-0983	C	1890	
725 W 2 nd St	AD04-0984	C	1885	
731-733 W 2 nd St	AD04-0985	C	1880	
743 W 2 nd St	AD04-0986	C	1951	
<i>Lincoln Ave Intersection</i>				
<i>North Side</i>				

Hastings Downtown Historic District

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Name of Property				County and State
800-810 W 2 nd St & 213-219 N Lincoln Ave	AD04-0006	NRHP Listed	1883/1915 corner entrance moved to south facade	
814 W 2 nd St	AD04-0020	C	1900/1950	
828 W 2 nd St	AD04-0987	C	1915/c.1955	
834 W 2 nd St	AD04-0021	C	1915	
838 W 2 nd St	AD04-0988	C	1903/1947	
844 W 2 nd St & 200 N Burlington Ave	AD04-0023	C	1916	
<i>South Side</i>				

Hastings Downtown Historic District

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Name of Property				County and State
801 W 2 nd St	AD04-0989	C	1900	
805 W 2 nd St	AD04-0935	C	1900	
813-817 W 2 nd St	AD04-0990	C	1900	
Pocket Park	AD04-1012	NC	2008	
839 W 2 nd St	AD04-0991	C	1962	
<i>Burlington Ave Intersection</i>				
900-908 W 2 nd St	AD04-0992	C	1909	
3rd St (East to West)				
<i>Begin Colorado Ave</i>				

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

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315 W 3 rd St	AD04-0066	C	1935	
311 W 3 rd St	AD04-0993	C	1950	
<i>Kansas Ave Intersection</i>				
403 ½ W 3 rd St	AD04-0067	C	c. 1930	
405-409 W 3 rd St	AD04-0131	C	c.1900	
411 W 3 rd St	AD04-0120	C	1920	
413 W 3 rd St	AD04-0120	C	1920	
417-423 W 3 rd St	AD04-0121	C	c. 1925	

Hastings Downtown Historic District

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Liberal Hall Marker	AD04-1013	NC	c.1990	
<i>St. Joseph Ave Intersection</i>				
509-515 W 3 rd St & 221-237 N St. Joseph Ave	AD04-0070	C	1926	
521 W 3 rd St	AD04-0994	C	1920	
<i>Denver Ave Intersection</i>				
<i>Hastings Ave Intersection</i>				
<i>Lincoln Ave Intersection</i>				
811-815 W 3 rd St	AD04-0076	C	1907	
Colorado Ave (South to North)				

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

107 N Colorado Ave	AD04-0126	C	1923	
Kansas Ave (no properties)				
St Joseph Ave (South to North)				
101-119 N St. Joseph Ave	AD04-0995	C	1920	
<i>W 2nd St Intersection</i>				
218 N St. Joseph Ave	AD04-1014	C.	c.1920	
Denver Ave (South to North)				
<i>East Side</i>				
102-112 N Denver Ave	AD04-0080	C	1917	
<i>West Side</i>				
101 N Denver Ave	AD04-0996	C	1910/c.1960	







Hastings Downtown Historic District

Adams County, Nebraska

Name of Property				County and State
107 N Denver Ave	AD04-0081	C	1910/1930	
<i>W 2nd St Intersection</i>				
216 N Denver	AD04-0056	C	1946	
Hastings Ave (South to North)				
<i>East Side</i>				
122 N Hastings Ave	AD04-0112	C	1950	
128 N Hastings Ave	AD04-0997	C	1880	
<i>West Side</i>				
103-119 N Hastings Ave	AD04-0082	C	1883/1919	
121 N Hastings	AD04-0998	C	1890/1950	
<i>2nd Street Intersection</i>				
<i>East Side</i>				

Hastings Downtown Historic District

Adams County, Nebraska


Name of Property				County and State
220 N Hastings	AD04-0999	C	1963	
<i>West Side</i>				
233 N Hastings	AD04-0022	NHRP Listed	1914	
Lincoln Ave (South to North)				
107 N Lincoln Ave	AD04-0083	C	1900	
111 N Lincoln Ave	AD04-1000	C	1900	
117 N Lincoln Ave	AD04-0084	C	1900	
<i>W 2nd St Intersection</i>				
<i>East Side</i>				
220-228 N Lincoln Ave	AD04-0073	C	1895/1920	

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

232-236 N Lincoln Ave	AD04-0074	C	1910		
238 N Lincoln Ave	AD04-0075	C	1890/1950		
<i>West Side</i>					
221-239 N Lincoln Ave	AD04-0077	C	1907		
Burlington Ave (South to North)					
109-111 N Burlington Ave	AD04-0077	C	1890		
131 N Burlington Ave	AD04-1001	NC	1996		

Hastings Downtown Historic District
Name of Property

Adams County, Nebraska
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for 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

1880-1968

Significant Dates

1911 Omaha (Detroit)-Lincoln-Denver Highway est.
1930 Omaha (Detroit)-Lincoln-Denver Highway rerouted

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

C. C. Rittenhouse
C. W. Way

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 Hastings Commercial Historic District represents the core of commercial activity in the city from both the historic period and today. It is locally significant under National Register Criterion A in the area of Commerce. The downtown core has provided residents with goods and services since the founding of the community in 1872. The buildings and structures within the area centered on West 2nd Street from Burlington to Colorado Avenues

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reflect the development of the community and its commercial growth. The period of significance begins in 1880 the construction date of the Farrell Block, the oldest extant building in the district and extends to 1968, the established 50-year cut-off date. This terminal date was chosen because many of the urban renewal type modernizations and modifications of building facades were completed by this date, resulting in the general appearance of the downtown district today, and because the downtown continues to grow and serve as a focus for commerce in Hastings.

Overview

Located in the open plains of south-central Nebraska, Hastings is the seat of Adams County. The city was established in 1872 when a group of English immigrants relocated to the area. The town was established at the junction of the Burlington and Missouri River Railroad and the St Joseph and Denver City Railroad. West 2nd Street at the heart of the district also was the route for the Detroit Lincoln Denver Highway from its inception as the earlier Omaha Lincoln Denver Highway in 1911 until 1930 when it was rerouted around downtown. Hastings is named for Colonel Thomas D. Hastings who was a contractor for the St. Joseph and Denver City Railroad. The city incorporated in 1874 and in 1878 the county seat was removed from Juniata to Hastings where it has remained since that time. Hastings College, a private liberal arts school opened in 1882 and a state hospital was established in 1888. Hastings is also known as the home of Kool-Aid where Edwin Perkins invented the drink in 1927. During World War II the largest Naval Ammunition Depot in the United States was located in Hastings and Adams County. As of the 2010 United States census, Hastings has a population of 24,907 people.

Statement of Significance

This district exhibits significance in commerce. The city grew in 1872 from a group of English immigrants attracted to the area by advertisements that enticed settlers with free land. It developed and followed the established plat and grid system set up by town founder Walter Micklen. An additional influx of settlers arrived as the economy grew and the railroads expanded during the 1880s. This spurred development of the commercial environment with the core along 2nd Street. City officials and merchants managed growth in concentrated areas with a clear separation between public buildings (libraries, schools, auditorium, and civic buildings) north of 3rd Street and outside the district, and commercial buildings including retail, services, and hotels in the core of the district along 2nd Street. Immediately following World War II commercial efforts redoubled to ensure a modern and progressive community that accommodated parking, pedestrians, and the aesthetic of the time.

The Hastings Downtown Historic District consists of a group of late 19th and early 20th century properties located within approximately twelve square city blocks between 1st and 3rd Streets from Burlington to Colorado Avenues. These buildings reflect a variety of architectural styles as well as representative mid-20th century new construction and building rehabilitations. These rehabilitations and some new construction resulted from a thriving downtown economy bolstered by the presence of the largest Naval Ammunitions Depot in the United States. The resulting representative building stock today includes a mix of early stone commercial properties, highly ornamented blocks, revival styles and modern rehabilitations as well as modern style buildings. Six buildings in the district are individually listed in the National Register, as listed in Section 7.

History of Hastings

Early Development in Hastings

A group of pioneering immigrants who responded to advertisements in British newspapers that induced settlers to areas in the midwestern United States that were sparsely populated arrived in the Spring of 1871. This early settlement occurred near 32 Mile Creek approximately two miles south and west of the downtown. Though clearly adventuresome, this group of British citizens were largely inexperienced in farming. They were however, enchanted by the promise of land and prosperity. Among the group that settled Adams County was Walter Micklen whose 80-acre homestead became the townsite of Hastings. He built his first house out of sod in 1871

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which was located near the corner of 3rd Street and Burlington Avenue, the heart of today's historic commercial district.³



Image showing the area of 3rd Street and Burlington Avenue in Hastings. This 1873 image captures the first house constructed in the city by Walter Micklen. The Burlington railroad tracks are in the foreground. Photo courtesy Adams County Historical Society.

Micklen had his 80 acres surveyed and platted to form the town which was then registered in October of 1872. Along with a land office in Hastings that located some 270 homesteads in the county and several other businesses such as a butcher shop and lumber yard, the fledgling community was well underway. The first major commercial business along 2nd Street was called the Headquarters and was a retail store that sold supplies and food staples. It was considered one of the most important early commercial enterprises, outside of the development of the railroad.⁴

The Hastings Town Company was incorporated in 1873 to promote and sell town lots and along with the presence of both the Burlington and Missouri River Railroad and the St. Joseph and Denver City Railroad, Hastings began to boom. The commercial core grew along 2nd Street where a boot and shoe store, a mercantile, lumberyard, hardware store, and bank were established. A new school was built and served children from the city as well as surrounding farms.⁵ Three hotels which were named the Roaring Gimlet, the Howling Corkscrew, and the Inter-Ocean along with a post office were all present along 2nd Street by 1873, merely two years after the first settlers arrived. None of these are extant today. During the 1870s, 2nd Street had a typical boom town appearance with one and two-story wood frame false front buildings, wooden boardwalks and a bustling community.⁶ Several businesses were established in downtown that remained staples of the economy through many decades. Wolbach's and Brach's was in continuous operation longer than any other establishment in Hastings. They began business as department stores/mercantiles in 1875 and rebuilt after a devastating fire in 1879. The Brach's

³ Judge William R. Burton, ed. "History of Hastings, Nebraska (Part 1), S. J. Clarke Publishing Co., Chicago, IL 1916. Accessed at www.history.rays-place.com/ne/ad-hastings-1

⁴ Ibid.

⁵ Ibid.

⁶ Dorothy Weyer Creigh. Adams County: The Story, 1872-1972. Adams County-Hastings Centennial Commission, Hastings, NE 1972. 14.

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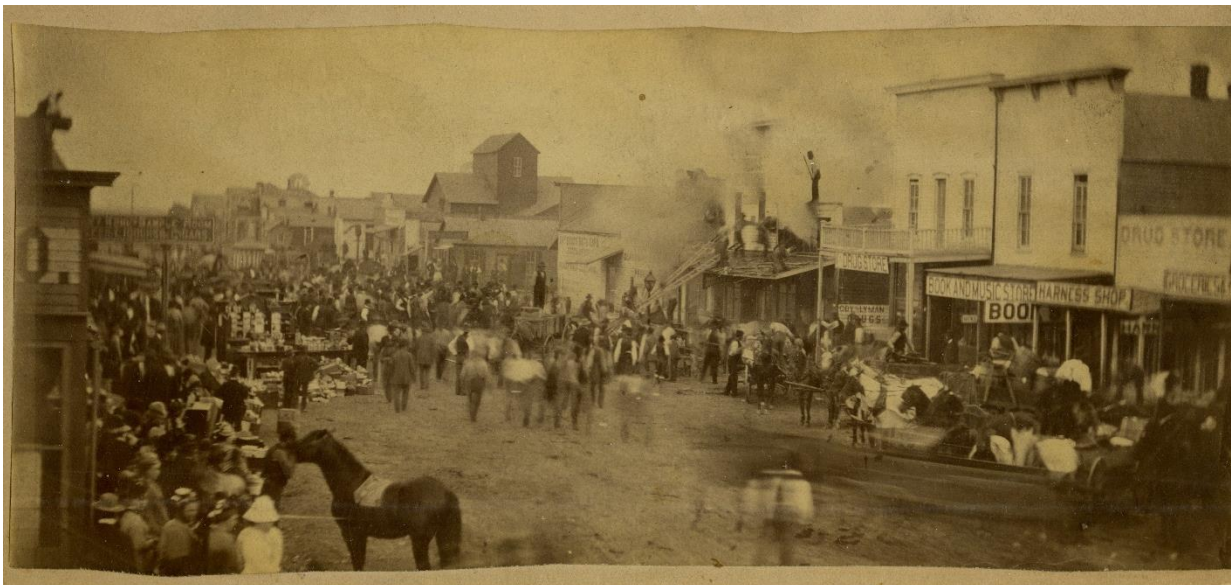
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building is present today and was designed by local architect politician Charles C. Rittenhouse. He designed an ornate Victorian commercial block on the south side of 2nd Street between Lincoln and Hastings Avenues and though the building has been altered over the years, it remains a contributing feature within the commercial historic district. A metal slip-cover enshrined the entirety of the western portion of the façade in the 1960s, and the slipcover has recently been removed.⁷

By 1878 the population reached 3000 people and from January to August in that year alone 150 new buildings were constructed, all of them out of wood. The full richness of a community had developed by this time with social organizations, newspapers, sport teams, new immigrants, a large organized 4th of July celebration, churches, and cultural events. In September 1879 a fire broke out in one of the wooden buildings in the heart of downtown and quickly spread, decimating much of the urban core. Thirty-three buildings and two full blocks of 2nd Street had to be completely removed once the fire was out. Rebuilding began immediately and the core of downtown reflected in the built environment today was begun in earnest. New buildings were required to be built of brick, stone or other non-flammable material and larger scale, often multi-use commercial buildings were constructed.⁸ In this first decade, from 1870 to 1880 Hastings grew to 2,817 people; Adams County as a whole had a population of 19 in 1870 and 10,235 by 1880.⁹ This begun the growth of elaborately decorated Victorian Era commercial buildings along 2nd Street many of them designed by Rittenhouse.



The Great Fire of Hastings showing smoke billowing from building on the right and people scattering to help put out the fire. Phot from 1879 courtesy of the Adams County Historical Society.

The Boom Years in Hastings, 1880-1930

What could have been devastation for Hastings, seemed to spur building even faster than the early settlement years. By 1884 only three wood frame buildings remained in the downtown area, everything else had been constructed of brick or stone. This ushered in a prosperous Victorian Era of building both residentially and commercially, and 2nd Street assumed its appearance present today with established sidewalks, setbacks, and building materials. In downtown Hastings the oldest building remaining in the district today is the Farrell Block (NRHP listed 1979) built in 1880. It was one of the first buildings completed after the 1879 fire and marks the beginning date of the period of significance. During the decade between 1880 and 1890 the Kerr Opera House was built at 2nd and Lincoln (no longer extant), along with several new hotels, banks, and the Adams County

⁷ Creigh, 855

⁸ *Ibid.* 17.

⁹ *Ibid.*

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Courthouse was completed in 1884.¹⁰ City services such as street cars, power lines and street lights were established, and the population soared from 2,817 people to 13,584 people by 1890. This averaged to a growth of approximately 17% per year.¹¹

This commercial growth also spurred support industries of locally manufactured materials that served the building material needs. Rather than importing building materials through rail transport from larger business centers, Hastings managed to establish and maintain brick yards, metal storefront manufacturers, window makers, and cornice manufacturers. Most of these were located outside the historic district, but the availability of locally made materials influenced the appearance of downtown. By 1886 there were two brickyards, a foundry, a threshing machine manufacturer, a cornice works company, planing mill, carriage companies, and printing presses. Four cigar factories produced 2.5 million cigars a year in Hastings, with the Kipp Cigar Company formerly located at 2nd Street and Lincoln Avenue (no longer extant).¹² Sanborn Fire Insurance maps indicate that several other cigar manufacturers were located along West 1st Street at Denver Avenue. Business for these industries was bolstered by the railroads and their ability to distribute their products far and wide. Their success contributed to the prosperity of downtown.

During this early boom period, architect Charles C. Rittenhouse designed substantial buildings and houses throughout Hastings. Within the historic district Rittenhouse designed the Farrell Block and the Nebraska Loan and Trust building, both listed on the National Register. Rittenhouse designed more than forty buildings throughout Hastings and eventually became the mayor of the city.¹³

Following the incredible economic boom of the 1880s, the economy slowed drastically during the following decade. Bad crops and low commodity prices impacted Hastings financial base and several businesses went into bankruptcy. Railroads charged high rates to ship what commodities were available to markets and political agitation against them was strong in Hastings. An economic depression swept the country in 1893, and banks began to fail along with the businesses that no longer remained profitable. By 1895 three additional businesses which included the Dow Clothing Company, the J.E. Bruce glass and queensware shop, and the Galbreth saloon all along 2nd Street closed. Relief organizations aided Hastings citizens and the railroads brought relief supplies such as coal, food, and clothing to the community free of charge. However, the following year the economy seemed to stabilize, crops produced greater yields, and commodity prices were up. By 1897 the depression was widely considered over, but Hastings was greatly impacted as is evidenced by the flux in population.¹⁴ Numbers dropped by nearly 3,000 people. The city closed out the decade with a population of 7,188 which equates to a 6% decrease per year.¹⁵

After the turn of the twentieth century, a new Hastings was in the making. With its wide streets and the infrastructure boom of the 1880s, a significant number of impressive commercial buildings downtown, city parks, and public utilities contributed to a new optimism. By 1900, new mayor Clarence Miles began to promote Hastings when he revived the Commercial Club (a predecessor to the Chamber of Commerce) to attract new businesses to town. One of these was what became the Hastings Foundry and Iron Works. This foundry contributed to six new buildings constructed in downtown in 1909 including the Stein Building on West 2nd

¹⁰ Ibid. 34-The Kerr Opera House was constructed at this site in 1884, and functioned successfully until movie theatres opened in Hastings in 1928 pulling away the audience from live performances at the opera house. It closed and was converted into office and retail space until its demolition in 1949 to make way for the J.M.McDonald company department store, a contributing resource to the district.

¹¹ "Population of Hastings, Nebraska, Historical Population 1880-2014" www.population.us/ne/hastings

¹² Creigh, 816.

¹³ "Rittenhouse and Way: Architects of Hastings First Half Century." Adams County Historical Society webpage, www.adamshistory.org accessed 31 March 2018.

¹⁴ Ibid, 38-42.

¹⁵ Historical Population of Hastings, 1880-2014.

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Street between Hastings and Denver Avenues which retains its cast iron storefront from the foundry. Industry in Hastings continued to grow throughout the early years of the 20th century and after World War II the emphasis shifted to incorporate the development of mechanized equipment not only for farming but industry as well. The thriving diverse economy of the city is reflected in activity within the commercial historic district with approximately 45 buildings constructed between 1900 and 1920. For example, in the 1920s Hastings had the largest cigar factory west of Chicago, a tire pump factory, food products companies, and millwork factories among the 113 items identified as products manufactured in the city.¹⁶



Hastings Iron Works column base at Stein Building on West 2nd Street.

At the turn of the twentieth century the city clearly felt the economic relief from the previous decades with major public improvement and construction projects underway. The city completed an electric power plant to begin supplementing and replacing city gas lights, a downtown paving project began to grade and pave 2nd Street, Hastings College was established, a new high school constructed, and the Carnegie Library was completed. New buildings in the commercial district included the Madgett Building (AD04-0077) at 3rd and Lincoln built in 1907 and the Stein Brothers (AD04-0005) store on 2nd between Hastings and Denver in 1906. The Burlington Depot was completed in 1902 and was a modern showplace for the railroad.

While C.C. Rittenhouse was considered the main Hastings architect of the Victorian Era, C.W. Way ushered in the Arts and Crafts era in the city. He arrived in Hastings in 1906 and established his design firm. To his credit are the Clarke Hotel (AD04-0022), the Victory Buildings (AD04-0002), and the Strand Theatre (AD04-0023) at 2nd and Burlington Streets.

¹⁶ Creigh, 818.

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Building in Hastings continued to rise astronomically. The Hastings Tribune reported that “more than at any other time in the town’s history to date, two hundred workmen were employed and an army of day laborers,”¹⁷ One of these buildings was the new hotel at 3rd Street and Hastings Avenue (Clarke Hotel, AD04-0022) and the Masonic Temple on 2nd Street (AD04-0974). The Masonic Temple was in an 1886 building designed by Rittenhouse that was completely rebuilt in 1913 presenting the façade evident today. In 1930 the Masons built a new larger building at 4th and Hastings outside of the district. The Sipple Brothers Ford dealership was constructed at the northeast corner of west 1st Street and North Denver Avenue in 1917 and served as a distributor and assembler of Ford cars. The city repaved 2nd Street with bricks covered with sand and asphalt. It is unknown to what extent any of the brick remains under the modern street surface today.

During World War I a surge of patriotism to show support for the military action swept Nebraska and Hastings. This patriotism resulted in anti-German sentiment across the state. The German National Bank which was at the northeast corner of West 2nd Street and North Hastings Avenue had been a mainstay in the community for many years, and its tellers spoke both German and English. To distance itself from the German enemy, the bank changed its name to the Nebraska National Bank. In doing so the bank emphasized that it was founded by American citizens and was fully behind the war effort.¹⁸ In other ways, Hastings contributed to the war effort like so many other communities by turning lights off in the business district at 10 p.m. as opposed to 1 a.m. to conserve fuel, merchants reduced delivery services to further conserve resources, and women’s committees and social organizations gathered food items and other non-perishables to send to the military overseas.

After World War I, the Dutton-Lainson Company constructed the Victory Building (AD04-0002). William Dutton announced his plans for the six-floor brick factory to support the Victory Loan Drive and any who purchased Victory Loan bonds could exchange the bonds for six percent preferred stock in the company. The elaborately decorated building with terra cotta cartouches containing a large “V” was designed by C.W. Way and completed in 1920. It was meant to commemorate the peace following World War I. The building remains an anchor of the district today and the Dutton-Lainson Company is one of the largest employers in the downtown commercial district.¹⁹

Hastings enjoyed a second renaissance during the 1920s. Like in the 1880s new construction changed the face of the commercial core with many new buildings completed. One of the unique products developed and produced in downtown Hastings at this time was invented by Edwin E. Perkins. Perkins was a young chemist and printer who developed and marketed his own inventions through self-printed catalogs. He worked out of the building at 516 West 1st Street (AD04-0948) where one of his products was a powdered soft-drink concentrate which he packaged in envelopes and called Kool-Aid. The item became so popular that it sold internationally, and Perkins had to print his envelope labels in English and Spanish for the Latin American distribution. Because of its popularity Perkins concentrated almost solely on the Kool-Aid line and moved his company to Chicago in 1931 where he built a factory that encompassed three acres of land. He sold the company to General Foods Corporation in 1956 who continues to manufacture Kool-Aid today.²⁰

The DeBus Baking Company located at the northwest corner of 1st and Colorado (AD04-0126) began in 1923 and served baked goods to the region including Nebraska, Colorado and Kansas. Sander DeBus who started the company developed many of the machines used in his baking process, he made one of the first bread slicers in the United States and developed truck bodies for his baking company. A new manufacturing plant was built outside the district in 1954 and the building downtown was sold to the Metz Baking Company in 1964.

¹⁷ *Hastings Tribune*, 23 June 1913.

¹⁸ Nebraska National Bank Advertisement, *Hastings Tribune*, 20 April 1917.

¹⁹ Creigh, 112

²⁰ Creigh, 828.

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In 1923 local radio station KFKX broadcasted from the Gaston Music Store (no longer extant) and later from the Clarke Hotel. The radio station broadcasted programs internationally using short-wave radio technology as well as presenting local music and news programs. The station was so popular and important at the time that it received nearly 2000 letters within its first week that acknowledged its reception as far away as Australia and South Africa.²¹

To highlight the growth and variety of successful manufacturing industry in the city, a Made-in-Hastings exposition was held in 1926. There were 34 exhibitors with many operating out of the downtown business district including the Dutton Company (now Dutton-Lainson), DeBus Baking Company (AD04-0126), Kipp Cigar Company (no longer extant), and Marcus L. Evans Architectural Company (outside of district) among others. Though not all products came from the commercial district, many were highlighted there. The brick manufacturers produced street pavers as well as building brick, the architectural companies produced cast iron building features such as columns and pilasters, and the Kipp Cigar Company was one of the largest cigar manufacturers in the Midwest.²² The Kipp Cigar Company was located in a building that formerly housed the Loyal Mystic Legion of America located at the southeast corner of Burling Avenue and West 2nd Street. This group merged with the American Insurance Union of Columbus, Ohio in 1916 and the building was sold to John Kipp for his cigar company. Kipp Cigar was the largest of many cigar companies in Hastings and produced 10 million hand-rolled cigars in 1925, reaching its peak of production. However, cigarettes became more popular during World War I and by World War II cigars were no longer produced. Ironically, the building burned as a result of a cigarette spark in 2004. The building site was developed into a pocket park in 2008. The site is immediately adjacent to the building constructed in 1962 for the J.C. Penney store. This building is a contributing feature in the district today. Though the building is no longer extant the Kipp Cigar Company contributed to the economic vitality of the district throughout the historic period, and the J.C. Penney building represents the significant shift in commercial construction during the 1960s.

Along with industrial and manufacturing economy, Hastings developed into an excellent distribution center. The first automobile made its appearance in Hastings in 1901 and within two years several cars were present and the city began to shift its ordinances to regulate automobiles for the first time. Not only were the railroads busy and prosperous, but new highways stimulated truck transportation of goods. Major highways such as the Detroit-Lincoln-Denver or DLD and the Potash Highway both radiated from Hastings.²³ The Hastings Automobile Association was established in 1910 and joined in excursions across the region. The Good Roads committee met in Hastings in May 1911 to discuss county road improvements to better serve the automobile traveling public. The Stitt automotive building was constructed in 1917 at the northeast corner of West 1st Street and North Denver Avenue as a Ford dealership during this time. The DLD Highway utilized West 2nd Street as its route through Hastings, until it was rerouted south of town bypassing the commercial core in 1930.²⁴

Even without the presence of the DLD through downtown, several automobile related resources were constructed within the historic district. Service stations were located at West 2nd Street and North Kansas Avenue and West 2nd Street and North Colorado Avenue by 1930. A Buick automobile dealer with modern rounded corners and display windows was built at the southeast corner of 2nd and Kansas Avenue. West 3rd Street anchoring the north edge of the district had a larger concentration of automotive commercial properties. Present in the district today is a one-story brick dealership with separate service bay between North Colorado and North Kansas Avenues, another one-story brick service building situated at the back of the lot at the southwest corner of West 3rd and North Kansas Avenue, and a former station at West 3rd and North St. Joseph Avenue. The building at West 3rd and North St. Joseph Avenue is a one-story L-shaped office strip today with associated parking lot. The 1924

²¹ Creigh,121.

²² Creigh, 130.

²³ Creigh 75

²⁴ "Navigating the DLD: The Origins of Hwy 6 in Adams County." Adams County Historical Society, www.adamshistory.org accessed 1 April 2018.

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Sanborn Fire Insurance maps indicate that this was a small gas station that sat at an angle on the corner. However, by 1930 Sanborn maps the station was removed and the larger L-shaped garage replaced it. The three-story building at the northeast corner of West 2nd Street and Burlington Avenue was built in 1909 for the International Order of the Odd Fellows but utilized as an automobile dealership from 1913 through 1935. Sanborn maps also indicate that a number of automotive related retail outlets were located along West 3rd Street in the block between North Kansas Avenue and North St. Joseph Avenue. The buildings present today housed a radiator retail and repair shop and used auto parts and service. The presence of the automobile enriched the commercial district with a variety of commercial enterprises specific to that trade that is still present today.

Hastings economy struggled as the Great Depression took hold of the country in the 1930s. Three banks were downtown at the beginning of the 1930 including the First National, the Nebraska National, and the Hastings State Bank which merged with the Northwest Bancorporation in 1930 and became the Hastings National. Both the First National Bank and Nebraska National Bank closed during the Depression leaving only one bank in Hastings.

Commercial Development and Urban Renewal in Hastings, 1940-1968

Hastings had a unique position during the years of World War II. Where many communities saw their young men away to war and the women step up to work in factories and tend the farm fields, Hastings was able to retain many locals and increase their population base. In 1942 the United States government announced that a \$45 million Naval Ammunition Depot (NAD) was to be constructed near Hastings, and within one month 300 new families arrived in the community to work on the construction of the NAD. The government acquired nearly 50,000 acres of farmland from 232 owners near Hastings. This caused a huge need for immediate and temporary housing as well as the supplies each new family required. The population in the area doubled with people to staff, build, and support the largest NAD in the country.²⁵

Construction took 18 months and employed over 10,000 people. The Navy constructed temporary housing and brought in trailers to help manage the huge influx of people. The Navy hired many local men and women to manufacture and store ammunition in January 1943. Maximum capacity for the NAD was reached in 1945 when staff included 125 officers, 1,800 enlisted men, and 6,692 civilians with an additional 2,000 civilians still working for construction companies in support of the facility. The NAD produced bombs, mines, rockets, 40mm shells and 16-inch projectiles. Many of the employees were identified because of a yellow residue left on their skin from a compound called Yellow-D which was used in loading some shells.²⁶

The NAD had a huge impact on downtown Hastings and businesses prospered. NAD line workers were paid 74 cents an hour for a 60-hour work week while a typical retail sales position downtown was paid 25 cents an hour. As a result, there was a large local population with available funds to support businesses downtown. Businesses in the downtown district adjusted their hours to accommodate workers adding evening hours for services such as retail barbers, doctors, and banks. It became a social event for NAD workers to go downtown and enjoy the commerce available on 2nd Street. Movie theatres like the Strand had lines waiting to get inside, restaurants thrived, and 2nd Street became a social gathering spot. The Rivoli Theatre was originally attached to a hotel that was located on the block. The theatre hosted live performances as well as showed movies with the first talkie movie shown in 1929. It was immensely popular during and after World War II when NAD employees would come for the local entertainment and watched movies from noon to midnight daily. The Rivoli hired off-duty military police for security because the crowds were often so big with lines out the door. Movies were shown seven days a week from noon to midnight every day. The theatre closed in 1984 and the attached hotel was razed in 1995 to make way for additional space. The new addition shows movies today. Hastings thrived during the war years because of this activity.²⁷ Though supplies and goods were still rationed as part of the war effort, Philipps Smart Shoppe on West 2nd Street and North Denver Avenue expanded toward the west to accommodate the

²⁵ "The Naval Ammunition Depot." Adams County Historical Society, www.adamshistory.org, accessed 29 March 2018

²⁶Ibid

²⁷ Creigh 218-221

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demand for supplies by NAD staff. Immediately after the war ended and rationing of supplies and goods was removed, the Montgomery Ward advertised the first nylon stockings for sale since the war and a line formed outside the store doors. Returning veterans joined social clubs like the Eagles which bought the first floor of the building at 1st Street and Denver Avenue and grew to occupy the second floor (AD04-0996 and -0081). The NAD continued through the Korean War as a major employer in Hastings. It was placed on maintenance status in 1957 and ordered closed the following year. The order was to be completed no later than June 30, 1966.

The presence of the NAD and the money spent in downtown influenced early adaptive re-use and urban renewal of the built environment in the commercial core. After World War II and throughout the 1950s, commercial growth in Hastings shifted and an effort was put forth to modernize the existing building stock on 2nd Street and throughout the commercial core. Because of Hastings' early economic success and relative stability during World War II years, the downtown was fully occupied with extensive modern public services like electricity, water and sewer control, and paved streets and sidewalks. The thriving economy and dense commercial core left the only option for modernization to tear down or alter the existing buildings. This first wave of urban renewal left an impact on downtown building facades. In 1949 the Kerr Opera House at the southeast corner of West 2nd Street and North Lincoln Avenue was razed for the new McDonald department store. The new building was a simple modern block with brick façade, no windows, and an enameled full height panel with the store name was a stark contrast to many of the earlier buildings. McDonald's Department store operated out of this building downtown until it moved to the new indoor shopping center completed in 1970. The McDonald's building is a contributing feature to the district as it retains a high degree of historic integrity and represents the mid-century improvements important to downtown Hastings.²⁸

To manage the new construction types of this era, modern planning ideals required successful cities to achieve a readable human scale, and modernize urban spaces so people moving around within them would feel comfortable in their environment.²⁹ Academic planners at major American universities began to research and document methods to maintain vital population centers. Transportation corridors, movement around the city, aesthetics, parks, modern architecture and historic preservation were regularly identified as necessary components to any successful urban community. These efforts were classified under the term urban renewal. The term urban renewal was coined in the United States in 1954 and in its most basic definition means the injection of capital with an expectation of some financial return. Ideally, urban renewal was a movement to improve urban and downtown areas by removing or modernizing old buildings, enhancing transportation systems, and creating walkable and accessible downtowns in the effort to provide a broader appeal to young families, businesses, and to court growth.³⁰

Hastings participated fully in the concept of urban renewal. As early as 1953 the city was studying traffic patterns and urban streets in city plans, and in 1958 a new comprehensive city plan was drafted to map out future growth and manage the downtown building stock. The city changed traffic patterns through downtown creating one-way streets and limiting left hand turns. West 3rd Street was converted to one way west bound street with two lanes for parking and two lanes for traveling traffic. This was meant to compliment similar changes to West 2nd Street which considered sidewalks, lighting standards, and overhanging signs as key features to improve for pedestrians. Rather than identifying specific issues with modernizing buildings, city plans at this time, had a heavy focus on managing automobile traffic with an emphasis to remove parking all together from 2nd Street and other main downtown arterials in order to manage increased traffic and maintain a pleasant atmosphere for the pedestrian traffic.³¹ A City Planning Commission was re-established in 1955 to focus on long-range planning issues that faced the city. Many downtown building facades were renovated immediately following World War II and into the 1950s with sleek modern facades with minimal architectural detail.

²⁸ "Kerr Opera House." Adams County Historical Society, www.adamshistory.org accessed 29 March 2018.

²⁹ William Curtis. *Modern Architecture Since 1900*. 1982

³⁰ Joseph Rykwert. *The Seduction of Place: The City in the Twenty-First Century*, Pantheon Books, New York, 2000. 232-236.

³¹ Hare and Hare, "A City Plan for an Expanding Hastings, Nebraska" Report to City Planning Commission, 1958.

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West 2nd Street at Lincoln Avenue looking northeast, c. 1965. Photo shows the north side of 2nd Street and documents the building facades as they appear today. Photo courtesy Adams County Historical Society



West 2nd Street at Lincoln Avenue looking east, c. 1940. Photo shows Woolworths and the north side of the block as well as the Kerr Opera House which was removed in 1946 for the new McDonald's Department Store. Photo courtesy Nebraska State Historical Society

These two photos illustrate the drastic difference in aesthetic in a relatively short span of time. Many renovations to buildings were called out as ideal examples of modernizing the downtown to make it more appealing. Examples of these renovations are apparent all over the district, and also prominent were several new modern buildings including the First National Bank at 3rd and Hastings (AD04-0999) and the building at 1st and Hastings

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(AD04-0112). Most of the renovations took the form of new applied facades to existing historic buildings. This transformation was sometimes called facadism which can be defined as, “the transformation of an old model building into a new model building which was achieved in modernization the same way it was achieved in car styling: by removing the visual appearance of obsolescence from the body of the object.”³² Often what identified a building’s exterior as dated or obsolete was the presence of past architectural styles, and what some architectural historians and critics identified as superfluous ornaments. These were things like heavy detailed molding, ornamental cornices, elaborate masonry and cast-iron storefronts, all features that signified age. In her book *Modernizing Main Street* Gabrielle Esperdy notes that some of these features, “rendered a building an antiquated nightmare, but not irrevocably,” when buildings can be rescued from obsolescence by a few simple operations on their exteriors. An old building can be stripped of its details, ornaments, and craft work by sheathing it in a veneer of materials identified as more modern and streamlined such as Carrara glass or Vitrolite, enameled steel, or concrete and stucco panels, thus bringing in clean lines, color and more modern appearance. This was true not only for the entire façade, but in small scale at the storefront level for the pedestrian to experience new rather than dated shopping and service environment.³³ This effort is evidenced throughout the Hastings Downtown Historic District.

One premier example is the building at 642 West 2nd Street (AD04-0014) on the northeast corner. Built in 1883 and designed by Rittenhouse for the German National Bank, the two-story brick façade had an elaborate Victorian cornice. The bank closed in 1933 because of the economic depression, and the building was occupied the following year by the City National Bank which remained in the building until 1941 when it moved to a new location. Geyerman’s Women’s Wear opened in the east room of the building in 1936 and occupied the entire building by 1944. The building was completely remodeled in 1951 which removed its Victorian exterior and replaced it with a thin textured brick façade with new awnings and windows. Remnants of the 1883 brick façade can only be seen in the alley. The building is a contributing resource to the historic district today for its mid-century renovation.

³² Gabrielle Esperdy, *Modernizing Main Street: Architecture and Consumer Culture in the New Deal*, University of Chicago Press, Chicago, IL 2008. 163.

³³ *Ibid.* 165-170

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The former German National Bank at 642 West 2nd Street. The 1951 remodel removed the Victorian Era cornice and façade details replacing them with a streamlined thin textured brick façade, an effort at banded windows, and a unique awning. Photo c. 1960 courtesy of Adams County Historical Society

The de-centralization of core services historically provided in central downtown areas resulted in vacant or under-utilized real estate on upper levels of commercial buildings along 2nd Street. The 1968 Comprehensive Plan documented this issue well. Upper floors in downtown buildings had formerly been occupied by service providers such as doctors and lawyers. During the 1950s and 1960s in Hastings many of these services relocated away from downtown to less central areas.³⁴ Often this shift was due to the availability of parking, and as a result during the 1950s and 1960s parking was repeatedly identified as a need for downtown. Throughout these decades small parking lots were created when buildings were removed to accommodate the automobile. This includes the lot at the northwest corner of West 2nd and North Kansas Avenue. The lot at the southwest corner of West 3rd and North Kansas Avenue was associated with an automotive resource and the lot at the southwest corner of 3rd and Denver was associated with the construction of the new First National Bank in 1956 (AD04-0999). Other parking lots had been open areas and never built on such as the lot at 1st and Burlington where historic photos documented early automobiles along with horse and carriages using the space.

Large new grocery stores and shopping areas were built in the city, and the 1968 Hastings City Plan identified an important element in the long-range quality of the central business district should focus on the basic structural and aesthetic condition of the buildings. During field survey in 1967 undertaken to complete the 1968 plan an evaluation of buildings in the commercial core was completed to document their general condition. The plan states that, "there is no doubt that the salvation of central business districts lies in consistent removal and redevelopment of obsolete and deteriorated buildings." The plan likened the slow shift of major commercial entities to newer more modern locations as creating a "creeping commercial slum" in the downtown core. This is

³⁴ Richard H. Kellenberg, Co. "1968 Comprehensive Plan for City of Hastings," 1968. 29.

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not only unsightly but diminishes and dilutes taxable values of highly productive real estate section of Hastings.³⁵ By the time the 1968 Hastings City Plan was completed, many of the building façade renovations were 15 to 20 years old having been completed throughout the late 1940s and 1950s. This plan dealt with maintenance, sign design, and creating a positive pedestrian atmosphere along 2nd Street to compete with the newer shopping centers.

West 2nd Street in Hastings had five major department stores at this time. They included McDonald's, Schwesers, Montgomery Wards, Woolworths, and J.C. Penney. The McDonalds store replaced the opera house on 2nd Street and J.C. Penney which was built on the southeast corner of 2nd Street and Burlington in 1962, and the Montgomery Wards at West 2nd Street and North Lincoln Avenue. The removal of the much older building for construction of the new one-story J.C. Penney store was highlighted in the 1968 City Plan as the type of "spot clearance and redevelopment" that will revitalize the downtown.³⁶ The plan notes that large blocks of both 1st Street and 3rd Street within the district could be removed and replaced with more productive structures and public parking because of the predominance of old and deteriorated properties. Pedestrians were well accommodated with ample shade from canopies and available nearby and on street parking, but a more consistent and architecturally pleasing type of shelter for pedestrian was highly desirable. Public parking lots were located at 1st and Burlington (need to assign survey number), 3rd and Hastings (just north of the district boundary).

Aesthetic appeal of downtown Hastings was documented as a necessity since the beauty of an area contributed to impulse purchases which was an element in successful retailing. The indoor shopping malls of the age spent a significant amount of money on lovely interior spaces to keep the shopper longer and in greater comfort. The 1968 City Plan states that, "it is not difficult to see that a downtown having an environment which is repulsive to the senses is going to suffer in competition with one of beauty and pleasant surroundings."³⁷ In this case the shopping mall is the beautiful feature. Fortunately, the plan notes that the aesthetic conditions in Hastings are better than in many communities because of the quality of appearance of building fronts, display windows and sidewalk areas. The plan documented that a considerable amount of refacing and redecorating within the district was completed by 1968. Hastings fulfilled the ideal of a commercial center because it related properly to the automobile transportation system and served the needs of the people in the trade and visiting public. The plan emphasized that the commercial areas should remain dense and compact like the central business district, and that large strip commercial areas should be discouraged, and the plan of a dense commercial core be retained along 2nd Street.³⁸ To encourage shoppers to continue retailing on 2nd Street, the city council removed parking meters so downtown merchants could compete with the lure of free parking at the strip style shopping centers. In 1969, the city also constructed free standing canopy type shelters to provide areas of respite for pedestrians.³⁹ Plans were presented to create a total pedestrian plaza on 2nd Street creating a small scale "Rockefeller Center" with an ice rink, flags, benches, street fairs, and open-air retail areas.⁴⁰ The pedestrian shelters have since been removed from the district.

Although the large indoor Imperial Mall in Hastings (constructed in 1970) pulled major downtown retailers such as McDonald's Department Store and Montgomery Ward from their downtown locations, the commercial core continued to thrive. Throughout the latter part of the 20th century movies were shown downtown, with the Rivoli an active theatre today and significant businesses such as the Dutton-Lainson Company maintaining their presence in their downtown headquarters. New businesses such as the Pacha Soap Company (AD04-0966) have located in downtown Hastings and continue to contribute to economic development and commerce within the

³⁵ Ibid 31.

³⁶ 1968 Comprehensive Plan for the City of Hastings, Nebraska, 1968. 79.

³⁷ Ibid 35.

³⁸ Ibid 70.

³⁹ "Downtown Development Project to Be Done by Owners of Property Is Outlined for City Council's Benefit." *Hastings Daily Tribune*, 14 January 1969.

⁴⁰ 1968 City Plan. 81.

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district. Restaurants, offices, coffee shops, and retailers continue to locate in the thriving downtown. Hastings has an active Community Redevelopment Authority and Business Improvement District. They have undertaken a marketing campaign to lease and sell buildings and available space in the downtown district by offering revolving loan funds, microenterprise loans, and tax increment financing. They have purchased vacant or underutilized buildings, removed slip covers, and actively seek occupants in downtown buildings.

Summary

The Hastings Downtown Historic District is locally significant under Criterion A as the premier district where commerce developed in the city. The district served the business, retail, and professional needs of the citizens from its earliest founding. The period of significance begins in 1880 the construction date of the oldest building in the district and extends through 1968, the established 50-year National Register cut-off period. This date was chosen because the district continues to serve as core for commerce in the city today. Business enterprises, social halls, and the automotive industry all found a home in this concentrated core as well as serving as community gatherings for large events such as July 4 celebrations and commemorative parades. The buildings present today express significance for their association with early commercial development for the community.

9. Major Bibliographic References

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

- Burton, Judge William R. ed. "History of Hastings, Nebraska (Part 1), S. J. Clarke Publishing Company, Chicago, IL. Accessed at www.history.rays-place.com/ne/ad-hastings-1.
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- Curtis, William. *Modern Architecture Since 1900*. Prentice-Hall, Inc. Englewood cliffs, New Jersey. 1982.
- _____. "Downtown Development Project to Be Done by Owners is Outlined for City Council's Benefit." *Hastings Daily Tribune*, 14 January 1969.
- Esperdy, Gabrielle. *Modernizing Main Street: Architecture and Consumer Culture in the New Deal*, University of Chicago Press, Chicago, Illinois 2008.
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- Hare and Hare. "A City Plan for an Expanding Hastings, Nebraska." Report to the City Planning Commission, Hastings, Nebraska, 1958.
- Kellenberg, Richard H. "1968 Comprehensive Plan for City of Hastings." Hastings, Nebraska, 1968.

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_____. "Kerr Opera House." Historic Buildings in Hastings, Adams County Historical Society webpage, www.adamshistory.org.

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"Nebraska National Bank Advertisement." *Hastings Tribune*, 20 April 1917.

_____. "The Naval Ammunition Depot." History of Adams County, Adams County Historical Society webpage, www.adamshistory.org.

_____. "Rittenhouse and Way: Architects of Hastings First Half Century." History of Adams County, Adams County Historical Society webpage, www.adamshistory.org

Rykwert, Joseph. *The Seduction of Place: The City in the Twenty-First Century*. Pantheon Books, New York, 2000.

United States Census. "Population of Hastings, Nebraska, Historical Population 1880-2014"
www.population.us/ne/hastings.

Previous documentation on file (NPS):

Primary location of additional data:

- 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 # _____

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

Historic Resources Survey Number (if assigned): multiple

10. Geographical Data

Acreage of property Approximately 41 USGS Quadrangle _____

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

- | | | | | |
|----|----------|----------------------|-----------|-----------------------|
| 1. | Latitude | <u>40.58605833 N</u> | Longitude | <u>-98.38483888 W</u> |
| 2. | Latitude | <u>40.59398889 N</u> | Longitude | <u>-98.38483888 W</u> |
| 3. | Latitude | <u>40.58367222 N</u> | Longitude | <u>-98.39247222 W</u> |
| 4. | Latitude | <u>40.58436944 N</u> | Longitude | <u>-98.39247222 W</u> |
| 5. | Latitude | <u>40.58605833 N</u> | Longitude | <u>-98.39350000 W</u> |
| 6. | Latitude | <u>40.58476389 N</u> | Longitude | <u>-98.39350000 W</u> |

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7.	Latitude	<u>40.58476389 N</u>	Longitude	<u>-98.39311111 W</u>
8.	Latitude	<u>40.58567500 N</u>	Longitude	<u>-98.39311111 W</u>
9.	Latitude	<u>40.58567500 N</u>	Longitude	<u>-98.39175000 W</u>
10.	Latitude	<u>40.58612222 N</u>	Longitude	<u>-98.39175000 W</u>

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

The boundary for the Hastings Downtown Historic District begins at the alley on West 3rd Street between Burlington Avenue and Lincoln Avenue and extends east along West 3rd Street to North Colorado Avenue. Only the properties on the south side of West 3rd Street are incorporated into this district boundary. The properties on the north side of West 3rd Street are associated with a different city development era and represent a core of civic and community buildings such as county offices, libraries, churches, and auditoriums. At North Colorado Avenue the boundary extends south to West 1st Street. Only the properties on the west side of North Colorado Avenue are included within the district boundaries. The boundary continues south of West 1st Street and to the BNSF railroad tracks. From here the boundary continues along the north side of the railroad bed to Burlington Avenue. At Burlington Avenue the boundary jogs one half block north back to West 1st Street where it crosses over Burlington and continues west to North Lexington Avenue. At North Lexington Avenue the boundary continues north to the property line of the building at the southwest corner of the block and from there jogs east to the alley, then follows the alley north, crosses over West 2nd Street to the property line of the building at the southeast corner of the block. From this point the boundary continues east, crossing back over Burlington Avenue one-half block, turns north and connects with the starting point.

Boundary Justification (Explain why the boundaries were selected.)

This boundary was selected as it represents the core of the historic commercial development in Hastings. West 2nd Street retains the highest concentration of historic commercial buildings associated with the evolution of commerce in the city. This evolution is reflected in the built environment by buildings that housed fraternal organizations, automobile dealers, service providers, retailers, and financial institutions. Properties on the north side of West 3rd Street represent a distinct development and use for the city. These properties represent a core of civic and community buildings such as county offices, libraries, churches, and auditoriums. The railroad tracks south of West 1st Street are not included in the district boundaries.

11. Form Prepared By

name/title	<u>Melissa Dirr Gengler and Anne Bauer</u>		
organization	<u>Historic Resources Group, Inc.</u>	date	<u>May 2018</u>
street & number	<u>442 South 28th Street</u>	telephone	<u>402-770-5877</u>
city or town	<u>Lincoln</u>	state	<u>NE</u> zip code <u>68510</u>
email	<u>melissa@hrg-nebraska.com</u>		

Additional Documentation

Submit the following items with the completed form:

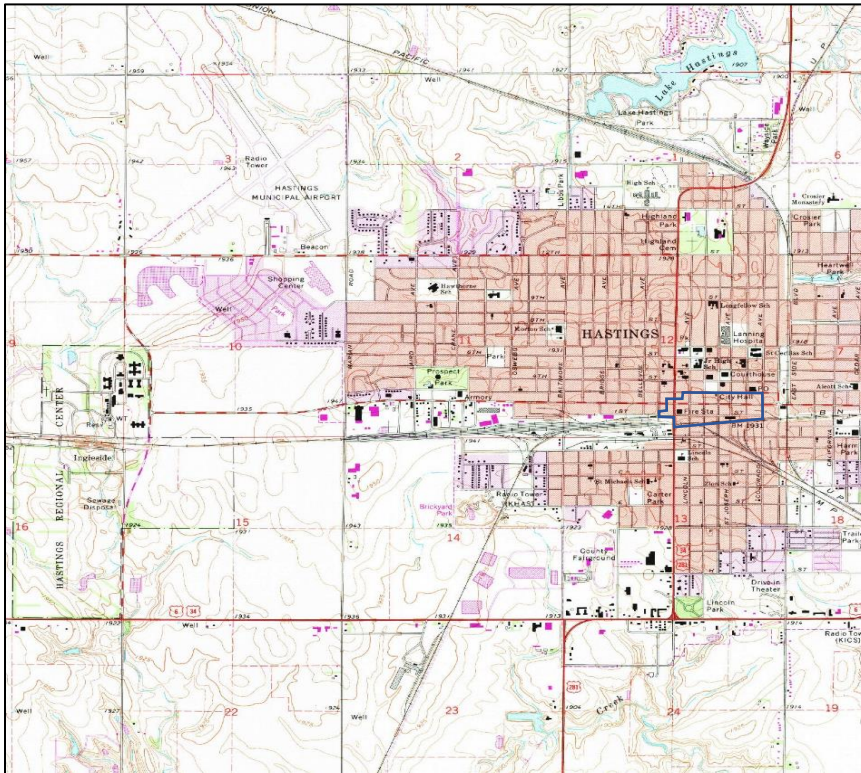
- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.

Hastings Downtown Historic District

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Portion of Hastings West, 7.5-minute USGS Quadrangle (1969, 1983 ed.) showing location of district outlined in blue.



Hastings Downtown Historic District Boundary Map and photo key locations.

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.

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Photographs

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

Photo Log

Name of Property Hastings Downtown Historic District

City or Vicinity Hastings County Adams State Nebraska

Photographer Melissa Dirr Gengler Date Photographed January 2018

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

1. Stitt Motor Company Building at West 1st Street and North Denver Avenue looking northeast.
2. View looking north from West 1st Street at North Hastings Avenue
3. Enterprise Building at West 1st Street and Burlington Avenue looking west.
4. View of the south side of the 600 block of West 2nd Street looking northwest.
5. View of North Lincoln Ave showing the IOOF Hall.
6. View of Bert's Drug storefront at northeast corner of West 2nd Street and North Hastings Avenue, looking west.
7. View of the north side of the 600 block of West 2nd Street, looking northwest.
8. View of the north side of the 800 block of West 2nd Street at Burlington Avenue, looking northeast.
9. View of the south side of the 700 block of West 2nd Street, looking northwest.
10. View of North Hastings Avenue from West 3rd Street, looking west.
11. View of West 1st Street at North Lincoln Avenue, looking east.
12. View of the Madgett Building at West 3rd Street and North Lincoln Avenue, looking northwest.
13. View of north side of West 2nd Street at North Hastings Avenue, looking northeast.
14. View of north side of West 2nd Street at North St. Joseph Avenue, looking northeast.
15. View of north side of West 2nd Street at North Kansas Avenue, looking northeast.
16. View of West 2nd Street from North Colorado Avenue, looking west.
17. View of south side of 600 block of West 2nd Street, looking northwest.
18. View of the Frahm Building at southeast corner of West 2nd Street and Denver Avenue, looking west.
19. View of the north side of West 1st Street from North St. Joseph Avenue, looking northeast.
20. View of the Rivoli Theatre on the north side of West 2nd Street at the intersection with North St. Joseph Avenue, looking northeast.
21. View of North Hastings Avenue from West 3rd Street, looking south.

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Hastings Downtown Historic District Photo Key Map

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Map of Contributing and Non-contributing properties identified by street address (note: lots without street addresses are identified by their resource number)



THE Lofts
on the Avenue

you're short
FOR GAMERAY
AND LIKE EVERYONE





ACME COMPANY



PROVIDENT PROMOTIONS



PROVIDENT PROMOTIONS



A Perfect Gift

Savani | yoga studio

ZINN'S
JEWELERS

Lincoln Federal
NATURAL BANK

Lincoln Federal





BERT'S
Rexall
DRUGS

BERT'S DRUGS

BERT'S
DRUG STORE

Bert's
DRUG STORE

Bert's
Pharmacy

John O.
Carter



BERTS DRUGS

Journey
The Art of
Sculpture

Jorn Olsen
Caterer

ANTHONY'S

CLARKE



2nd St

Burlington AVE

STRAND CENTER

STRAND CENTER

STRAND CENTER

EXPRESS EAST 6



ONE WAY

2nd St

W. 2nd St

W. 2nd St

W. 2nd St

W. 2nd St

W. 2nd St

W. 2nd St

W. 2nd St



ONE WAY

3rd St
200N





ROBERT B. BIRD

Y

Starbucks

Hastings

ONE WAY

GARY MICHAEL'S CLOTHIERS

50% OFF SALE

50% OFF





St Joseph AVE

Spanky's
Antiques & Collectibles

Ken's
PAWN
SHOP

GRAMM



GRAHAM
YOUR TIRE STORE NEXT DOOR

SALE ON SELECT
GOOD YEAR
TIRES

GOODYEAR



Central Home Services

St. Joseph's Cafe & Bakery

St. Joseph's Parish Center

TEMPSTAR
Heating and Cooling Products

PRECISION HTS & A/C INC.

GRAH



Zavani
DESIGN & INTERIORS

The Quality & Beauty



 *Prairie Books & Gifts* 
BOOKS VISIT "THE NEBRASKA ROOM" BOOKS



← ONE WAY

2nd St





ONE WAY →



2ND ST
2004



← ONE WAY

Bath Bliss Gifts

Bath Bliss Gifts

RIVOLI

COMMUTER

PGS
PGS
M. 2
PGS





GARY MICHAEL'S CLOTHIERS

National Register of Historic Places
Memo to File

Correspondence

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

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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 11/29/2018 Date of Pending List: Date of 16th Day: Date of 45th Day: 1/14/2019 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 12/18/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria

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: Hastings Downtown Historic District, Hastings, Adams County, NE

Dear Mr. Gabbert,

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

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

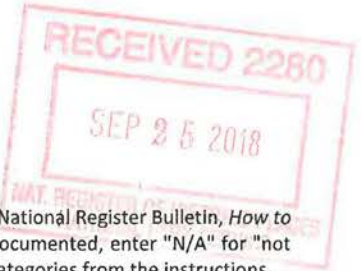
A handwritten signature in blue ink that reads 'David L. Calease'.

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

MP3090



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 Hastings Downtown Historic District

Other names/site number AD04

Name of related multiple property listing Historic and Architectural Resources of the Detroit-Lincoln-Denver Highway in Nebraska; Historic and Architectural Resources of the Potash Highway in Nebraska
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & Number Roughly bounded by W. 3rd St., N. Colorado Ave., the Burlington Northern tracks, and N. Burlington Ave.

City or town Hastings State Nebraska County Adams

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 of Keeper

Date of Action

Hastings Downtown Historic District
Name of Property

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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	
100	11	Buildings
3	2	Sites
	5	Structures
	1	Objects
103	19	Total

Number of contributing resources previously listed in the National Register 6

6. Function or Use

Historic Functions (Enter categories from instructions.)

COMMERCE/TRADE: business, professional, organizational, financial institution, specialty store, department store, restaurant, warehouse

SOCIAL: meeting hall

RECREATION AND CULTURE: theater

TRANSPORTATION: rail-related, road-related

DOMESTIC: multiple dwelling

Current Functions (Enter categories from instructions.)

COMMERCE/TRADE: business, professional, organizational, financial institution, specialty store, department store, restaurant, warehouse

SOCIAL: meeting hall

RECREATION AND CULTURE: theater

TRANSPORTATION: road-related

DOMESTIC: multiple dwelling

GOVERNMENT: city hall

7. Description

Architectural Classification (Enter categories from instructions.)

LATE VICTORIAN: Romanesque, Renaissance

LATE 19TH & EARLY 20TH CENTURY REVIVALS: Mission/Spanish Colonial Revival

LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style

MODERN MOVEMENT: Moderne

Materials (enter categories from instructions.)

Principal exterior materials of the property: Brick, stone, metal (cast iron), concrete, stucco

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

Description

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

The Hastings Downtown Historic District is located in Hastings, Nebraska the county seat of Adams County. Hastings is approximately 90 miles west and south of Lincoln, the state’s capital. The community was settled by English immigrants in 1872 and retains a current population of 24,991 according to 2016 U.S. census population estimates. The downtown core is the major community hub of the town. U.S. Highway 6 also known as the Detroit Lincoln Denver or DLD Highway passed through Hastings and along West 2nd Street within this district. The highway was routed around Hastings in 1930 with a business route remaining through town. The Downtown Historic District encompasses an area roughly between Lincoln and Colorado Avenues along West 2nd Street, approximately 12 square blocks.

The vertical scale of the commercial district is dominated by two- to six-story brick and masonry buildings of the late nineteenth and early twentieth centuries set lot line to lot line with no setbacks or landscaping with the exception of potted trees. When combined with the narrow streets and one-way traffic pattern, this gives the downtown an urban canyon feeling, typical of larger cities. The urban canyon is most readily visible along West 2nd Street through the heart of the district. It is only occasionally broken up by reclaimed greenspaces developed in the vacant lots. The buildings follow the standard form of most commercial properties with rectangular footprints, flat roofs, storefront displays, recessed entryways, second story windows and projecting parapets both ornamented and plain. Architectural styles in the district consist mainly of late 19th century and early 20th Century Commercial Styles, Period Revival Styles of the mid 20th century, and Modern Movement styles. The District retains not only the heart of the commercial core of the city, but one multiple family dwelling, movie theatres, and service stations.

There are six buildings in the district individually listed in the National Register. These include the Burlington Station (AD04-0001, NRHP listed 1978), the Clarke Hotel (AD04-0022, NRHP listed 1987), the Farrell Block (AD04-0012, NRHP listed 1979), the Nebraska Loan and Trust Company Building (AD04-0005, NRHP Listed 1979), the Stein Brothers Building (AD04-0005, NRHP listed 1979), and the Victory Building (AD04-0002, NRHP listed 1987). These six properties also represent some of the most architecturally significant buildings in the district.

West 2nd Street is a concrete two-lane, one-way street that carries traffic west to east through the district. There is angled parking on both sides of the street. West 3rd Street also carries one-way traffic east to west through the district while West 1st Street carries two-way traffic. The remaining named cross-streets intersect to form the contributing commercial development of the district. The Hastings Downtown Historic District consists of approximately twelve square city blocks roughly bounded by West 3rd Street on the north, North Colorado Avenue on the east, the Burlington Northern Railroad tracks on the south and North Burlington Avenue on the west. There are 100 contributing buildings in the district and three contributing structures. The structures consist of surface parking lots. There are 11 non-contributing buildings in the district, two non-contributing sites, five non-contributing structures, and one non-contributing object. The non-contributing buildings are either constructed outside the period of significance identified for this district or have been significantly altered thus diminishing their historic integrity. The non-contributing structures include either vacant lots or surface parking lots also outside the period of significance. The two non-contributing sites are pocket parks built at vacant lots. The downtown streets are not significant enough to consider as a distinct resource within the district.

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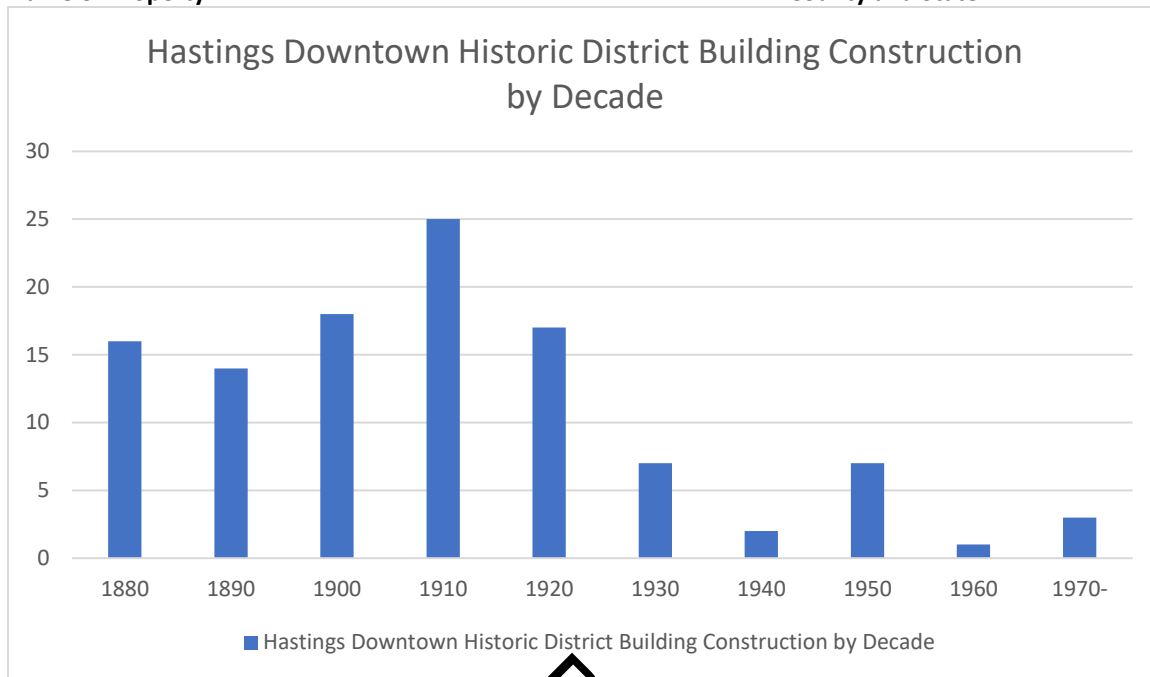


Figure 1. Chart of Hastings Downtown Historic District building construction by the decade.

Many of the dates and historic functions of the buildings described below have been determined by consulting with historic Sanborn Fire Insurance maps as well as clippings and site files from the Nebraska State Historic Preservation Office.

Physical Description

Construction Development in Hastings

Hastings developed after a homestead was awarded to Walter Micklen who built his homestead along what would become West 2nd Street. Micklen had his land platted and the town of Hastings was laid out. Railroads transported many of the early settlers in the city and during its first decade the town grew from a handful of settlers to 13,584 people by 1890. Economic downturn in the 1890s saw a significant drop in population to 7,188 people by 1900. However, the town grew steadily every decade since and continues its upward population trend. Constructed as the Farrell Block in 1880, the building at 537 West 2nd Street is a stone building with elaborate cornice and the earliest extant property in the district. The built environment within the district boundaries was largely complete by World War I. Originally buildings within the district were generally one and two-story wood frame false fronts until a major fire in 1879 destroyed most of two full blocks of West 2nd Street. Following the fire all new construction was required to be fireproof brick and stone. All district buildings today are constructed of either brick or stone with ornamental details applied in terra cotta, stone, concrete and applied panels. Most of the Victorian Era buildings with elaborate applied ornamentation have either been removed or significantly altered and no longer retain those stylistic characters.

The following descriptions will highlight the major buildings in the district and describe the area block by block. A representative example of building types and styles within the district are described. Because of the number of buildings in the district a narrative on each property is not provided here, but the following table at Figure 2 provides an illustrated listing of every property in the district, its contributing/noncontributing status, construction date, and thumbnail photograph. Each block of each street is broadly described below beginning east to west, from south to north.

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The eastern most three blocks of West 1st Street have no buildings on the south side of the street because the railroad tracks are located here. As the tracks angle through downtown the lots on the south side of the street are larger and buildings constructed on both the north and south side of the street.

300 Block of West 1st Street

Address (north side)	Contributing
306	No
330	Yes

At the southeastern corner of the district, this block continues to function much the same as the historic warehousing and wholesale corridor that surrounded the central business core once did. The south façade of the Debus Baking Company building anchors the eastern end of this block. This three-story brick manufacturing building has a relative smooth façade except for stepped brick string courses with brick pendants hanging between the second and third stories. The DeBus Baking Company has a North Colorado Avenue address and will be described in that section of the Section 7. A modern, brick-veneered storage facility dominates the center of the block, while the former Paxton & Gallagher warehouse anchors the western corner. The south side of the block is a lot used as an open storage yard.

400 Block of West 1st Street

Address (north side)	Contributing	Address (south side)	Contributing
420	No	Burlington Terminal freight annex	Yes
422	No	Parking lot	No

There are no contributing features on the north side of this block of West 1st Street. One-half is occupied by modern, metal sided storage and warehouse facility. The only other building on the north side is a two-story, brick commercial building with corbelled brick cornice detail constructed c. 1900. The entrances and many of the window openings have been infilled and is currently part of the Dutton Lainson complex. Having the storefront, main entry door and windows infilled on the main façade diminishes the historic integrity sufficiently that the building is considered non-contributing. Though storefront and window alterations are seen throughout the district, the wholesale removal and infill of the storefront, entry, and windows is a significant enough alteration that the building no longer expresses significance to the district. Set back from the south side of the block is a one-story, blonde brick rectangular building used as storage by the Burlington Northern Railroad, now encompassed by the storage yard.

500 Block of West 1st Street

Address (north side)	Contributing	Address (south side)	Contributing
516	Yes	501	NRHP Listed
522	Yes		

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Name of Property		County and State	
526	Yes		

Situated at the foot of St. Joseph Avenue is the Burlington Northern Railroad Station, individually listed in the National Register. The north side of the block is a continuous run of brick commercial buildings ranging from one to three stories tall. The one story south façade of the building at the intersection of St. Joseph and West 1st Street is visually simple with little adornment and consumes much of the 1st Street block. The two buildings at 516 and 522 West 1st Street are very similar in massing and design. The stepped corbelled brick cornice and the visual rhythm created by the second story windows carry across both buildings. However, the eastern-most building has been painted white and new aluminum and glass storefronts advertise the story of Kool-Aid which was founded in the building. A small, one-story brick commercial breaks up the roofline between the two-story and three-story buildings on either side. This one-story building was historically associated with the Stitt Motor Company building around the corner and its façade is consumed by an automobile opening with overhead door. The block is anchored on the west by a former Ford automobile dealership, described with the resources along Denver Avenue.

600 Block of West 1st Street

Address (north side)	Contributing	Address (south side)	Contributing
610	Yes	601-611	Yes
Parking lot	No	615	Yes
		623	Yes
		627	No
		Vacant	No
		641	Yes

The only commercial property that fronts the north side of this block is a short two-story addition to the rear of 101 North Denver Ave. The narrow brick used on the storefront dates to the mid-twentieth century. The rest of the block is devoted to a non-contributing parking lot that serves the retail core along the 600-block of West 2nd Street to the north of the block.

Most of the properties on the south side of the block retain their two-story brick vernacular commercial form. Generally, the cornices and second story details have been unchanged apart from windows boarded or bricked up. At the southwest corner is a two-story brick building with pressed metal belt course and elaborate cornice details completed in 1890. The projecting nameplate retains the name Langevin. The windows have been removed and some infilled with bricks and others replaced with smaller single pane units, but the pressed metal window caps remain in place. The storefront of this building has been significant altered with the addition of a sloped shingled roof line projecting from under the pressed metal belt course and the storefront infilled with brick and smaller glass window openings. The entrance is canted. The buildings at 615 and 627 have identical second story brick cornice work, recessed brick crosses and stepped-back, recessed. The building at 615 has single light double-hung windows on the second story facade. Nearly all storefronts have been altered to varying degrees by the application of modern coverings such as siding, permastone or stucco. The two-story brick building at 627 West 1st Street has a detailed stepped corbelled brick cornice line with corbelling around the second story window openings. However, the first floor has been stuccoed with two arched windows added on either side of a residential style pedestrian entrances. Applied wood beams project across the façade above the windows to simulate vigas often found on adobe buildings and architectural types in the American Southwest. A large bubble awning advertises the Mexican restaurant in the building today.

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700 Block of West 1st Street

Address (north side)	Contributing	Address (south side)	Contributing
716	Yes	701	Yes
Parking lot	No	711	No
		715	Yes
		717	Yes
		721	Yes
		737	Yes

Like the 600 block and part of the 800 block, the north side of West 1st Street serves as secondary parking lots for businesses along West 2nd Street and for bars and restaurants in the southwest portion of the historic district. The only building fronting the north side of West 1st Street is a blonde one-story commercial storefront at the rear of 103 North Hastings Ave.

The south side of West 1st Street also retains a long run of two-story brick commercial storefronts characterized by simple to minimal brick cornice and regular second story window pattern. While the massing and form are consistent throughout the block with second story windows and corbelled brick cornice lines, the first-floor storefronts have been modernized. The building at 709-711 is considered non-contributing because the altered storefront falls outside the period of significance for this nomination. The three-story brick commercial block at 737 anchors the eastern end of this block. Many of its original upper story window openings have been bricked in or filled with block glass.

800 Block of West 1st Street

Address (north side)	Contributing	Address (south side)	Contributing
Parking Lot	Yes	811	No
		827	Yes

There are no commercial storefronts on the north side of the block. The eastern portion is occupied by the businesses fronting North Lincoln Avenue while the western portion serves as surface parking. This parking area has served as open space where both horse and buggies and early automobiles would stop. One contributing building remains on the south side of the block: a one-story, double wide commercial storefront with recessed entry. The brick detailing includes raised banding that emphasizes the buildings horizontal feel. A small frame gable-front building with parking lot is considered non-contributing.

900 Block of West 1st Street

Address (north side)	Contributing
922	Yes

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The southwest corner of the district encompasses a portion of the transportation-related resources peripheral to the main retail and commercial core. The garage complex at 922 West 1st Street represents the growing service industries centered around the automobile sales and transportation. The two-story brick complex was built in two phases between 1905 and 1930. Although infilled, the large overhead doors and show windows are still evident. The stepped cornice line visually ties the two together.

300 Block of West 2nd Street

Address (north side)	Contributing	Address (south side)	Contributing
306	Yes	301	Yes
310	Yes	Parking Lot	No
314	Yes	325	Yes
324	Yes	333	Yes
336-338	Yes	343	Yes
		347	Yes

The 300 block of West 2nd Street marks the east edge of the district boundary. The buildings on this block were constructed between 1905 and 1950 and include several transportation related resources along with smaller scale one and two-story brick buildings. The north side of the block is anchored by the Graham Tire service stations which was constructed in phases between 1930 and 1950. The station has a canted orientation on the block to provide drive up service and utilizes the neighboring garage for drive through garage service.

The south side of the block retains simple one-story brick buildings with glass storefronts. Opposite Graham Tire are three two story brick buildings. In the center of the block at 333 West 2nd is a period revival style building with glazed terra cotta pilasters and belt course defining the façade along with a projecting cornice line with arched features in each bay capped with glazed terra cotta tiles. It was built in 1928 and housed the Montgomery Ward's department store. A two-story modern building on the west corner of the south side was completed in 1950 as a Buick automobile dealer. It is constructed of brick with glass block windows at the second level and a broad glass storefront across the north and east facades. This building has a distinctive rounded corner.

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300 block of West 2nd Street looking east from Kansas Avenue. The current Graham Tire building is in the foreground with the two-story garage next door to it under construction. Photo courtesy Nebraska State Historical Society.

400 Block of West 2nd Street

Address (north side)	Contributing	Address (south side)	Contributing
Parking Lot	Yes	405	Yes
414	Yes	415	Yes
Vacant Lot	No	451	NRHP Listed
422-424	Yes		
428	Yes		
450	Yes		

The 400 block of West 2nd Street has a parking lot on the northeast corner and a vacant lot in the center of the block on the north side. The remaining buildings on the block are one and two-story brick commercial facades with simple architectural features such as corbeled brick work at the cornices. However, anchoring the west corner of the lot at the intersection with St. Joseph Avenue are two more significant properties. The Lyman building on the northwest corner is a two-story building with a stepped corbeled corbelled façade paired windows, a projecting flat awning with transom windows and glass storefront that wraps around the corner from 2nd Street to St. Joseph. Opposite the Lyman building is the elaborately ornamented Dutton-Lainson Victory building This six-story building was constructed in 1920 as headquarters for the company, but also to commemorate victory during World War I. The building is ornamented with elaborate terra cotta panels at door surrounds and at the cornice with a large letter V for victory.

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500 Block of West 2nd Street

Address (north side)	Contributing	Address (south side)	Contributing
500	Yes	Park	No
528	No	513-517	No
536	Yes	521	No
		525-529	Yes
		537	NRHP Listed

The 500 block of West 2nd Street retains the Rivoli Theatre built in 1927. The Rivoli is an active movie theatre today. It retains its projecting marquis with neon “RIVOLI” above. Although the sign and marquis remain, the large addition to accommodate new movie theatre auditoriums diminishes the physical integrity of this property and it is counted as non-contributing. Immediately opposite the Rivoli is the Farrell Block, the oldest building in the district constructed in 1880. The stone building has an elaborate cornice line and addition that faces Denver Avenue, but also retains the 537 West 2nd Street address. It is individually listed in the National Register.

At the east end of the south side is a small city park with a fenced green space and large bronze sculpture dedicated to the citizens of Hastings on the 100th anniversary of the founding of the Dutton Lainson Company. The park is called the Dutton-Lainson Plaza and the sculpture is named Prairie Odyssey, designed by a Nebraska Sandhills native and artist, Herb Mignery. The sculpture was dedicated in 1992. Because of its recent construction the park is non-contributing site within the district. The two buildings immediately adjacent to the park are non-contributing properties that have been significantly altered for residential and commercial spaces.

600 Block of West 2nd Street

Address (north side)	Contributing	Address (south side)	Contributing
600	No	601	Yes
620-630	NRHP Listed	609	Yes
634	Yes	615-617	Yes
642	Yes	621	Yes
		627	Yes
		631	Yes
		635-641	Yes
		647	Yes

The north side of the 600 block of West 2nd Street retains one of the few new construction buildings in the district. The building at 600 West 2nd Street is a new one-story stucco front commercial infill building built in 2000. Though a non-contributing feature in the district, the building retains a similar scale and massing to the neighboring commercial properties. Its next-door neighbor, the Stein building, consumes a majority of the block, has prismatic glass transoms and ornamental lion heads above the large storefront on the brick façade. It was built in 1906. The building is mostly vacant today but functioned primarily as a retail space for the Stein brothers store and after it closed as Montgomery Ward’s until 1968 when they moved to the new shopping mall. The two remaining buildings on the north side of West 2nd Street on this block remain as examples of mid-century urban renewal and modernization in the district. The two-story brick building at 642 West 2nd Street was constructed in 1881 and housed the German National Bank until 1933 when it closed. The City National Bank reopened in the location until 1941. In 1936, Geyerman’s Women’s Wear occupied the east portion of the building and by 1944 the entire building. They completely remodeled the façade to its appearance today in 1951,

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removing the Victorian era cornice and exterior detailing. Today the building retains a mid-century shallow v-shaped awning, thin textured brick façade, and banded window groupings.

The south side of the block is a dense commercial-fronted block occupied by two story brick building facades, many of which were built in the 1880s. These facades have all been altered over time with renovated storefronts dating from between 1913 and 1955. All the buildings have glass storefronts with recessed central doors. One example is the building at 615-617 West 2nd Street. The two-story brick building was constructed in 1886 with an elaborate Victorian Era cornice line and window detailing. It was modernized in 1913 when the cornice was removed, and windows altered. Then in the 1940s a metal slip cover encased the façade. Recently the slip cover has been removed and today the façade retains its 1940s appearance with stone arched window caps with a simplified corbelled brick cornice.

Also of note on this block is the Zinn’s Jewelry store at 621 West 2nd Street. Zinn’s is a two-story brick building constructed in 1880. The brick has been painted and the windows infilled, but it retains a 1942 storefront of porcelain enameled steel panels, often referred to as Carrara glass. The black panels wrap around rounded storefront corners with display windows and a deeply recessed entry door. The aluminum and neon “ZINN’S JEWELERS” also remains in place. The building is vacant today.

The building at 635-641 West 2nd Street was built as the Masonic lodge and designed by C.C. Rittenhouse in 1886. It was extensively remodeled in 1913 and used as the Masonic Hall until 1930 when the organizations built a new building in Hastings, just north of the historic district. Today the double block has a decorative brick cornice and small scale second story windows that provided light, yet privacy into what was formerly the lodge hall.

Anchoring the west corner of the south side is the two-story Frahm Building constructed in 1884. The building retains its elaborate cornice with brackets and window hoods. The date 1884 is in the pediment of the cornice. This building changed over time when Frahm added a new corner storefront with beveled glass plate windows along with new steam heating systems in 1907. Frahm sold the building in 1928. The building was home to a drug store and pharmacy through 1968 when First Federal Lincoln Savings and Loan took it over.¹ Today the building retains a corner entrance with aluminum and glass storefront.

700 Block West 2nd Street

Address (north side)	Contributing	Address (south side)	Contributing
700	Yes	701	Yes
706	Yes	705-711	Yes
708	Yes	725	Yes
710	Yes	731-733	Yes
714	Yes	743	Yes
718	Yes		
722	Yes		
730	Yes		
742	Yes		

The 700 block of West 2nd Street remains one of the most densely built blocks in the district. Two and three-story buildings constructed between 1880 and 1951 illustrate the diversity in building types within this commercial

¹ Nebraska State Historic Preservation Office Site Survey Files, clippings from *Hastings Daily Gazette Journal* 14 October 1884; *Hastings Tribune*, 26 April 1907, and 24 March 1928.

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core. Both sides of the block retain buildings with period specific facades from brick and stone dating to mid-century modern slip covers, to mid-century modern construction. One of the most notable storefronts in the district belongs to Bert's drugs at the northwest corner of the block. The original building at this corner was constructed in 1890 and significantly renovated again in the 1920s with another rehabilitation in 1945 which resulted in the storefront present today. Bert's has a corner entrance with porcelain enameled steel panels in white and red and a neon "BERTS" sign at the corner.

The remaining seven historic buildings on the block were all constructed in the late 1800s or early 1900s and have facades that date to the 1940s and 1950s. The new façade materials range from narrow textured brick to permastone type materials to metal and stucco. All the buildings retain street level storefronts. The enclosed window openings at 718 have recently been re-opened and renovated. The building at the northeast corner is one story stucco façade constructed in 1960. It represents the theme, form, and massing of newer mid-century commercial blocks.

The south side of the block retains larger scale buildings date from the late 1880s to 1903. At the east corner of the block is the present-day Idea National Bank, a three-story Romanesque Revival building with formal marble arched entry and corbeled brick cornice line. The middle of the block retains the Wolbach and Brach Department Store building constructed in 1889 with Romanesque details including arched windows, stone moldings, and elaborate cornice line. The building was a retail staple in Hastings operating from 1875 through 1966 when it was sold to Schweser's Department Store. The building was remodeled many times through the years with windows removed, infilled with brick in the 1940s, and a metal slip-covered façade added by Schweser's in 1966, masking the entire brick façade. The slipcover has recently been removed exposing the brick façade.

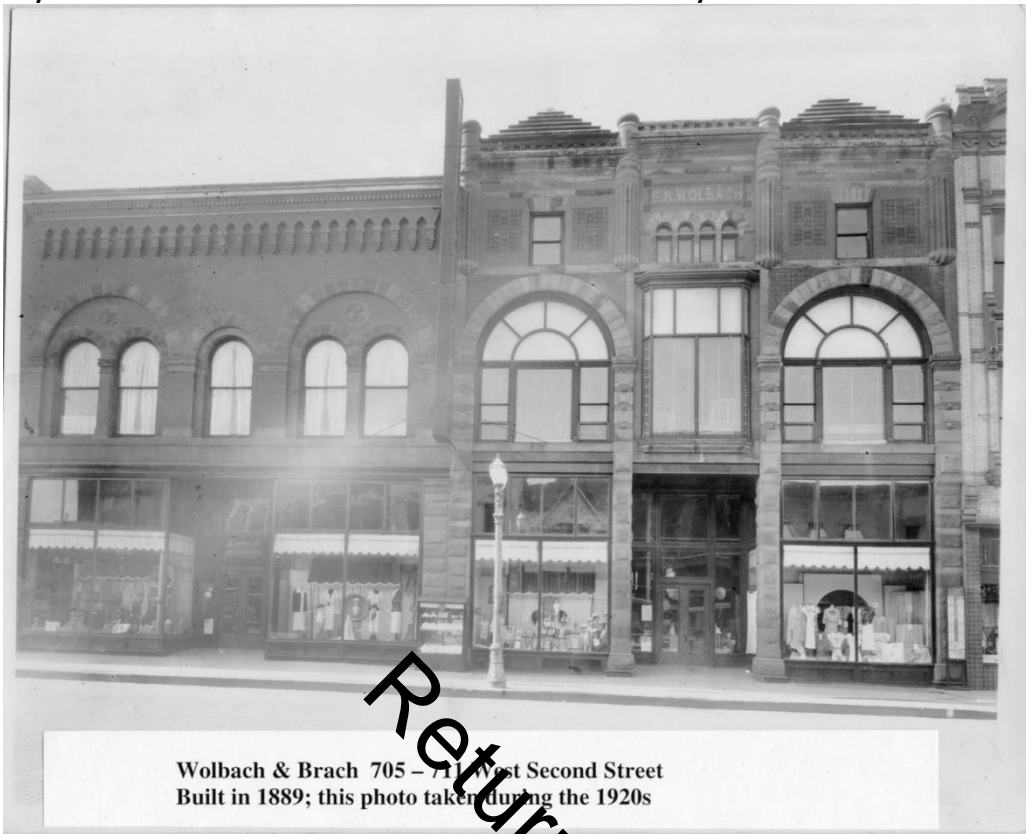
At the west corner of the south side is the building constructed in 1951 for J.M. McDonald's Department Store. This lot was the site of the Kerr Opera House, an elaborate performing arts center that was completed in 1884. As motion pictures became popular the opera house began to lose business and was converted to office space and small shops in the 1930s. It was eventually torn down to make way for the J.M. McDonald's Department Store which transitioned the block into a fully contemporary mid-century appearance with the only exception being the buildings at the northwest and southwest corners. McDonald built a two-story brick block with no windows and a large full-height brown glass center panel where the sign was located. Glass storefront fully encompass the first floor.

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Wolbach & Brach 705 - 711 West Second Street
 Built in 1889; this photo taken during the 1920s

The Wolbach and Brach General Store at 705-711 West 2nd Street from the 1920s. Photo courtesy Adams County Historical Society.

800 Block West 2nd Street

Address (north side)	Contributing	Address (south side)	Contributing
800-810	NRHP Listed	801	Yes
814	Yes	805	Yes
828	Yes	813-817	Yes
834	Yes	Park	No
838	Yes	839	Yes
844	Yes		

The north side of the 800 block of West 2nd Street retains one National Register listed property, four buildings with mid-century facades, and the Strand Theatre at the west corner of the north side. The Nebraska Loan and Trust Company building on the northwest corner is individually listed in the National Register. It was constructed in 1884 and retains its Victorian Era Italianate styling. Immediately adjacent is a two-story building with a brick façade that was completed in 1900. In 1950 a completely new façade was added with banded steel windows and enameled paneling over the entire façade. One-inch square green tiles clad the entire storefront. A new stucco façade was added to the building at 828 West 2nd Street. Though the exact construction date is unclear, photographic images from the late 1960s and early 1970s show the building with the stucco façade. As such it represents those mid-century efforts by the city to modernize the downtown.

The Strand Theatre at 844 West 2nd Street was built in 1916 and has a glazed terra cotta façade. Corner massing projects above the roofline referencing truncated corner towers connected by an elaborate cornice line. Each corner massing has terra cotta cartouches with scrolls at the top and bottom. The west façade is painted brick with

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terra cotta details around windows and at the cornice line. Though this is a secondary façade it is as detailed as many main facades because it fronts Burlington Avenue, the main north-south highway through Hastings. The theatre showed motion pictures until 1984. Today it is an office center. Designed by C.W. Way, the building strongly resembles the terra cotta detailing and massing, but in a smaller scale of its neighbor, the Dutton-Lainson building which was completed in 1920.

The south side of the block has a small pocket park where the Kipp Cigar Company building was located. The building housed the largest cigar producer in Nebraska. The building was a two bay three story brick façade in which Kipp occupied the western half. The building burned in 2004 and a pocket park was constructed in its place. The Loyal Mystic Legion of America occupied a three story turreted building on the corner until it was removed in 1962 when a new one-story J.C.Penney store was constructed in its place. The Penney’s building is currently occupied by Eakes office solutions. The one story painted brick building has a recessed entrance sheltered by the large overhang of the building. Display windows are located within the overhang and one bay of display windows with a second pedestrian entrance at the east façade. The building presents to the street as a brick block with minimal windows as opposed to the standard glass storefronts found throughout the district. The buildings from 801 through 817 West 2nd Street are a group of two story brick commercial fronts that had been fully slip covered with plain metal facades in the 1960s. In 2012-2014 the slip covers were removed and the building facades repaired. The buildings retained their decorative cornice line with the name plate “OLIVER 1886” in the eastern most bay. New windows replaced the infill opening the fenestration back to its historic configuration. Storefronts, entrances, and transoms were also rebuilt and repaired to return the brick facades to their historic appearance. The brick facades are painted, and a rooftop addition has been added to the chamfered building corner at 801 West 2nd Street. The addition is in the same location where a large billboard once stood and reflects the configuration of the billboard sign.

900 Block of West 2nd Street

Address (north side)	Contributing
900-908	Yes

Only one building remains on the 900 block of West 2nd Street. The three-story iron fired brick building consumes one quarter of the block and today houses the newspaper among other offices. Local architect C.W. Way designed the building in 1909 for the International Order of Odd Fellows. E. A. Brandes relocated his automobile dealership to the building in 1913 and occupied the building until 1935. The Hastings Tribune newspaper occupied the space and has been headquartered in the building since 1939. The relatively simply block has had the windows removed, infilled and replaced as well as the storefronts.

300 Block West 3rd Street

Address (south side)	Contributing
315	Yes
Parking lot	Yes
311	Yes

Only two buildings remain on the 300 block of West 3rd Street within the district boundaries and both are automobile related. The showroom at 315 West 3rd Street is a simple one-story brick automobile dealer constructed in 1935. Large glass display windows extend across the main elevation looking into the showroom. This building is surrounded on both sides by surface parking contemporary with the building. The only other property on this block is a one-story “L” shaped concrete masonry unit garage.

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400 Block of West 3rd Street

Address (south side)	Contributing
403 ½	Yes
405-409	Yes
411	Yes
413	Yes
417-423	Yes
Liberal Hall marker	No

Another one-story service station at the very back of the lot with associated parking lot is at the southeast corner of the block and retains its historically associated parking lot. The 400 block of West 3rd street contains the only residential property in the historic district. A two-story brick apartment building with a projecting gabled front porch resides in the middle of the block. Anchoring the southeast corner is a one-story brick “L” shaped shopping strip with associated parking. The c. 1925 building was an automobile service station and replaced a gas station on the corner, and it also retains its historically associated parking area. Today the former open auto bays with overhead doors have been infilled to accommodate office/storefront space. Between the parking lot and the sidewalk is a rectangular granite marker memorializing the former location of Liberal Hall. This marker is considered a non-contributing object.

500 Block of West 3rd Street

Address (south side)	Contributing
509-515	Yes
521	Yes

One large “L” shaped building dominates the 500 block of West 3rd Street. It is a two-story period revival multi-use commercial building. The building was constructed in 1926 and designed by Mark Evans for the Stitt Automobile Company and retains an overhanging cornice clad with green glazed ceramic roof tiles and supported by ornamental brackets. Within the corner wall above the second story windows is an embossed “St.J” referencing St. Joseph Avenue. Multiple aluminum and glass storefronts run across both the north facing façade and the east facing façade along St. Joseph Avenue. All the second-floor windows have been replaced with new simulated multi-light sashes. At the opposite end of the block and at the intersection with Denver Street is a simple two-story brick commercial bay with glass storefronts.

600 Block of West 3rd Street

The 600 block of West 3rd Street has no buildings within the district that face the street. The buildings on this block all face the cross streets and will be described associated with their appropriate address.

700 Block of West 3rd Street

The 700 block of West 3rd Street has no buildings within the district that face the street. The buildings on this block all face the cross streets and will be described associated with their appropriate address.

800 Block of West 3rd Street

Address (south side)	Contributing
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811-815	Yes
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The building at 811-815 West 3rd Street is a one story commercial front built in 1907. The three commercial bays are relatively simple, but the building retains geometric rectangular blocks above each bay of the storefront openings. The triple storefront is divided by brick pilasters which project above the cornice line. Each pilaster is ornamented with geometric cross and rectangle pattern expressing an Arts and crafts style to the small-scale building. This building is attached to the rear of the Madgett Building which faces North Lincoln Avenue.

100 Block North Colorado Avenue

Address (west side)	Contributing
107	Yes

The Debus Baking Company Building is a three-story brick manufacturing facility built in the early 1920s. The simple brick cornice consists of stepped courses outlining a band of vertically laid brick. Additional stepped brick courses are laid beneath a contrasting stone course between the second and third stories on the south half of the building, but this motif appears between the first and second stories of the north half. The windows of the upper stories are of block glass while the first-floor windows are steel multilight. A pedimented door surround frames the office entrance.

200 Block of North Colorado Avenue

The 200 block of North Colorado Avenue has no buildings within the district that face the street. The buildings on this block all face the cross streets and will be described associated with their appropriate address.

North Kansas Avenue

North Kansas Avenue has no buildings within the district that face the street. The buildings on this block all face the cross streets and will be described associated with their appropriate address.

100 Block of North St. Joseph Avenue

Address (west side)	Contributing
101-119	Yes

On the northwest corner of St. Joseph Avenue and 1st Street sits a one-story brick commercial warehouse building with flat roof. The façade is of smooth, painted brick with recessed sign panels. The north portion of the building contains a storefront that currently houses a brew pub.

200 Block of North St. Joseph Avenue

Address (east side)	Contributing
218	Yes

The building at 218 North St. Joseph is a two-story brick commercial front with sawtooth brick corbeling at the cornice line. A full-width aluminum and glass storefront consumes the first floor of the façade with a recessed central entrance at the north storefront and no pedestrian entrance in the south storefront. Four one-over-one

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

double hung replacement windows are located in the center of the second-floor bay with two large window openings on either side of the existing fenestration that have been infilled with brick.

100 Block of North Denver Avenue

Address (east side)	Contributing	Address (west side)	Contributing
102-112	Yes	101	Yes
		107	Yes

On the northeast corner of North Denver Ave and West 1st Street is a building constructed for Sipple Brothers Ford dealership in 1917. This three-story garage is part of the transportation-related services that developed surrounding the retail core. Constructed of brick and reinforced concrete, the design incorporates a grid like pattern of contrasting concrete and brick. Vertical brick banding that emphasize the corner towers that are topped with pitched parapets and inset stone diamond accents. The upper story windows are industrial steel although the second story window openings have been bricked in and reduced in size. The commercial storefronts on the first floor have been altered. The building was used to distributor and assemble Ford cars until 1947 when it was sold to the city of Hastings for the potential use as a new city hall. When the renovation of the building was deemed too overwhelming it was traded to the Knights of Pythias for their club in 1950. Over the years it housed a variety of offices, cafes, and businesses.

On the west side of the block are a two-story brick commercial block at 101 and the later Eagles Club at 107. The brick block has a simplified brick cornice that replaced the former pressed metal cornice. The upper story window openings retain the decorative hoods with crossed sword details while the iron storefront also remains. This commercial block once extended north to alley. The building today retains two stories each with distinct renovations from different periods. The Eagles Club retains a c. 1930 renovation with a complete new façade from that period which includes vertical brick bands, glass block, streamlined entrance and black metal panels. The building at 101 North Denver Avenue retains its decorative window caps, cast iron storefront columns with recessed corner entrance, but windows have been partially infilled and replaced while two bays of the storefront have been infilled. One cast iron fluted pilaster is still visible at the north side of the Eagles Club. A one-story building was constructed c. 1960 as an addition to the Eagles Club. The Eagles Club building exhibits midcentury design elements utilizing blond brick in vertical columns with black enameled panels to give it a modern feel.

200 Block of North Denver Avenue

Address (east side)	Contributing
216	Yes

The only commercial building that faces this block is a two-story vernacular commercial building at 216 North Denver Avenue. The original cornice has been replaced with stepped triangular brick detailing. Two bay windows on the second story have been built out and connected with a balustrade to give the impression of a Victorian balcony. The storefront has also been modernized.

100 Block of North Hastings Avenue

Address (east side)	Contributing	Address (west side)	Contributing
122	Yes	103-119	Yes
128	Yes	121	Yes

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

The Frahm Building at 122 North Hastings is an example of midcentury commercial architecture built in 1950. The two-story façade is smooth stone accented with green marble panels with little adornment. The second story windows are tied together to emphasize the horizontal lines of the rectangular form, as does the aluminum canopy. To its north is contrasted a three-story brick commercial storefront with Italianate details. The bracketed cornice, simple window hoods, and recessed entry are reflective of that style.

On the western side of the street, the Exchange Bank building takes up the south half of the block. The large business block was built in 1883 and consists of four commercial storefronts, the southernmost of which has a cut stone façade. The other three have been replaced with aluminum storefronts. The brick façade of the second story still retains the arched recesses of the original window openings. The building was extensively remodeled in 1919 when the bank's entrance was moved from the corner of the building to the 1st Street side and new stonework was placed on the front of the building. The corner entrance was squared on the first floor. The decorative Victorian cornice was removed during the 1940s. The small two-story commercial building with recessed entry at 121 North Hastings Avenue has been slip covered with vertical siding as part of the movement to modernize downtown and compete with shopping malls.

200 Block of North Hastings Avenue

Address (east side)	Contributing	Address (west side)	Contributing
220	Yes	233	NHRP Listed

The Hastings City offices occupy the former First National Bank Building, a midcentury modern building. It is characterized by smooth white marble façade, a geometric metal screen shading the second story windows, two-story window curtain on the north façade, and aluminum canopy. On the west side of the street sits the National Register listed Clarke Hotel at 233 North Hastings Avenue. Its history and full architectural description can be found in its National Register nomination form.

100 Block of North Lincoln Avenue

Address (west side)	Contributing
107	Yes
111	Yes
117	Yes

This block is anchored on the southwest by the two-story brick commercial block constructed in 1900. While stripped of most of its ornamentation, it retains the angled, corner entry, window hood details and storefront pilasters. Much of the storefront has been infilled with vertical planking. The building also incorporates the one-story storefront at 111 North Lincoln. The one-story commercial storefront at 117 has a recessed storefront supported by two granite columns capped with Corinthian capitals. The tiles entry and full height of the storefront windows and transom have been preserved.

200 Block of North Lincoln Avenue

Address (east side)	Contributing	Address (west side)	Contributing
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Hastings Downtown Historic District

Adams County, Nebraska

Name of Property		County and State	
220-228	Yes	221-239	Yes
232-236	Yes		
238	Yes		

The east side of the 200 block has an uninterrupted run of uniformly high two-story brick commercial blocks. The Odd Fellows building built in 1895 and renovated extensively in 1920 consists of two recessed entry storefronts flanking a central stairwell. Other than a brick cornice string course, the only other brick details are soldier courses above and below the windows. The transom openings remain but have been infilled. While the massing and recessed storefront at 228 North Lincoln is intact, the brick façade has been replaced eliminating much of the brick details as well as altering the window openings. The building at 232-236 contains two commercial storefronts with a shared recessed entry. Brick columns run the full height of the building, which along with transom lights above the second story windows, gives emphasis to the vertical lines of the building. The red brick façade of the northeastern corner storefront is another attempt to modernize downtown storefronts to compete with the shopping malls. It is entirely void of any ornamentation.

On the west side of the block, the three-story Madgett building constructed in 1907 serves as the uninterrupted opposite canyon wall. It an imposing commercial block with a regular repeated façade. The brickwork includes a cornice line of inset floral block, stepped recesses extending the height of the upper stories and triangular dentils below the windows. An aluminum awning covers the paired and singular recessed storefronts.



Madgett Building as seen in early postcard c. 1910. Courtesy Nebraska State Historical Society

100 Block North Burlington Avenue

Address (west side)	Contributing
109-111	Yes
131	No

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

The Enterprise Block was built in 1887 and is an example of the wholesaling and light manufacturing resources that also surround the retail core of the district. This three-story brick building contains three commercial storefronts on the first floor with upper stories used a warehousing and storage. While the iron storefronts and arched window openings are intact, the cornice has been removed. A small, one-story loading dock has been added on the north façade. The modern steel repair building north of the Enterprise block is non-contributing because its construction falls outside the district’s period of significance. The building was a multi-purpose distribution and commercial property where in 1910 the first rail-car of automobiles was delivered, the first auto repair shop was also located here and it was the first to distribute Kool-Aid.²

Returned

² “Fountain to Fountain Walking Tour, Hastings Nebraska, Connecting the Past to the Present.” Adams County Historical Society, Hastings, NE 2007.







Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

Table 2 below illustrates and lists all properties within the Hastings Downtown Historic District.

Address	Survey #	C/NC	Constr. Date	Thumbnail
West 1st Street (East to West)				
<i>Begin Colorado Ave</i>				
306 W 1 st St	AD04-0944	NC	2008	
330 W 1 st St	AD04-0945	C	1925	
<i>Kansas Ave Intersection</i>				
420 W 1 st St	AD04-0946	NC	1930	
422 W 1 st St	AD04-0947	NC	1900	
Parking Lot	AD04-1003	NC	c. 2012	
<i>St. Joseph Ave Intersection</i>				
501 W 1 st St	AD04-0001	NHRP Listed	1902	Burlington Depot
516 W 1 st St	AD04-0948	C	1920	

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property				County and State
522 W 1 st St	AD04-0078	C	1900	
526 W 1 st St	AD04-0079	C	1917	
<i>Denver Ave Intersection</i>				
<i>North Side</i>				
610 W 1 st St	AD04-0949	C		
Parking Lot	AD04-1004	NC	c.2000	
<i>South Side</i>				
601-611 W 1 st St	AD04-0125	C	1890	

Returned

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

615 W 1 st St	AD04-0950	C	1910		
623 W 1 st St	AD04-0951	C	1910		
627 W 1 st St	AD04-0687	NC	1980		
Vacant Lot	AD04-1005	NC			
641 W 1 st St	AD04-0019	C	1900		
<i>Hastings Ave Intersection</i>					
<i>North Side</i>					

Returned

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property






County and State

716 W 1 st St	AD04-0952	C	1900		
Parking Lot	AD04-1006	NC	1979		
<i>South Side</i>					
701 W 1 st St	AD04-0953	C	1900		
711 W 1 st St	AD04-0954	NC	1885/1980		
715 W 1 st St	AD04-0124	C	1885		

Returned

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property				County and State
717 W 1 st St	AD04-0955	C	1885	
721 W 1 st St	AD04-0123	C	1885	
737 W 1 st St	AD04-0956	C	1885	
<i>Lincoln Ave Intersection</i>				
<i>North Side</i>				
Parking Lot	AD04-1007	C	c.1962	
<i>South Side</i>				
811 W 1 st St	AD04-0957	NC	1965	




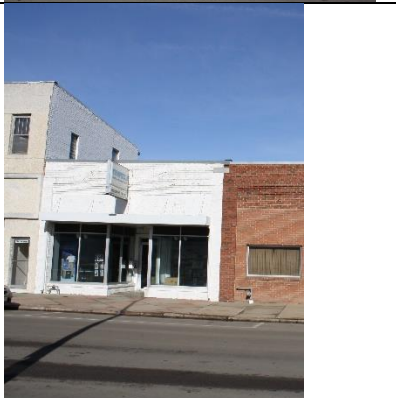
Returned

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

827 W 1 st St	AD04-0122	C	1920	
<i>Burlington Ave Intersection</i>				
922 W 1 st St	AD04-0958	C	1910	
2nd Street (East to West)				
<i>Begin Colorado Ave</i>				
<i>North Side</i>				
306 W 2 nd St	AD04-0959	C	1925	
310 W 2 nd St	AD04-0960	C	1930	
314 W 2 nd St	AD04-0063	C	1935	

Returned

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property				County and State
324 W 2 nd St	AD04-0961	C	1905	
336-338 W 2 nd St	AD04-0962	C	1921	
<i>South Side</i>				
301 W 2 nd St	AD04-0963	C	1931	
Parking Lot	AD04-1008	C	1931	
325 W 2 nd St	AD04-0116	C	c.1948	
333 W 2 nd St	AD04-0115	C	1928	
343 W 2 nd St	AD04-0964	C	1919	

Returned

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property				County and State
347 W 2 nd St	AD04-0965	C	1949	
<i>Kansas Ave Intersection</i>				
<i>North Side</i>				
Parking Lot	AD04-1009	C	1960	
414 W 2 nd St	AD04-0062	C	1920	
Vacant lot	AD04-1010	NC		
422-424 W 2 nd St	AD04-0061	C	1919	
428 W 2 nd St	AD04-0060	C	1915	

Returned

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

450 W 2 nd St	AD04-0059	C	1914	
<i>South Side</i>				
405 W 2 nd St	AD04-0966	C	1926	
415 W 2 nd St	AD04-0967	C	1925	
451 W 2 nd St	AD04-0002	NHRP Listed	1920	
<i>St. Joseph Ave Intersection</i>				
<i>North Side</i>				
500 W 2 nd St	AD04-0058	C	1920	

Returned

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property				County and State
528 W 2 nd St	AD04-0057	NC	1927	
536 W 2 nd St	AD04-0055	C	1929	
<i>South Side</i>				
Dutton-Lainson Plaza	AD04-1011	NC		
513-517 W 2 nd St	AD04-0968	NC	1900/2000	
521 W 2 nd St	AD04-0969	NC		
525-529 W 2 nd St	AD04-0970	C	1953	

Returned

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property				County and State
537 W 2 nd St	AD04-0012	NHRP Listed	1880	
<i>Denver Ave Intersection</i>				
<i>North Side</i>				
600 W 2 nd St	AD04-0971	NC	c.2000	
620-630 W 2 nd St	AD04-0005	NHRP Listed	1906	
634 W 2 nd St	AD04-0013	C	1900/1951	
642 W 2 nd St	AD04-0014	C	1883/1951	
<i>South Side</i>				
601 W 2 nd St	AD04-0972	C	1881/c.1950	

Returned

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

Name of Property	AD04-0973	C	1880/c.1950	County and State
609 W 2 nd St	AD04-0973	C	1880/c.1950	
615-617 W 2 nd St	AD04-0974	C	1886/1913	
621 W 2 nd St	AD04-0114	C	1880/1942	
627 W 2 nd St	AD04-0975	C	1880/1955	
631 W 2 nd St	AD04-1014	C	1880	
635-641 W 2 nd St	AD04-0113	C	1914	

Returned

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

647 W 2 nd St	AD04-0111	C	1884		
<i>Hastings Ave Intersection</i>					
<i>North Side</i>					
700 W 2 nd St & 215-219 N Hastings Ave	AD04-0015	C	1890/c.1945		
706 W 2 nd St	AD04-0016	C	1890/1945		
708 W 2 nd St	AD04-0976	C	1890/1945		
710 W 2 nd St	AD04-0977	C	1890/1950		

Returned

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

Name of Property	AD04-0978	C	1890/c.1955	County and State
714 W 2 nd St	AD04-0978	C	1890/c.1955	
718 W 2 nd St	AD04-0979	C	1890	
722 W 2 nd St	AD04-0980	C	1910	
730 W 2 nd St	AD04-0981	C	1910	
742 W 2 nd St	AD04-0982	C	1960	
<i>South Side</i>				

Returned

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property




County and State

701 W 2 nd St	AD04-0110	C	1903	
705-711 W 2 nd St	AD04-0983	C	1890	
725 W 2 nd St	AD04-0984	C	1885	
731-733 W 2 nd St	AD04-0985	C	1880	
743 W 2 nd St	AD04-0986	C	1951	
<i>Lincoln Ave Intersection</i>				
<i>North Side</i>				

Returned

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property				County and State
800-810 W 2 nd St & 213-219 N Lincoln Ave	AD04-0006	NRHP Listed	1883/1915 corner entrance moved to south facade	
814 W 2 nd St	AD04-0020	C	1900/1950	
828 W 2 nd St	AD04-0987	C	1915/c.1955	
834 W 2 nd St	AD04-0021	C	1915	
838 W 2 nd St	AD04-0988	C	1903/1947	
844 W 2 nd St & 200 N Burlington Ave	AD04-0023	C	1916	
<i>South Side</i>				

Returned

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property				County and State
801 W 2 nd St	AD04-0989	C	1900	
805 W 2 nd St	AD04-0935	C	1900	
813-817 W 2 nd St	AD04-0990	C	1900	
Pocket Park	AD04-1012	NC	2008	
839 W 2 nd St	AD04-0991	C	1962	
<i>Burlington Ave Intersection</i>				
900-908 W 2 nd St	AD04-0992	C	1909	
3rd St (East to West)				
<i>Begin Colorado Ave</i>				

Returned

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

315 W 3 rd St	AD04-0066	C	1935	
311 W 3 rd St	AD04-0993	C	1950	
<i>Kansas Ave Intersection</i>				
403 ½ W 3 rd St	AD04-0067	C	c. 1930	
405-409 W 3 rd St	AD04-0131	C	c. 1930	
411 W 3 rd St	AD04-0120	C	1920	
413 W 3 rd St	AD04-0120	C	1920	
417-423 W 3 rd St	AD04-0121	C	c. 1925	





Returned

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State




Liberal Hall Marker	AD04-1013	NC	c.1990	
<i>St. Joseph Ave Intersection</i>				
509-515 W 3 rd St & 221-237 N St. Joseph Ave	AD04-0070	C	1926	
521 W 3 rd St	AD04-0994	C	1920	
<i>Denver Ave Intersection</i>				
<i>Hastings Ave Intersection</i>				
<i>Lincoln Ave Intersection</i>				
811-815 W 3 rd St	AD04-0076	C	1907	
Colorado Ave (South to North)				

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

107 N Colorado Ave	AD04-0126	C	1923	
Kansas Ave (no properties)				
St Joseph Ave (South to North)				
101-119 N St. Joseph Ave	AD04-0995	C	1920	
<i>W 2nd St Intersection</i>				
218 N St. Joseph Ave	AD04-1014	C.	1920	
Denver Ave (South to North)				
<i>East Side</i>				
102-112 N Denver Ave	AD04-0080	C	1917	
<i>West Side</i>				
101 N Denver Ave	AD04-0996	C	1910/c.1960	

Returned

Hastings Downtown Historic District



Adams County, Nebraska

Name of Property				County and State
107 N Denver Ave	AD04-0081	C	1910/1930	
<i>W 2nd St Intersection</i>				
216 N Denver	AD04-0056	C	1946	
Hastings Ave (South to North)				
<i>East Side</i>				
122 N Hastings Ave	AD04-0112	C	1950	
128 N Hastings Ave	AD04-0997	C	1880	
<i>West Side</i>				
103-119 N Hastings Ave	AD04-0082	C	1883/1919	
121 N Hastings	AD04-0998	C	1890/1950	
<i>2nd Street Intersection</i>				
<i>East Side</i>				

Returned

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property				County and State	
220 N Hastings	AD04-0999	C	1963		
<i>West Side</i>					
233 N Hastings	AD04-0022	NHRP Listed	1914		
Lincoln Ave (South to North)					
107 N Lincoln Ave	AD04-0083	C	1900	Returned	
111 N Lincoln Ave	AD04-1000	C	1900		
117 N Lincoln Ave	AD04-0084	C	1900		
<i>W 2nd St Intersection</i>					
<i>East Side</i>					
220-228 N Lincoln Ave	AD04-0073	C	1895/1920		

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

232-236 N Lincoln Ave	AD04-0074	C	1910		
238 N Lincoln Ave	AD04-0075	C	1890/1950		
<i>West Side</i>					
221-239 N Lincoln Ave	AD04-0077	C	1907		
Burlington Ave (South to North)					
109-111 N Burlington Ave	AD04-0077	C	1890		
131 N Burlington Ave	AD04-1001	NC	1996		

Returned

Hastings Downtown Historic District
Name of Property

Adams County, Nebraska
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for 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.

Areas of Significance

(Enter categories from instructions.)

COMMERCE

Period of Significance

1880-1968

Significant Dates

1911 Omaha (Detroit)-Lincoln-Denver Highway est.
1930 Omaha (Detroit)-Lincoln-Denver Highway rerouted

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.

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

C. C. Rittenhouse
C. W. Way

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 Hastings Commercial Historic District represents the core of commercial activity in the city from both the historic period and today. It is locally significant under National Register Criterion A in the area of Commerce. The downtown core has provided residents with goods and services since the founding of the community in 1872. The buildings and structures within the area centered on West 2nd Street from Burlington to Colorado Avenues

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

reflect the development of the community and its commercial growth. The period of significance begins in 1880 the construction date of the Farrell Block, the oldest extant building in the district and extends to 1968, the established 50-year cut-off date. This terminal date was chosen because many of the urban renewal type modernizations and modifications of building facades were completed by this date, resulting in the general appearance of the downtown district today, and because the downtown continues to grow and serve as a focus for commerce in Hastings.

Overview

Located in the open plains of south-central Nebraska, Hastings is the seat of Adams County. The city was established in 1872 when a group of English immigrants relocated to the area. The town was established at the junction of the Burlington and Missouri River Railroad and the St Joseph and Denver City Railroad. West 2nd Street at the heart of the district also was the route for the Detroit Lincoln Denver Highway from its inception as the earlier Omaha Lincoln Denver Highway in 1911 until 1930 when it was rerouted around downtown. Hastings is named for Colonel Thomas D. Hastings who was a contractor for the St. Joseph and Denver City Railroad. The city incorporated in 1874 and in 1878 the county seat was removed from Juniata to Hastings where it has remained since that time. Hastings College, a private liberal arts school opened in 1882 and a state hospital was established in 1888. Hastings is also known as the home of Kool-Aid where Edwin Perkins invented the drink in 1927. During World War II the largest Naval Ammunition Depot in the United States was located in Hastings and Adams County. As of the 2010 United States census, Hastings has a population of 24,907 people.

Statement of Significance

This district exhibits significance in commerce. The city grew in 1872 from a group of English immigrants attracted to the area by advertisements that enticed settlers with free land. It developed and followed the established plat and grid system set up by town founder Walter Micklen. An additional influx of settlers arrived as the economy grew and the railroads expanded during the 1880s. This spurred development of the commercial environment with the core along 2nd Street. City officials and merchants managed growth in concentrated areas with a clear separation between public buildings (libraries, schools, auditorium, and civic buildings) north of 3rd Street and outside the district, and commercial buildings including retail, services, and hotels in the core of the district along 2nd Street. Immediately following World War II commercial efforts redoubled to ensure a modern and progressive community that accommodated parking, pedestrians, and the aesthetic of the time.

The Hastings Downtown Historic District consists of a group of late 19th and early 20th century properties located within approximately twelve square city blocks between 1st and 3rd Streets from Burlington to Colorado Avenues. These buildings reflect a variety of architectural styles as well as representative mid-20th century new construction and building rehabilitations. These rehabilitations and some new construction resulted from a thriving downtown economy bolstered by the presence of the largest Naval Ammunitions Depot in the United States. The resulting representative building stock today includes a mix of early stone commercial properties, highly ornamented blocks, revival styles and modern rehabilitations as well as modern style buildings. Six buildings in the district are individually listed in the National Register, as listed in Section 7.

History of Hastings

Early Development in Hastings

A group of pioneering immigrants who responded to advertisements in British newspapers that induced settlers to areas in the midwestern United States that were sparsely populated arrived in the Spring of 1871. This early settlement occurred near 32 Mile Creek approximately two miles south and west of the downtown. Though clearly adventuresome, this group of British citizens were largely inexperienced in farming. They were however, enchanted by the promise of land and prosperity. Among the group that settled Adams County was Walter Micklen whose 80-acre homestead became the townsite of Hastings. He built his first house out of sod in 1871

Hastings Downtown Historic District

Adams County, Nebraska

Name of Property

County and State

which was located near the corner of 3rd Street and Burlington Avenue, the heart of today's historic commercial district.³



Image showing the area of 3rd Street and Burlington Avenue in Hastings. This 1873 image captures the first house constructed in the city by Walter Micklen. The Burlington railroad tracks are in the foreground. Photo courtesy Adams County Historical Society.

Micklen had his 80 acres surveyed and platted to form the town which was then registered in October of 1872. Along with a land office in Hastings that located some 270 homesteads in the county and several other businesses such as a butcher shop and lumber yard, the fledgling community was well underway. The first major commercial business along 2nd Street was called the Headquarters and was a retail store that sold supplies and food staples. It was considered one of the most important early commercial enterprises, outside of the development of the railroad.⁴

The Hastings Town Company was incorporated in 1873 to promote and sell town lots and along with the presence of both the Burlington and Missouri River Railroad and the St. Joseph and Denver City Railroad, Hastings began to boom. The commercial core grew along 2nd Street where a boot and shoe store, a mercantile, lumberyard, hardware store, and bank were established. A new school was built and served children from the city as well as surrounding farms.⁵ Three hotels which were named the Roaring Gimlet, the Howling Corkscrew, and the Inter-Ocean along with a post office were all present along 2nd Street by 1873, merely two years after the first settlers arrived. None of these are extant today. During the 1870s, 2nd Street had a typical boom town appearance with one and two-story wood frame false front buildings, wooden boardwalks and a bustling community.⁶ Several businesses were established in downtown that remained staples of the economy through many decades. Wolbach's and Brach's was in continuous operation longer than any other establishment in Hastings. They began business as department stores/mercantiles in 1875 and rebuilt after a devastating fire in 1879. The Brach's

³ Judge William R. Burton, ed. "History of Hastings, Nebraska (Part 1), S. J. Clarke Publishing Co., Chicago, IL 1916. Accessed at www.history.rays-place.com/ne/ad-hastings-1

⁴ Ibid.

⁵ Ibid.

⁶ Dorothy Weyer Creigh. Adams County: The Story, 1872-1972. Adams County-Hastings Centennial Commission, Hastings, NE 1972. 14.

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building is present today and was designed by local architect politician Charles C. Rittenhouse. He designed an ornate Victorian commercial block on the south side of 2nd Street between Lincoln and Hastings Avenues and though the building has been altered over the years, it remains a contributing feature within the commercial historic district. A metal slip-cover enshrined the entirety of the western portion of the façade in the 1960s, and the slipcover has recently been removed.⁷

By 1878 the population reached 3000 people and from January to August in that year alone 150 new buildings were constructed, all of them out of wood. The full richness of a community had developed by this time with social organizations, newspapers, sport teams, new immigrants, a large organized 4th of July celebration, churches, and cultural events. In September 1879 a fire broke out in one of the wooden buildings in the heart of downtown and quickly spread, decimating much of the urban core. Thirty-three buildings and two full blocks of 2nd Street had to be completely removed once the fire was out. Rebuilding began immediately and the core of downtown reflected in the built environment today was begun in earnest. New buildings were required to be built of brick, stone or other non-flammable material and larger scale, often multi-use commercial buildings were constructed.⁸ In this first decade, from 1870 to 1880 Hastings grew to 2,817 people; Adams County as a whole had a population of 19 in 1870 and 10,235 by 1880.⁹ This begun the growth of elaborately decorated Victorian Era commercial buildings along 2nd Street many of them designed by Rittenhouse.



The Great Fire of Hastings showing smoke billowing from building on the right and people scattering to help put out the fire. Phot from 1879 courtesy of the Adams County Historical Society.

The Boom Years in Hastings, 1880-1930

What could have been devastation for Hastings, seemed to spur building even faster than the early settlement years. By 1884 only three wood frame buildings remained in the downtown area, everything else had been constructed of brick or stone. This ushered in a prosperous Victorian Era of building both residentially and commercially, and 2nd Street assumed its appearance present today with established sidewalks, setbacks, and building materials. In downtown Hastings the oldest building remaining in the district today is the Farrell Block (NRHP listed 1979) built in 1880. It was one of the first buildings completed after the 1879 fire and marks the beginning date of the period of significance. During the decade between 1880 and 1890 the Kerr Opera House was built at 2nd and Lincoln (no longer extant), along with several new hotels, banks, and the Adams County

⁷ Creigh, 855

⁸ Ibid. 17.

⁹ Ibid.

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Courthouse was completed in 1884.¹⁰ City services such as street cars, power lines and street lights were established, and the population soared from 2,817 people to 13,584 people by 1890. This averaged to a growth of approximately 17% per year.¹¹

This commercial growth also spurred support industries of locally manufactured materials that served the building material needs. Rather than importing building materials through rail transport from larger business centers, Hastings managed to establish and maintain brick yards, metal storefront manufacturers, window makers, and cornice manufacturers. Most of these were located outside the historic district, but the availability of locally made materials influenced the appearance of downtown. By 1886 there were two brickyards, a foundry, a threshing machine manufacturer, a cornice works company, planing mill, carriage companies, and printing presses. Four cigar factories produced 2.5 million cigars a year in Hastings, with the Kipp Cigar Company formerly located at 2nd Street and Lincoln Avenue (no longer extant).¹² Sanborn Fire Insurance maps indicate that several other cigar manufacturers were located along West 1st Street at Denver Avenue. Business for these industries was bolstered by the railroads and their ability to distribute their products far and wide. Their success contributed to the prosperity of downtown.

During this early boom period, architect Charles C. Rittenhouse designed substantial buildings and houses throughout Hastings. Within the historic district Rittenhouse designed the Farrell Block and the Nebraska Loan and Trust building, both listed on the National Register. Rittenhouse designed more than forty buildings throughout Hastings and eventually became the mayor of the city.¹³

Following the incredible economic boom of the 1880s, the economy slowed drastically during the following decade. Bad crops and low commodity prices impacted Hastings financial base and several businesses went into bankruptcy. Railroads charged high rates to ship what commodities were available to markets and political agitation against them was strong in Hastings. An economic depression swept the country in 1893, and banks began to fail along with the businesses that no longer remained profitable. By 1895 three additional businesses which included the Dow Clothing Company, the J.E. Bruce glass and queensware shop, and the Galbreth saloon all along 2nd Street closed. Relief organizations aided Hastings citizens and the railroads brought relief supplies such as coal, food, and clothing to the community free of charge. However, the following year the economy seemed to stabilize, crops produced greater yields, and commodity prices were up. By 1897 the depression was widely considered over, but Hastings was greatly impacted as is evidenced by the flux in population.¹⁴ Numbers dropped by nearly 3,000 people. The city closed out the decade with a population of 7,188 which equates to a 6% decrease per year.¹⁵

After the turn of the twentieth century, a new Hastings was in the making. With its wide streets and the infrastructure boom of the 1880s, a significant number of impressive commercial buildings downtown, city parks, and public utilities contributed to a new optimism. By 1900, new mayor Clarence Miles began to promote Hastings when he revived the Commercial Club (a predecessor to the Chamber of Commerce) to attract new businesses to town. One of these was what became the Hastings Foundry and Iron Works. This foundry contributed to six new buildings constructed in downtown in 1909 including the Stein Building on West 2nd

¹⁰ Ibid. 34-The Kerr Opera House was constructed at this site in 1884, and functioned successfully until movie theatres opened in Hastings in 1928 pulling away the audience from live performances at the opera house. It closed and was converted into office and retail space until its demolition in 1949 to make way for the J.M.McDonald company department store, a contributing resource to the district.

¹¹ "Population of Hastings, Nebraska, Historical Population 1880-2014" www.population.us/ne/hastings

¹² Creigh, 816.

¹³ "Rittenhouse and Way: Architects of Hastings First Half Century." Adams County Historical Society webpage, www.adamshistory.org accessed 31 March 2018.

¹⁴ Ibid, 38-42.

¹⁵ Historical Population of Hastings, 1880-2014.

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Street between Hastings and Denver Avenues which retains its cast iron storefront from the foundry. Industry in Hastings continued to grow throughout the early years of the 20th century and after World War II the emphasis shifted to incorporate the development of mechanized equipment not only for farming but industry as well. The thriving diverse economy of the city is reflected in activity within the commercial historic district with approximately 45 buildings constructed between 1900 and 1920. For example, in the 1920s Hastings had the largest cigar factory west of Chicago, a tire pump factory, food products companies, and millwork factories among the 113 items identified as products manufactured in the city.¹⁶



Hastings Iron Works column base at Stein Building on West 2nd Street.

At the turn of the twentieth century the city clearly felt the economic relief from the previous decades with major public improvement and construction projects underway. The city completed an electric power plant to begin supplementing and replacing city gas lights, a downtown paving project began to grade and pave 2nd Street, Hastings College was established, a new high school constructed, and the Carnegie Library was completed. New buildings in the commercial district included the Madgett Building (AD04-0077) at 3rd and Lincoln built in 1907 and the Stein Brothers (AD04-0005) store on 2nd between Hastings and Denver in 1906. The Burlington Depot was completed in 1902 and was a modern showplace for the railroad.

While C.C. Rittenhouse was considered the main Hastings architect of the Victorian Era, C.W. Way ushered in the Arts and Crafts era in the city. He arrived in Hastings in 1906 and established his design firm. To his credit are the Clarke Hotel (AD04-0022), the Victory Buildings (AD04-0002), and the Strand Theatre (AD04-0023) at 2nd and Burlington Streets.

¹⁶ Creigh, 818.

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Building in Hastings continued to rise astronomically. The Hastings Tribune reported that “more than at any other time in the town’s history to date, two hundred workmen were employed and an army of day laborers,”¹⁷ One of these buildings was the new hotel at 3rd Street and Hastings Avenue (Clarke Hotel, AD04-0022) and the Masonic Temple on 2nd Street (AD04-0974). The Masonic Temple was in an 1886 building designed by Rittenhouse that was completely rebuilt in 1913 presenting the façade evident today. In 1930 the Masons built a new larger building at 4th and Hastings outside of the district. The Sipple Brothers Ford dealership was constructed at the northeast corner of west 1st Street and North Denver Avenue in 1917 and served as a distributor and assembler of Ford cars. The city repaved 2nd Street with bricks covered with sand and asphalt. It is unknown to what extent any of the brick remains under the modern street surface today.

During World War I a surge of patriotism to show support for the military action swept Nebraska and Hastings. This patriotism resulted in anti-German sentiment across the state. The German National Bank which was at the northeast corner of West 2nd Street and North Hastings Avenue had been a mainstay in the community for many years, and its tellers spoke both German and English. To distance itself from the German enemy, the bank changed its name to the Nebraska National Bank. In doing so the bank emphasized that it was founded by American citizens and was fully behind the war effort.¹⁸ In other ways, Hastings contributed to the war effort like so many other communities by turning lights off in the business district at 10 p.m. as opposed to 1 a.m. to conserve fuel, merchants reduced delivery services to further conserve resources, and women’s committees and social organizations gathered food items and other non-perishables to send to the military overseas.

After World War I, the Dutton-Lainson Company constructed the Victory Building (AD04-0002). William Dutton announced his plans for the six-floor brick factory to support the Victory Loan Drive and any who purchased Victory Loan bonds could exchange the bonds for six percent preferred stock in the company. The elaborately decorated building with terra cotta cartouches containing a large “V” was designed by C.W. Way and completed in 1920. It was meant to commemorate the peace following World War I. The building remains an anchor of the district today and the Dutton-Lainson Company is one of the largest employers in the downtown commercial district.¹⁹

Hastings enjoyed a second renaissance during the 1920s. Like in the 1880s new construction changed the face of the commercial core with many new buildings completed. One of the unique products developed and produced in downtown Hastings at this time was invented by Edwin E. Perkins. Perkins was a young chemist and printer who developed and marketed his own inventions through self-printed catalogs. He worked out of the building at 516 West 1st Street (AD04-0948) where one of his products was a powdered soft-drink concentrate which he packaged in envelopes and called Kool-Aid. The item became so popular that it sold internationally, and Perkins had to print his envelope labels in English and Spanish for the Latin American distribution. Because of its popularity Perkins concentrated almost solely on the Kool-Aid line and moved his company to Chicago in 1931 where he built a factory that encompassed three acres of land. He sold the company to General Foods Corporation in 1956 who continues to manufacture Kool-Aid today.²⁰

The DeBus Baking Company located at the northwest corner of 1st and Colorado (AD04-0126) began in 1923 and served baked goods to the region including Nebraska, Colorado and Kansas. Sander DeBus who started the company developed many of the machines used in his baking process, he made one of the first bread slicers in the United States and developed truck bodies for his baking company. A new manufacturing plant was built outside the district in 1954 and the building downtown was sold to the Metz Baking Company in 1964.

¹⁷ *Hastings Tribune*, 23 June 1913.

¹⁸ Nebraska National Bank Advertisement, *Hastings Tribune*, 20 April 1917.

¹⁹ Creigh, 112

²⁰ Creigh, 828.

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In 1923 local radio station KFKX broadcasted from the Gaston Music Store (no longer extant) and later from the Clarke Hotel. The radio station broadcasted programs internationally using short-wave radio technology as well as presenting local music and news programs. The station was so popular and important at the time that it received nearly 2000 letters within its first week that acknowledged its reception as far away as Australia and South Africa.²¹

To highlight the growth and variety of successful manufacturing industry in the city, a Made-in-Hastings exposition was held in 1926. There were 34 exhibitors with many operating out of the downtown business district including the Dutton Company (now Dutton-Lainson), DeBus Baking Company (AD04-0126), Kipp Cigar Company (no longer extant), and Marcus L. Evans Architectural Company (outside of district) among others. Though not all products came from the commercial district, many were highlighted there. The brick manufacturers produced street pavers as well as building brick, the architectural companies produced cast iron building features such as columns and pilasters, and the Kipp Cigar Company was one of the largest cigar manufacturers in the Midwest.²² The Kipp Cigar Company was located in a building that formerly housed the Loyal Mystic Legion of America located at the southeast corner of Burling Avenue and West 2nd Street. This group merged with the American Insurance Union of Columbus, Ohio in 1916 and the building was sold to John Kipp for his cigar company. Kipp Cigar was the largest of many cigar companies in Hastings and produced 10 million hand-rolled cigars in 1925, reaching its peak of production. However, cigarettes became more popular during World War I and by World War II cigars were no longer produced. Ironically, the building burned as a result of a cigarette spark in 2004. The building site was developed into a pocket park in 2008. The site is immediately adjacent to the building constructed in 1962 for the J.C. Penney store. This building is a contributing feature in the district today. Though the building is no longer extant the Kipp Cigar Company contributed to the economic vitality of the district throughout the historic period, and the J.C. Penney building represents the significant shift in commercial construction during the 1960s.

Along with industrial and manufacturing economy, Hastings developed into an excellent distribution center. The first automobile made its appearance in Hastings in 1901 and within two years several cars were present and the city began to shift its ordinances to regulate automobiles for the first time. Not only were the railroads busy and prosperous, but new highways stimulated truck transportation of goods. Major highways such as the Detroit-Lincoln-Denver or DLD and the Potash Highway both radiated from Hastings.²³ The Hastings Automobile Association was established in 1910 and joined in excursions across the region. The Good Roads committee met in Hastings in May 1911 to discuss county road improvements to better serve the automobile traveling public. The Stitt automotive building was constructed in 1917 at the northeast corner of West 1st Street and North Denver Avenue as a Ford dealership during this time. The DLD Highway utilized West 2nd Street as its route through Hastings, until it was rerouted south of town bypassing the commercial core in 1930.²⁴

Even without the presence of the DLD through downtown, several automobile related resources were constructed within the historic district. Service stations were located at West 2nd Street and North Kansas Avenue and West 2nd Street and North Colorado Avenue by 1930. A Buick automobile dealer with modern rounded corners and display windows was built at the southeast corner of 2nd and Kansas Avenue. West 3rd Street anchoring the north edge of the district had a larger concentration of automotive commercial properties. Present in the district today is a one-story brick dealership with separate service bay between North Colorado and North Kansas Avenues, another one-story brick service building situated at the back of the lot at the southwest corner of West 3rd and North Kansas Avenue, and a former station at West 3rd and North St. Joseph Avenue. The building at West 3rd and North St. Joseph Avenue is a one-story L-shaped office strip today with associated parking lot. The 1924

²¹ Creigh,121.

²² Creigh, 130.

²³ Creigh 75

²⁴ "Navigating the DLD: The Origins of Hwy 6 in Adams County." Adams County Historical Society, www.adamshistory.org accessed 1 April 2018.

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Sanborn Fire Insurance maps indicate that this was a small gas station that sat at an angle on the corner. However, by 1930 Sanborn maps the station was removed and the larger L-shaped garage replaced it. The three-story building at the northeast corner of West 2nd Street and Burlington Avenue was built in 1909 for the International Order of the Odd Fellows but utilized as an automobile dealership from 1913 through 1935. Sanborn maps also indicate that a number of automotive related retail outlets were located along West 3rd Street in the block between North Kansas Avenue and North St. Joseph Avenue. The buildings present today housed a radiator retail and repair shop and used auto parts and service. The presence of the automobile enriched the commercial district with a variety of commercial enterprises specific to that trade that is still present today.

Hastings economy struggled as the Great Depression took hold of the country in the 1930s. Three banks were downtown at the beginning of the 1930 including the First National, the Nebraska National, and the Hastings State Bank which merged with the Northwest Bancorporation in 1930 and became the Hastings National. Both the First National Bank and Nebraska National Bank closed during the Depression leaving only one bank in Hastings.

Commercial Development and Urban Renewal in Hastings, 1940-1968

Hastings had a unique position during the years of World War II. Where many communities saw their young men away to war and the women step up to work in factories and tend the farm fields, Hastings was able to retain many locals and increase their population base. In 1942 the United States government announced that a \$45 million Naval Ammunition Depot (NAD) was to be constructed near Hastings, and within one month 300 new families arrived in the community to work on the construction of the NAD. The government acquired nearly 50,000 acres of farmland from 232 owners near Hastings. This caused a huge need for immediate and temporary housing as well as the supplies each new family required. The population in the area doubled with people to staff, build, and support the largest NAD in the country.²⁵

Construction took 18 months and employed over 10,000 people. The Navy constructed temporary housing and brought in trailers to help manage the huge influx of people. The Navy hired many local men and women to manufacture and store ammunition in January 1943. Maximum capacity for the NAD was reached in 1945 when staff included 125 officers, 1,800 enlisted men, and 6,692 civilians with an additional 2,000 civilians still working for construction companies in support of the facility. The NAD produced bombs, mines, rockets, 40mm shells and 16-inch projectiles. Many of the employees were identified because of a yellow residue left on their skin from a compound called Yellow-D which was used in loading some shells.²⁶

The NAD had a huge impact on downtown Hastings and businesses prospered. NAD line workers were paid 74 cents an hour for a 60-hour work week while a typical retail sales position downtown was paid 25 cents an hour. As a result, there was a large local population with available funds to support businesses downtown. Businesses in the downtown district adjusted their hours to accommodate workers adding evening hours for services such as retail barbers, doctors, and banks. It became a social event for NAD workers to go downtown and enjoy the commerce available on 2nd Street. Movie theatres like the Strand had lines waiting to get inside, restaurants thrived, and 2nd Street became a social gathering spot. The Rivoli Theatre was originally attached to a hotel that was located on the block. The theatre hosted live performances as well as showed movies with the first talkie movie shown in 1929. It was immensely popular during and after World War II when NAD employees would come for the local entertainment and watched movies from noon to midnight daily. The Rivoli hired off-duty military police for security because the crowds were often so big with lines out the door. Movies were shown seven days a week from noon to midnight every day. The theatre closed in 1984 and the attached hotel was razed in 1995 to make way for additional space. The new addition shows movies today. Hastings thrived during the war years because of this activity.²⁷ Though supplies and goods were still rationed as part of the war effort, Philipps Smart Shoppe on West 2nd Street and North Denver Avenue expanded toward the west to accommodate the

²⁵ "The Naval Ammunition Depot." Adams County Historical Society, www.adamshistory.org, accessed 29 March 2018

²⁶Ibid

²⁷ Creigh 218-221

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demand for supplies by NAD staff. Immediately after the war ended and rationing of supplies and goods was removed, the Montgomery Ward advertised the first nylon stockings for sale since the war and a line formed outside the store doors. Returning veterans joined social clubs like the Eagles which bought the first floor of the building at 1st Street and Denver Avenue and grew to occupy the second floor (AD04-0996 and -0081). The NAD continued through the Korean War as a major employer in Hastings. It was placed on maintenance status in 1957 and ordered closed the following year. The order was to be completed no later than June 30, 1966.

The presence of the NAD and the money spent in downtown influenced early adaptive re-use and urban renewal of the built environment in the commercial core. After World War II and throughout the 1950s, commercial growth in Hastings shifted and an effort was put forth to modernize the existing building stock on 2nd Street and throughout the commercial core. Because of Hastings' early economic success and relative stability during World War II years, the downtown was fully occupied with extensive modern public services like electricity, water and sewer control, and paved streets and sidewalks. The thriving economy and dense commercial core left the only option for modernization to tear down or alter the existing buildings. This first wave of urban renewal left an impact on downtown building facades. In 1949 the Kerr Opera House at the southeast corner of West 2nd Street and North Lincoln Avenue was razed for the new McDonald department store. The new building was a simple modern block with brick façade, no windows, and an enameled full height panel with the store name was a stark contrast to many of the earlier buildings. McDonald's Department store operated out of this building downtown until it moved to the new indoor shopping center completed in 1970. The McDonald's building is a contributing feature to the district as it retains a high degree of historic integrity and represents the mid-century improvements important to downtown Hastings.²⁸

To manage the new construction types of this era, modern planning ideals required successful cities to achieve a readable human scale, and modernize urban spaces so people moving around within them would feel comfortable in their environment.²⁹ Academic planners at major American universities began to research and document methods to maintain vital population centers. Transportation corridors, movement around the city, aesthetics, parks, modern architecture and historic preservation were regularly identified as necessary components to any successful urban community. These efforts were classified under the term urban renewal. The term urban renewal was coined in the United States in 1954 and in its most basic definition means the injection of capital with an expectation of some financial return. Ideally, urban renewal was a movement to improve urban and downtown areas by removing or modernizing old buildings, enhancing transportation systems, and creating walkable and accessible downtowns in the effort to provide a broader appeal to young families, businesses, and to court growth.³⁰

Hastings participated fully in the concept of urban renewal. As early as 1953 the city was studying traffic patterns and urban streets in city plans, and in 1958 a new comprehensive city plan was drafted to map out future growth and manage the downtown building stock. The city changed traffic patterns through downtown creating one-way streets and limiting left hand turns. West 3rd Street was converted to one way west bound street with two lanes for parking and two lanes for traveling traffic. This was meant to compliment similar changes to West 2nd Street which considered sidewalks, lighting standards, and overhanging signs as key features to improve for pedestrians. Rather than identifying specific issues with modernizing buildings, city plans at this time, had a heavy focus on managing automobile traffic with an emphasis to remove parking all together from 2nd Street and other main downtown arterials in order to manage increased traffic and maintain a pleasant atmosphere for the pedestrian traffic.³¹ A City Planning Commission was re-established in 1955 to focus on long-range planning issues that faced the city. Many downtown building facades were renovated immediately following World War II and into the 1950s with sleek modern facades with minimal architectural detail.

²⁸ "Kerr Opera House." Adams County Historical Society, www.adamshistory.org accessed 29 March 2018.

²⁹ William Curtis. *Modern Architecture Since 1900*. 1982

³⁰ Joseph Rykwert. *The Seduction of Place: The City in the Twenty-First Century*, Pantheon Books, New York, 2000. 232-236.

³¹ Hare and Hare, "A City Plan for an Expanding Hastings, Nebraska" Report to City Planning Commission, 1958.

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West 2nd Street at Lincoln Avenue looking northeast, c. 1965. Photo shows the north side of 2nd Street and documents the building facades as they appear today. Photo courtesy Adams County Historical Society



West 2nd Street at Lincoln Avenue looking east, c. 1940. Photo shows Woolworths and the north side of the block as well as the Kerr Opera House which was removed in 1946 for the new McDonald's Department Store. Photo courtesy Nebraska State Historical Society

These two photos illustrate the drastic difference in aesthetic in a relatively short span of time. Many renovations to buildings were called out as ideal examples of modernizing the downtown to make it more appealing. Examples of these renovations are apparent all over the district, and also prominent were several new modern buildings including the First National Bank at 3rd and Hastings (AD04-0999) and the building at 1st and Hastings

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(AD04-0112). Most of the renovations took the form of new applied facades to existing historic buildings. This transformation was sometimes called facadism which can be defined as, “the transformation of an old model building into a new model building which was achieved in modernization the same way it was achieved in car styling: by removing the visual appearance of obsolescence from the body of the object.”³² Often what identified a building’s exterior as dated or obsolete was the presence of past architectural styles, and what some architectural historians and critics identified as superfluous ornaments. These were things like heavy detailed molding, ornamental cornices, elaborate masonry and cast-iron storefronts, all features that signified age. In her book *Modernizing Main Street* Gabrielle Esperdy notes that some of these features, “rendered a building an antiquated nightmare, but not irrevocably,” when buildings can be rescued from obsolescence by a few simple operations on their exteriors. An old building can be stripped of its details, ornaments, and craft work by sheathing it in a veneer of materials identified as more modern and streamlined such as Carrara glass or Vitrolite, enameled steel, or concrete and stucco panels, thus bringing in clean lines, color and more modern appearance. This was true not only for the entire façade, but in small scale at the storefront level for the pedestrian to experience new rather than dated shopping and service environment.³³ This effort is evidenced throughout the Hastings Downtown Historic District.

One premier example is the building at 642 West 2nd Street (AD04-0014) on the northeast corner. Built in 1883 and designed by Rittenhouse for the German National Bank, the two-story brick façade had an elaborate Victorian cornice. The bank closed in 1933 because of the economic depression, and the building was occupied the following year by the City National Bank which remained in the building until 1941 when it moved to a new location. Geyerman’s Women’s Wear opened in the east room of the building in 1936 and occupied the entire building by 1944. The building was completely remodeled in 1951 which removed its Victorian exterior and replaced it with a thin textured brick façade with new awnings and windows. Remnants of the 1883 brick façade can only be seen in the alley. The building is a contributing resource to the historic district today for its mid-century renovation.

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³² Gabrielle Esperdy, *Modernizing Main Street: Architecture and Consumer Culture in the New Deal*, University of Chicago Press, Chicago, IL 2008. 163.

³³ Ibid. 165-170

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The former German National Bank at 642 West 2nd Street. The 1951 remodel removed the Victorian Era cornice and façade details replacing them with a streamlined thin textured brick façade, an effort at louvered windows, and a unique awning. Photo c. 1960 courtesy of Adams County Historical Society

The de-centralization of core services historically provided in central downtown areas resulted in vacant or under-utilized real estate on upper levels of commercial buildings along 2nd Street. The 1968 Comprehensive Plan documented this issue well. Upper floors in downtown buildings had formerly been occupied by service providers such as doctors and lawyers. During the 1950s and 1960s in Hastings many of these services relocated away from downtown to less central areas.³⁴ Often this shift was due to the availability of parking, and as a result during the 1950s and 1960s parking was repeatedly identified as a need for downtown. Throughout these decades small parking lots were created when buildings were removed to accommodate the automobile. This includes the lot at the northwest corner of West 2nd and North Kansas Avenue. The lot at the southwest corner of West 3rd and North Kansas Avenue was associated with an automotive resource and the lot at the southwest corner of 3rd and Denver was associated with the construction of the new First National Bank in 1956 (AD04-0999). Other parking lots had been open areas and never built on such as the lot at 1st and Burlington where historic photos documented early automobiles along with horse and carriages using the space.

Large new grocery stores and shopping areas were built in the city, and the 1968 Hastings City Plan identified an important element in the long-range quality of the central business district should focus on the basic structural and aesthetic condition of the buildings. During field survey in 1967 undertaken to complete the 1968 plan an evaluation of buildings in the commercial core was completed to document their general condition. The plan states that, "there is no doubt that the salvation of central business districts lies in consistent removal and redevelopment of obsolete and deteriorated buildings." The plan likened the slow shift of major commercial entities to newer more modern locations as creating a "creeping commercial slum" in the downtown core. This is

³⁴ Richard H. Kellenberg, Co. "1968 Comprehensive Plan for City of Hastings," 1968. 29.

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not only unsightly but diminishes and dilutes taxable values of highly productive real estate section of Hastings.³⁵ By the time the 1968 Hastings City Plan was completed, many of the building façade renovations were 15 to 20 years old having been completed throughout the late 1940s and 1950s. This plan dealt with maintenance, sign design, and creating a positive pedestrian atmosphere along 2nd Street to compete with the newer shopping centers.

West 2nd Street in Hastings had five major department stores at this time. They included McDonald's, Schwesers, Montgomery Wards, Woolworths, and J.C. Penney. The McDonalds store replaced the opera house on 2nd Street and J.C. Penney which was built on the southeast corner of 2nd Street and Burlington in 1962, and the Montgomery Wards at West 2nd Street and North Lincoln Avenue. The removal of the much older building for construction of the new one-story J.C. Penney store was highlighted in the 1968 City Plan as the type of "spot clearance and redevelopment" that will revitalize the downtown.³⁶ The plan notes that large blocks of both 1st Street and 3rd Street within the district could be removed and replaced with more productive structures and public parking because of the predominance of old and deteriorated properties. Pedestrians were well accommodated with ample shade from canopies and available nearby and on street parking, but a more consistent and architecturally pleasing type of shelter for pedestrian was highly desirable. Public parking lots were located at 1st and Burlington (need to assign survey number), 3rd and Hastings (just north of the district boundary).

Aesthetic appeal of downtown Hastings was documented as a necessity since the beauty of an area contributed to impulse purchases which was an element in successful retailing. The indoor shopping malls of the age spent a significant amount of money on lovely interior spaces to keep the shopper longer and in greater comfort. The 1968 City Plan states that, "it is not difficult to see that a downtown having an environment which is repulsive to the senses is going to suffer in competition with one of beauty and pleasant surroundings."³⁷ In this case the shopping mall is the beautiful feature. Fortunately, the plan notes that the aesthetic conditions in Hastings are better than in many communities because of the quality of appearance of building fronts, display windows and sidewalk areas. The plan documented that a considerable amount of refacing and redecorating within the district was completed by 1968. Hastings fulfilled the ideal of a commercial center because it related properly to the automobile transportation system and served the needs of the people in the trade and visiting public. The plan emphasized that the commercial areas should remain dense and compact like the central business district, and that large strip commercial areas should be discouraged, and the plan of a dense commercial core be retained along 2nd Street.³⁸ To encourage shoppers to continue retailing on 2nd Street, the city council removed parking meters so downtown merchants could compete with the lure of free parking at the strip style shopping centers. In 1969, the city also constructed free standing canopy type shelters to provide areas of respite for pedestrians.³⁹ Plans were presented to create a total pedestrian plaza on 2nd Street creating a small scale "Rockefeller Center" with an ice rink, flags, benches, street fairs, and open-air retail areas.⁴⁰ The pedestrian shelters have since been removed from the district.

Although the large indoor Imperial Mall in Hastings (constructed in 1970) pulled major downtown retailers such as McDonald's Department Store and Montgomery Ward from their downtown locations, the commercial core continued to thrive. Throughout the latter part of the 20th century movies were shown downtown, with the Rivoli an active theatre today and significant businesses such as the Dutton-Lainson Company maintaining their presence in their downtown headquarters. New businesses such as the Pacha Soap Company (AD04-0966) have located in downtown Hastings and continue to contribute to economic development and commerce within the

³⁵ Ibid 31.

³⁶ 1968 Comprehensive Plan for the City of Hastings, Nebraska, 1968. 79.

³⁷ Ibid 35.

³⁸ Ibid 70.

³⁹ "Downtown Development Project to Be Done by Owners of Property Is Outlined for City Council's Benefit." *Hastings Daily Tribune*, 14 January 1969.

⁴⁰ 1968 City Plan. 81.

Hastings Downtown Historic District

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district. Restaurants, offices, coffee shops, and retailers continue to locate in the thriving downtown. Hastings has an active Community Redevelopment Authority and Business Improvement District. They have undertaken a marketing campaign to lease and sell buildings and available space in the downtown district by offering revolving loan funds, microenterprise loans, and tax increment financing. They have purchased vacant or underutilized buildings, removed slip covers, and actively seek occupants in downtown buildings.

Summary

The Hastings Downtown Historic District is locally significant under Criterion A as the premier district where commerce developed in the city. The district served the business, retail, and professional needs of the citizens from its earliest founding. The period of significance begins in 1880 the construction date of the oldest building in the district and extends through 1968, the established 50-year National Register cut-off period. This date was chosen because the district continues to serve as core for commerce in the city today. Business enterprises, social halls, and the automotive industry all found a home in this concentrated core as well as serving as community gatherings for large events such as July 4 celebrations and commemorative parades. The buildings present today express significance for their association with early commercial development for the community.

9. Major Bibliographic References

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

Burton, Judge William R. ed. "History of Hastings, Nebraska (Part 1)"; S. J. Clarke Publishing Company, Chicago, IL. Accessed at www.history.rays-place.com/ne/ad-hastings-1.

_____. Caption with no title. *Hastings Tribune*, 20 April 1913.

Creigh, Dorothy Weyer. *Adams County: The Story 1872-1972*. Adams County-Hastings Centennial Commission, Hastings, Nebraska, 1972.

Curtis, William. *Modern Architecture Since 1900*. Prentice-Hall, Inc. Englewood cliffs, New Jersey. 1982.

_____. "Downtown Development Project to Be Done by Owners is Outlined for City Council's Benefit." *Hastings Daily Tribune*, 14 January 1969.

Esperdy, Gabrielle. *Modernizing Main Street: Architecture and Consumer Culture in the New Deal*, University of Chicago Press, Chicago, Illinois 2008.

_____. "Fountain to Fountain: Walking Tour Hastings, Nebraska, Connecting the Past to the Present." Adams County Historical Society, Hastings, Nebraska 2007.

Hare and Hare. "A City Plan for an Expanding Hastings, Nebraska." Report to the City Planning Commission, Hastings, Nebraska, 1958.

Kellenberg, Richard H. "1968 Comprehensive Plan for City of Hastings." Hastings, Nebraska, 1968.

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_____. "Kerr Opera House." Historic Buildings in Hastings, Adams County Historical Society webpage, www.adamshistory.org.

_____. "Navigating the DLD: The Origins of Hwy 6 in Adams County." History of Adams County, Adams County Historical Society webpage, www.adamshistory.org.

"Nebraska National Bank Advertisement." *Hastings Tribune*, 20 April 1917.

_____. "The Naval Ammunition Depot." History of Adams County, Adams County Historical Society webpage, www.adamshistory.org.

_____. "Rittenhouse and Way: Architects of Hastings First Half Century." History of Adams County, Adams County Historical Society webpage, www.adamshistory.org

Rykwert, Joseph. *The Seduction of Place: The City in the Twenty-First Century*. Pantheon Books, New York, 2000.

United States Census. "Population of Hastings, Nebraska, Historical Population 1880-2014"
www.population.us/ne/hastings.

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): multiple

10. Geographical Data

Acreage of property Approximately 41 USGS Quadrangle _____

Latitude/Longitude Coordinates

- Datum if other than WGS84: _____
- | | | | | |
|----|----------|----------------------|-----------|-----------------------|
| 1. | Latitude | <u>40.58605833 N</u> | Longitude | <u>-98.38483888 W</u> |
| 2. | Latitude | <u>40.59398889 N</u> | Longitude | <u>-98.38483888 W</u> |
| 3. | Latitude | <u>40.58367222 N</u> | Longitude | <u>-98.39247222 W</u> |
| 4. | Latitude | <u>40.58436944 N</u> | Longitude | <u>-98.39247222 W</u> |
| 5. | Latitude | <u>40.58605833 N</u> | Longitude | <u>-98.39350000 W</u> |
| 6. | Latitude | <u>40.58476389 N</u> | Longitude | <u>-98.39350000 W</u> |

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7.	Latitude	<u>40.58476389 N</u>	Longitude	<u>-98.39311111 W</u>
8.	Latitude	<u>40.58567500 N</u>	Longitude	<u>-98.39311111 W</u>
9.	Latitude	<u>40.58567500 N</u>	Longitude	<u>-98.39175000 W</u>
10.	Latitude	<u>40.58612222 N</u>	Longitude	<u>-98.39175000 W</u>

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

The boundary for the Hastings Downtown Historic District begins at the alley on West 3rd Street between Burlington Avenue and Lincoln Avenue and extends east along West 3rd Street to North Colorado Avenue. Only the properties on the south side of West 3rd Street are incorporated into this district boundary. The properties on the north side of West 3rd Street are associated with a different city development era and represent a core of civic and community buildings such as county offices, libraries, churches, and auditoriums. At North Colorado Avenue the boundary extends south to West 1st Street. Only the properties on the west side of North Colorado Avenue are included within the district boundaries. The boundary continues south of West 1st Street and to the BNSF railroad tracks. From here the boundary continues along the north side of the railroad bed to Burlington Avenue. At Burlington Avenue the boundary jogs one half block north back to West 1st Street where it crosses over Burlington and continues west to North Lexington Avenue. At North Lexington Avenue the boundary continues north to the property line of the building at the southwest corner of the block and from there jogs east to the alley, then follows the alley north, crosses over West 2nd Street to the property line of the building at the southeast corner of the block. From this point the boundary continues east, crossing back over Burlington Avenue one-half block, turns north and connects with the starting point.

Boundary Justification (Explain why the boundaries were selected.)

This boundary was selected as it represents the core of the historic commercial development in Hastings. West 2nd Street retains the highest concentration of historic commercial buildings associated with the evolution of commerce in the city. This evolution is reflected in the built environment by buildings that housed fraternal organizations, automobile dealers, service providers, retailers, and financial institutions. Properties on the north side of West 3rd Street represent a distinct development and use for the city. These properties represent a core of civic and community buildings such as county offices, libraries, churches, and auditoriums. The railroad tracks south of West 1st Street are not included in the district boundaries.

11. Form Prepared By

name/title Melissa Dirr Gengler and Anne Bauer
 organization Historic Resources Group, Inc. date May 2018
 street & number 442 South 28th Street telephone 402-770-5877
 city or town Lincoln state NE zip code 68510
 email melissa@hrg-nebraska.com

Additional Documentation

Submit the following items with the completed form:

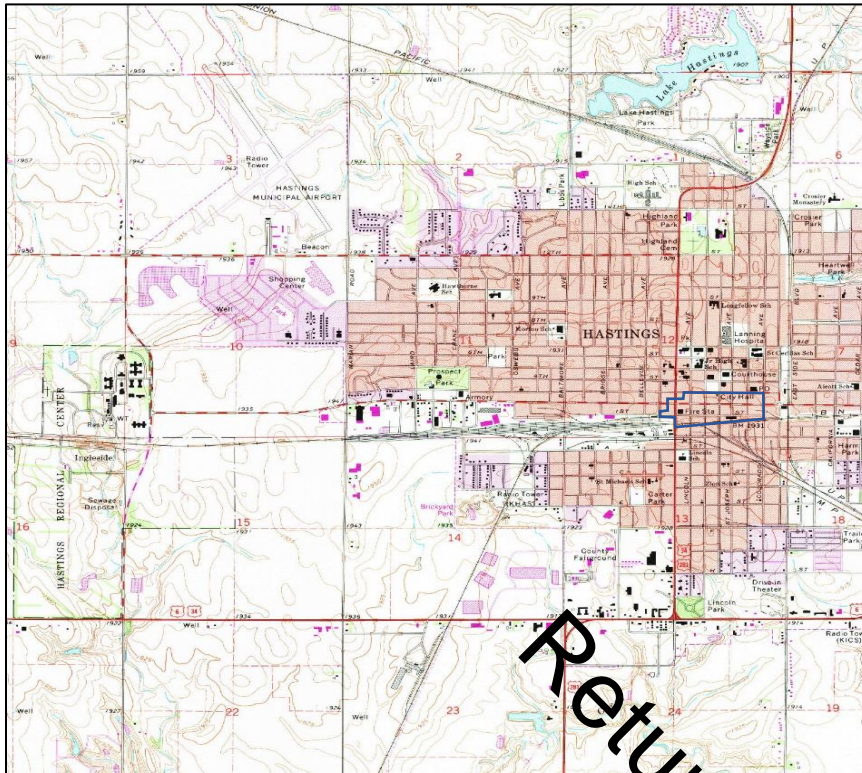
- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.

Hastings Downtown Historic District

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Portion of Hastings West, 7.5-minute USGS Quadrangle (1969, 1983 ed.) showing location of district outlined in blue.



Hastings Downtown Historic District Boundary Map and photo key locations.

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.

Hastings Downtown Historic District

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Photographs

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

Photo Log

Name of Property Hastings Downtown Historic District

City or Vicinity Hastings County Adams State Nebraska

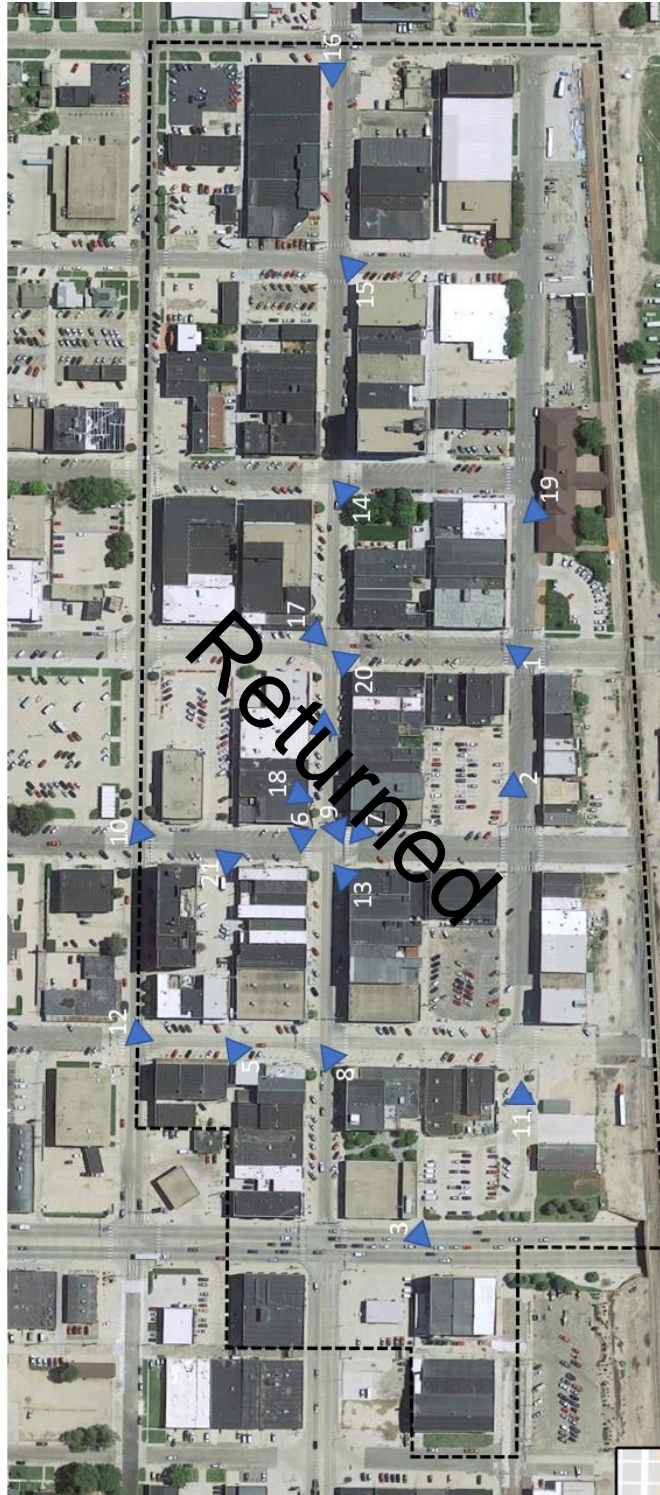
Photographer Melissa Dirr Gengler Date Photographed January 2018

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

1. Stitt Motor Company Building at West 1st Street and North Denver Avenue looking northeast.
2. View looking north from West 1st Street at North Hastings Avenue
3. Enterprise Building at West 1st Street and Burlington Avenue looking west.
4. View of the south side of the 600 block of West 2nd Street looking northwest.
5. View of North Lincoln Ave showing the IOOF Hall
6. View of Bert's Drug storefront at northeast corner of West 2nd Street and North Hastings Avenue, looking west.
7. View of the north side of the 600 block of West 2nd Street, looking northwest.
8. View of the north side of the 800 block of West 2nd Street at Burlington Avenue, looking northeast.
9. View of the south side of the 700 block of West 2nd Street, looking northwest.
10. View of North Hastings Avenue from West 3rd Street, looking west.
11. View of West 1st Street at North Lincoln Avenue, looking east.
12. View of the Madgett Building at West 3rd Street and North Lincoln Avenue, looking northwest.
13. View of north side of West 2nd Street at North Hastings Avenue, looking northeast.
14. View of north side of West 2nd Street at North St. Joseph Avenue, looking northeast.
15. View of north side of West 2nd Street at North Kansas Avenue, looking northeast.
16. View of West 2nd Street from North Colorado Avenue, looking west.
17. View of south side of 600 block of West 2nd Street, looking northwest.
18. View of the Frahm Building at southeast corner of West 2nd Street and Denver Avenue, looking west.
19. View of the north side of West 1st Street from North St. Joseph Avenue, looking northeast.
20. View of the Rivoli Theatre on the north side of West 2nd Street at the intersection with North St. Joseph Avenue, looking northeast.
21. View of North Hastings Avenue from West 3rd Street, looking south.

Hastings Downtown Historic District
Name of Property

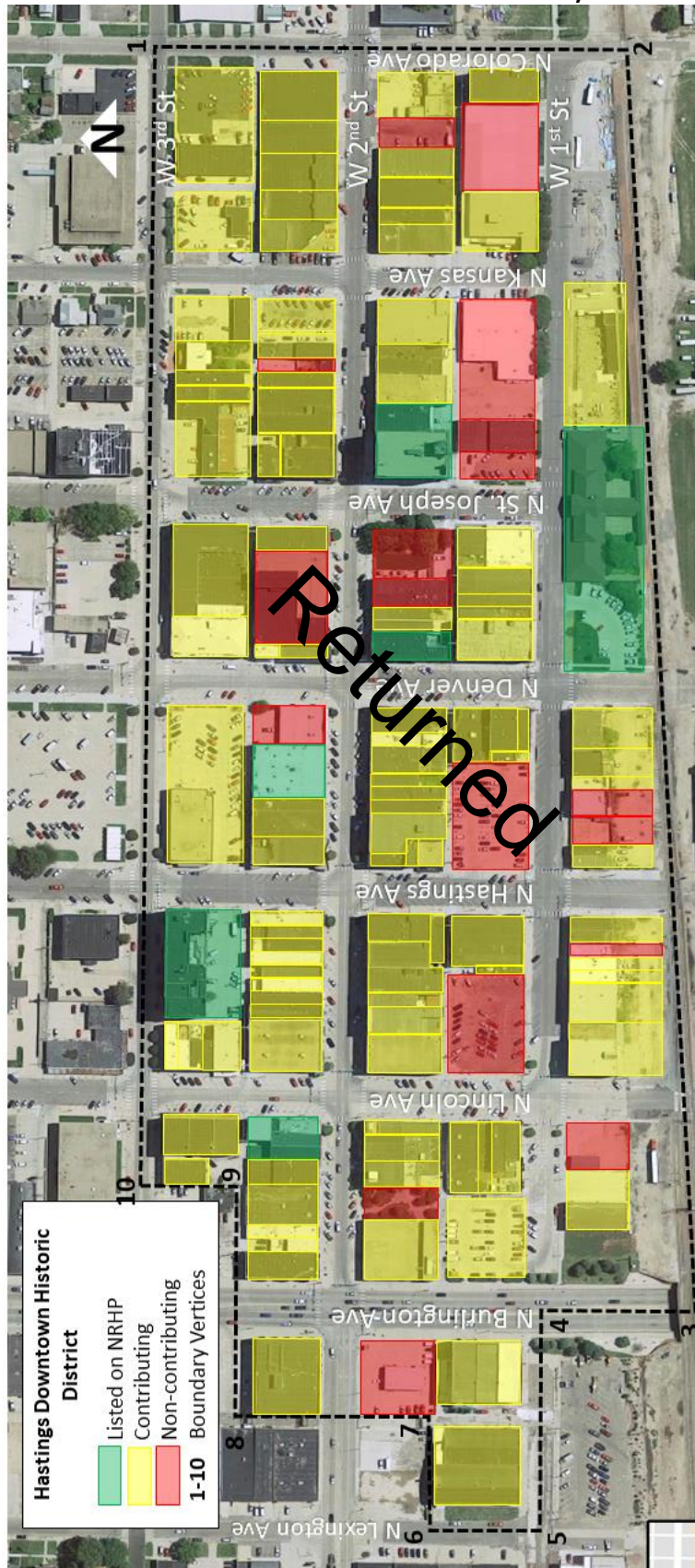
Adams County, Nebraska
County and State



Hastings Downtown Historic District Photo Key Map

Hastings Downtown Historic District
 Name of Property

Adams County, Nebraska
 County and State



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 9/25/2018 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:

Nominator:

Reason For Review:

Accept Return Reject 11/5/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Jim Gabbert  Discipline Historian

Telephone (202)354-2275 Date 11-5-2018

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.



United States Department of the Interior

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

IN REPLY REFER TO:

The United States Department of the Interior National Park Service

National Register of Historic Places Evaluation/Return Sheet

Property Name: Hastings Downtown Historic District
Adams County, NE

Reference Number: 100003090

Reason for Return

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

The site map provided needs revision. The properties are color coded, but not identified. Please provide some identification to the properties, keyed to the inventory in Section 7. This may be either street number or the Survey ID number. The map should be legible, with street names and property identification clearly visible.

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

Sincerely,

Jim Gabbert, Historian
National Register of Historic Places
11/05/2018

November 26, 2018

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



Re: Hastings Downtown Historic District, Hastings, Adams County, NE

Dear Mr. Gabbert,

Please accept the resubmission of the Hastings Downtown Historic District nomination form for review. Located in Hastings in Adams County, Nebraska, your office returned the original nomination to the Nebraska State Historic Preservation Office for revision on November 5, 2018. Our office believes that the request revisions have been made and are resubmitting the document for your review.

Enclosed is a PDF copy of the revised and corrected version of the nomination for the Hastings Downtown Historic District.

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

Sincerely,



David L. Calease
National Register Coordinator
Nebraska State Historic Preservation Office
Phone: 402-471-4775
david.calease@nebraska.gov

Enclosures (1): 1 disc with revised nomination