

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Section number _____ Page _____

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 100003091

Date Listed: 11/5/2018

Property Name: Leonard, Velasco V., House

County: Cass

State: NE

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



Signature of the Keeper

11-5-2018

Date of Action

Amended Items in Nomination:

Section 10: Verbal Boundary Description

Includes all of lots 4, 5, and 6, of Block 12, original townsite.

The VBD should be more precise and descriptive when possible.

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

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

563092



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 Leonard, Velosco V. House

Other names/site number Manley, W. Green House: CC14-086

Name of related multiple property listing N/A

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

2. Location

Street & Number 323 North 6th Street

City or town Plattsmouth

State Nebraska

County Cass

Not for publication Vicinity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

Signature of certifying official/Title:

Date

9/20/18

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

11-5-2018

Date of Action

Leonard, Velosco V. House
Name of Property

Cass County, Nebraska
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

- Private
- Public-local
- Public-state
- Public-federal

Category of Property (Check only **one** box)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	Buildings
		Sites
1		Structures
		Objects
2	1	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions (Enter categories from instructions.)

Domestic – Single Dwelling
Domestic – Multiple Dwelling

Current Functions (Enter categories from instructions.)

Domestic – Single Dwelling

7. Description

Architectural Classification (Enter categories from instructions.)

Late Victorian – Italianate

Materials (enter categories from instructions.)

Principal exterior materials of the property:

Brick (façade, foundation), Wood (trim/porch), Asphalt Shingles (roof)

Leonard, Velosco V. House

Cass 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.)

Located in Plattsmouth, Nebraska, the Velosco V. Leonard House is a two-story Italianate home that commenced construction in April of 1883. It sits on lots 4 – 6 of Block 12.¹ The current address is 323 North 6th Street, which is located in a residential neighborhood just north of downtown, slightly elevated from the business district. Plattsmouth is the county seat of Cass County, located approximately 60 miles northeast of the state capital of Lincoln, and roughly 20 miles south of Omaha, the state's largest city. Plattsmouth is located just south of the confluence of the Platte and Missouri Rivers. Despite its proximity to Nebraska's two largest cities, the population of Plattsmouth has shown a slight decrease in recent years. The 2000 census reported 6,887, the 2010 reported 6,502 and a 2016 census estimate shows a population of 6,479.²

The Velosco V. Leonard House retains a high degree of architectural integrity. Overall, the form of the building is much as it was at its 1883 construction, with a few exceptions: the original porch has been replaced twice and a second entrance on the primary façade was converted into a window. From historic photos, the inner masonry opening on the front façade appears to have served as a door. This opening is now a window, identical to the other windows that are on the home. A third, more historic change is the one-story enclosed space on the south elevation. This space, though it appears original, does not show up on the 1892 Sanborn map, though it does appear on the 1899 edition. As with many large homes, the building went through a period of serving as apartments. The current owners have restored much of the original interior features and layout of the home to ensure that the overall feel and layout of the design is appropriate for the history and intent of the original design.

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

SITE

The Velosco V. Leonard House sits primarily on Lot 5. A large yard to the south separates the property from the former St. John's Catholic School. A concrete block retaining wall on the west contains evidence of where steps up to the house from the public sidewalk used to be. The retaining wall and steps remain, but the sidewalk from the leading from the steps to the house is non-extant. Although it has been rebuilt and now is constructed from concrete block, the retaining wall and steps are a prominent and historic feature that plays an important role to the overall feeling of the site and are considered a contributing resource to the nomination. Mature trees line the property between the sidewalk and the street on the west; smaller trees are found on the north. A garage with a residential unit can be found on Lot 4. According to evidence on the Sanborn maps this structure was built between 1929 and 1949. However, it does not fit the Italianate style of the house and is a non-contributing resource.

EXTERIOR

The major exterior façade materials are made up of brick of regular sizes, painted. Wood is also used for decorative elements such as brackets and bay window trim.

The west elevation features the main entry point of the home. A pair of doors and two windows are found on the first floor of the west elevation; a door or window is located directly above each at the second level. A large, one-story porch spans the full width of the west elevation, wrapping around to the south elevation. A canted corner is located on the southeast corner of the porch. The porch, though not the original, is sympathetic to the age of the home and was recreated by the current homeowner using historic photographs.

The south elevation features a two-story bump out that is original to the house, as well as a one-story wood enclosed space, with canted corner and four windows that match in height to the other windows found at the first

¹ "Parcel Information: 323 N 6th St, Plattsmouth, NE." Cass County Assessor, p.1-3, retrieved 31 January 2018.

² U.S. Census Bureau, <https://www.census.gov/en.html> accessed 15 May 2018.

Leonard, Velosco V. HouseCass County, Nebraska**Name of Property****County and State**

floor. This addition appears to be original to the house, as it picks up the same detailing as the remainder of the home, but does not show up in the 1892 Sanborn Map. By 1899 this addition is noted on the Sanborn Map for this year. Two more windows are featured on the two-story bump out at first floor, with matching windows (albeit slightly shorter) are found directly above at the second level. An additional window at second floor is found on the west elevation of the bump-out. Further back on the house is the one-story kitchen, featuring one window (which is shorter and without a moulding) and one door on the south elevation.

The east elevation is considered the back of the house. This is where the one-story kitchen is located, with a simpler cornice. This one-story block runs the full length of the house with the exception of approximately three feet on the south end to accommodate a small covered, simple porch. Three windows are featured at the first floor, with only one single window at the second level on the east elevation. These windows are slightly shorter than those found on the more prominent elevations and lack the decorative mouldings.

The north elevation, which faces Avenue C (originally Locust Street) is also prominently decorated. The one-story block at the back of the building features two windows which match the height of the other windows at the first floor. A one-story, boxed out bay window is featured on the north elevation at the west end, topped off with rectangular pyramidal decorations and additional paired brackets. Simple pilasters encase the paired windows. Narrower windows are found on both the east and west sides of the bay window. Between the one-story block and the bay window are two additional windows. Four windows at the second level are directly aligned with the four windows at the first floor level.

The roof is a low-pitched roof, virtually unseen from the street so as to appear flat.



Figure 1: Block retaining wall, concrete steps, and west façade of home; September 2018.

INTERIOR

The original stairs to the second floor are located immediately within the entry hall. Trapezoidal winders combined with typical, rectangular stair treads and an unsymmetrical stair opening provide a unique stair feature. The upper landing overlooking the winders at the middle of the run of stairs is slightly recessed to allow the appropriate head

Leonard, Velosco V. House

Cass County, Nebraska

Name of Property**County and State**

room. This results in an unusual balustrade overlooking the stairs, set at an angle to the wall, rather than being parallel to it.

To the north of the entryway is the current living room, which features the bay window. A large opening gives visual sight and access to the next room to the north; a bedroom lies beyond this space.

To the south of the entryway is the aforementioned enclosed addition. A thick wall separates this space from the current dining room, suggesting that perhaps this was added on at a later time. Aside from this piece of evidence, no indication is given to suggest that the space is not original to the home.

The kitchen (connected to the current dining room, to the north) is modern in every way, common in historic homes as the amenities for this function of the home have seen the most change. The location of the kitchen remains in its original location – in its own one-story wing at the back of the home, common in Italianate designs.

The rooms throughout the first floor are similar. Tall ceilings, windows featuring wide trim, tall baseboards and wood floors are found throughout. Some of these finishes are not original to the home due to the changes over time. A period fireplace is found in a room off of the dining room, to the north (it is unclear what the original use of this room was; it is currently used as a multi-purpose/extra space). This fireplace, though of the appropriate age, is not original to the home.

The overall floor plan of the first floor level reflects what was likely the original layout of the home. Rooms open up to the adjacent room with large openings (with the exception of the kitchen and bedroom), giving the house an open, airy feeling that reflects late 19th century domestic architecture.

The upstairs consists of three bedrooms and restroom. At the top of the stairs is the master bedroom which overlooks the front of house. It has been reduced in size to accommodate a closet and master bathroom. The two other second-floor bedrooms retain their shape and size, as does the restroom, which includes a clawfoot tub and a high-tank stool. While not original to the 1883 construction, these pieces were in the home when purchased by the current owner and reflect what was likely used in the home during the Leonard's time of occupancy. The finishes on the second floor finishes reflect those found on the first floor. Overall, the rehabilitation work is consistent to the guidelines found in *The Secretary of the Interior's Standards for Rehabilitation*.

The basement features full-height walls constructed of brick.



Figure 2: Velosco V. Leonard House post-1892 porch alteration; South Elevation. Date unknown (Property Owner's private collection).

Leonard, Velosco V. House
Name of Property

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

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1883

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

(Heinrich) Ernst Wagner - Architect

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 Velosco V. Leonard House is eligible for listing in the National Register of Historic Places at the local level under Criterion C for its significance in architecture. Its distinctive details and form represent the Italianate style well, and little has changed over the course of its many years of existence. While the existing porch is not original - nor an exact replica of the original - its design does not detract from the house itself and is appropriate for the design of the building.

Leonard, Velosco V. House

Cass County, Nebraska

Name of Property

County and State

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

The foundation of Plattsmouth was based on the expansion and evolution of travel. The first permanent settlement in the area can be traced back to the early 1850s when Samuel Martin was granted the first permit to establish business near the Platte and Missouri Rivers. Prior to this, the Cass County lands were inhabited by the Otoe Tribe. The 1850s were considered the “Golden Age of Steamboating.”³ With its proximity to two rivers, Plattsmouth was destined to be an ideal location for all types of travel. Its location at the end of the “civilized” regions of the United States and the edge of the yet to be settled West proved ideal for supplying pioneers on their long journey to unknown territories. Martin, along with other nearby businessmen founded “the Barracks,” a trading post that would later be known as Plattsmouth. The town was mapped out by Surveyor O.W. Tyson and was approved on March 14, 1855 by the Territorial Legislature.⁴

Land was quickly settled in the area and by 1856 a population of 1,251 was reported in the Plattsmouth and Rock Bluff Precincts. Early buildings in the town of Plattsmouth were often dug-outs or log houses. Two saw mills were quickly built, accelerating the town’s growth. A brickyard was also added at this time, further fueling the building stock of the town.⁵

Plattsmouth was a stagecoach stop between Ottumwa, Iowa and Kearny, Nebraska, and by 1869 the Burlington and Missouri River Railroad had made its way to Plattsmouth, advancing its connection to the rest of the country.⁶ With this growth came a better quality of life. Advances in technology and transportation not only helped furthered the town’s growth, but also improved the quality of life amongst its residents by providing services and goods once difficult to attain.

Velosco V. Leonard was born on September 12, 1840 in Susquehanna County, Pennsylvania. Soon after the start of the Civil War Leonard signed up with the Fiftieth Pennsylvania Infantry. In May of 1864, while serving under Lt. General Ulysses S. Grant at the Battle of the Wilderness, Leonard was captured by Southern forces and held prisoner at the infamous Andersonville prison in Georgia until the end of the war.⁷

After mustering out on July 30, 1865, Velosco headed back to Pennsylvania where he taught school for two years before heading west to St. Charles, Minnesota. Here a grocery business was started with his brother Lorenzo, where they also were introduced to the photography business.⁸

In 1869 Velosco moved further west, settling in Plattsmouth, Nebraska where he opened a photography studio. He would run this business until his retirement on May 18, 1917. On November 1, 1871, he was united in marriage to Rosa Ann White, with whom he would have six children.⁹

³ “River, Transportation, and City History.” History of Plattsmouth, www.plattsmouth.org/index.php/living-in-plattsmouth/history-of-plattsmouth, accessed 01 May 2018.

⁴ Snyder, Connie. “Cass County.” Andreas' History of the State of Nebraska, Kansas Collection of Books, www.kancoll.org/books/andreas_ne/cass/cass-p1.html#early, accessed 01 May 2018. “River, Transportation, and City History.” History of Plattsmouth, www.plattsmouth.org/index.php/living-in-plattsmouth/history-of-plattsmouth, accessed 01 May 2018.

⁵ “History of Plattsmouth.” Plattsmouth, Nebraska, City of Plattsmouth, 10 Aug 2011, www.plattsmouth.org/index.php/living-in-plattsmouth/history-of-plattsmouth, accessed 01 May 2018.

⁶ “River, Transportation, and City History.” History of Plattsmouth, www.plattsmouth.org/index.php/living-in-plattsmouth/history-of-plattsmouth, accessed 01 May 2018.

⁷ “Died from Hardening of the Arteries.” The Plattsmouth Journal, 23 July 1917.

⁸ Ibid., “Velosco V. Leonard.” American Civil War Soldiers Record, www.ancestry.com, accessed 01 May 2018.

⁹ “Velosco V. Leonard.” American Civil War Soldiers Record, www.ancestry.com, accessed 01 May 2018.

Leonard, Velosco V. House

Cass County, Nebraska

Name of Property

County and State

V. V. Leonard was an active member of his community: a 35 year member of the Masonic order (14 years of which he served as master of the lodge), member of the Methodist church (in which he also served as the superintendent of the M. E. Sunday school), a member of the city council, and a member of the Board of Education, serving eight years.¹⁰



Figure 3: Velosco V. Leonard and Family on West Porch. Date unknown (Property Owner's private collection).

Dominating American domestic architecture between 1850 and 1880, the Italianate style was easily applied to any size of single-family home, as well as apartments and row houses. Because of its versatility it became widely visible and easily identifiable.¹¹

The style was particularly common in the Midwest due to the coincidental time of its popularity with the developing middle section of the country. The Midwest saw extreme growth in the years following the Civil War. In direct contrast, the Italianate style is relatively rare in southern states, as Reconstruction stunted the growth of many southern towns.¹²

The Italianate style and Plattsmouth have similar timelines; the latter in its infancy at the time of the beginning of the popularity of the Italianate style. By the early 1880s, multiple modes of transportation and the advancement of technology allowed Plattsmouth residents like V. V. Leonard the opportunity and ability to construct homes of fine design as opposed to the more vernacular styles that were common in 19th century prairie towns. Pattern books attributed to its popularity, allowing the style to be duplicated from coast to coast.¹³

¹⁰ Ibid.

¹¹ Virginia and Lee McAlester. *A Field Guide to American Houses* (New York: Knopf, 1984), 212.

¹² Ibid., 212.

¹³ Ibid., 214.

Leonard, Velosco V. House
Name of Property

Cass County, Nebraska
County and State

The Velosco V. Leonard House located on the corner of Sixth and Locust Streets (now Avenue C) was designed by local architect (Heinrich) Ernst Wagner. According to several ads in the *Plattsmouth Daily Herald* in 1883, Wagner advertised himself as a “Practical Architect and Superintendent.” He also offered lessons on painting, “in Oil or Water Colors, Crayon and Pencil.” With an office and studio on Main Street, he was a logical choice to design the V. V. Leonard home.¹⁴

Even before the home had begun construction, *The Plattsmouth Daily Herald* began speculating about the design. In March of 1883, a report was given on the progress, predicting that “Mr. V.V. Leonard’s new house will be two story probably brick and will be situated on his four lots on the east of Sixth street. When Mr. Leonard finishes his improvements contemplated there, this summer he will have one of the finest resident properties in the city.”¹⁵ Two weeks later a follow up report was provided about the improvements to the lot, noting that Leonard had:

“... already made improvements upon his half block on the corner of Sixth and Locust streets; a limestone wall of some two hundred or more feet in length along the entire west side of the property and across a portion of the south end to be surmounted with a fine iron fence...” and that his plans included, “... putting in a first class wind-mill, with a 25’ barrel water tank in his barn, which will furnish him water for his entire property. Mr. Leonard will construct upon this property a good dwelling house this season...”¹⁶

On April 28, work began on the construction of the home, with *The Plattsmouth Daily Herald* predicting that the residence would be “one of the handsomest and most complete in the city and will be one of the prominent improvements of the year.”¹⁷

The Velosco V. Leonard House is a two-story Italianate house with classical, common, Italianate shapes. Sometimes referred to as the “Bracketed Style” because of its large eaves and impressive brackets, this feature is often the most identifiable feature of this style. The Velosco V. Leonard House exhibits this element as well as other common characteristics, such as a slightly sloped roof that is pyramidal in shape, tall slim windows that are taller on the first floor than the second, and decorative hood mouldings at the windows.

Italian inspired residential architecture dominated the third quarter of the 19th century, immediately preceding the construction of the Velosco V. Leonard House. Three styles of Italian residential architecture were prominent during this time: the Italian villa, Italianate, and urban brownstone. Italianate being the most popular and easiest to incorporate into various sizes and budgets.¹⁸ The Velosco V. Leonard House is a textbook example of the Italianate style, which exhibited a tug of war of style components: formal symmetry and irregular massing. Both of these components can be found in the design of the Velosco V. Leonard House.

About 1 in 5 Italianate homes fall into the ‘asymmetrical subtype,’ of which the Velosco V. Leonard House can be labeled.¹⁹ The footprint of the home features three setbacks on the front façade. The front façade features a two bay elevation, with a slightly step-backed third bay. A one-story bay window fills in the space between this bay and the final step-back, which is further back on the house. Typical of many Italianate residences, the kitchen is found its own one-story wing at the back of the house. Sanborn maps document that with the exception of the porch, the footprint of the home has not changed since its initial construction, adding integrity to the home and its place in history.²⁰

¹⁴ “V. V. Leonard's New Residence.” *Plattsmouth Daily Herald*, 17 Apr 1883.

¹⁵ “Mr. V.V. Leonard's New House Will Be...” *Plattsmouth Daily Herald*, 31 Mar 1883.

¹⁶ “V. V. Leonard's New Residence.” *Plattsmouth Daily Herald*, 17 Apr 1883.

¹⁷ “V. V. Leonard's New Residence.” *Plattsmouth Daily Herald*, 28 Apr 1883.

¹⁸ Lester Walker. *American Homes: The Illustrated Encyclopedia of Domestic Architecture* (New York: Black Dog & Leventhal, 2002), 138.

¹⁹ McAlester, 211.

²⁰ Sanborn Fire Insurance Maps available in ‘Additional Documentation’ section.

Leonard, Velosco V. House

Cass County, Nebraska

Name of Property

County and State

Windows are a prominent feature of any home, the Italianate style being no different. One-over-one sashes are common, which can be found on the Velosco V. Leonard House, as well as elaborate hooded mouldings. The shape of the mouldings are segmental arches, with prominent keystones, pyramidal decorations and a somewhat organic pattern inlaid into the mouldings and keystones. Windows on the rear elevation and at the one-story wing at the back of the house are unadorned, with no hood moldings.

The cornice is typical of nearly any Italianate home; a combination of paired and single brackets are found along the perimeter of the eaves. The brackets are not overly large or exceedingly ornate, but rather feature a simple scroll shape with minor organic detail within the scroll of the bracket.

Porches are almost always used on any Italianate design. Porches are typically restrained in decoration and are most frequently single-story, small entry porches. The original porch on the Velosco V. Leonard House was a full-width, one story porch within the same footprint as the current porch. Though not as common as the small entry porch, a full width porch on an Italianate home was not a rarity. A large set of steps came off the southwest corner of the original porch. Over the years, this porch was removed and replaced at least twice. The current porch is relatively similar in shape and scale to the original porch; the replication of detail at the porch columns has been carefully replicated from historic photographs. Overall, the size, detailing and scale of the porch is appropriate for the house and its style and does not detract from the massing of the house itself.

Paired entry doors are common amongst Italianate homes, of which is found on the Velosco V. Leonard House. Entry doors appear to be original, though the transom glass has been replaced. The hood mouldings on the windows and door on the primary façade have either been eliminated or encased by the porch roof. It is unclear if this occurred with the original porch's design, or if it only happened once the current porch was built. The bracket end, with its pyramidal decoration is visible, but the segmented arch and keystone are not evident.

The condition of the Velosco V. Leonard House is in good to excellent condition. The current owners have painstakingly spent years restoring the home to its original condition as much as possible. Though the house was once converted into two apartments, the affects have all but been erased. No exterior additions have been added or removed, eliminating any damage to the exterior of the building. The current layout of rooms gives no evidence that it has been altered from that of the original floor plan, though original plans of the building are not available.

Much of the interior has been redone due to the poor condition it was found in after its use as a two-unit apartment and left vacant for a number of years. The current owners have used onsite evidence to retain the original layout of the home, and have restored historic fabric where it still existed. Alterations that have been made are sympathetic to the historic character and design of the home and adhere to *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Overall, the interior of the home is in good to excellent condition. The updates and changes are both appropriate and necessary due to the condition following its temporary usage as a multi-family residence. Modern amenities have been carefully and purposely incorporated so as to not detract from the historic integrity of the original home.

The Velosco V. Leonard House is eligible for listing in the National Register of Historic Places at the local level under Criterion C for its significance in architecture. Its typical details and form represent the Italianate style well, and little has changed over the course of its many years of existence. While the existing porch is not original - nor an exact replica of the original - its design does not detract from the house itself and is appropriate for the design of the building. Overall, the Velosco V. Leonard House is a textbook example of the popular Italianate residential style. With few changes over its 130+ year history, the Velosco V. Leonard House serves as an excellent example of this period in American domestic history as well as the development of the Midwest.

Leonard, Velosco V. House
Name of Property

Cass County, Nebraska
County and State



Figure 4: Velosco V. Leonard House with second porch style; South & West Elevations; c1935 (Property Owner's private collection).

9. Major Bibliographic References

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

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"Died from Hardening of the Arteries." *The Plattsmouth Journal*, 23 July 1917.

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"History of Plattsmouth." *Plattsmouth, Nebraska*, City of Plattsmouth, 10 Aug. 2011, www.plattsmouth.org/index.php/living-in-plattsmouth/history-of-plattsmouth.

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McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*. New York: Knopf, 1984.

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Mulliner Box & Planing Co. *Turn-of-the-century Doors, Windows and Decorative Millwork: The Mulliner Catalog of 1893*. New York: Dover Publ., 1995.

"Parcel Information: 323 N 6th St, Plattsmouth, NE." Cass County Assessor, pp. 1-3. 31 January 2018.

Leonard, Velosco V. House
Name of Property

Cass County, Nebraska
County and State

- "Plattsmouth, Nebraska." *Sanborn-Perris Map Co, Limited.* June 1892.
- "Plattsmouth, Nebraska." *Sanborn-Perris Map Co, Limited.* July 1899.
- "Plattsmouth, Nebraska." *Sanborn-Perris Map Co, Limited.* June 1906.
- "Plattsmouth, Nebraska." *Sanborn Map Company of New York.* December 1923.
- "Plattsmouth, Nebraska." *Sanborn Map Company.* January 1929.
- "Plattsmouth, Nebraska." *Sanborn Map Company.* January 1929, corrected November 1949.
- "River, Transportation, and City History." *History of Plattsmouth*, www.plattsmouth.org/index.php/living-in-plattsmouth/history-of-plattsmouth.
- Snyder, Connie. "Cass County." *Andreas' History of the State of Nebraska*, Kansas Collection of Books, www.kancoll.org/books/andreas_ne/cass/cass-p1.html#early.
- United States Census Bureau, <https://www.census.gov/en.html>.
- "Velosco V. Leonard." *American Civil War Soldiers Record*, www.ancestry.com.
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- "V. V. Leonard's New Residence." *Plattsmouth Daily Herald*, 28 Apr. 1883.
- Walker, Lester. *American Homes: The Illustrated Encyclopedia of Domestic Architecture*. New York: Black Dog & Leventhal, 2002.

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): CC14-086

10. Geographical Data

Acreage of property .27 acres USGS Quadrangle Plattsmouth, NE, IA 2017

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

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

- 1. Latitude 41.014087 Longitude -95.885857
- 2. Latitude _____ Longitude _____

Leonard, Velosco V. House

Cass County, Nebraska

Name of Property

County and State

3. Latitude

Longitude

4. Latitude

Longitude

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

The property consists of a quarter section of a city block and is bounded by North 6th Street to the west and Avenue C to the north. To the east, the property is bordered by a church and a private property to the south.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes all the property historically associated with the Velosco V. Leonard House.

11. Form Prepared By

name/title Michelle A. Cunliffe
organization RDG Planning & Design date May 25, 2018
street & number 301 Grand Ave telephone 515.288.3141
city or town Des Moines state IA zip code 50309
email mcunliffe@rdgusa.com

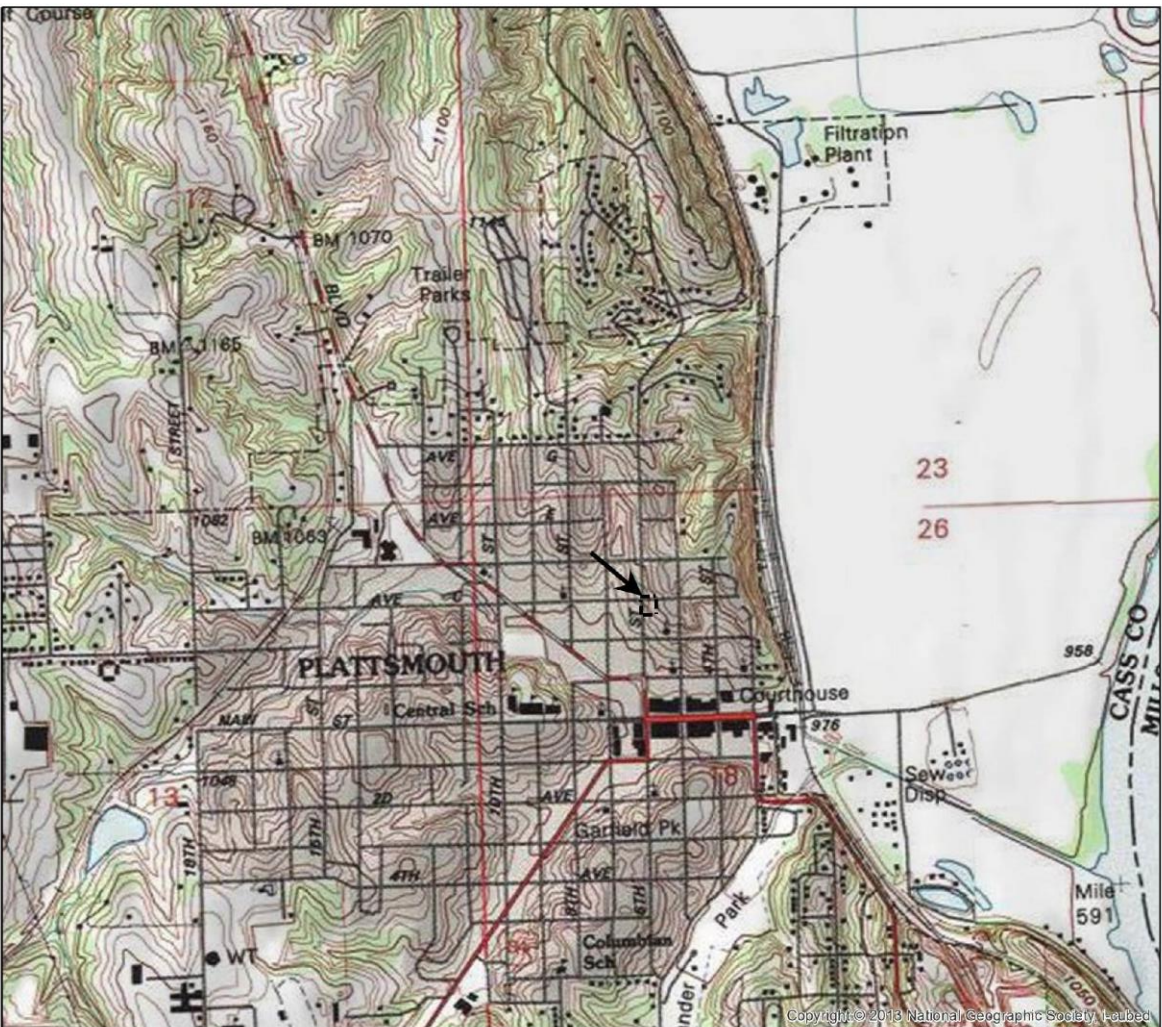
Additional Documentation

Submit the following items with the completed form:

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

Leonard, Velosco V. House
Name of Property

Cass County, Nebraska
County and State



Leonard, Velosco V. House
323 North 6th Street
Plattsmouth, Cass Co.,
Nebraska

USGS 7.5' Quad: Plattsmouth

Proposed NRHP Boundary

1:15,000



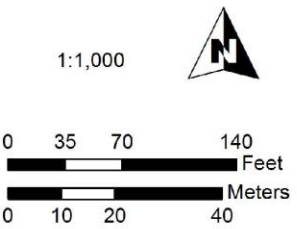
Leonard, Velosco V. House _____
Name of Property

Cass County, Nebraska _____
County and State



Leonard, Velosco V. House
323 North 6th Street
Plattsmouth, Cass Co.,
Nebraska

 Proposed NRHP Boundary



Leonard, Velosco V. House
Name of Property

Cass County, Nebraska
County and State

Photographs

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

Photo Log

Name of Property Velosco V. Leonard House

City or Vicinity Plattsmouth County Cass State Nebraska

Photographer Michelle A. Cunliffe, AIA Date Photographed April 9, 2018

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

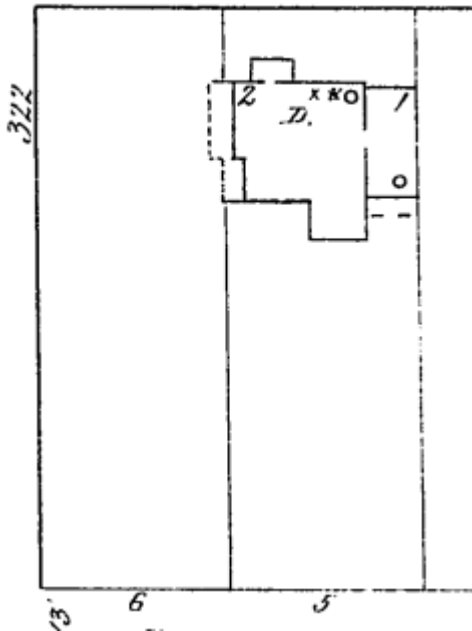
1. NE_Cass County_Velosco V. Leonard House_0001 – Exterior, Overall West Elevation – looking East/Northeast.
2. NE_Cass County_Velosco V. Leonard House_0002 - Exterior, Overall West Elevation – looking East.
3. NE_Cass County_Velosco V. Leonard House_0003 - Exterior, Overall South Elevation – looking North.
4. NE_Cass County_Velosco V. Leonard House_0004 - Exterior, Overall East Elevation – looking West/Northwest.
5. NE_Cass County_Velosco V. Leonard House_0005 – Exterior, Overall North Elevation – looking South.
6. NE_Cass County_Velosco V. Leonard House_0006 – Exterior, Close-up of Porch – looking South.
7. NE_Cass County_Velosco V. Leonard House_0007 – Interior, First Floor, Entry – looking East.
8. NE_Cass County_Velosco V. Leonard House_0008 – Interior, First Floor, Current Living Room – looking North.
9. NE_Cass County_Velosco V. Leonard House_0009 – Interior, First Floor, Current Living Room/Current Spare Room – Looking East/South East.
10. NE_Cass County_Velosco V. Leonard House_0010 – Interior, First Floor – Current Dining Room – looking South.
11. NE_Cass County_Velosco V. Leonard House_0011 – Interior, Second Floor, Stairway – looking East.
12. NE_Cass County_Velosco V. Leonard House_0012 – Interior, Second Floor, Current Master Bedroom – looking North.

Leonard, Velosco V. House

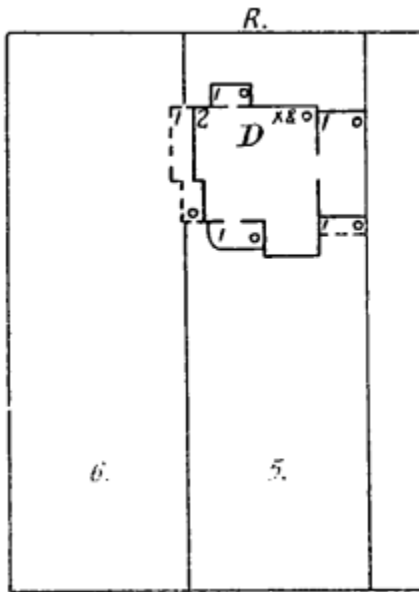
Cass County, Nebraska

Name of Property

County and State



Sanborn Map, 1892.



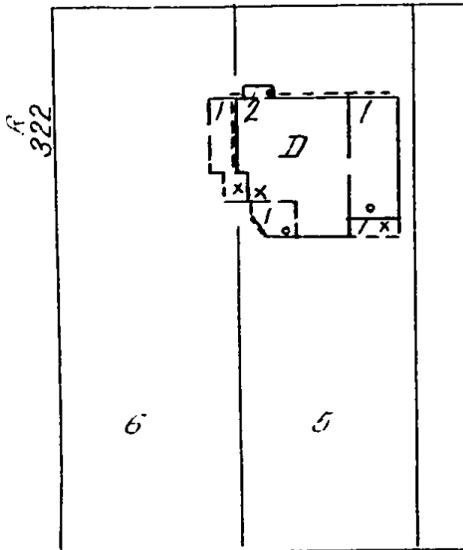
Sanborn Map, 1899.

Leonard, Velosco V. House

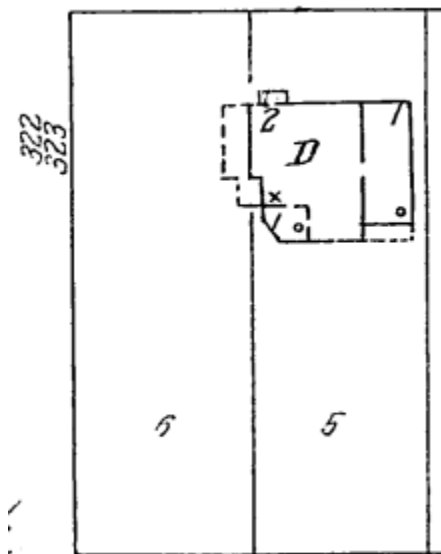
Cass County, Nebraska

Name of Property

County and State



Sanborn Map, 1906.



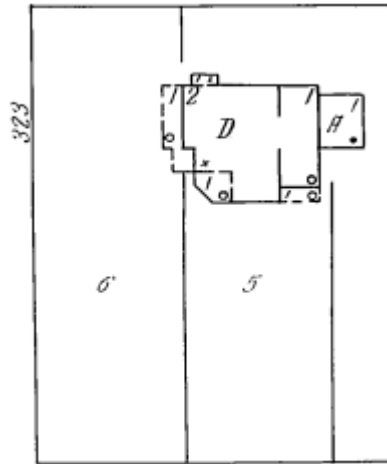
Sanborn Map, 1923.

Leonard, Velosco V. House

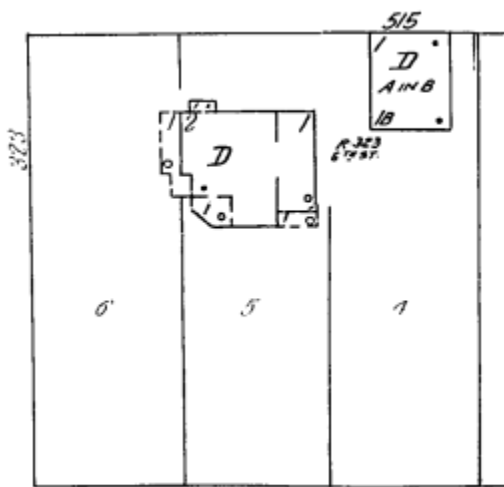
Name of Property

Cass County, Nebraska

County and State



Sanborn Map, 1929.



Sanborn Map, 1949.

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.

























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Leonard, Velosco V., House

Multiple Name: _____

State & County: NEBRASKA, Cass

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: SG100003092

Nominator: State

Reason For Review:

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

Accept Return Reject 11/5/2018 Date

Abstract/Summary Comments: Good example of Italianate style house in local context

Recommendation/ Criteria: Accept / C

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

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

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: Velosco V. Leonard House, Plattsmouth, Cass County, NE

Dear Mr. Gabbert,

Enclosed is the complete nomination packet for the Velosco V. Leonard House, in Plattsmouth, Cass County, Nebraska. The enclosed contents are as follows:

- The signed first page of the Velosco V. Leonard House nomination;
- One (1) archival disc with the true and correct copy of the nomination for the Velosco V. Leonard House to the National Register of Historic Places in PDF format; and
- One (1) archival disc with the photographs for the Velosco V. Leonard House 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 (3): Signed National Register nomination cover sheet
1 disc with Nomination
1 disc with National Register Photographs

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