

United States Department of the Interior
National Park Service

RECEIVED

JAN 25 1994

NATIONAL REGISTER

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name N/A

other names/site number Pawnee City Historic Business District; PW06: multiple

2. Location

street & number roughly bounded by 5th, 7th, "F", and "G" Streets not for publication [n/a]

city or town Pawnee City vicinity [n/a]

state Nebraska code NE county Pawnee code 133 zip code 68420

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 nationally statewide locally. () See continuation sheet for additional comments.)

Andrew Sommer
Signature of certifying official

January 11, 1994
Date

Director, Nebraska State Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. () See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:
 entered in the National Register.
[] See continuation sheet.

determined eligible for the
National Register
[] See continuation sheet.

determined not eligible for the
National Register.

removed from the National Register.

other, (explain): _____

Henry M. Rapley Entered in the 2/25/94
National Register

for Signature of Keeper

Date of Action

Pawnee City Historic Business District
Name of Property

Pawnee County, NE
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
46	8	buildings
		sites
		structures
		objects
46	8	Total

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

Number of contributing resources previously listed in the National Register

N/A

2

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

- Commerce/specialty store
- Commerce/department store
- Commerce/financial institution
- Government/courthouse
- Transportation/vehicular
- Social/meeting hall
- Domestic/single dwelling

- Commerce/specialty store
- Commerce/professional
- Commerce/restaurant
- Commerce/business
- Government/courthouse
- Domestic/single dwelling
- Industry/communications

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Late Victorian

foundation Limestone, Brick, Concrete
 walls Brick, Limestone, Wood--weatherboard
Stucco, Other--clay tile
 roof Asphalt
 other Cast iron

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Period of Significance

1874-1943

Significant Dates

1881

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Primary Location of Additional Data:

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

Pawnee City Historic Business District
Name of Property

Pawnee County, NE
County and State

10. Geographical Data

Acreage of Property 13.5

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1.	14	742760	4443650	3.	14	742510	4443360
2.	14	742760	4443360	4.	14	742510	4443650

[] See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title John Kay, Principal Investigator; Lonnie Dickson, Survey Assistant.; Kathy Fimple, Historian
organization Save America's Heritage date August 27, 1993
street & number 2714 Rathbone Road telephone (402) 483-0418
city or town Lincoln state NE zip code 68502

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Multiple
street & number _____ telephone _____
city or town Pawnee City state NE zip code 68420

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. 470 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pawnee City Historic Business District

Name of Property

Pawnee County, Nebraska

County and State

Section 7 Page 1

DESCRIPTION

The Pawnee City Historic Business District is located in a six block area of the central business district of Pawnee City, Nebraska. Pawnee City is near the geographic center of Pawnee County in extreme southeastern Nebraska and serves as the county seat. The district is comprised primarily of late nineteenth and early twentieth century buildings related to commerce, government, transportation, and settlement. Fifty-six buildings are located in the district which also includes the grounds of the Pawnee County courthouse square. Among the fifty-six buildings, forty-eight are contributing, including two previously listed on the National Register, and eight are non-contributing.

The Pawnee City Historic Business District is located in Pawnee City, Nebraska, (1990 population: 1,008). Pawnee City is the county seat of Pawnee County (1990 population: 3,317) and is located near the center of this southeastern Nebraska county. The asymmetrical shaped district is situated in the central part of the city and includes the business district and courthouse square. The district is comprised of portions of six city blocks and is roughly bounded by 5th Street on the south, 7th Street on the north, "F" Street on the west, and "G" Street on the east. The land on three sides of the district slopes downward giving the area a prominent visual character. The Pawnee County Courthouse and courthouse square form the southern boundary of the district. Forty-eight contributing buildings are included in the district and consist of thirty commercial buildings, three banks, five houses, four commercial garages, two office buildings, two tourist cabins, the Pawnee City Post Office (NRHP 1992), and the Pawnee County Courthouse, (NRHP 1990).

The majority of the business district lies immediately south and east of two locally important transportation routes (Nebraska Highways #50 and #8). Nebraska Highway #50 is a primary north-south road connecting Pawnee City to Tecumseh, and Highway #8 is an important east-west route for local traffic. These two roads meet in the northwest corner of the district and proceed eastward as a combined Nebraska Highway 50/8. This route is located one block north of the courthouse square and influenced the construction of businesses northward up "G" Street (formerly Washington Street).

Founded as a courthouse square commercial district in 1857-58, the first businesses were constructed around the courthouse block as early as 1860. Commercial development occurred randomly on all four sides of the courthouse, however lots on the south and east sides were never entirely filled in with commercial buildings. Instead, as population increased in the 1860's and 1870's, local transportation routes were established that would significantly affect the development and physical configuration of the central business district.

In an effort to increase their visibility on the transportation route one block north, businesses began to build northward up "G" Street. As commercial development was pulled away from the courthouse square, the physical configuration of the central business district began to change. The result was an emphasis on commercial development along the two blocks north of the courthouse square (Blocks 1 & 2) rather than the sides of the four blocks facing the square (see photo 4). Only the north and west sides of the courthouse square were fully developed with continuous rows of commercial buildings. This configuration was established by the beginning of the period of significance (1874) and is still evident today.

An 1879 birds-eye view shows the predominant development of frame commercial buildings on the north side of the courthouse square and along "G" Street north from the square. A major fire on Aug. 9, 1881 destroyed most of these frame false-front type buildings. The pattern of reconstruction again followed the original effort to build north towards the county road (now Nebraska Highway 50/8).

One of the distinctive aspects of the district is the architectural cohesiveness of the buildings. All of the buildings on two primary streets consist of two-part compositional facades. First floor storefronts consistently employ central recessed entries flanked by cast-iron columns and glass display windows. A rhythmic fenestration pattern is carried along each of the second floor facades and creates a unified historic

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pawnee City Historic Business District

Name of Property

Pawnee County, Nebraska

County and State

Section 7 Page 2

DESCRIPTION (continued)

character to the streetscape (see photos 3 & 6). A consistent use of brick or stone materials also lends a sense of continuity to the district.

Another important characteristic of the district is the cohesiveness of the building scale on "G" Street and 6th Street (formerly Marion Street). A consistent line of two-story buildings on the west side of "G" Street creates a sense of enclosure and rhythm to the streetscape (see photo 6). The line of buildings is only broken on the west side by a narrow service alley. Particularly important on this side are the two-story buildings south of the alley constructed in 1881-82 by the same group of contractors (see photo 7). Anchor buildings on the west side include the Hempstead & Smith two-story limestone bank on the north end (PW06-082) and the C.T. Edee & Co. bank on the south end (PW06-074). The Edee & Co. bank was designed by Alfred Myers of Atchison, Kansas and set a design precedent for the Weber, Novak, and Duer buildings (PW06-239, 240, & 235). These buildings imitated the cornice, window and parapet heights of the Edee & Co. bank and also used the same decorative window and door lintels (see photo 7).

The east side of "G" Street experienced two significant building episodes. The first occurred in 1881-82 on the north side of the alley where several buildings had been destroyed by the 1881 fire. Five brick commercial buildings were constructed on these lots within a year. The second episode occurred between 1901 and 1909 when the frame false-front buildings south of the alley were razed and, complying with building codes, were replaced with brick buildings. However, the east side of "G" Street was not rebuilt with the same enthusiasm as the west side. Only the Hassler & Nichols (PW06-072), Beverly & Rodgers (PW06-241), and Anders-Alexander (PW06-073) buildings match the two-story height found on the west side of "G" Street). These buildings serve as two-story bookends to the row of one-story buildings between them (see photo 5). When compared with the west side of "G" Street, this row of one-story buildings lacks the sense of enclosure that reinforces the character of a historic streetscape. The lack of enclosure on this side is further compromised by two non-contributing buildings that break the visual image of historic buildings.

The Pawnee City district is unique not only for its deviation from the courthouse square model, but also for its continued development and evolution. While predominantly comprised of late nineteenth and early twentieth-century buildings, the existence of the transportation corridor in the north part of the district resulted in development related to technological advancements made during the 1920s, 30s, and 40s. Businesses reflecting these advancements included commercial garages, implement dealers, filling stations, tourist cabins, and an oil refining company. This altered the character of the district from a predominantly turn-of-the-century district, to one which continued to evolve with a rapidly changing society.

Contributing buildings in the Pawnee City Historic Business District are described in the following inventory and include site number; historic name(s); construction dates; architectural descriptions; history; and current condition. For architectural descriptions, the typology developed by Richard Longstreth in The Buildings of Main Street, (1987) is used where appropriate.

Historic names and histories were developed using available primary sources such as deed records, newspaper research, business directories, and Sanborn Insurance Maps dated 1886, 1892, 1900, 1909, 1922, and 1943. Descriptions are organized in a logical geographic progression examining buildings on each side of a street in a block by block sequence. If a building is located on an intersection of two streets, the description will appear relative to the street the building is facing.

Inventory of Contributing Buildings

"G" Street: East Side between 5th and 6th Streets.

PW06-234: P.B. Horton Building, 1887 (see photo 9). The Horton building is an excellent example of a two-part compositional commercial facade. This two-story brick building has a first-level storefront with a central recessed entry flanked by cast-iron columns and glass display windows. Four rectangular window

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pawnee City Historic Business District

Name of Property

Pawnee County, Nebraska

County and State

Section 7 Page 3

DESCRIPTION (continued)

openings on the second floor suggest a mixed-use function and place the building in the two-part compositional typology. The second-floor windows have decorative stone lintels and quarried stone sills. A pressed-metal cornice with brackets and semi-circular parapet with "Horton, 1887" is located on the center of the cornice. This building shares a north-party wall with the I.O.O.F. Building (PW06-047). Alterations to the historic fabric of the building include the removal of a cast-iron beltcourse and the addition of plywood sheeting on the south display window. Further deterioration and lack of maintenance threaten the continued existence of this building.

PW06-047: I.O.O.F. Building, 1882 (see photo 9). The I.O.O.F. Building was constructed for Henry Goodale in 1882 and is an example of a two-part compositional facade. The two-story brick building shares a south party-wall with the Horton Building (PW06-234) and was sold to Mr. Horton in 1887 who then owned both buildings until 1890. These buildings were owned by twelve different individuals between 1887 and 1912. The second floor was used by the International Order of Odd Fellows (IOOF) as a meeting hall with access through a separate stairway located along the north wall of the building. Despite alteration to the north display window, the configuration of the recessed entry storefront remains. Cast-iron columns with Corinthian capitals flank the entry. The second floor facade consists of four rectangular window openings supported by the same decorative lintels found in the adjacent Horton Building. A bracketed pressed-metal cornice supports a semi-circular parapet adorned with the Odd Fellows shepherd's staff and interlocking ring emblem.

"G" Street: West Side between 6th and 7th streets (see photo 6).

PW06-074: C.T. Edee & Company Bank, 1881-82 (see photo 7). The C.T. Edee & Company Bank is one of the pivotal buildings of the Pawnee City Historic Business District. This building is located on the northeast corner of the courthouse square at the intersection of 6th and "G" Streets. Edee & Company purchased a frame building on this site on May 24, 1880 and conducted business from there until Aug. 9, 1881 when the building was destroyed in a major fire in the business district. Construction of the existing two-story brick building began within two weeks of the fire with Edee retaining the services of Alfred Myers of Atchison, Kansas as architect. Details of Myers' design were applied to three buildings north of the bank and create a consistent sense of scale and rhythm on the west side of this primary commercial street. The building was erected at an estimated cost of \$5,000 with Frank Goodridge laying the stone foundation, Spicknall & Roberts the brick facade, and J.W. Walker the woodwork. The contractors were also responsible for the construction of three buildings north of the bank (PW06-239, 240, and 235). The building measures 25 feet by 46 feet and originally housed a banking room and law office. The second floor was used for office space. The bank became the Farmer's National Bank in 1889, and Farmer's State Bank in 1915. In 1935, the building was sold to Henry Loch and has not functioned as a bank since that time. Alterations have compromised some historic integrity, such as the removal of the pressed-metal cornice. However, the building's scale, materials, and prominent location make it a pivotal structure in the district.

PW06-239: Jacob Weber Cigar Factory, 1881-82 (see photo 7). The Jacob Weber Cigar Factory is one of four buildings on the west side of "G" Street that employs a consistent pattern of scale and architectural details. Consequently, these two-story brick buildings appear as a cohesive commercial block despite their construction for separate owners. The Weber Building employs the design established by the C.T. Edee & Co. Bank building (PW06-074) using identical stone lintels and sills. Contractors for the Weber Building also constructed the three other buildings in this row. Alterations to the exterior facade are limited to the storefront where diagonal wood siding has been placed over transom windows.

PW06-240: Novak Brothers Clothing Store, 1881-82 (see photo 7). The Novak Brothers Store is one of four connected buildings cited above that employs a consistent pattern of scale and architectural detail. These buildings were constructed during the same time period by the same contractors and reflect these relationships in their use of identical pressed-metal cornices, stone lintels, and central recessed entries. As

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pawnee City Historic Business District

Name of Property

Pawnee County, Nebraska

County and State

Section 7 Page 4

DESCRIPTION (continued)

a result, the Novak Building appears to be part of a single commercial block rather than a separate structure. Reversible alterations to the exterior facade include partially infilled second-floor windows, covered storefront transom windows, and altered storefront display windows.

PW06-235: Enoch & John Duer Building, 1881-82 (see photo 7). The E. & J. Duer Building is one of four buildings on the west side of "G" Street employing a consistent pattern of scale, materials and architectural detailing. These buildings, listed above, were part of a reconstruction effort begun in August, 1881 following the fire in the central business district. The design of the Duer Building is based on C.T. Edee & Company's bank building (PW06-074) as repeated on the Weber (PW06-239) and Novak (PW06-240) buildings. Using the same brick contractors, the Duer's constructed this building for use as an agricultural implement warehouse and connected the rear (west) end of the structure with the back (north) of their original store building that fronted on the north side of the courthouse square (PW06-075). This connects the buildings in an "L"-shaped relationship and provided the Duer's with storefronts on two prominent commercial streets. This two-story limestone with brick veneer building repeats the two-part compositional facade type found throughout the district with a cast-iron columned central-entry on the first floor, three narrow rectangular window openings on the second floor, and bracketed pressed-metal cornice.

PW06-236: David Hazels Building, 1881-82 (see photo 7). Despite minor alterations to the display windows of the first-level storefront, the David Hazels Building is important to the historic character on the west side of "G" Street. This two-story limestone double-wide building was purportedly constructed by Pennsylvania-German stone masons (D. Wishart, Contractor) following the destruction of Hazels' original store building during the 1881 fire. The devastating fire began on this lot in the back of Reeders Drug Store, a frame building owned by Hazels. Construction of the existing stone building began in September of 1881 and utilized a facade design consistent with district buildings: two-part facades with central recessed storefront entries, pressed-metal cornices and rectangular window-openings. Following the completion of the Hazels Building in 1881, Pierce & Price occupied one side with their hardware store and John Kelly rented the other room for use as a grocery store.

PW06-215: Edwin Callam Building, 1882 (see photo 6). The Edwin Callam Building is one of four contiguous two-story brick buildings north of the alley on the west side of "G" Street. These buildings are similar in scale and detail, and were all built in 1882 following the fire of August, 1881. Edwin Callam's frame store had been consumed by the fire and new fire codes required the construction of masonry "fire-proof" buildings. The Callam building exemplifies the two-part compositional facade that predominates the district. The brick facade has been covered by a smooth stucco finish and the original storefront has been altered by the application of aluminum frame windows and glazed tile surrounds. A non-contributing aluminum canopy extends over the sidewalk and a large addition has been added to the west (rear) of the building.

PW06-216: Marcus Rice Building, C1882 (see photo 6). This two-story brick commercial building is believed to have been built for Marcus A. Rice following the destruction of the previous frame false-front commercial building by the Aug. 9, 1881 fire. Marcus Rice owned a drug and patent medicine business in Pawnee City and served as County Treasurer when the 1881 fire occurred. Rice owned the property from 1882 to 1899 and the 1886 Sanborn Insurance Map included the building in its documentation. This building served as a grocery store from 1886 into the 1940's which suggests that Rice may have rented the building. Alterations include a C1940 application of smooth-finish stucco to the facade, masonry infill of transom windows, and replacement of the original storefront with non-contributing aluminum frame windows and aluminum awning.

PW06-217 & 218: DeWitt C. Stratton Buildings, 1882. These brick buildings were constructed in 1882 as a double-lot commercial block by prominent Pawnee City businessman DeWitt C. Stratton. The two Stratton buildings (PW06-217 & PW06-218), are part of four contiguous, two-story brick commercial buildings on the west side of "G" Street. These buildings have similar architectural details and were built in a cooperative

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pawnee City Historic Business District

Name of Property

Pawnee County, Nebraska

County and State

Section 7 Page 5

DESCRIPTION (continued)

effort following the fire of 1881. Stratton originally purchased the two lots in 1872-74 and after constructing the buildings, retained ownership into the 1920's. Family ownership of the buildings however, was carried into the 1950's with title passed on to the descendants of Stratton. The buildings are examples of the two-part compositional facade used extensively in commercial buildings throughout the district. They have matching transom, window, and cornice heights, and similar lintels and corbeling. Alterations to the buildings are primarily confined to the storefront where aluminum frame display windows and covered transoms compromise the historic character.

PW06-082: Hempstead & Smith Bank, 1886 (see photo 13). The E.F. Hempstead & S.E. Smith Bank building is one of the pivotal historic buildings within the Pawnee City Historic Business District. The bank is located on the primary vehicular intersection of the district and provides a strong first impression of historic character to the central business district. The well-preserved two-story building features rough texture limestone walls, smooth stone lintels with pedimented reveals, and a restored ornate wood cornice. Constructed for William C. Henry during the summer of 1886, the building was sold to Hempstead & Smith in November, 1886 and operated as a bank until 1955 (see E.F. Hempstead House, NRHP 1982). During this time, the bank had several name changes: Pawnee County Bank 1892-1903, National Bank of Pawnee City 1903-1912, First State Bank of Pawnee City 1912-1927, and Citizens State Bank 1927-1955. The building currently serves as the law offices of L. Joe Stehlik and headquarters for the Pawnee County Promotional Network.

"G" Street: East side between 6th and 7th Streets (see photo 8).

PW06-073: Anders-Alexander Building, C1908 (see photo 8). The two-story brick Anders-Alexander Building is significant both in terms of its location and scale. Located on the northeast corner of the courthouse square, this large two-story structure anchors the south end of the east side of "G" Street and provides an important sense of enclosure to the central business district. One of the largest buildings in the district, it was recently purchased by the Pawnee Republican newspaper and interior restoration of the building is currently in progress. Constructed in 1908, the first floor of the thirty-nine foot wide building originally housed the post office and a general store with a bottling works and printing shop in the banked limestone basement. Despite the brick infill of the first-floor storefronts, the building retains an acceptable degree of historic integrity. The banked limestone foundation and south brick facade remain largely unaltered. Distinctive features of the building include second-floor rectangular window openings with segmental brick lintels, a pressed-metal cornice on the west facade, and brick checkerwork below a removed cornice on the south facade.

PW06-211: Commercial Building, C1900 (see photo 8). This building is one of seven contiguous one-story brick buildings located on the east side of "G" Street between two-story buildings on each end. It consists of a thirty-two foot wide double-store plan divided by an interior wall and separated with individual entrances. The building rests on a banked limestone foundation and retains much of its original storefront appearance. A stucco sheathing has been added over the original brick facade, but the corbeled cornice and display windows are largely unaltered. Sanborn Map research places the date of construction between 1900 and 1909. Ownership of the property during this time involved three people; William Bunten 1900-1901, George Weider 1901-1904, and James O' Laughlin 1905-1909. Construction can probably be attributed to Bunten based on the large sale price of the property (\$4,500) in the transfer of ownership to Weider.

PW06-208: Office Building, C1872-C1881 (see photo 8). This one-story brick building served as the law office of Capt. George M. Humphrey when it was saved from destruction during the Aug. 9, 1881 fire. Mr. Humphrey served as the speaker of the Nebraska Legislature and was a prominent local attorney. The building has undergone much alteration since its construction. According to Sanborn maps, the building was moved back (east) approximately eight feet from its original location. This occurred between 1909 and 1922 after the removal of several C1878 frame commercial buildings south of the office. Four brick commercial buildings were then built on these lots with a wider setback than the original buildings. This left the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pawnee City Historic Business District

Name of Property

Pawnee County, Nebraska

County and State

Section 7 Page 6

DESCRIPTION (continued)

Humphrey law office building protruding into the right-of-way and eventually prompted the office building to be moved back. At this time the building was enlarged slightly with a six-foot south addition that connected it to the newly constructed buildings. The modest brick building has a banked limestone foundation and a gable roof with end chimney behind the facade. It is typical of the one-part compositional facade used extensively in commercial buildings throughout Nebraska.

PW06-207: Bickert Brothers Meat Market, 1881-82 (see photo 8). The Bickert Brothers building was constructed in 1881-82 following the destruction of their wood frame building in the 1881 fire. Their former building was located directly across the street on the west side of "G" Street, but in a collaborative effort with Peter Billings, they relocated to the current site. This building is one of several modest one-story brick buildings located on the east side of "G" Street. Contractors for the Bickert Bros. were those responsible for much of the building on the west side of "G" Street; Frank Goodridge, stonework, Spicknall & Roberts, brickwork, and Sawtell Co., woodwork. The building rests on a banked limestone foundation with stucco over the original brick facade. Compromises to its historic integrity include a rear (east) garage addition, and removal of original storefront windows.

PW06-206: W.A. Miller Barber Shop, 1881-82 (see photo 8). The W.A. Miller barber shop is a narrow one-story brick building with a cast-iron column storefront and corbeled parapet wall. The modest building is supported by a banked limestone foundation and is one of seven one-story contiguous buildings on the east side of "G" Street. The building was constructed by the contractors responsible for much of the central business district reconstruction (Spicknall & Roberts, F. Goodridge, and Sawtell). Minimal alterations to the exterior of the building are limited to the partial covering of the windows and door transom.

PW06-205: Pawnee Republican Newspaper Building, 1881-82. The Pawnee Republican newspaper office is the last in a series of one-story brick buildings located on the east side of "G" Street. The former Republican office was destroyed in the 1881 fire and construction of this building began within a month of the disaster. Built at an estimated cost of \$1,000, the Republican building features a cast-iron column front with a recessed entry and simple corbeled parapet. Original window fenestration has been altered with the application of plywood sheeting. The scale and character of the building is compatible with its adjacent one-part compositional types. Contractors for the building (Spicknall & Roberts, F. Goodridge, and Sawtell & Co.) were also responsible for much of the reconstruction of commercial buildings along "G" Street.

PW06-241, PW06-072: Beverly & Rodgers and Hassler & Nichols Building, 1881-82 (see photo 12). The Beverly & Rodgers and Hassler & Nichols Building is a three-store commercial block building located on the southeast corner of the primary intersection of Nebraska Highway #50/8 (7th Street) and "G" Street. The building was designed and constructed after the 1881 fire as part of a collaborative effort between the business partnerships of Jack Beverly & David Rodgers, and George Nichols & Fred Hassler. The Beverly & Rodgers building is a double-store structure (44 ft. wide) connected to the south wall of the single-store Hassler & Nichols Building (24 ft. wide). As a result, the continuity of architectural scale and details makes these structures appear as one three-store commercial block. The Hassler & Nichols building was begun first and followed shortly thereafter by the north half of the Beverly and Rodgers Building (24 ft. of 44 ft.). These buildings were completed in 1881 and in 1882 Rodgers added another twenty-foot store building to the south thus completing their forty-four feet wide double-store building. Each of these buildings were constructed by the same contractors--Spicknall & Roberts, and Frank Goodridge, with J.W. Walker providing architectural services. The two-story brick buildings are supported by a banked limestone foundation and are examples of two-part compositional facades. The Beverly & Rodgers building has two protruding second-floor bay windows and ornamental window sills. A corbeled brick parapet wall above the north, west, and south facades adds a sense of continuity to the building. The Hassler & Nichols side was used by the owners as a drug store, while the Beverly & Rodgers side housed a general merchandise business. By 1922, the Beverly & Rodgers building had been converted to a movie theater. Alterations to the storefronts of each building and to windows on the north facade have compromised the historic integrity.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pawnee City Historic Business District

Name of Property

Pawnee County, Nebraska

County and State

Section 7 Page 7

DESCRIPTION (continued)

"G" Street: West Side Between 7th & Block 50 Alley.

PW06-115: Moss & Hankins Building, 1874. The Moss and Hankins Building is one of the more significant properties in the Pawnee City central business district. It is the oldest contributing building in the district and it occupies a pivotal corner lot on the primary local intersection of Nebraska Highway #50/8 (7th Street) and "G" Street. From 1874 to 1886, the Moss and Hankins Store was the most prominent visual landmark in Pawnee City. This was due to the fact that the free-standing building was constructed on the crest of a hill where its two-story height created a more imposing silhouette than the smaller frame false-front buildings located elsewhere in the district. Its visibility was further enhanced by the use of limestone block construction which gave the building a more massive appearance and a greater sense of permanence. Indeed, the most significant features of this building are its longevity and direct association with the first commercial enclave in Pawnee City.

Newspaper accounts of the 1881 fire discuss the importance of the store in containing the northward movement of the fire across 7th Street. Following the fire, two-story brick buildings were constructed on "G" Street that matched the scale and mass of the store. By the mid-1880's, the Hazel Hotel (non-extant) was built on adjoining lots to the north and the Moss & Hankins Store became part of a commercial streetscape. George Moss and William Hankins operated the store in partnership for only one year (1874-75) when Moss then gained sole possession. Mr. Moss retained sole ownership until 1888 when John West became his partner. This lasted until 1899, when West sold his one-half interest back to William Hankins. Moss and Hankins were together again until 1912 when the building was sold to Earl Ryerson and Archie Huston. George Moss was also involved in business ventures on the west side of the courthouse square during the 1880's. Unfortunately, the building has suffered through a number of alterations. The most severe of these was the covering of the original limestone walls with asbestos siding. A triple limestone arch storefront was also removed or covered. The building is currently threatened by neglect or destruction leaving an uncertain future for one of Pawnee City's oldest extant commercial buildings.

PW06-117: United States Post Office, 1941. The Pawnee City United States Post Office was one of twelve post office buildings in Nebraska listed on the National Register in 1992 as part of a multiple property nomination. These buildings are significant for the series of interior murals painted in the late 1930's under the auspices of the U.S. Treasury Department's Section of Painting and Sculpture (later remained Section of Fine Arts).

"F" Street: West Side between 5th and 6th Streets

PW06-237: Commercial Building, C1882-86(see photo 11). This two-story commercial building is one of three consecutive brick buildings located on the northwest corner of the Pawnee County courthouse square. These buildings form the western boundary of the district and share a common history. Constructed at different times for different owners, they were consolidated in the early twentieth-century by the Wherry family for use in their multi-faceted businesses. This particular building is located on the south twenty-five feet of the three connected structures and was built between 1883 and 1886. Most likely the building was constructed by Mr. Andrew Kelly for use in his retail drug business. Research indicates that Kelly operated a drug store in a frame building on the north side of the courthouse square and planned to build a new two-story brick building with iron storefront in 1883. Kelly owned this site from February, 1881 to May, 1886 and the building is included on the September, 1886 Sanborn Insurance Map. However, its function at this time was indicated as a post office. Therefore, it is speculated that Kelly sold the building in May, 1886 and it was converted to use as the Pawnee City Post Office. By 1900, the building was used for furniture and undertaking by the Wherry family who also occupied the two-story brick building two lots north (PW06-238).

This building exemplifies the two-part compositional facade used extensively throughout the district. Three rectangular window openings with stone lintels and sills and a bracketed pressed-metal cornice highlight the second-floor of the building. Minor compromises to the integrity of the building are limited to

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pawnee City Historic Business District

Name of Property

Pawnee County, Nebraska

County and State

Section 7 Page 8

DESCRIPTION (continued)

the alteration of the original central recessed entry and the brick infill of a separate doorway leading to the second-floor offices.

PW06-053: Wherry Brothers Building, 1908 (see photo 11). The Wherry Brothers building is located in the middle twenty-five feet of three consecutive single store commercial buildings (PW06-237, PW06-238). These three buildings are located on the northwest corner of the courthouse square and share a common history. Constructed for different owners in different years, the three buildings were consolidated in the early twentieth-century by the Wherry family for use in their various business enterprises. This two-story brick building was constructed in 1908 and served as the link between the adjacent two-story brick commercial buildings. Prior to construction, the Wherry's occupied both buildings for use in their home furnishings, musical instruments and mortuary businesses. Upon completion, the new building was the centerpiece of what then became the Wherry commercial block. The prominent role of this building is evidenced by the comparatively greater use of architectural embellishment. A large semi-circular window was placed in the center of the second floor and a bracketed pressed-metal cornice supports a central pressed-metal parapet containing the Wherry Bros. name and building date. The conscious design of the building as a link between its adjacent structures is evidenced by the lack of a first-floor entry. To gain access to the new showroom, patrons had to enter through the other first-floor storefronts. The building remains largely unaltered.

PW06-238: French & Clark/Wherry Building, C1890 (see photo 11). The J.C. French and A.R. Clark Building is one of three attached commercial buildings on the northwest corner of the courthouse square. These three buildings (PW06-053, PW06-237) are linked not only in location but also in architecture and history. Constructed for different owners in different years, the three buildings were consolidated in the early twentieth-century by the Wherry family for use in their variety of business enterprises. This two-story brick building is located on the north end of the row and was most likely constructed between 1886 and 1892 for the French & Clark partnership. A frame false-front store was located on this site in September, 1886. In 1890, almost \$1700 in mortgages were secured, presumably in connection with the construction of the store.

This two-story brick building has a banked limestone foundation and is a typical example of a two-part compositional facade. A two-story gable roof building, also built during the early 1890's, is attached to the rear (west) side of this building (see PW06-231) and was eventually used by the Wherry Brothers as a warehouse. The configuration of the building remains largely unaltered with a central recessed entry on the first-floor storefront and three rectangular window openings with segmental lintels on the second-floor. A bracketed pressed-metal cornice similar in design to the adjacent buildings (PW06-053, PW06-237) completes the facade. By 1905, the building was part of the Wherry Brothers business holdings and, with the construction of the store to the south, was consolidated into the Wherry commercial block.

6th Street: South Side between Block 14 Alley and "G" Streets.

PW06-232: Commercial Building, C1915. This one-story frame building is one of only three false-front type commercial buildings in the district. False-front commercial buildings were primarily constructed in Pawnee City during the late nineteenth-century. However, the Wherry Implement Warehouse is a rare exception with its construction occurring between 1909 and 1922. The Wherry Brothers owned thriving businesses in adjacent buildings (see PW06-053, PW06-238, PW06-231, and PW06-237), and additional storage space was required. To meet this demand, they constructed a wood frame implement warehouse and connected it to the back of their other storage building (PW06-231). The building contains storage and workshop space in the rear (south) and offices in the front (north). The wood clapboard exterior was first covered with pressed-tin siding. While the south-half of the building has retained the pressed-tin siding, the front-half was covered with asphalt shingle siding, and then with a non-contributing pressboard siding. The pressed-metal cornice is still visible on the front facade, but the rest of the original storefront facade has been altered.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pawnee City Historic Business District

Name of Property

Pawnee County, Nebraska

County and State

Section 7 Page 9

DESCRIPTION (continued)

PW06-231: Commercial Building, C1891. This building is one of the few exceptions to the one or two-part compositional buildings that predominate the district. It is attached to the rear (west) end of the French & Clark/Wherry Brothers building located on the northwest corner of the courthouse square (see PW06-238). These buildings were connected with the same finished first floor height. This eased the movement of goods between buildings by eliminating vertical movement and suggests they were used by a common owner. From the first floor level of the French & Clark/Wherry building, the ground slopes down to the west with such a steep grade that a full-height basement was constructed. The walls of the basement were constructed from limestone and support the frame structure of the first level. Stucco was applied to the limestone walls and wood clapboard siding encloses the first floor. The building was constructed between September, 1886 and September, 1892 which coincides with the period of construction for PW06-238. By 1905, the building was part of the Wherry Brothers retail stores with agricultural implements and carriages in the basement and harnesses on the first floor. By 1922, the Wherry's had constructed a new building for the sale of agricultural implements which they connected to the west wall of the limestone basement, (PW06-232) and converted this building to a warehouse.

PW06-054: Pawnee County Courthouse, 1911-12(see photo 10). The Pawnee County Courthouse was listed on the National Register of Historic Places in 1990 as part of a multiple property listing of Nebraska courthouses. Built in 1911-12, the courthouse is a well-preserved example of the County Citadel building type. Identifying features of this type include Neo-Classical Revival stylistic influences, a symmetrical facade, raised central entrance and attached Neo-Classical portico. The building is one of ten courthouses designed by Nebraska architect William F. Gernandt in a period between 1910 and 1923. The courthouse is historically significant for its association with county government.

6th Street: North side between "F" and "G" Streets (see photo 2).

PW06-224: Lang's Food Store, 1936. Lang's Food Store occupies an important corner lot on the northeast corner of 6th and "F" Streets. The store was completed in December, 1936 and is a one-story, clay-tile block building with a brick veneer finish on the south and west facades. The store was built on the site of the former Lincoln Hatchery which was razed to make room for the new building. Architecturally, the building is a simple rectangular-shaped plan with a central recessed entry on the south (front) facade, and a service entry on the north (rear) facade. Typical of most buildings constructed during the 1930's, Lang's Store was constructed with a distinct lack of exterior ornamentation. Despite its corner location, the building is oriented to face 6th Street only and has virtually ignored "F" Street on the west with a blank windowless facade. The building is currently unoccupied, and exterior alterations are minimal. The only visible changes are the application of vertical board siding around the front display windows and altered fascia boards on the suspended canopy.

PW06-081: David Hazels, Jr. Building, C1893-C1899(see photo 2). This two-story brick commercial building was constructed through the financial backing of George and David Hazels. The Hazels' had numerous business interests within the district including ownership of the Hazel Hotel Block (formerly located on the site of the current U.S. Post Office), and the David Hazels limestone commercial building on the west side of "G" Street between 6th and 7th Streets, (PW06-236). The date of construction for this building is placed between 1892 and 1900 based on Sanborn Map research. George and David Hazels purchased the lot in 1890 and retained ownership (with Elizabeth Hazels) until 1903 when the building was sold to Ellen Barker Wherry.

The two-story building is an example of a mixed-use commercial building with retail space on the street-level and office/lodge rooms on the second floor. The second floor is accessed through a separate door and stairwell located along the east wall. The store front retains the original cast-iron columns, glass transom windows, and central recessed entry. In 1919, the Interior Lodge No. 9 of the International Order of Odd Fellows (I.O.O.F.) purchased the building and used the second floor as a lodge hall while maintaining the first floor as retail space. Alterations to the building have occurred, but the preservation of the original storefront

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pawnee City Historic Business District

Name of Property

Pawnee County, Nebraska

County and State

Section 7 Page 10

DESCRIPTION (continued)

clearly overrides these problems. The most visible alteration is the removal of the original pressed-metal cornice and the wood covering on two second-floor windows.

PW06-079: John Rickley Building, C1893-C1899 (see photo 2). The John Rickley Building is one of eight two-story brick buildings on the north side of 6th Street that retain a historic sense of scale and rhythm. It consists of a rectangular-shaped plan with first-floor retail space and second-floor office/meeting rooms. The second-floor has three narrow rectangular window openings with pressed-metal pedimented window hoods. The original pressed-metal cornice with Rickley's name is still intact. However, the storefront facade on the street level has been altered. The original cast-iron column front, transom and display windows have been replaced with aluminum frame windows. In addition, a black pigmented glass veneer was applied over the first-floor brick. These glass panels are currently being removed and have exposed large patches of adhesive on the brick. John Rickley purchased the east-half of Lot 8 in July, 1886 and retained ownership until February, 1899. Sanborn research has placed the construction date between 1892 and 1899. Rickley sold the building to Charles Hare in 1899 who then owned it until 1938.

PW06-078: Harrington Building, C1893 (see photo 2). The Harrington Building is one of eight two-story commercial buildings on the north side of 6th Street that provide a sense of continuity and enclosure to the central business district. This two-story brick building bears similar characteristics to the Rickley Building (PW06-079) with which it shares a common west party wall. It is one of many examples in the district of the mixed-use commercial building type. This type consists of street-level retail space below a second-floor office or meeting space. Second-floor windows with pedimented pressed-metal hoods and a separate door and stairwell along the east party wall indicate the mixed-use of the second-floor space.

Julia Harrington purchased the west-half of Lot 9 in July, 1892 and retained ownership until 1906 when it was deeded to Frederick Harrington. The building remained in the Harrington family throughout the period of significance with Lewis, George and Arthur Harrington among its owners. The October, 1892 Sanborn Map notes the future construction of a brick building on this lot, leading to the assumption of a circa 1893 building date. Despite the retention of the original central recessed entry and columns, alterations to the building have compromised its historic character. Most notable among these are the application of a stucco sheathing on the south (front) facade and the removal of the original cornice.

PW06-077: Shellhorn & Davis Building, 1881 (see photos 2 & 3). The Shellhorn & Davis Building is a two-story brick mixed-used type commercial building. Peter and E.J. Shellhorn opened the first store in Pawnee City on this site in 1865 on land they had purchased from David Butler, the first Governor of Nebraska (1867-1871). The Shellhorn brothers operated a dry goods, grocery, grain and produce business from this building until May of 1880, when Titus Davis joined the partnership. The business was subsequently renamed Shellhorn & Davis. This first building was constructed of wood frame materials and burned during the 1881 fire. Construction of a new brick store began immediately after the fire and was completed by the end of the year. Shellhorn & Davis General Merchandise occupied the ground floor and basement, and leased the north portion of the upper floor to Howard Ellis for a Photograph Studio, and the south-half to Goudy & Davis as a law office. Despite the preservation of the original pressed-metal cornice, the Shellhorn & Davis Building has suffered compromises to its historic integrity. Alterations include the infill of the four second-floor windows, the retrofit of four solar panels over the transom windows, and the addition of permastone siding and aluminum window frames on the first-level storefront.

PW06-076: Joy, Eckman & David Bank, 1881-82 (see photos 2 & 3). The Joy, Eckman & David Bank is one of eight two-story brick buildings on the north side of 6th Street with similar scale and architectural details. Like its neighbors, the Joy, Eckman & David building is a two-story mixed-use building type with separate first and second-floor functions. Joy, Eckman & David (J.E. & D.) purchased a frame false front building from J.B. French in January, 1881. However, seven months later, this building was consumed by fire. J.E. & D. began construction of a two-story brick building shortly after the fire and completed work in 1882. The new bank measured 22 feet by 50 feet and was built at a cost of \$5,000. In January of 1883, J.E. & D. sold

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pawnee City Historic Business District

Name of Property

Pawnee County, Nebraska

County and State

Section 7 Page 11

DESCRIPTION (continued)

the bank to the First National Bank of Pawnee City who operated a bank in the building until 1901 when they were purchased by Farmer's National Bank. The most distinctive features of the building are the large pressed-metal cornice and original cast-iron column storefront. However, the original storefront display windows between the columns have been entirely filled in with vertical board siding and brick veneer. The second floor windows have also been covered with vertical board siding.

PW06-075: Enoch & John Duer Building, C1877-C1880 (see photo 3). This building is one of two buildings on Block 2 that survived the fire of 1881 due to their limestone construction. The only other building on Block 2 to survive, Ervin & Morey's Grange Store (PW06-225), does not contribute to the district due to a severe lack of historic integrity. Enoch and John Duer purchased Lot 11 in 1877 from David Butler, Nebraska's first Governor (1867-1871). Between 1877 and 1880, they constructed this two-story limestone commercial building on the east-half of Lot 11 to house their hardware business. Newspaper accounts of the fire detail the survival of this building. However, the Duer Building on the west-half of Lot 11 was constructed from frame materials and did not survive the fire. After the fire, they repaired their smoke damaged limestone building on the east-half and built a new brick building on the west-half (PW06-226, non-contributing) which they leased to other tenants. In addition, the Duer brothers acquired a commercial lot on the west side of "G" Street after the fire and built a two-story brick building which they connected to the rear of their limestone store in an L-shaped configuration (see PW06-235). In 1885, the Duer's remodeled the original limestone storefront with the addition of a brick veneer over the two-story front facade. A pressed-metal cornice, recessed double entry, and original second-floor windows remain from this time. The building is largely unaltered and conveys a strong sense of historic character.

6th Street: North Side Between "G" and Block 1 Alley.

PW06-243: Commercial Garage, C1943. This building is located near the east boundary of the district on a downward sloping street. This places the building at the back of the Anders-Alexander Building (PW06-073) where the steep downhill grade creates an odd juxtaposition between the two structures. The roof height of this building only extends to the top of the foundation wall of the two-story Anders-Alexander Building. This minimizes the visual impact of the garage, essentially fading it into the background. The building consists of clay-tile block walls enclosing a long, rectangular floor plan. A longitudinal gable roof covers the building behind a stepped parapet front (south) facade. A single garage door is located on the front and is flanked by separate door and window openings. Sanborn Map research places the date of construction after October, 1943, making it the latest contributing building in the district, and therefore defining the end of the period of significance, (1874-1943).

7th Street: South Side Between "F" and "G" Street.

PW06-086: Sawyer-Cowperthwait House, C1902-C1909. The Sawyer-Cowperthwait house is one of only five houses included in the district. These houses are located on 7th Street (Nebraska Highway #50/8) and were all built around the turn-of-the-century. This house consists of a one and one-half story frame upright with a one-story side wing. The primary entrance to the house is located in the side wing which includes an attached front porch. The house is generally void of architectural embellishment with the exception of pedimented hoods above the first floor windows. A shed addition is located on the south (rear) of the house. The overall level of historic integrity is good with little exterior alterations visible. The house was not included in the 1902 Sanborn Map, but was recorded on the August, 1909 Sanborn Map. Mr. J.B. Sawyer owned this lot from 1902 to August, 1909 when it was sold to Mr. S.J. Cowperthwait. Mr. Cowperthwait retained ownership until 1918.

PW06-221: Agnew-Orr House, C1894 & Patrie Tourist Cabins, C1927 (see photo 14). The Agnew-Orr House is one of only five houses within the boundaries of the Pawnee City Historic Business District. These houses are located in a small residential enclave on 7th Street (Nebraska Highway #50/8). These frame houses were constructed between 1894 and 1909 in a district otherwise dominated by commercial buildings. The

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pawnee City Historic Business District

Name of Property

Pawnee County, Nebraska

County and State

Section 7 Page 12

DESCRIPTION (continued)

Agnew-Orr House was constructed by George and Lewis Agnew as a speculative profit venture. The Agnew's purchased this lot (#5) in August, 1892, and also owned the adjacent lot #6 on which they built the Agnew-Lament House, (PW06-220). Deed research indicates they sold this house in November, 1894 to Lizzie Orr who retained ownership until March, 1921 when it was deeded to J.W. Orr. The one and one-half story house has an L-shaped plan with gable roofs, and an attached front porch. The porch details suggest it was built at a later date and is perhaps the second porch on the side wing. An intriguing aspect of this property are the ensemble of former tourist cabins located behind the house. In 1923, the house and lot was sold to Ms. Libbie Patrie. During the late 1920's, Ms. Patrie and her sister Alice contracted the building of three stucco cabins, a wash house and storage shed. Alice Patrie had purchased the thirty-five feet of alley frontage on adjoining lots to the west allowing patron access from "F" Street. Two of the three cabins are extant but no longer serve their original purpose. The presence of the cabins indicate the impact of Nebraska Highway #50/8 on the Pawnee City central business district.

PW06-220: Agnew-Lament House, 1894. The Agnew-Lament House is one of only five houses within the boundaries of the Pawnee City Historic Business District. These houses are located in a small residential enclave on 7th Street (Nebraska Highway #50/8). These frame houses were constructed between 1894 and 1909 in a district otherwise dominated by commercial buildings. The Agnew-Lament House was constructed by George and Lewis Agnew as a speculative profit venture. The Agnew's owned this lot from 1877 to 1895 when it was then sold to Mary Jane Lament. Ms. Lament retained ownership until 1901. The house then changed ownership three times until it was purchased by Adelia Jones in 1903. Ms. Jones owned the house until 1916. Sanborn Map research places the date of construction between 1892 and 1900. The house is a modest example of the upright with side-wing type. A broad, one-story side wing is attached to the east wall of a one and one-half story upright wing. Entry to the house is located in the side wing. Alterations to the house have compromised its historic integrity. Vinyl siding has been placed over the original clapboard siding and the side wing porch has been enclosed.

PW06-219: Anderson Building, C1900-C1909 (see photo 13). The Anderson Building is one of only three false front compositional type commercial building in the district. It was constructed between 1900 and 1909 for Susie Anderson and consists of a brick, rectangular-shaped plan with an offset front entrance. The false front facade hides a longitudinal gable roof and exaggerates the height of the building. Segmental window openings and brick corbeling are the main decorative features. A stucco sheathing has been placed over the brick on the north and west walls. The building is located immediately adjacent to one of the primary service alleys on Block 2. Because of this setting, only the north and west facades are visible from the public right-of-way. Ms. Anderson owned the building until 1912 when it was sold to J.C. Waddell. Mr. Waddell retained ownership until 1920 when it was sold to Anna Wright Flory who maintained ownership to 1946. Originally built as a free-standing structure, the Anderson Building has been connected to the west (rear) facade of the Hempstead & Smith Bank (PW06-082) and serves as part of the law offices of L. Joe Stehlik.

7th Street: North Side Between "F" and "G" Streets.

PW06-222: Callam Implement Company, C1935. The Callam Implement Building occupies an important location on the northeast corner of the intersection of Nebraska Highways #50 and #8. This places the building in the northwest corner of the central business district. The building consists of a long, rectangular shaped plan with public entry on the south (front) facade and service entries on the west (side) and north (rear) facades. Consistent with its 1935 construction date, the Callam Building uses clay-tile masonry blocks in the wall construction. Brick decorative window trim and engaged brick columns highlight the south and west facades. Large window openings with metal frame windows provide a large amount of daylight through the west facade. The barrel-vault roof shape suggests steel roof trusses which appear to rest on brick columns. This makes the building essentially a post-and-beam structure with the clay-tile infill serving no load-bearing purpose. Glen Callam retained ownership of the building from 1935 to 1951 when it was sold to Ezra Rosenthal.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pawnee City Historic Business District

Name of Property

Pawnee County, Nebraska

County and State

Section 7 Page 13

DESCRIPTION (continued)

PW06-083: Hedrick Commercial Garage, C1916. The Hedrick Garage is located on Nebraska Highway #50/8 and is indicative of the influence of transportation on the Pawnee City central business district. The presence of the highway through the district caused the development of transportation-related commercial buildings throughout the period of significance. The Hedrick Garage represents property types developed after 1915 and the proliferation of the combustion engine. The brick garage building was built with an electric lighting system and poured concrete floors. A gable roof covers the building and large glass display windows flank a central vehicle entry on the south (front) facade. The garage housed an office in the southeast corner and maintained a 50 car capacity. Underground gasoline tanks were located near the front entrance but are no longer extant. Press-tin decorative siding is still visible in the gable end of the south facade. Alterations to window openings on the east (side) facade and front central entrance have compromised the otherwise unaltered building.

PW06-084: Hazels-Jones House, C1893-C1899. The Hazels-Jones House is one of two houses on the north side of 7th Street built by Pawnee City business leader David Hazels as a speculative profit venture. The two houses were built on adjacent lots sometime between 1893 and 1899. Mr. Hazels was a considerable force in the construction of buildings within the Pawnee City central business district. Buildings constructed with his financial backing include the former Hazel Hotel (non-extant), a two-story limestone building on "G" Street (PW06-236), and a two-story brick building on 6th Street (PW06-081). This house was owned by Hazels until 1906 when it was sold to John Jones, who retained ownership until at least 1926. It is a well-preserved example of the Free-Classic subtype of Queen Anne style architecture. This style was highly popular during the turn-of-the-century and is characterized by decorative features applied to various exterior wall surfaces. It consists of a one and one-half story frame structure with a hip roof and side gable roof wing. A second story walkout porch is incorporated into the south facade above a large wrap-around porch. Doric capital columns support the porch roof and fish-scale shingle siding is visible in the gable side wing and walk-out porch.

PW06-085: Hazels-Laflin House, C1893-C1899. The Hazels-Laflin House is one of two speculative construction projects on the north side of 7th Street completed by David Hazels. Mr. Hazels was responsible for the financial backing of several buildings in the Pawnee City central business district. Buildings bearing his influence include the former Hazel Hotel (non-extant), a two-story limestone building on "G" Street (PW06-236), and a two-story brick building on 6th Street (PW06-081). These two frame houses were built on adjacent lots sometime between 1893 and 1899. The Hazels-Laflin House exemplifies Queen Anne Style architecture as evidenced by its irregular massing and Eastlake porch details. It consists of a one and one-half story, rectangular shaped structure with a side gable wing and attached L-shaped porch. An altered south window and side porch are the most notable changes to the house.

7th Street: South Side Between "G" Street and Block 1 Alley.

PW06-242: Bunten Commercial Garage, C1916. The Bunten Commercial Garage is located on the south side of Nebraska Highways #50 and #8 (7th Street) and is one of the buildings indicative of the impact of transportation on the district. Nebraska Highway #50/8 historically served as a primary east-west transportation corridor and influenced the growth of businesses north on "G" Street. The brick garage building is one of three false front compositional type buildings in the district. It was constructed on the site of a former feed yard and a portion of the garage originally incorporated remnants of the feed building. The Bunten Garage is typical of commercial garages constructed between 1915 and 1940. This type is characterized by a long, rectangular plan, with a front central garage door entry flanked by separate door and window openings. Upon its completion, the garage could house 50 cars, and included electric lights, and a concrete floor. Sanborn Maps define the construction date between 1909 and 1922. William Bunten purchased the feed yard lot in 1908 and retained ownership until 1936. The building was then sold to Andrew

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pawnee City Historic Business District

Name of Property

Pawnee County, Nebraska

County and State

Section 7, 8 Page 14

DESCRIPTION (continued)

Buman who owned it until 1942. In 1937, Buman remodeled the building, adding stucco over the original brick walls. By 1943, the building was converted to a farm implement store. A non-contributing concrete block wing was added to the east side during the 1970's.

Non-Contributing Inventory

"G" Street: East Side between 5th and 6th Streets

PW06-212: Former Gas Station, C1940.

PW06-213: Former Grocery Store, C1940.

"G" Street: West Side between 6th and 7th streets.

PW06-214: Commercial Building, 1882

"G" Street: East side between 6th and 7th Streets.

PW06-210: Commercial Building, Non-Contributing

PW06-209: Professional Building, Non-Contributing

6th Street: North Side between "F" and "G" Streets.

PW06-225: Ervin & Morey Grange Store, 1874.

PW06-226: Enoch & John Duer Building, 1881.

7th Street: South Side Between "F" and "G" Street.

PW06-223: Buman-Cumro Building, 1929.

STATEMENT OF SIGNIFICANCE

The Pawnee City Historic Business District is significant on the local level under National Register Criterion A in the area of community planning and development. The physical form of the commercial district is an excellent example of the influence of transportation routes that were historically strong enough to pull development away from the traditional courthouse square. As a result, the commercial district does not entirely surround the square, a condition that is somewhat common in county seats with courthouse squares in Nebraska. The period of significance--1874 to 1943--is derived from the date of the oldest extant building in the commercial district to the latest date of buildings associated with the last growth spurt along the highway.

The Pawnee City Historic District is located in Pawnee City, the county seat of Pawnee County. Pawnee County, located in southeast Nebraska, is one of the oldest counties in the state with its permanent boundaries established by the territorial legislature in 1855. The following year the site of Pawnee City was selected as county seat and in 1857 the townsite was surveyed.

Overall growth was slow in the first years. Growth accelerated after the end of the Civil War, with a courthouse completed in 1869. The building was located facing east in the middle of an entire city block which had been set aside for this purpose. This building was demolished in 1911 when the present courthouse was built. Commercial buildings were constructed on the city blocks facing the courthouse square, scattered in various locations on the four sides of the square. However, the west side of the square, and especially the north side, seemed to be favored.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pawnee City Historic Business District

Name of Property

Pawnee County, Nebraska

County and State

Section 8 Page 15

STATEMENT OF SIGNIFICANCE (continued)

In addition to the development on the square, many businesses were located along 7th Street (formerly Broadway Street), the first street north of the square. The development on 7th Street was due to the location of the county roads leading into Pawnee City and barriers posed by the natural environment. Three roads approached the north side of Pawnee City and merged into one major road that entered the town one block east of "G" Street (formerly Washington Street). As the road approached the center of town it also neared a branch of Turkey Creek which hindered travel, so the route jumped one block west to "G" Street which formed the eastern side of the square. The terrain south of town made travel in that direction impossible so travel was routed out of Pawnee City via 7th Street. As a result, the intersection of 7th and "G" streets was established as the primary intersection of Pawnee City. By 1886, at least six businesses were located along 7th Street and were primarily related to transportation. These included two liveryies, a wagon and carriage business, and a wagon warehouse. In August, 1881 Pawnee City experienced a disaster that was not uncommon in the early days of Great Plains towns where commercial buildings were primarily of wood frame construction. A fire began in the middle of the west side of "G" Street between 6th and 7th streets. The fire spread both north and south along "G" Street and ignited buildings on 6th Street as well. Despite the efforts of the townspeople, flames jumped east across "G" Street and consumed the northern half of that block. In less than three hours, two-thirds of the commercial district was destroyed, with a total of twenty-six businesses lost and an estimated \$61,000 in property damage.

Pawnee City immediately began rebuilding efforts, including plans for sixteen fire-proof buildings. It was during this time that the form of the present day commercial district was solidified. Two stone buildings on 6th Street survived the fire (PW06-75 and PW06-225). Less than a year later, three two-story brick buildings were constructed between the stone buildings (PW06-076, 077, 226). Construction of buildings on the west side of "G" Street also began after the fire with ten of the eleven extant buildings completed by the end of 1882. The final building, the Hempstead & Smith Bank (PW06-082), was completed in 1886. Five brick buildings north of the alley on the east side of "G" Street were also completed by the end of 1882. Only the south-half of the east side of "G" Street retained the frame commercial buildings of the pre-fire days.

While the fire obviously contributed heavily to a building boom in the 1881-82 period, it was not the only reason people were building. The 1880s were a prosperous time on the plains and the business community of Pawnee City undoubtedly benefitted from that prosperity. During the decade of the 1880s, twenty commercial buildings were erected in the fire damaged area of the district. Sixteen of these were built with brick or stone and twelve were located on "G" Street alone.

Prosperity was also the likely catalyst for the next apparent boom in Pawnee City, which took place just after the turn of the century. Nebraska, like the entire nation, was recovering from the economic depression of the 1890s. Reflecting this recuperation, Pawnee City reached its peak population in 1900 (1,969). The commercial development of the town reflected this economic recovery. Four buildings were constructed north of the I.O.O.F. building (PW06-047) on the east side of the courthouse square. The north side of the square remained dominant, however, and in 1911, when the present-day courthouse was built, it was oriented to the more developed north side of the square facing 6th Street. Also, several frame commercial buildings on the east side of "G" Street which had survived the fire were replaced with brick structures during this period.

As the automobile gained prominence in the early decades of the twentieth century, the needs of the townspeople changed. Automobile-related businesses first began to appear on the historic transportation route of 7th Street, replacing the original carriage and wagon businesses. A commercial garage, a farm implement dealer, and tourist cabins were located along this street, between "F" and "G" streets. Other businesses, including a garage and a farm implement dealer were established to the east.

The Pawnee City Historic Business District has experienced minimal alteration of its physical form since the era of the automobile, although the function of many of the buildings has changed. Several exhibit

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pawnee City Historic Business District

Name of Property

Pawnee County, Nebraska

County and State

Section 8, 9 Page 16

STATEMENT OF SIGNIFICANCE (continued)

a high degree of historic integrity (PW06-075, PW06-082), while others have undergone adaptive reuse (PW06-053, PW06-237, PW06-238). Very few have been demolished. The mix of late nineteenth and early twentieth century commercial buildings with later transportation-related properties is clearly apparent in the contemporary district.

The significance of the Pawnee City Historic Business District lies in the town's planning as a county seat community with a courthouse square and the evolution of the business district under the influence of transportation routes. The courthouse square form of town plan is most commonly thought of as one square city block surrounded on all four sides by a commercial district. While this is one variation of the courthouse square (called the "Central Courthouse Square"), other forms have been documented. "Courthouse Squares Not Central In Town" are either more than one-half surrounded by businesses but not centered in the business district, or more than one-half surrounded by residences. "Incomplete Courthouse Squares" are comprised of only part of a block or the courthouse has no square at all (Price, 126-127). While the intent of Pawnee City's founders may have been a central courthouse square, the end product was a courthouse square not central in town. The transportation corridor one block north of the square drew the businesses away--a process that accelerated with the advent of the automobile. As a result, the Pawnee City Historic Business District is an excellent example of a community where transportation routes were historically strong enough to pull commercial development away from the traditional central courthouse square.

BIBLIOGRAPHY

- Atlas of Pawnee County Nebraska. Minneapolis: Title Atlas Company, 1964.
- Baltensberger, Bradley H. Nebraska: A Geography. Boulder, Colorado: Westview Press, Inc., 1985.
- Bicentennial Album of Pawnee County. McPherson, Kansas: Pictorial County Albums, 1976.
- Edwards, Joseph L. Centennial History of Pawnee Co., Nebraska. Pawnee City: A.E. Hassler, 1876.
- Hassler, W.E. Souvenir Book of Pawnee County.
- Kern, Walter C. The First 60 Year's History of Pawnee County, Nebraska 1854-1914.
- Longstreth, Richard. The Buildings of Main Street: A Guide to American Commercial Architecture. Washington, D.C.: The Preservation Press, 1987.
- Magie, John Q. and Carl H. Jones. "A History and Historic Sites Survey of Johnson, Nemaha, Pawnee, and Richardson Counties in Southeastern Nebraska." Lincoln: Nebraska State Historical Society, 1969.
- Nebraska Historic Buildings Survey, files. State Historic Preservation Office, Lincoln, NE.
- Nebraska Legislative Council. Nebraska Blue Book. 1990-1991. Lincoln: 1991.
- Nebraska State Historical Society Photograph & Manuscript Collections. Lincoln, NE.
- Olson, James C. History of Nebraska. Lincoln: University of Nebraska Press, 1966.
- Ord, Mabel. Pawnee County Historical Society. Pawnee City, 1960.
- Pawnee City Centennial 1857-1957.
- Pawnee City Enterprise. Aug. 10, 17, 24, 31, 1881; Sep. 7, 1881; Jan. 4, 25, 1882; Feb. 15, 22, 1882; Apr. 19, 1882. Jan. 3, 1883.
- Pawnee City Republican. Aug. 10, 24, 1881. Jan. 3, 1883.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Pawnee City Historic Business District

Name of Property

Pawnee County, Nebraska

County and State

Section 9, 10 Page 17

BIBLIOGRAPHY (continued)

Pawnee County, Nebraska As It Was, Is, and Is To Be. Atchison, Kansas: The Immigrant Union, Publishers, 1878.

Pawnee County Deed Records, Numeric Index of Lands, 1857-1993, Pawnee City, NE, Register of Deeds.

Perkey, Elton A. Perkey's Nebraska Place Names. Lincoln: Nebraska State Historical Society, 1982.

Price, Edward T. "The Central Courthouse Square in the American County Seat" in Dell Upton and John Michael Vlach, eds., Common Places: Readings in American Vernacular Architecture. Athens, Georgia: University of Georgia Press, 1986.

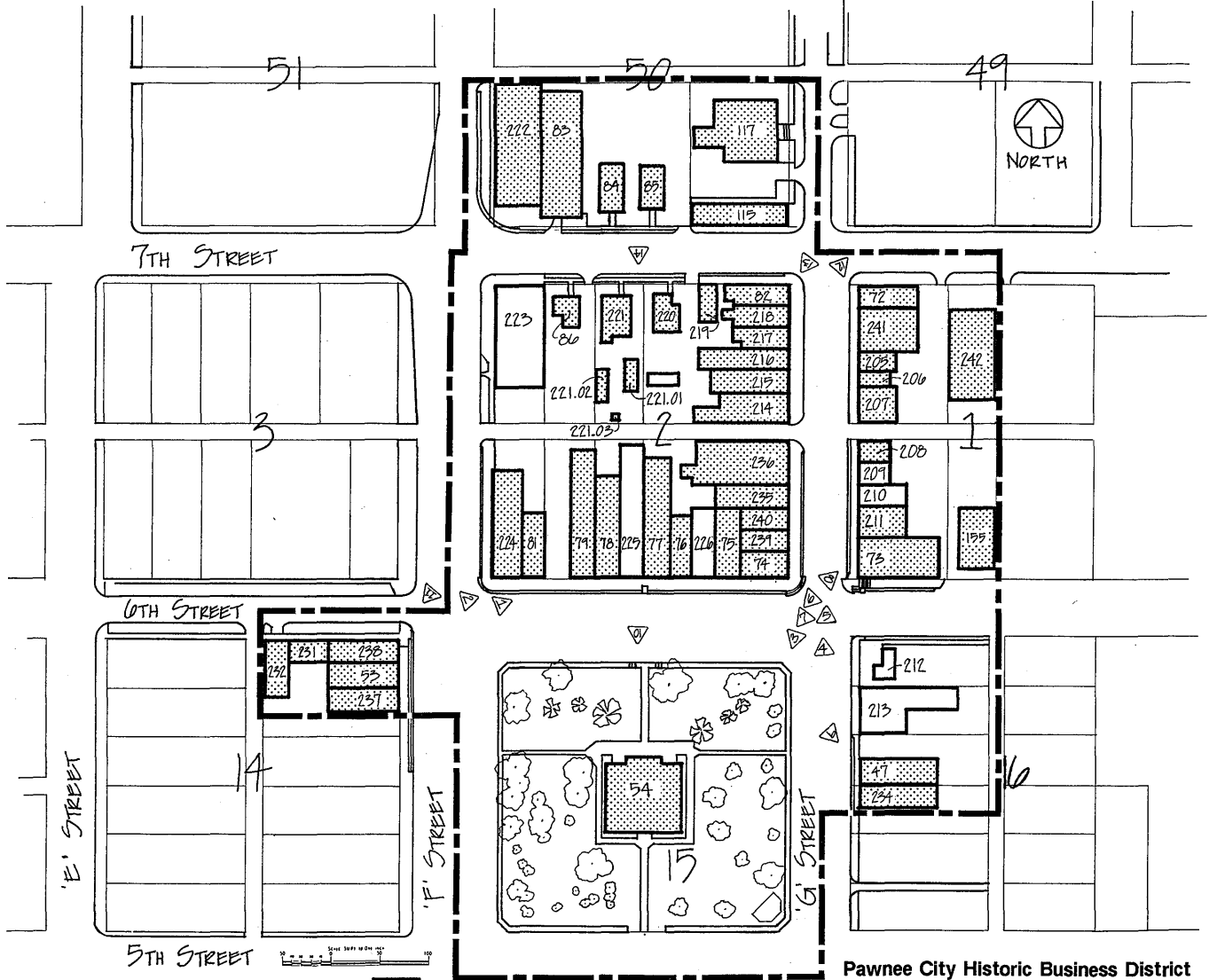
Sanborn Insurance Maps, Pawnee City Nebraska, 1886, 1892, 1900, 1909, 1922, 1943, on file, Neb. State Historical Society, Lincoln, NE.

VERBAL BOUNDARY DESCRIPTION

The Pawnee City Historic Business District includes the west 1/2 of Block 1, all of Block 2, Lot 1 and the north-half of Lot 2 on Block 14, all of Block 15, the north-half of Lot 9 and all of Lots 10,11,12 on Block 16, of the Original Town Plat and the south-half of Block 50 in J.N. McCasland's Addition of North Pawnee City. The Boundary is graphically illustrated on the accompanying map entitled "Pawnee City Historic Business District."

BOUNDARY JUSTIFICATION

The boundaries selected for the Pawnee City Historic Business District reflect the evolution of the district throughout the period of significance. In recognition of the influence transportation routes had on the historical development and physical configuration of the district, the boundary encompasses the commercial buildings on the north, west, and east of the courthouse square, and those located on or associated with Nebraska Highways 8 & 50. Further judgements regarding historic integrity caused the elimination of buildings on Blocks 14 and 16 of the Original Town Plat. Also, non-contributing and non-extant buildings on the historically important southwest corner of Block 49, North Pawnee City Addition caused the elimination of this parcel. The resulting boundaries define an area with contributing resources more closely associated with the historic events of the central business district.



Contributing Buildings = [stippled pattern]
 Non-contributing Buildings = [white pattern]

Drawn by: Lonnie Dickson 8/27/1993

Pawnee City Historic Business District
 Pawnee City, Pawnee County, Nebraska