

**United States Department of the Interior
Heritage Conservation and Recreation Service
National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received JUN 18 1982
date entered

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

1. Name

historic Seward County Courthouse Square Historic District

and/or common N/A

2. Location

Area primarily bounded by Jackson, 7th, and South Streets, and by the alley between street & number ~~4th and 5th~~ and the alley between Main and South N/A not for publication

city, town Seward N/A vicinity of congressional district First

state Nebraska code 31 county Seward code 159

3. Classification

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

4. Owner of Property

name Multiple ownership: on file at Nebraska Preservation Office

street & number N/A

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

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of the County Clerk, Seward County Courthouse

street & number Main Street

city, town Seward state Nebraska

6. Representation in Existing Surveys

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

date On-going federal state county local

depository for survey records Nebraska State Historical Society

city, town Lincoln state Nebraska

7. Description

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

Describe the present and original (if known) physical appearance

The Seward County Courthouse Square Historic District encompasses 64 structures in the center of Seward, Nebraska (1970 population, 5,294). The town and surrounding county were examined by the staff of the Nebraska State Historic Preservation Office in the summer months of 1979 as part of the on-going Nebraska Historic Buildings Survey, and the nominated district has been identified from the findings of that effort. Contributing components are listed with site numbers assigned through the survey: SW is an abbreviation for Seward County; the City of Seward is alphabetically the ninth in the county; and numerical identification has been assigned to every building that contributes to the district's sense of place and time.

Approximately, the Seward County Courthouse is the community's tallest building -- its cupola-crowned dome rising above the flat roofs of those buildings surrounding the square (see photo 12). For historical reasons, the district's boundaries do not extend more than one block from the square in any location. Also, all buildings are commercial or civic, with brick and stone being the exclusive building materials.

Structures of value to the district are described individually in a modified Historic American Buildings Survey formula. This formula contains information that includes: name of structure, address, wall material, over-all shape, dimensions (if known), number of stories, roof type, interesting exterior features, date of construction, alterations, style (if applicable), and known architect/builder. The final digits in site identifications correspond with those numbers appearing on maps.

SW09-

93. Seward County Courthouse, center of Courthouse Square, limestone, rectangular, 80' x 100', symmetrical 11-bay facade on front and rear, 3 stories, flat roof; central dome resting on octagonal drum, pedimented and pilastered drum and ribbed dome surmounted by cupola; rusticated first floor, pedimented center entrance bay with round-arched opening and coupled Corinthian columns; corner pavilions treated with Corinthian pilasters and saucer domes; pedimented Corinthian pavilion centered on each end; parapet with stone orbs and higher walls behind pediments; 1904-06; George Berlinghof, architect. Building surrounded by ample lawn with mature trees; Civil War monument at northeast corner of Square. See photos 1, 2, 3, and 4.
129. Husker Beverage Building, 629 Jackson Street, brick, square, 2 stories, flat roof; wall openings of various shapes; stone quoins at front corners, stone trim around garage door and main entrance, projecting brick diamonds in upper level, continuous corbel cornice; eclectic; early 1900's; apparently built for automotive purposes. See photo 5.
130. Zimmerer-Rolfsmeier Building, 137, 139, and 141 North 6th Street, brick, rectangular, 2 stories, flat roof, multiple openings involving garage doors and large transomed display windows on first floor, multi-paned windows on second floor, bays divided by two-tiered brick buttresses, stone trim, coped parapet shaped at corners and treated on main facade's center bay so as to resemble an automobile, Eclectic Revival, ca. 1920; built for John Zimmerer as auto storage and garage facility. See photo 6.

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131. 133 North 6th Street, brick, rectangular, 2-bay facade, 1 story, flat roof, stone-coped parapet and buttresses like those elements on neighboring SW09-130; early 1920's; shingle-covered mansard sheltering sidewalk added in recent years.
132. 129 North 6th Street, brick, rectangular, 1 story, 3 bays, flat roof; 1920's.
133. 123 North 6th Street, brick, rectangular, 1 story, 3 bays, flat roof; 1920's.
134. Diers Building, 600 and 604 Seward Street, brick, rectangular, 4 bays, 2 stories, projecting brickwork band near apex, stone-coped parapet; early 1880's; altered sidewalk level, mutated fenestration in upper level, cornice removed, metal sidewalk canopy installed in 1920's. See center of photo 7.
135. Kolterman Block, 608 and 612 Seward Street, brick, rectangular, 4 bays, 2 stories, projecting brickwork band near apex, stone-coped parapet; early 1880's; altered sidewalk level, mutated fenestration in upper level, cornice removed, metal sidewalk canopy installed in 1920's. See photo 7.
136. Zimmerer-Kolterman Building, 616 and 622 Seward Street, brick, rectangular, 2 stories, flat roof, altered sidewalk level, brick in-filling in upper level, elaborate pressed-metal cornice with simulated dentils and brackets, anvil-topped pediment embossed with name of original owner and date of erection, portions of iron cresting; 1886; non-original siding installed over first-floor transoms. See photos 7 and 8.
137. W. H. Moore Building, 626 and 630 Seward Street, brick, rectangular, 4 bays, 2 stories, flat roof, first level of main facade sheathed with non-original siding, entrance relocated, stone lintels and sills at windows and roofline replaced arched openings in early 1900's, raised section of stone-coped parapet contains lintel bearing original owner's name, pilaster strips, projecting brickwork around roofline; late 1870's. See photo 7.

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138. 636 Seward Street, brick and stucco, rectangular, 3 bays, 2 stories, flat roof, altered first level on main facade, three windows in second level with semi-circular-arched heads and corresponding hoodmolds, cornice removed; ca. 1880. Extant three bays of a nine-bay building. See photo 10.
139. Hedden-Woods Building, 640 and 644 Seward Street, brick, rectangular, 5 bays, 2 stories, flat roof, altered first level on main facade, stuccoed upper level, panel-filled windows, pressed-metal hoodmolds and entablature; 1880's. See photos 9 and 10.
140. J. F. and Peter Goehner Building, 648 Seward Street, brick, rectangular, 3 bays, 2 stories, flat roof, remodeled front -- surface re-bricked, upper-level fenestration modified, tiled and bracketed mansard added, round-arched windows on side wall, entablature thought to be intact under mansard; 1879. See photos 9 and 10.
141. Roberts Building, 641, 643, 649 Seward Street, brick, rectangular, 10-bay front, 2 stories, flat roof, altered shopfronts, stuccoed second level, round-arched windows in second level, stuccoed pressed-metal entablature replaced with stepped parapet; ca. 1879. See photos 11 and 12.
143. McKillip Building, 625 Seward Street, brick, 3 bays, 2 stories, flat roof, altered shopfront, stuccoed upper level, windows in main facade's upper level altered from round-arched to segmental-arched heads, masonry cornice removed; ca. 1880. See photos 12 and 13.
144. Tishue Block, 623 Seward Street (see SW09-145-47), brick, rectangular, 3 bays, 1 story, flat roof, pressed-metal shopfront with fluted colonettes, corner pilasters and classical fascia; decorative panels with intricate geometric motifs between fascia and roofline, further classical ornamentation in pressed metal below parapet; ca. 1887; brick addition appended to rear at early date. See photos 12 and 13.
145. Tishue Block, 615 Seward Street (see SW09-144, 146, and 147), brick, rectangular, 3 bays, 1 story, flat roof, pressed-metal shopfront removed and upper portion sheathed with metal covering (original features thought to be intact beneath sheathing); ca. 1887. See photo 12.

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146. Tishue Block, 611 Seward Street (see SW09-144, 145, 147, and 148), brick, rectangular, 3 bays, 2 stories, flat roof, pressed-metal shopfront with fluted colonettes, corner pilasters, classical fascia; rough-faced stone lintels at heads of second-story windows, decorative terra-cotta panels within projecting brickwork, stone molding and pressed-metal embellishments above roofline; ca. 1887. See photos 12 and 14.
147. Tishue Block, 101 South 6th Street (see SW09-144, 145, and 146), brick, rectangular, 2 stories, flat roof, beveled corner with entrance, mutated fenestration on north wall's first floor, corner bays of first level given Moderne treatment, mutated bays south of corner; second level treated with pilaster strips, projecting brickwork containing decorative terra-cotta panels, rectangular windows with rough-faced stone lintels overhead; metal molding near apex with pediment on beveled wall, stone block inset in uppermost section of beveled wall bears inscription, "TISHUE BLOCK"; ca. 1887. See photos 12, 15, and 16.
148. 111, 113, and 115 South 6th Street, brick rectangular, 6 bays, 2 stories, flat roof, mutated shopfronts, altered window configuration in south half's second level, stilted segmental lintels with incised motifs, stone banding along heads of upper-level openings, corbeled brickwork above windows, metal entablature removed; early 1880's. See photos 15 and 16.
149. 117 South 6th Street, brick, L-shaped, 3 bays, 1 story, flat roof, metal shopfront and pedimented entablature removed, replaced brickwork below parapet; ca. 1890. See photos 15 and 16.
150. Oakes Building, 123 South 6th Street, brick, rectangular, 3 bays, 2 stories, flat roof, metal shopfront removed, transom windows covered, 3 rectangular windows with pedimented hoodmolds in main facade's upper level, pressed-metal entablature; 1890's. See photos 15 and 16.
151. 125 South 6th Street, brick, rectangular, 3 bays, 2 stories, original shopfront replaced, upper level pierced by 3 rectangular windows with rough-faced stone lintels at heads and sills, corbeled brickwork in parapet; 1890's. See photos 15 and 16.

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152. Hartwig Building, 127 and 129 South 6th Street, brick, rectangular, 3 bays, 2 stories, flat roof, altered shopfront, entablature removed; 1913-14. See photo 15.
153. 133 South 6th Street, brick, rectangular, 3 bays, 2 stories, flat roof, original shopfront removed, upper level pierced by 3 rectangular windows with rough-faced stone lintels at heads and sills, corbeled brickwork in parapet, identical to SW09-151; 1890's. See photos 15 and 16.
154. Morris-Schmieding Building, 143 South 6th Street, brick, rectangular, 3 bays, 2 stories, flat roof, altered shopfront, upper level pierced by 3 transomed windows with rough stone banding at heads and smooth banding at sills, metal entablature above corbeled brickwork; 1880's. See photos 15 and 16.
155. Masonic Building, 145, 147, and 149 South 6th Street, brick, L-shaped, 2 stories, flat roof, altered shopfronts on east, panel-filled rectangular windows in second level of main facade, pilaster strips on front and side, panel and brick-filled windows on Main Street (South) facade; 1880's; 1-story extension at rear, hip-roofed appendage surmounts flat roof, large modern graphic on lower floor of south wall. See photos 15, 16, 17, 18, and 34.
156. Seward Lumber Company, 646 Main Street and 142 South 7th Street, brick, rectangular, 1½ stories, gabled roof with monitor, stepped parapet on south wall; 1920's; opening modifications. See photo 18.
158. Former Anderson Veterinarian Hospital, 243 South 6th Street, brick and stucco, rectangular, flat roof, altered openings on main facade, rectangular and segmental-headed windows, oriel on south wall; 1901; building sheathed with non-original material. See photo 19.
162. City Hall, 537 Main Street, brick, rectangular, symmetrical 4-bay facade, 2 stories, flat roof, fenestral modifications, rectangular and segmental-headed windows, stone balconet over centered entrance, scored brick pilasters with stone capitals, parapet with centered pediment above stone cornice; 1908; Neo-classical Revival. See photo 20.
163. Rivoli Theater, 525 Main Street, brick, rectangular, symmetrical 4-bay facade, 2 stories, modified entrance, pilaster strips, rectangular windows, cornice line contains segmental arch in center; 1919. See photo 21.

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164. 517 Main Street, brick, rectangular, 1 story (front), 2 stories (back), flat roof, modern facade; assumed to have been built in the late 1880's as a restaurant; converted into heating plant upon completion of county courthouse; building presently houses a restaurant again. See photo 21.
165. 513 Main Street, brick, rectangular, 2 stories, mutated shopfront, upper level pierced by 2 Chicago windows, decorative brickwork above windows, shaped parapet with stone coping; 1919.
166. U.S. Post Office, 501 Main Street, brick and stone, L-shaped, 1 story, flat roof sections, centered entrance flanked by large multi-pane windows, fluted aprons under sills, stone coping along apex, 2-story stem at rear; 1936, Moderne. See photo 36.
168. Squires-Campbell Building, 236 South 5th Street, frame, rectangular, 1 story, gable roof, false front with recent aluminum siding, shed sidewalk covering; early 1900's. See photos 22 and 35.
169. Former Coal House, 230 South 5th Street, brick, rectangular, 3 bays, 2 stories, flat roof, centered garage door and large window above, building set back on site; early 20th century. See photo 22.
170. City Steam Laundry, 222 South 5th Street, brick and stucco, rectangular, 2 bays, 2 stories, flat roof, segmental-arched openings, metal entablature removed; 1880's. See photos 23 and 35.
171. 216 South 5th Street, brick, rectangular, 4 bays, 2 stories, flat roof, original fenestral arrangement retained, second level contains pilaster strips and four rectangular windows with rough-faced stone lintels at heads; projecting brickwork, unadorned panels, and stone-coped parapet above second-story windows; ca. 1900; early brick and frame additions on rear. See photos 23 and 35.
172. Carnegie Library, 208 South 5th Street, brick, rectangular, 3 bays, 1½ stories, flat roof, elevated basement, stone cornice at roofline, stone-coped parapet, coupled 1-story columns flank entrance; 1914, Neo-classical Revival; modified fenestration, aluminum entrance canopy installed. See photos 23 and 35.

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173. YMCA/Public Auditorium, south side of Main between 4th and 5th Streets, brick and stucco, 6 bays, 1½ stories, hipped and flat roof sections, five large segmental-arched windows, entrance with Neo-classical frontispiece at west end, elevated basement; ca. 1914; Main Street facade originally was a symmetrical arrangement with a centered round-arched entrance flanked by 5 bays on either side; stone banding and cornice removed; attic windows filled with brick, remodeling occurred in 1930's. See photo 23.
174. Jones Bank Building, 142 and 146 South 5th Street, brick, L-shaped, 6-bay front, 2 stories, flat roof, mutated shopfronts, altered fenestration elsewhere, round-arched hoodmolds on first and second floors, section of brick entablature retained; 1874; later additions at rear and southeast. See photo 24.
175. I. H. Feary Building, 134, 132, 130, and 128 South 5th Street, brick, rectangular, 5 bays, 2 stories, flat roof, large transoms above first-floor openings, end bays divided by brick piers, center recessed entrance, second level pierced by paired rectangular windows with soldier-course surrounds and continuous stone band at sills, stone blocks of varying sizes inserted into masonry wall, stone-coped parapet with raised pediment in center; 1918. See photos 24 and 25.
176. Ashton-Hennigin Building, 126 South 5th Street, brick, rectangular, 3 bays, 2 stories, flat roof, mutated shopfront, transomed section between levels sheathed with non-original material, second level pierced by three round-arched windows with corbeled brick surrounds, pilasters, and decorative brickwork below, masonry entablature composed of corbeled and molded bricks; ca. 1879. See photo 25.
177. Walker-Heumann Building, 120 and 124 South 5th Street, brick, modified rectangle, 6-bay front, 2 stories, flat roof, mutated shopfronts, metal fascia between levels, second story pierced by 6 altered windows, segmental arches with flat hoods at window heads, pressed-metal entablature, center pediment removed; late 1870's. See photo 26.
181. Thomas Building, 426 and 432 Seward Street, brick, rectangular, 5 bays, 2 stories, flat roof, modified shopfronts, non-original material above sidewalk canopy, coupled rectangular windows with transoms and single openings within arched frames of projecting masonry in second level, acroteria-like elements atop stone-coped parapet; 1910, George Berlinghof, architect; Classical Revival elements. See photo 27.

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182. J. F. Goehner Building, 436 and 444 Seward Street, brick, rectangular, 4-bay front, 2 stories, flat roof, modified shopfront, non-original material above first-level openings, second-floor main facade contains paired window arrangement and 3 single openings within arched masonry frames, masonry band continuous on neighboring Thomas Building (SW09-181), beveled corner wall; 8-bay west wall treated plainly, acroteria-like elements atop parapet on main facade; 1908, George Berlinghof, architect; Classical Revival elements. See photo 27.
186. 145 North 5th Street, brick, L-shaped, 3-bay front, 1 story, flat roof, altered fenestration, classical pilasters with stone trim on main facade, stone-coped parapet; early 1900's. See photo 28.
187. West side of 5th between Jackson and Seward Streets, northwest corner of alley and 5th Street, brick, rectangular, 2 bays, 1 story, flat roof, shaped parapet with stone coping. See photo 28.
188. M. A. Butler Building, 504 and 508 Seward Street, brick, rectangular, 6-bay front, 2 stories, flat roof, modified storefront, recessed entrance, display windows with large transoms above, segmental-arched windows in upper level with corresponding brick headcaps, metal entablature removed; ca. 1883.
189. Graff-Cattle Building, 510, 512, and 514 Seward Street, brick, rectangular, 2 stories, flat roof, double building with altered shopfronts, staircase entrance in center, second level contains rectangular windows with round-arched transoms, rough-faced stone banding, decorative corbeled brickwork in center section and above roofline, pinnacles on front corners; 1890's. See photos 29, 30, and 31.
190. Adler Building, 518 Seward Street, brick, rectangular, 3 bays, 2 stories, flat roof, altered shopfront, second level pierced by three rectangular windows with rough-faced stone band at heads, round-arched band over central window, variety of decorative brickwork, stone-coped parapet with center pediment; ca. 1890. See photos 29, 30, and 31.

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191. Berdolt Building, 524 Seward Street, brick, rectangular, 4-bay front, 2 stories, flat roof, transoms above metal sidewalk canopy, 3-window arrangement in upper story, window divisions flanked by pilasters with eclectic capitals, baskethandle arch filled with decorative terra-cotta tiles above windows, corbeled brickwork on parapet; 1890's. See photos 29 and 30.
192. Pritschau Building, 526 and 530 Seward Street, brick, L-shaped, 5-bay front, 2 stories, flat roof, centered staircase entrance flanked by 4 rectangular windows with stone lintels at sills and brick banding at heads, recessed panels and corbeled brickwork in uppermost section, raised rectangular section in center of parapet dismantled; ca. 1900. See photo 30.
193. Vreeland Building, 534 Seward Street, brick, rectangular, 3 bays, 1 story, flat roof, altered shopfront, transoms and portion of pilaster strips and recessed brick panels above shopfront sheathed with non-original material; 1880's. See photo 29.
194. Abner Davis Building, 540 and 544 Seward Street, brick, rectangular, 7-bay front, 2 stories, flat roof, mutated shopfronts, transoms on first level sheathed with non-original material, second level pierced by 6 rectangular windows divided by pilaster strips, rough-faced stone band at heads of windows, corbeled and recessed brickwork in uppermost section, stone-coped parapet with raised center section; early 1880's. See photos 29 and 32.
195. Peter Goehner Building, 546 Seward Street, brick, rectangular 3-bay front, 2 stories, flat roof, main facade of first level altered and sheathed with non-original material, second level of main facade contains 3 segmental-arched windows with decorative broken-segmental hoodmolds, decorative entablature, raised pediment on entablature containing original owner's name and construction date removed, broken-pediment hoodmolds over extant openings on 6th Street facade (west side); 1884; 2-story brick addition appended to rear in 1920's. See photos 29 and 32.

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196. Seward Bandstand Park, NW corner 5th and Jackson Streets, quarter-block section bounded by trees and low stone wall; concrete benches; bandstand at northern edge of park, stone and concrete, semi-circular arched opening flanked by coupled columns supporting entablature sections; 1930's. See photo 33.
198. South ½ Lot 10, Block 11, Original Town, brick and stone, rectangular, 2 bays, 2 stories, flat roof, non-extant first level, brick-filled windows in upper level, pilaster strips at corners, parapet treated with varying stonework; 1890's. See photos 24 and 25.

Non-conforming intrusions:

City Cleaners, 141 North 5th Street; southern half of the northern half of Lots 1 and 2, Block 6 (see photo 28).

Southern quarter of Lots 1 and 2, Block 6, and eastern half of the southern quarter of Lot 3, Block 6,

Brick warehouse at southeast corner of 7th and Jackson Streets; Lot 3, Block 7, and western two-thirds of Lot 2, Block 7.

Jones National Bank, 203 South 6th; Lots 1, 4, and 5, Block 22; modern one-story, brick and glass building at northeast corner of 6th and Main (see right half of photo 19).

Cattle National Bank, 104 South 5th; Lots 2 and 4, Block 11; northwest corner 5th and Seward; modern one-story brick building with 2-story section facing 5th Street (see photo 26).

8. Significance

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

Specific dates N/A Builder/Architect N/A

Statement of Significance (in one paragraph)

The Seward County Courthouse Square Historic District attains historical significance through its distinction as the center of commercial and governmental activities for Seward County, Nebraska. Architecturally, the district's components are a fine and cohesive grouping of mostly late Victorian buildings, with excellent products of later eras. Of further importance is the arrangement of square and streets, a disposition of practicable note and historical interest -- traceable in America back to 1638.

Seward, Nebraska, was platted by Lewis Moffitt in 1868, one year after the state's admittance to the Union. Seven frame buildings were located around a square (the present courthouse square) by the end of 1868, and in 1871 the community was designated the seat of government for Seward County. In 1873, a bank and brickyard were established and the Atchinson and Missouri Railroad arrived. Prolific construction activity during that year is evidenced by the following report in the June 12, 1873, issue of the (Seward) Nebraska Reporter: "Sixty buildings have been erected in two months, by actual count."

Hordes of locusts destroyed crops throughout the agriculturally-dependent Seward County in 1874, bringing a halt to the county seat's early period of prosperity. Many people left the area due to the disaster, and most of those persons remaining experienced destitution and fear of the locusts' return. Economic recovery in the community of Seward began in 1876 but did not materialize until 1878 when a second railroad line passed through the town. The year 1879 witnessed the erection of several extant major commercial buildings: the Goehner Building (140), the Norval Brothers Building (141), the Bishof and Roberts Building (142), and the Henigan and Ashton Building (176).

Toward the end of 1879 the two railroads merged, causing economic problems by ending competition in Seward's grain trade. Many people abandoned the town once more as a result. The early 1880's brought new commerce, though, and by 1885 more frame buildings around the (then) Market Square were being replaced by two-story brick structures. A fire on the north side of the square in 1888 destroyed all the remaining frame buildings in that section, and brick buildings were quickly raised: the Norval-Graff Building (189), the Adler Building (190), and the L. J. Johns Building (191).

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreage of nominated property 17½ acres

Quadrangle name Seward, Nebr.

Quadrangle scale 1:24000

UMT References

A

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

B

1	4	6	6	0	2	9	0	4	5	2	9	8	6	0
Zone		Easting				Northing								

C

1	4	6	6	0	0	9	0	4	5	2	9	8	6	0
Zone		Easting				Northing								

D

1	4	6	6	0	0	4	0	4	5	2	9	8	9	0
Zone		Easting				Northing								

E

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

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

See continuation sheet

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Linda Syverson, Summer Intern; Daniel Kidd, Architectural Historian

organization Nebraska State Historical Society date December, 1980

street & number 1500 "R" Street telephone 402/471-3850

city or town Lincoln state Nebraska

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature Marion E. Kenneth

title Director, Nebraska State Historical Society date 6/11/82

For HCRS use only

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

Sharon Byers Entered in the National Register date 7/15/82

Keeper of the National Register

Attest: _____ date _____

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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By the turn of the century Seward's commercial district was substantially built up -- a few exceptions to come during the ensuing years: the J. F. Goehner Building (182) in 1908, the Thomas Building (181) in 1910, the Zimmerer Building (130) ca. 1920, and the I. F. Feary Building (175) in 1918. Most buildings around the square have housed retail businesses, while basements and upper stories have traditionally accomodated the offices of lawyers, physicians, and dentists, and the establishments of photographers, printers, and barbers. Living quarters and fraternal lodges have been contained in these spaces also.

Shortly after Seward was designated the county seat, a small, two-story, frame courthouse was constructed on the town square. Rapid community growth, creating the needs for more storage space and greater fire protection, was realized within six years, though. County offices were relocated on the second floor of the Hedden-Woods Building (SW09-139); (see photos 9 and 10), remaining there for 30 years. During this period two bond issues to finance a new courthouse were turned down by voters. In 1904, however, a third bond issue was approved: county citizens realized the unproductive expense of renting space, and Lewis Moffitt, who had platted Seward, made provisions to have a portion of his estate used as funds for a new courthouse.

George Berlinghof, an architect then residing in Beatrice, was commissioned to design a building to occupy the center of the square, the costs not to exceed \$88,000. A native of Frankfort-am-Main, Germany, Berlinghof was graduated from the Polytechnic School of Darmstadt in 1879. He established residency in Omaha in 1887, where he worked in the office of the regionally-noted architectural firm of Mendelsohn, Fisher, and Lawrie for a number of years. He next located in Beatrice -- working there for seven years -- before locating in Lincoln in 1905. He was selected as the architect for the State of Nebraska in 1907.

The Seward County Courthouse -- symmetrical, classical, and crowned with a dome -- is a type of building identified as a "county capitol" by Paul Goeldner (see Goeldner's Temples of Justice, pp. 237-271). Stone construction, building height, classical detailing, and a location in the center of a landscaped block are factors contributing to the physical preeminence of the courthouse, but perhaps the most important factor is situation in the center of the commercial district:

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The location of the courthouse as the focal point of the town center is perhaps the best known form of courthouse square; however, few examples of this plan are to be found in Nebraska. Many courthouses in Nebraska are located on an entire city block, surrounded by green space, but very few perform the dual function of courthouse square and town center surrounded by business blocks (David Murphy, NRHP nomination for the Tecumseh Historic District, Johnson County, Nebraska, Item 8, p. 2, June, 1975).

The courthouse square in Seward is emphatically brought to mind in the following statements by geographer Edward Price:

A highway traveler in much of the Middle West and South must thread his way through a busy square every twenty or thirty miles. He is likely to carry in his memory a composite picture of these squares -- a rectangular block surrounded by streets, with the courthouse, standing alone in the middle of the square and the town's leading business houses enclosing the square symmetrically on all four sides ("The Central Courthouse Square and the American County Seat," p. 29).

Price has termed the arrangement which the Seward Courthouse Square follows the "Shelbyville Square," named for its prototype in Shelbyville, Tennessee, where the courthouse square is a block within a grid. Price regards the plan as a very old one in America: "New Haven (1638) could have been its model; its huge square green, 825 feet on a side, central among nine blocks, was dominated by a meetinghouse near the center" (Ibid., pp. 44-45). Price's cartographic documentation reveals that the Shelbyville Square is more common in the central part of the Southeast and in the Mid-western states of Indiana, Illinois, and Iowa: the arrangement is not common in Nebraska or other states west of the Missouri River.

Although the Seward square has been permanent home to the courthouse only since the early 1900's, one can assume that this was the intended purpose for the square since the town's platting. An early location of a courthouse on the square and Lewis Moffitt's generous contribution toward the erection of a permanent building there augment this assumption.

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CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 4

Architecturally, the buildings of the district exist as a cohesive collection, all but a few facing toward the courthouse square and thus emphasizing the prominence of that space. Cohesiveness also exists through a common scale, use of like materials, and repeated opening configurations.

The Seward Brickyard, established in 1871, supplied the building material for numerous commercial buildings in the town, and brick surfacing produced by this enterprise has been retained on those portions of 5th, 7th, and Seward Streets, along with several alleys, that fall within the district (see photos 7, 9, 11, 12, 22, 25, 26, 27, 28, 30, and 35).

Almost all of the commercial buildings ringing the square were built in an Italian/Tuscan mode, especially those edifices erected in the late 1870's and early 1880's. Other styles employed in later buildings create a fine built-environment variety: the Tishue Block (144-147), 1887, Neo-Grec (see photos 13 and 14); the Goehner Building (181 and 182), 1908 and 1910, restrained classical elements (see photo 27); and the Zimmerer-Rolfsmeier Building (130), ca. 1920, eclectic revivalism (see photo 6).

Classicism, in varying degrees, has been preferred for civic buildings within the district. The earliest building of this type is the 1905 courthouse. Other classical revival civic buildings in the district are the 1980 City Hall (162), and the 1914 Carnegie Library (172), and the 1930's Bandshell (196). Of classical proportions -- although stylistically severe Moderne -- is the 1936 U.S. Post Office (166).

There are presently no preservation and/or restoration activities underway within the district. Considerable interest has been shown in the conservation of Seward's commercial buildings, though. In 1966 a general development plan was prepared by the firm of Henningson, Durham, and Richardson, which proposed, among other suggestions, sheathing upper stories of buildings with non-original materials. This report, however, appears to have been grossly ignored. More recently, the National Trust for Historic Preservation awarded Seward a grant to develop architectural design guidelines for the commercial district. Commissioned for this study was the Lincoln office of the architectural firm of Bahr, Vermeer, and Haecker; suggestions made in this report are reasonably within keeping of acceptable historic preservation practices.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

Seward County Courthouse Square Historic District

Continuation sheet

Item number 9

Page 1

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date entered

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Verbal Boundary Description

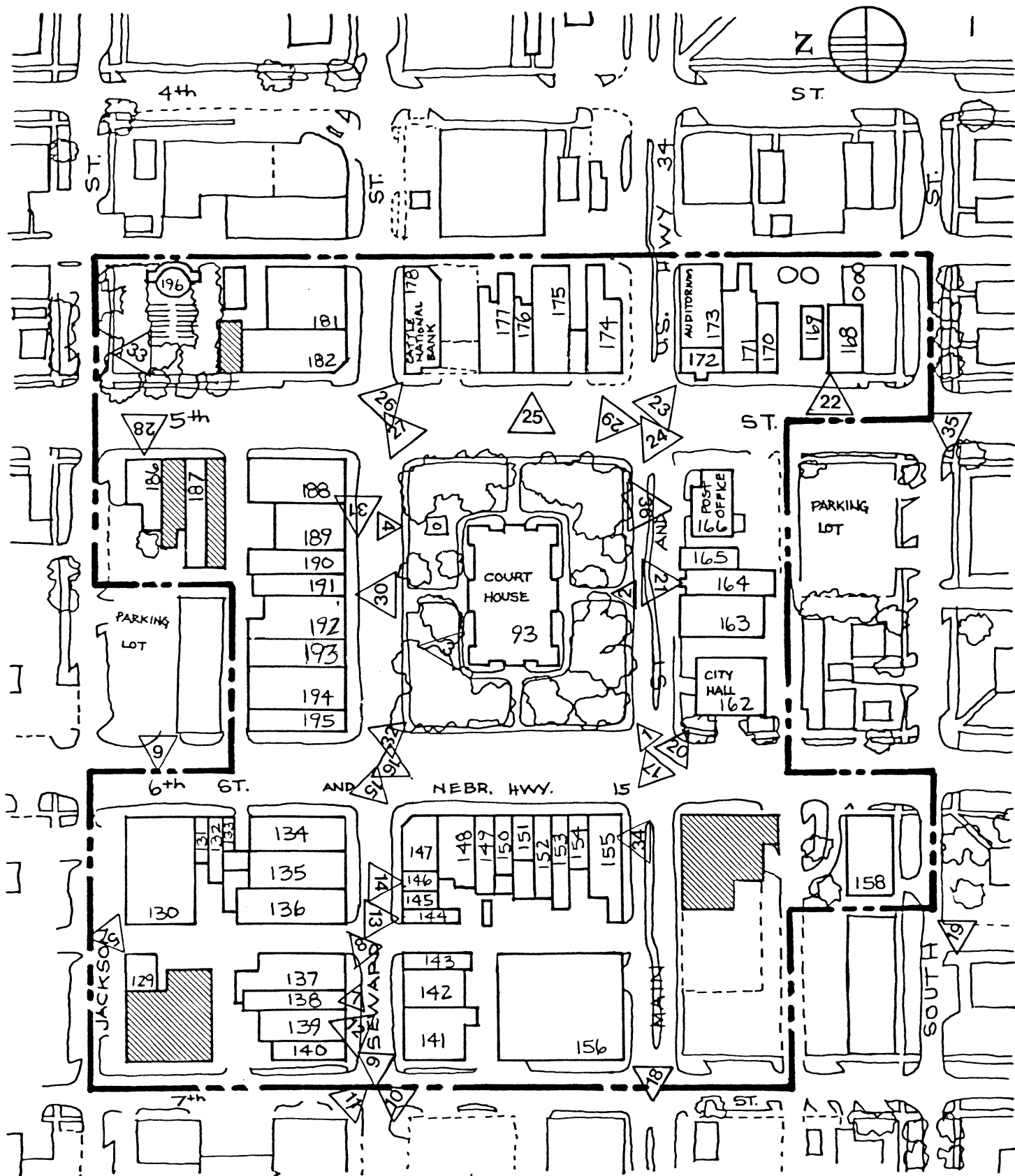
CONTINUATION SHEET

ITEM NUMBER 10

PAGE 2

Commencing at the center of the intersection of Jackson and 7th Streets, proceed east along Jackson to the center of the intersection of Jackson and 6th; proceed south along 6th to the alley between Jackson and Seward Streets; proceed east along center of alley to the boundary between Lots 3 and 4, Block 6; proceed north to the center of Jackson Street; proceed east along Jackson to the center of the alley between 4th and 5th Streets; proceed south along center of alley to the center of South Street; proceed west to the center of the intersection of South and 5th Streets; proceed north along 5th to the alley between Main and South; proceed west along alley to the center of 6th Street; proceed south along 6th to the intersection of 6th and South Streets; proceed west along South to the center of the alley between 6th and 7th Streets; proceed north along alley to the center of alley between Main and South Streets; proceed west along the latter alley to the center of 7th Street; proceed north to point of commencement. The entire area included is within the Original Town Plat of Seward, Nebraska.

The boundaries have been carefully selected to surround a highly cohesive historic district, comprising primarily commercial-retail properties organized around the central governmental center (the only exception being the band-stand park which is included and relates architecturally). In all cases the boundaries separate historic properties with a high degree of integrity from non-historic, intrusive and vacant properties -- primarily modern buildings, grossly remodeled buildings, and/or parking lots.



SEWARD COURTHOUSE SQUARE HISTORIC DISTRICT
SEWARD, SEWARD COUNTY, NEBRASKA

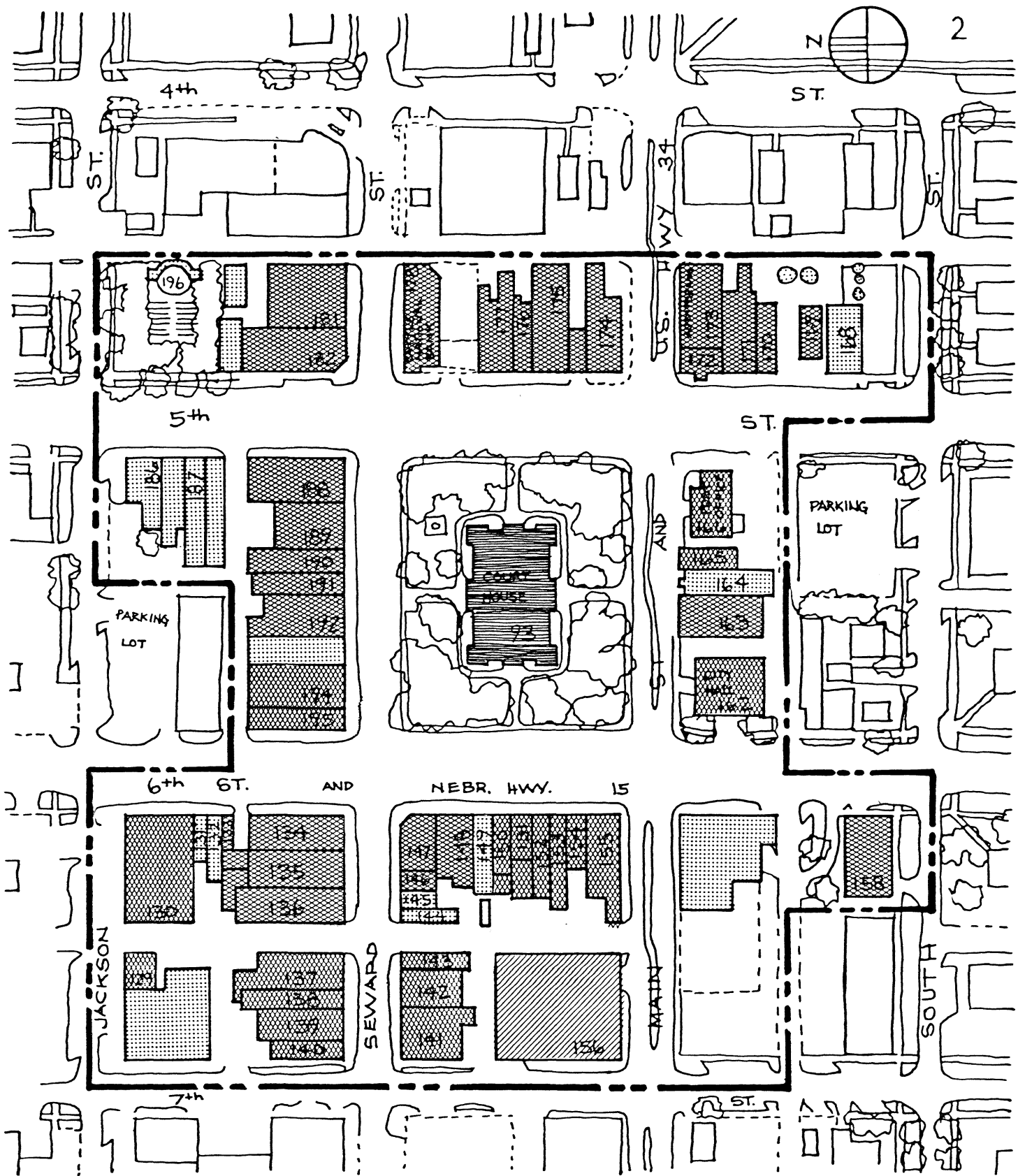
SCALE 0 50 100 200 300

INTRUSIONS

BASE MAP DRAWN BY L. SYVERSON
FROM D. MURPHY FIELD NOTES
NEBRASKA STATE HISTORICAL SOCIETY
REVISED DRAWN BY JAMES CARLSON

JULY, 1979
MAY, 1980

Photograph
directions.







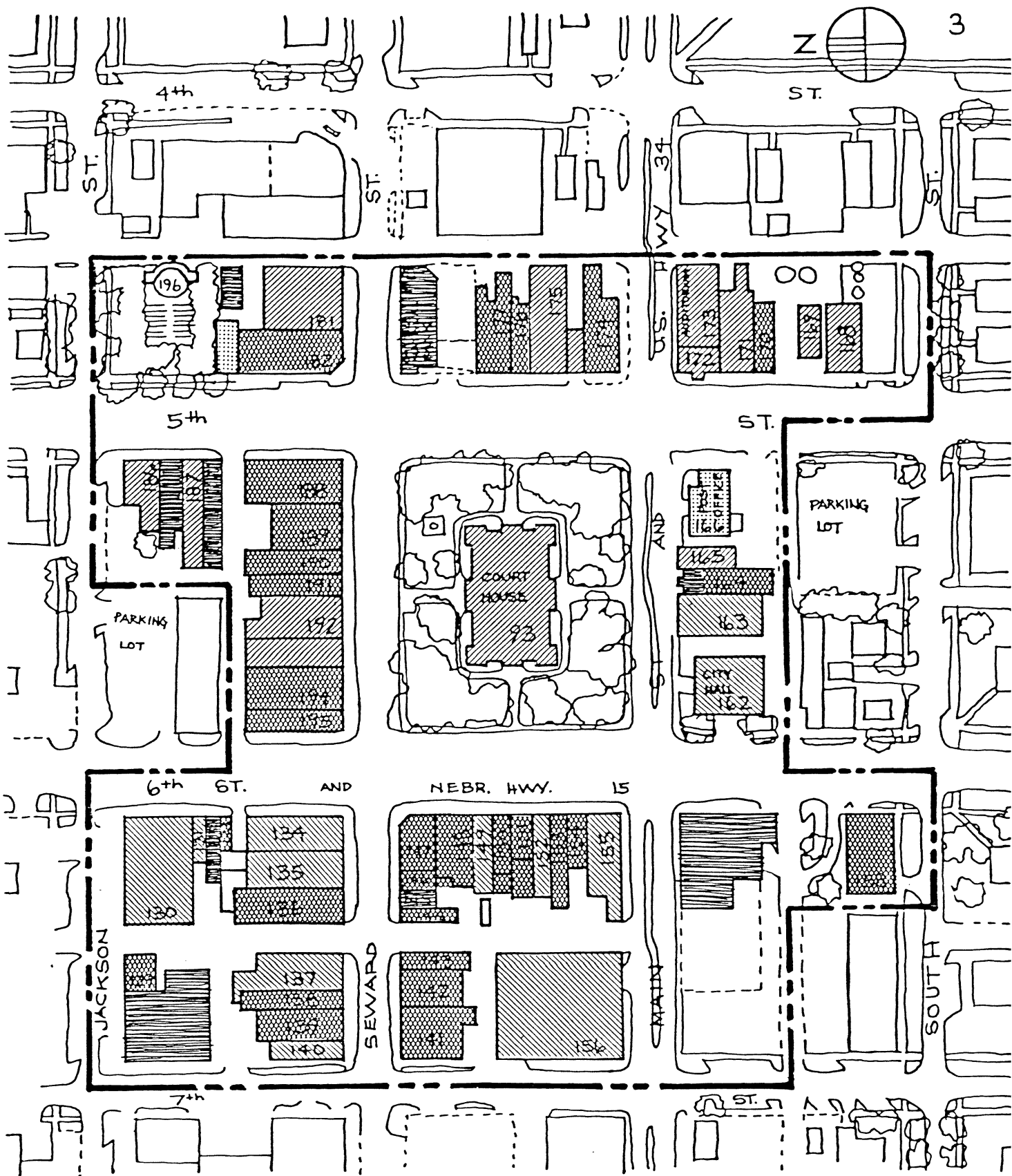
SEWARD COURTHOUSE SQUARE HISTORIC DISTRICT
SEWARD, SEWARD COUNTY, NEBRASKA

SCALE 0 50 100 200 300

BASE MAP DRAWN BY L. SYVERSON
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JULY, 1979
MAY, 1980

-  1 STORY
-  1 1/2 STORY
-  2 STORY
-  3 STORY







SEWARD COURTHOUSE SQUARE HISTORIC DISTRICT
 SEWARD, SEWARD COUNTY, NEBRASKA
 PERIODS OF BUILDING CONSTRUCTION

SCALE 0 50 100 200 300

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 FROM D. MURPHY FIELD NOTES
 NEBRASKA STATE HISTORICAL SOCIETY
 REVISED DRAWN BY JAMES CARLSON

JULY, 1979
 MAY, 1980

-  19TH CENTURY
-  EARLY 20TH CENTURY
-  BETWEEN WARS
-  MODERN