

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property

County and State

Section number _____ Page _____

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 16000481

Date Listed: 7/25/2016

Property Name: Beatrice Downtown Historic District

County: Gage

State: NE

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



Signature of the Keeper
JS

7-25-2016
Date of Action

Amended Items in Nomination:

Section 2: Street & Number: Amended to read "Roughly bounded by 8th Street, Market Street, 3rd Street, and Elk Street."

Section 5: The resource count for contributing buildings is hereby amended to 113; the total contributing resources is hereby amended to 120.

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

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

JUN 17 2016

National Register of Historic Places Registration Form

Nat. Register of Historic Places
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name Beatrice Downtown Historic District

Other names/site number N/A

Name of related multiple property listing N/A

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

2. Location

Street & Number multiple

City or town Beatrice State Nebraska County Gage

Not for publication Vicinity

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national statewide local

Applicable National Register Criteria: A B C D


Signature of certifying official/Title:

SHPO/Director

05-31-2016

Date

Nebraska State Historical Society

State or Federal agency/bureau or Tribal Government

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

Signature of Commenting Official

Date

Title

State of Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby certify that this property is:

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


Signature of Keeper

7-25-2016

Date of Action

Beatrice Downtown Historic District
Name of Property

Gage County, Nebraska
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

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

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

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

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

Contributing	Noncontributing	
<u>113</u>	<u>11</u>	Buildings
<u>1</u>	<u>0</u>	Sites
<u>6</u>	<u>2</u>	Structures
<u>0</u>	<u>0</u>	Objects
<u>120</u>	<u>13</u>	Total

Number of contributing resources previously listed in the National Register 4

6. Function or Use

Historic Functions (Enter categories from instructions.)

COMMERCE/TRADE/Business, Professional, Financial Institution, Specialty Store, Restaurant
 SOCIAL/Meeting Hall
 GOVERNMENT/City Hall
 EDUCATION/Library, School
 RECREATION AND CULTURE/Theater
 TRANSPORTATION/Service station
 RELIGION/Religious Facility

Current Functions (Enter categories from instructions.)

COMMERCE/TRADE/Business, Professional, Financial Institution, Specialty Store, Restaurant
 SOCIAL/Meeting Hall
 EDUCATION/Library, School
 RECREATION AND CULTURE/Theater
 TRANSPORTATION/Service station
 RELIGION/Religious Facility

7. Description

Architectural Classification (Enter categories from instructions.)

LATE 19TH & 20TH CENTURY AMERICAN MOVEMENTS/Commercial Style
 LATE 19TH & 20TH CENTURY REVIVALS/Classical Revival, Gothic Revival, Mediterranean Revival, Renaissance Revival
 MODERN MOVEMENT

Materials (enter categories from instructions.)

Principal exterior materials of the property: Brick, terra cotta, stone, concrete, wood

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property**County and State****Description****Summary**

The Beatrice Downtown Historic District is located in Beatrice, Nebraska, the county seat of Gage County. The downtown core is the major transportation hub of the community and region carrying the intersection of US Highways 77 and 136. This major highway intersection connects the region's main north/south and east/west automotive routes through the community. Beatrice is approximately 50 miles south of Lincoln, the state's capital. The community was settled in the 1850s and retains a current population of approximately 12,200 people, making it the largest community in the southeast Nebraska region. The Downtown Historic District encompasses an area roughly between 3rd and Ella Streets to 8th and Court Streets, approximately 10 square blocks.

The area comprises mainly one to three story brick, wood and stone commercial buildings. Most of these buildings are built lot line to lot line with no setbacks or landscaping with the exception of the High School and the Carnegie Library. The buildings follow the standard form of most commercial properties with rectangular footprints, flat roofs, storefront displays, recessed entryways, second story windows and projecting parapets both ornamented and plain. Architectural styles in the district consist mainly of late 1880s and early 20th century commercial styles, period revival styles of the mid-20th century, and modern movement styles. The district retains not only the heart of the commercial core of the city, but educational buildings, movie theatres, and service stations. Four buildings have been previously listed in the National Register, and are located within the district. These include the Beatrice City Library, the Beatrice Municipal Auditorium, the Paddock/Kensington Hotel, and the Schmuck Building. These four properties also represent some of the most architecturally significant buildings in the district.

Sixth Street is a concrete, four-lane, US Highway (77) that runs north and south through the district. There is no street parking on 6th Street, but all other streets in the district provide parallel parking. Court Street is a concrete two-lane, US Highway (136) that runs east and west through the district. The remaining numbered and named cross-streets intersect to form the contributing commercial development at this main intersection. There are 119 contributing properties in the district, including 112 buildings, one site (Charles Park), and six structures (parking lots and parking structure). There are 13 noncontributing buildings and two noncontributing structures in the district. The noncontributing buildings were either constructed outside the period of significance or have been significantly altered outside the period of significance, and the five noncontributing structures consist of parking lots built outside the period of significance. The Highways were evaluated and neither roadway is considered a contributing feature in the district.

Physical Description**Construction Development in Beatrice**

The city developed after a mill was founded by Fordyce Roper on the Big Blue River in 1857, thus spurring the community to grow toward the east, using the river as a natural boundary. Soon after the Homestead Act was signed into law in 1862, and the first claim filed under the Act was that of Daniel Freeman in the following year. Freeman's homestead was approximately four miles west of Beatrice and is now a unit of the National Park System known as the Homestead National Monument. The community quickly grew between this time and 1872 when the town was incorporated. Arrival of the

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property**County and State**

Burlington and Missouri River Railroad contributed to the growth spurt and by 1890 the city reached its maximum population with 13,835 residents.

This was the period of the most significant population growth in Beatrice, and some of the earliest buildings in the district date to this period. Constructed as the First National Bank in 1875, the building at the northeast corner of 5th and Court Streets is a stone building and is the earliest property in the district. A direct correlation is seen between the maximum population growth, and the major construction era of the built environment, with the majority of buildings completed between 1880 and 1900.

The buildings within the district are almost all originally constructed of brick with ornamental details applied in terra cotta, stone, and concrete. The late 1800s commercial buildings along Court Street and 5th Street represent some of the earliest styles with many projecting pediments ornamented with a variety of details reflecting early commercial styles such as Sullivanesque terra cotta, elaborate Beaux Arts applications, Victorian cartouches and brackets, and eclectic applications including Romanesque, Neo-Gothic, and Neo-Classical Revival.

Following this construction boom, the economic slowdown of the Great Depression resulted in a minimal increase in building stock with the exception of the Beatrice Municipal Auditorium, a Depression-era Art Deco building completed in 1939, and individually listed in the National Register in 2005. After World War II growth in the downtown district occurred at the perimeters since the majority of downtown lots were occupied by that time. The International Style Beatrice High School was opened in 1952 and is located between 4th, 5th, High and Ella Streets. This major complex is now the middle school and is located across the Street from the Beatrice City Library. The high style Beaux Arts City Library was listed in the Register in 1976, and was designed by noted Nebraska architect George Berlinghof.¹

Construction in the district between 1945 and 1966 grew at a similar rate as the early building boom in the 1880s. However, this construction took on more of a minimalist style and consisted almost solely of rehabilitations rather than new construction. Many elaborately ornamented buildings from the 1880s and 1890s were altered to feature sheltered storefronts with awnings, were covered with cementitious stucco panels or metal slipcovers to convey a more simple and non-ornamented style at the time, and had extensive interior renovations. Several new buildings were also constructed in the district at the time including the Security State Bank at 120 N. 6th Street, an excellent example of simple modern architecture. In order to support this modernization and growth effort, a comprehensive plan was adopted by various city groups including branches of city government, the Beatrice Chamber of Commerce, and the Business Development Corporation. This organized and well executed urban renewal planning effort and the rehabilitated buildings and infrastructure was cataloged and described in a program called *Beatrice on the Go, Geared to Grow*. A large format three volume scrapbook was compiled to celebrate the State of Nebraska's Centennial celebrations in 1967, and to document the wide variety of growth in the city after World War II. The projects documented in the compilation were all completed by 1966. The chart at Figure 1 illustrates the number of buildings constructed during each decade within the district.

¹ National Register nominations for Beatrice Municipal Auditorium, Beatrice High School, Beatrice City Library, and Paddock/Kensington Hotel.

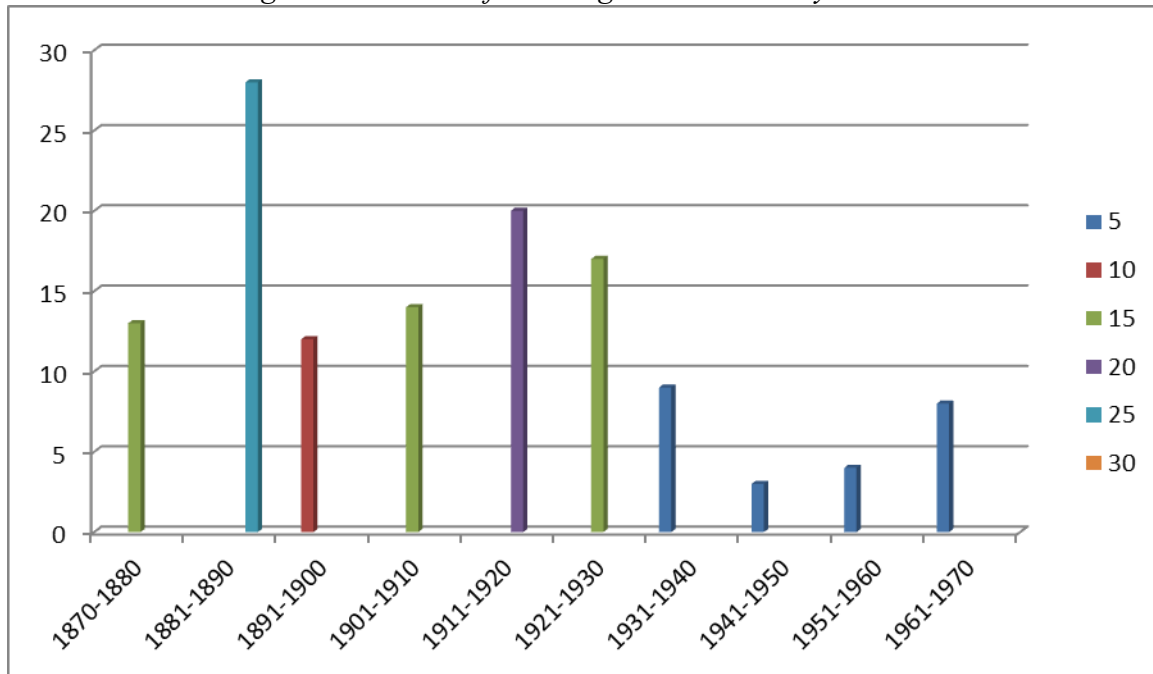
Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

Figure 1. Number of Buildings Constructed by Decade



Narrative Description

The following descriptions will highlight the major buildings in the district. A representative example of building types and styles within the district are described. Because of the number of buildings in the district a narrative on each property is not provided here, but the following table at Figure 2 provides an illustrated listing of every property in the district, its contributing/noncontributing status, construction date, and thumbnail photograph.

305 Ella Street (GA03-828)

This one story brick building has a curved brick corner entrance with a curved metal awning. A decorative band of brick emphasizes the horizontal nature of the building between the roofline and the window caps. A soldier course of brick acts as lintel to the simple fenestration. Windows have been replaced with new units, but the window size remains the same. An overhead garage door and service type entrance with a small shed door hood are located on the south façade. A variety of businesses were housed in this property including a wholesale tobacco supply company.

319 Ella Street (GA03-830)

This one story brick building, which has been painted in the past, has a simple decorative band of brick near the roofline. A pair of large metal-framed windows on the east and west ends of the front façade has green awnings over top of them as well a soldier coarse of brick acting as sills. The main entrance sits closer to the east window and a metal garage door is situated in the middle. Two windows of the east side of the building have stone lentils and soldier coarse brick sills.

Parking Lot between 305 and 319 Ella Street (GA03-829)

This concrete surface parking lot is a contributing resource to this district as a lasting example of the efforts of the *Geared to Grow* program where business owners organized to purchase empty buildings

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property**County and State**

and construct needed parking for the downtown commercial district. After failed bond issues, the owners were able to build the parking lots and sell them back to the city. There are two in the district at the east and west ends, with this property serving the west side of the district.

400 Ella Street (GA03-778)

This one story brick is constructed in the Post-Modern style with a low-pitched gable roof with a wide eave. There are three fixed windows on the west side of the front façade recessed with stucco above and below the windows. Each window is separated with a vertical band of brick. The entrance is in the middle of the façade slightly to the east with roof to ground windows surrounding it. Constructed in 1964 the building was built for Farm Credit Services and is currently occupied by the City of Beatrice for their municipal offices.

412 Ella Street (GA03-831)

This community theatre building was built in 1950 replacing an earlier property at the site which burned in 1949, and has a brick façade with three window fenestrations that are covered and stuccoed. Each window fenestration has a soldier course of brick for a sill and a metal canopy. The entrance is on the east side of the façade with a bubble awning. Two equally spaced overhead lights are attached to the façade near the roofline and metal coping covers the parapet roofline.

508 Ella Street (GA03-768)

This one and a half story brick building was built in 1928 has large display windows and a recessed entrance on the east side of the storefront. A wooden transom sits above the display windows and entrance, and a soldier course of brick above the transom acts as a storefront cornice. An early 20th Century metal sign reading “Wilcox Cleaners” is attached to the building above the transom in the middle of the façade. Two decorative bands of brick along the roofline creates a simple yet decorative cornice.

510 Ella Street (GA03-767)

This one and a half story brick building has large display windows and a recessed entrance on the west side of the storefront. The entrance has been altered with an aluminum door and a separate entrance adjacent to the door made of metal sheeting. A blue glass transom sits above the display windows and entrance. Two recessed panels break up the façade between the large storefront and roofline, which is covered with stone coping.

516-518 Ella Street (GA03-766)

Constructed in 1909, this two-story brick building has a renovated storefront with three entrances and two different styles of brick. A metal canopy covers the storefront and a mid-century lighted sign is attached to the building in the middle. There are four window fenestrations on the second story with stone sills, and the original windows have been replaced with small windows surrounded by metal sheeting. A brick cornice with paired brackets and a band of dentil molding create a decorative finish to the building.

513 Ella Street (GA03-235)

This three-story building was once known as the Northwestern Business College and built in 1891. At the time of its construction is now divided into storefronts. The Romanesque design of the building is obvious in the arched windows and entrances with rounded corners as well as the decorative cornice. The first floor display window sills have been altered with later brick, while the second and third floor

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property**County and State**

windows are still present but have been covered with wood panels. The cornice is created with decorative brick and has four brackets.

515 Ella Street (GA03-278)

Built in 1928, this one and a half story brick building has large display windows with wooden sills and corner posts. A wooden transom with stone lintel rests on top of the storefront with two centrally positioned recessed entrances. A display window on the east side of the building is in the same design as the front display windows except the lintel above the transom is a soldier course of brick. The decorative brick cornice which continues around the front of the building on the east side and coping stone along the roofline finishes the building's front façade.

709 Ella Street (GA03-316)

The property at this corner is the only building constructed as a single family residence, but within the boundaries of the district. It was built in 1891. The property is associated with the neighboring automobile related transportation resources immediately adjacent. This one story wood framed house has wood clattered siding, simple wood framed door and windows, and a covered porch. It has a hipped roof with a cross gable over the front entrance and brackets for the cornice. The cross gable has dentils along the inside of the gable as well as a small stained glass attic window in the middle.

300 Court Street (GA03-775)

Two buildings on this lot make up the commercial garage and service station. The Sinclair station was built in 1922 and the prefabricated Butler building in 1940. It is one story and rectangular in shape with a gabled metal roof. It has metal siding with three large garage doors on the west façade and a regular entrance on the south. A steel beam is visible above each of the garage doors on the west side.

Corner filling station - This small one story brick building was built in 1922 as a Sinclair station and has two door and window openings on the southwest and southeast facades and only the southeast one window fenestration is blocked with a wood panel. Original wood framed glass transoms rest over the doors and visible window. A band of rowlock course of brick runs horizontally around the building emphasizing the expanse of the building as well as serving as a sill for the window fenestrations. The roof is hipped with an eave overhang and a wide band of trim below.

306-308 Court Street (GA03-813)

This one story building was altered during the *Geared to Grow* campaign with large display windows at the entry in the southeast corner of the building as well as metal sheeting along the roofline and brick along the storefront. A fire in 1932 resulted in the construction or remodel of the property soon after that.

Parking Lot between 308 and 322 Court Street (GA03-812)

This surface parking lot was constructed in 1965 to serve the downtown district.

322 Court Street (GA03-239)

Built in 1885 and remodeled in 1956s, the building at this corner is a multi-use property. This three-story building has residential on the second and third floors with retail space on the first floor. The first story storefronts have been altered with red brick on the south and east side of the building with small sliding windows decorating the east side. Large display windows and an entry take up the southeast corner of the building with a metal canopy above. Horizontal metal sheeting on the second and third

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property**County and State**

stories emphasizes the building's horizontal lines only to be broken up by decorative metal pilasters. The corner chamfered entrance is carried up through the full height of the building with the corner windows ornamented by arched and bracketed projecting window caps. Attached pilasters extending from the second floor to an ornamented dentil cornice just shy of the roof line are fluted and ornamented with terra cotta caps and panels. Active during the historic period were not only the housing units on the upper floors but the Whitcomb Music Store in the commercial bay.

301 Court Street (GA03-273)

This two-story brick building still retains much of its original façade such as the metal storefront cornice, display windows, decorative stone lintels and sills for the second story window fenestrations, and upper façade cornice. Built in 1883, many of the historic painted advertisements on the west side of building are still visible which include an advertisement for Argo cornstarch. A brick loading dock addition on the south side of the original building is slightly shorter in height and the window fenestrations are slightly different in design. An addition in the form of a long rectangular metal building with a metal shed roof and multiple entries rests along the west side of the building. The building was occupied by Stevens Wholesale Grocery and became a wholesale tobacco company in 1961. Hartley, Incorporated a motorcycle repair, retailer, and supply shop occupied the building during the 1960s.

319 Court Street (GA03-227)

This two-story stucco building is identified as the A.J. Hale building. Hale was a local attorney who came to Beatrice in the 1870s and opened a law firm. After building this property and practicing for a few years, he left Beatrice in 1886 to return to Nebraska City where he remained a gentleman farmer supplementing his income with a sizable inheritance.² It has display windows on either side of a recessed entry and a glass transom above as part of its storefront. Two identifiable window fenestrations are blocked over with stucco on the second story and a decorative gabled cornice with brackets and finials finishes the façade. The building name is integrated under the gabled cornice between the two center brackets. The building was constructed in 1886. An original bay window was removed in the early 1980s after structural failure. Everett Druggists and Sundries was the main commercial occupant of this building during its renovation in the 1960s.

321 Court Street (GA03-809)

This two-story building's storefront has large display windows with two entries, one leading up to the second floor. The second story is covered with metal sheeting and the original windows have been altered to three small windows. The building was constructed in 1886 and when this building was remodeled in the 1961 it housed the Lammel Plumbing Company with Alvin Lammel occupying the upper floor.

323 Court Street (GA03-803)

The building on the southwest corner of 4th and Court streets was heavily altered during the *Geared to Grow* campaign as evidenced in the stucco façade and altered corner entry. A row of windows on the second story's east side wraps around to the north side and part of the original cornice is still visible along the east side of the building. It was originally constructed in 1886.

² Hugh J. Dobbs, History of Gage County, Nebraska, Western Publishing and Engraving Company, Lincoln, NE, 1818. P.332

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property**County and State**

402 Court Street (GA03-289)

Built around 1889, this two-story building has a 1960s remodeled storefront with brick façade, recessed entry, metal siding, and a metal shed roof. A separate second story entry resides on the west side of the building. The second story has a decorative dual painted stucco design with four 2-over-2 sash arched windows with decorative hoods. Its most recent remodel took place in 1997 following tornado damage. A painted cornice with brackets and modillions complete the façade. At the time of its 1960s renovation, the commercial bay was occupied by Beatrice Recreational Billiards.

404-406 Court Street (GA03-238)

This double storefront building with separate second story entry has a multitude of styles in its design. The west storefront is a simple recessed central glass entry with metal transom and pilasters, and a brick cornice. The east storefront also has a recessed entry, though slight compared to the west storefront's, with display windows on either side. Ornamental lamps decorate brick piers with brick and stone above the entry. The second story entry is comprised with double glass doors with a decorative pediment, glass spandrel, and strained glass transom. The second story has a decorative brick and terra cotta façade with brick and stone pilasters. There are three windows on the second story with arches above and terra cotta transoms. Two of the windows are covered with wood panels. A decorative metal frieze and cornice complete the building.

410 Court Street (GA03-808)

Constructed in 1920, this two-story building has been altered during the *Geared to Grow* campaign. The storefront is a wall of display windows with a recessed entry on the east side. Wood paneling acts as a transom and a second story entry resides on the west side of the façade. There are two sets of paired windows and two single windows on the second story – all are metal framed. A large band of metal sheeting runs the length of the building from the roofline to the top of the second story windows. This building along with its immediate neighbors at 412 and 414 Court were held up as some of the best renovations during the *Geared to Grow* campaign. These three buildings comprised the renovation undertaken by Cook to contribute to the modernization of the street and in addition to his business housed a bakery, auto supply store, and flower shop.

412 Court Street (GA03-806)

This two story building has a band of display windows as its storefront with the entry on the east side, blonde stone for a bulkhead, and wood paneling as its transom. The second story has a large display window covered with metal sheeting and a decorative metal cornice.

414 Court Street (GA03-807)

This two-story building has an almost identical storefront like its neighbor to the west except its entry is on the west side of the storefront instead of the east. The second story has a stucco façade, four stucco covered windows with hoods, and a decorative gabled cornice. The building date is incorporated under the gable cornice.

418 Court Street (GA03-287)

This two-story brick building has a band of display windows for a storefront with its entry on the west side and a second story entry on the east. A standard awning covers the storefront and a simple storefront cornice with finials resides above. The second story has four windows covered with shutters and simple crowns with brackets. Brackets, dentils and protruding panels make up the composition of the metal cornice.

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property**County and State**

420 Court Street (GA03-286)

This two-story painted brick building was built in 1874 has a band of display windows for a storefront with blonde stone as a bulkhead and one pier. A large flat metal awning covers the storefront and runs east over 422 Court Street's storefront. A decorative storefront cornice with dentils and decorative brackets on either end is placed under four arched inset windows on the second story. Each second story window has a stone arched lintel with a keystone and wood shutters. The windows have a circular design in the top of the arch and are divided by a strip that runs vertically between the two pieces of glass. The upper story cornice has a broken pediment with a finial in the middle. The finial is part of an iconographic sign with a mortar and pestle at the top, but the pestle is missing. The building was originally a drug store.

422 Court Street (GA03-285)

The two-story painted brick building at 422 Court Street was originally built as the Union State Bank in 1923 and can be identified as such from the inscribed stone capitals on the pilasters that run vertically along the building's south and east facades. The buildings southeast corner entry has blonde stone for piers and large display windows. A large flat metal awning runs the length of the south façade and wraps around to the east facade. Large sashed windows decorate the second story on the south and east façade abutting to a stone strong course. The simply designed cornice in stone and a brick parapet finish the building's south and east facades. During the 1960s Schmitt's Men's Clothing Company occupied the retail space.

401 Court Street (GA03-300)

Built in 1914, this two-story painted brick building has a simple storefront design with large display windows and a glass transom, which has been painted grey. Two brick stringcourses emphasize the building's façade between the storefront, second story, and cornice. The two metal-framed windows fill the original window fenestration on the second story with stone sills. Two slightly spaced bands of stretcher course of brick create a simple frieze with corbelling above. A stringcourse of brick near the roofline finishes the building's façade. Windows have been replaced with large simple glass panes.

403 Court Street (GA03-299)

A small scale one story and a half painted brick building has a recessed central entry with a stripped standard awning above. Constructed in 1904, the building has a painted cornice with brackets and finials decorate the roofline.

405 Court Street (GA03-804)

Built in approximately 1875, this two-story stucco building has an altered front entry with the original posts visible through a window above the entry's transom, and a second story entry is on the west side of the building. Four evenly spaced windows with pointed window caps are retained on the second level in their original size and configuration.

409 Court Street (GA03-228)

This one story stone building has three large arched window openings on the main façade, and was constructed in 1875. The middle being the entry, which is slightly recessed, and the other two are display windows. Decorative wood panels act as transoms. The cornice is simple in design with brackets, dentils, and a curved pediment with the building's number address inside.

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property**County and State**

411 Court Street (GA03-229)

This decorative building at 411 Court has a brick, stone, tile, and terra cotta façade, and was built in 1889. The storefront has been a product of the city's *Geared to Grow* campaign with large display windows almost completely spanning the entire storefront with blonde tiled piers, a front entry on the west side of the façade and a second story entry on the east. A metal flat-roofed canopy, triangle in design, extends over the storefront on the east end and gradually recedes next to the building on the west. A stone arch – Romanesque in style – rests beneath four second-story windows, which are separated by decorative pillars and a row of dentils above. The cornice is elaborately designed in terra cotta with three ornate pillars which draws the eyes to two arches acting as window transoms within blocked designed spandrels. Built as the German National Bank in 1889, the building housed several retailers in its commercial bay including a flower shop in the 1960s.

413 Court Street (GA03-298)

This three-story building was constructed in 1886 and was significantly altered during the *Geared to Grow* campaign. The storefront has a recessed entry with large display windows and brick piers and bulkheads. The second and third stories are covered with stucco and the three second-story windows with stone sills are the only windows above the storefront. Rehabilitated by George Barber for his electric company, the building was another one documented as a major investment in downtown during the *Geared to Grow* campaign.

415 Court Street (GA03-297)

This three-story brick building's storefront has a recessed entry with a wood arched transom above. Two small display windows with wood panels covered with stucco act as a transom and bulkhead and decorative posts finishes the storefront's façade. Two three sets of window fenestrations with stone lintels and sills on the second and third stories and covered with stucco are and separated by a stone stringcourse. A bracketed cornice painted black finishes the building's façade. It was built in 1883

417 Court Street (GA03-295)

This four-story stucco building has a storefront with display windows, stucco covered wood panels, an entry on the east side, and a bracketed stone storefront cornice. Four pillars emphasize the height of the building on the second, third and fourth stories which also creates an inset for the windows. Each upper story has three windows – two one-over one windows and a large fixed window. The third and fourth story windows have decorative glazed terra cotta plates underneath them depicting birds and crests. The cornice is comprised of a rounded tiled shed roof supported by corbelling. The building was built in 1883 and remodeled in 1928.

419 Court Street (GA03-295)

Built in 1910, this two-story brick building has recessed entry with sash display windows on either side and an octagon-shaped window on either end. A domed awning covers the storefront while a second story entry with hipped roof canopy over it is on the west end of the façade. There are four evenly spaced windows covered with metal sheeting on the second story. Two end pilasters and three shorter pilasters create a "battlement" with brick corbelling beneath the roofline.

502 Court Street (GA03-275)

This two story stone building is one of the earliest intact properties within the Beatrice Downtown Historic District. Built for a bank that did not succeed in approximately 1872, the building was then

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property**County and State**

acquired by the Beatrice National Bank. The building currently houses two distinct storefronts with commercial occupancy. The building has a chamfered entrance between Court and 5th Streets and a flat awning attached by chains running the length of the Court Street façade. The stone blocks wrap the corners in quoins, and the single evenly spaced fenestration runs the length of both facades. Though the window openings are covered, the windows are intact behind the panels. Each window is capped with an ornamental lintel crowned by acanthus leaf ornamentation at the peak of the segmental arch. A projecting cornice line with small scale turned brackets and a projecting cartouche at the chamfered cornice cap the property.

506 Court Street (GA03-283)

The two story commercial storefront was constructed approximately 1892. The storefront retains its 1960s renovation with panels covering the transom area, a flat awning, and new storefront windows and doors. However, two large arched window openings at the second level as well as the cornice line retain an almost Sullivanesque freeform curvilinear terra cotta detailing. What appear to have been paired windows within this opening have been enclosed and reduced in size to be replaced with one simple one-over-one double hung unit in each opening. This alteration is attributed to the renovation completed in the 1960s. The stepped cornice has two projecting brackets capped with finials framing each end, with a band of intertwining naturalistic leaf motif, a band of dentil molding, a band of small brackets alternating with a floret design, and a molded band at the roofline.

512 Court Street (GA03-816)

During the 1950s and 1960s this building was known as the Three Sisters. The Three Sisters sign remains emblazoned in terrazzo on the sidewalk in front of the building. Originally constructed in the 1880s and suffering fires in 1910 and 1929, this building is one example of the significant rehabilitations completed in 1953, when a light blue-grey metal paneled slipcover completing encasing the as built features of the masonry building. The single storefront configuration remains intact with a deeply recessed center entrance, flanked by display windows on either side.

505 Court Street (GA03-814)

This property is another example of one of the significant rehabilitations completed in the late 1950s and early 1960s. It was built in 1888. Under the neutral stucco panels is a masonry building constructed in 1885 that has been completely covered from cornice to store front. A more modern storefront with recessed central entrance retains the basic layout of the original as built storefront.

523 Court Street (GA03-488)

The building now housing the Pinnacle Bank is a circa 1902 building that was significantly rehabilitated in the late 1960s. The original building was constructed in 1902, and the building was completely modernized and a three level parking structure was built. The parking structure is described further under 486 Market Street below. The parking structure was a first for Beatrice. First National Bank of Beatrice was formerly located in this building. Completely clad in a permastone type material with one darkly tinted band of windows the building today remains free from ornamentation. Groups of windows and the main entry are covered by a red bubble awning at the first floor. Located at the major intersection of Court Street (US 136) and 6th Street (US 77), the rehabilitation of this property was highly lauded by the Chamber of Commerce and the Beatrice Development Corporation.

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property**County and State**

608 Court Street (GA03-329)

The Holly Theatre was built in 1898 and renovated in 1939 for a movie theatre. A simple one story building, the main façade is dominated by the project marquee advertising the showing films. The word HOLLY rests on top of the marquee in letters lit by individual bulbs.

Parking Lot behind 623-631 Court Street (GA03-823)

Constructed in 1965 this surface parking lot is a contributing feature to the district. It represents the support structures necessary for the continuing vitality of the downtown and was a key feature in the success of the *Geared to Grow* campaign.

612-614 Court Street (GA03-763)

Apple Studios, a photography studio was housed in this building for many years. The three story commercial property was constructed in 1890 with a new galvanized front installed in 1910 and the current remodel dating to 1960. Bauer's Shoes did the remodeling of the building in the 1960s and were long term occupants of the property. Two storefronts are divided by a pedestrian door leading to the upper levels of the building. The Court Street façade is clad with a permastone type material and the windows have been replaced with one horizontal band of industrial multi-light steel sashes. The cladding and windows transform the appearance of the building to truly reflect a mid-century modern style.

601 Court Street (GA03-233)

An excellent example of early-twentieth century period revival commercial design, the Court Street Plaza was originally built in 1903 and underwent a major remodel in 1929 when the owner spent \$70,000 to modernize the building, and was considered the first indoor mall in Beatrice. It's somewhat Moorish influenced Mediterranean Revival design boasts a green clay tile roof with ornamental brackets and finials atop the stepped projecting corners. The building is constructed of buff brick with a full length flat awning. The smooth faced buff brick façade is reminiscent of stucco which is often seen on this building style. Fenestration throughout the second story consists of paired units with a multi-light nine-over-one configuration. The property name "Court Street Plaza" is signed in Gothic style print at the buildings corner. The cornice line is capped with a terra cotta band, with terra cotta finials. The interior retained multiple commercial units with an interior corridor, terra cotta floors, and wrought iron railing details giving the building its credential as the first mall and further expressing the Mediterranean Revival style.

615 Court Street (GA03-310)

The Ritz Theatre was constructed in 1927 and renovated in 1949 for a theatrical space and became a cinema style theatre in 1971. The building is defined by an applied western mural with covered wagon and four space-age bullet shaped stainless steel applied ornaments. The off-center marquee has paired glass and aluminum doors for the entry and between the applied façade ornaments is a band of glass block windows.

619 Court Street (GA03-311)

This simple one story commercial façade was built in 1910 and clad with pigmented structural glass panels often known as Vitrolite or Carrara glass. This material was developed in the early 1900s, but became popular between 1920 and 1940 and used often in movie houses and modern commercial facades of the time. This building is clad with black Carrara glass and is a very simple unornamented one story block with storefront. It was remodeled in 1947 for a jewelry store.

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property**County and State**

710 Court Street (GA03-312)

This one story modern style brick building was constructed in 1940. It is a free-standing commercial building with a slightly projecting curved center entrance bay that is defined by its curved glass block walls and green bubble awning. Corner windows contribute to the modern style of the building with no other fenestration present on the main façade.

707 Court Street (GA03-825)

The one story brick building retains two large recessed storefront bays flanking either side of a central pedestrian entrance flush with the brick wall surface of the building. The storefront window bays have dark aluminum window frames with multiple glass lights. These storefront openings were originally open garage type bays where automobiles could drive right in to the building from Court Street. Unusually the building was not constructed as a service station, but as a drive through finance company, where individuals taking out loans, paying on loans, or requesting information could drive through much like a modern era drive through bank. The building retains a 1918 date plaque in the building and is ornamented with four small square terra cotta tile faces. The major remodel for Fidelity drive-through Finance occurred in 1952.

410-12 Market Street (GA03-849)

This one and a half story brick building has three windows with wood panel transoms, a central entry with a large garage door entry beside it. A large recessed panel with two smaller ones on either side is a create location for signage. A brick corbelled cornice finishes the building's façade. This building was constructed in 1927 and is now associated both stylistically and physically with the neighboring building at 414 Market Street. During the 1960s the building housed the West Auto Associate Store and Auto Parts.

414 Market Street (GA03-302)

The two-story brick building at 414 Market Street once was the City Hall. The center portion of the building is protruding a bit giving it an authoritative design. The entry has glass blocks above and on the sides of the door as well as vertical panels above. The original design had a large garage opening on the west end of the first story and the steel beam is still visible. Another large door fenestration was on the east end but is now decreased to a window. The second story windows are smaller than the original and have wood panels acting as transoms. All of the window and entry fenestrations have flat arches above them. An inset pediment with fan inside decorates the center portion roofline. The building was originally constructed in 1886.

486 Market Street (GA03-851)

This four-story parking garage was constructed during the *Geared to Grow* campaign by the Beatrice National Bank— creating free parking for downtown customers. This concrete structure has reinforced steel with vertical metal posts and fencing attached to it creating an enclosure for vehicles. The parking garage cantilevers over 6th Street (US Highway 77) with the upper levels covered by vertical metal screening. The structure extends over the sidewalk on both the south and east sides. There is also commercial space attached to the structure on the ground floor along the east side.

112 N. 4th Street (GA03-291)

This very simple unornamented four story brick building was built and used for storage. The main (south) facing façade has a central garage or carriage type door flanked on the west side by a window opening and pedestrian door and on the east side by a second pedestrian door. Three individual double

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property**County and State**

hung windows are located in the center of the façade, one window on each floor level. A large horizontal band of blond brick divides the second and third floor windows. The concrete construction with brick walls is visible on the exposed west façade. The building was constructed in 1920.

101-111 S. 5th Street (GA03-303)

This large brown brick two story building has multiple storefront openings, and with portions dating to 1870 and a major remodel in 1914 which refaced the brick façade. These openings are clad with vertical wood siding painted in a light tone. The corner storefront (Court and 5th) has brick enclosed storefronts with green fabric awnings identifying the tenant Edward Jones. Fenestration consists of simple single windows that have all been enclosed with brown panels that closely match the brick color. Ornamental brick cornice encompasses the entire building. Many of the storefront alterations to this property appear to be completed in the 1960s as part of the *Geared to Grow* campaign.

115 S. 5th Street (GA03-305)

The steppe configuration of this building is somewhat unusual with the second floor of the northern most portion forming a bridge or canopy over the alley entrance. The remainder of the three story building has a stucco clad storefront with green bubble awning and two sets of small paired windows at the storefront. The detailed brick cornice has recessed panels of lighter brown brick. Fenestration on the main façade is paired on the north and south ends with single units in the center bay of the building. All windows except for three at the second floor have been covered over with wood panels.

117-121 S. 5th Street (GA03-304)

The building at 117-121 S. 5th Street is a three bay one story brick commercial block, and was built in 1915. Each of the three storefronts has an offset recessed entry with large glass show windows. Painted infill panels provide signage areas and break up the façade between the storefront and cornice line. The Bargain Box has been in business in Beatrice for many years and moved its location in 1968 to 400 Court Street to handle their increase in merchandise and demand. The business has since moved to this location, but remains a staple in Beatrice.

104 N. 5th St. (GA03-276)

This two story coursed ashlar limestone block building is identified as the Buchanan Brothers building, constructed in 1872. Very similar to the First National Bank Building immediately adjacent to it, this building differs in its cornice and window hoods. The main façade has three windows capped by projecting applied window hoods. The windows remain in the building, but are covered with stucco panel on the exterior. The window hoods have a very shallow flared end gable shape. The cornice projects with turned brackets and finials. The building name and date are incorporated in the project gable point at the cornice. The storefront retains its columns and transom, but has been painted white and a canopy added during the 1960s. Two front doors flank either side of a large picture window at the storefront.

106 N. 5th St. (GA03-277)

The two story smooth stone-like façade of this 1884 building has been painted and a new storefront added. This is actually a brick building with a smooth façade scored to look more like the stone building next door. The upper level cornice is elaborately detailed similar to the building immediately adjacent at 104 N. 5th Street. A gabled cornice with finials, dentil molding, curved brackets, and arcaded cornice caps the stone property. Two paired window units are located at the second level. Each window opening is divided by a turned cast iron column with scrolled details in the lintel stone. The window

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property**County and State**

units have been reduced in size with the top portion infilled with painted panels and simple aluminum one-over-one operational units below. The storefront is stucco with a slightly off-center entrance with bubble awning. A pedestrian door leads into the VIP restaurant and bar with a second pedestrian door at the south end of the façade leading to the upper levels. A sidewalk seating area has been added and is enclosed with a wrought iron fence. This remodel was completed in 2012

110 N. 5th St. (GA03-271)

This raised two story brick building constructed approximately 1885 is highly ornamented. The heavy brick work expresses an almost battlement type ornamentation with crenelated brickwork at the cornice, recessed panels of brick and recessed window bays at the second story. The storefront has a raised entry with pedestrian door at the south end and series of storefront windows with exposed lower level commercial area. Constructed for the American Savings Bank, it was the only bank in Beatrice that did not survive the Panic of 1893.

114-120 N. 5th St. (GA03-843, GA03-844)

Multiple building facades have been renovated with a unifying design to read as a united storefront and commercial block. The Hill Home Furnishings buildings were completed circa 1885 and were altered in the 1960s with a metal slip cover with narrow vertical windows on one end and new paint and storefront on the two story block on the west. The brick building has a series of segmental arched windows punctuated by rectangular windows with lintel detailing that has been painted in a contrasting color to emphasize the architecture. The windows have all been infilled with painted panels. A large stucco band has been applied where cornice was once located from the window sill to the top of a flat canopy that extends the length of the two buildings. The extensive storefront retains its majority of transparency with pedestrian doors interspersed throughout. These renovations were completed during the 1960s.

122 N. 5th St. (GA03-842)

The two story building on this corner was constructed of brick and stone with a chamfered corner entrance, and was built in 1897. Today the building is clad with stucco with the stone elements painted in contrasting colors. The renovation of this building was held up as one of the featured examples of modernizing downtown as part of the *Geared to Grow* campaign. At the time the windows were removed and reduced in size, a metal slipcover was installed surrounding the two main facades, and the interior completely remodeled. This would be a contributing resource to the district, but the 1960s era metal cover blew away in a storm and the building was subsequently clad with the stucco showing today.

105-111 N. 5th St. (GA03-294)

This two story five bay brick building has paired upper level fenestration and an unusual street front configuration. Exposed lower level commercial space is provided natural light by an open light well between the building façade and the sidewalk. The resulting open gap is bridged by small stairs accessing each of three commercial entrances, with simple pipe rail at the sidewalk. A fourth pedestrian entrance is located in the southern most bay of the building and is surrounded by a heavy stone door surround. This building was originally constructed in 1888.

117 N. 5th Street (GA03-292)

The building at 117 N. 5th Street was built in 1880 and is a two story formally ornamented brick property with Neo-Classical inspired details. An elaborate cornice is enhanced with a multi-colored paint scheme to bring out the slight overhang, fluted brackets, modillions, and dentil molding. The year

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property**County and State**

“1880” is bound by scroll detail on each side and is located in a framed pediment that projects above the roof line. The single row of windows at the second story are replacement units, and have a double hung configuration with upper transom feature. The window arches are capped with a heavy stone arch and with keystone. Two modern storefronts each have awnings and a single recessed entry door with a central door accessing the upper level. The store fronts are modern additions.

Charles Park, N. 5th Street (GA03-837)

Charles Park is located between the National Register listed Beatrice City Library at 220 N. 5th and the Beatrice Middle school complex. The park is a small urban park today, but when it was constructed it was the only park in the city. Until 1905 Beatrice had no public parks, so when James Charles left the bulk of his estate to the city his donation was well received. Charles loved the town and stayed his whole life despite the death of his only child and divorce from his wife. The park was not built until 1914 due to issues with site selection and building acquisition. The City invited noted landscape architect Ossian Cole Simmonds to design the park Simmonds incorporated brick walkways, benches, hardwood trees, and flowerbeds. The park became a “popular place where the people could rest and enjoy nature in the heart of the city.”³

201 N. 5th (GA03-840)

The building at 201 North 5th Street is currently being used by the Beatrice City Police Department. Originally built in 1909 the building was remodeled in 1928 for Montgomery Ward Co. and again in the late 1970s for the American Charter Savings and Loan. The large brick two story building has four segmental arched recessed window bays with an additional corner arched opening providing the main access to the building. A slightly projecting beltcourse and cornice of tan limestone emphasizes a heavy horizontal feel to the building. Fenestration on the main façade and corner entry at the second level are all paired windows that have been replaced with new units with a series of tripartite windows on the side façade. Several window and door openings on the side façade have been infilled with a closely matching brick, but the ghost of the openings is still clearly visible.

320 N. 5th St. (GA03-838)

Currently housing the Beatrice Middle School, this property was constructed as the Beatrice High School. Opened in 1952 the school exhibits design features of the International Style of architecture with its simple massing, limited ornamentation, and sleek columns. International Style began in Europe, and was a response to the heavy use of the very popular revival styles of the early to mid-20th century. The complex is quite large and incorporates approximately half a city block. The design’s repetitive use of the geometric soft edged square columns acts as a unifying feature throughout. The building was designed by architect Joseph W. Radotinsky and built by contractor Albert Jensen.

120 N. 6th Street (GA03-773)

Security State Bank is a sleek modern style one story brick and concrete building with International Style influences. The building was constructed in 1956 and has two offset brick bays, one a taller box, the other lower recessed mass. The length of the building is screened by a simple straight canopy that leads into vertical concrete posts. An angled square concrete paneled sign rests on the sidewalk and appears to lean against the building identifying the bank. The building was advertised after its construction as one of the most modern and functional banks in the community.

³ Beatrice 150 Tuesday Newspaper Pictorial History, from Beatrice Daily Sun Columns, Gage County Historical Society, 2007. Page 7

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property**County and State**113-119 N. 6th Street (GA03-234, GA03-280)

This large four bay two story brick commercial block was constructed in 1887. The storefront is divided into three bays. Two are clad with porcelain enameled steel tile, one all white and one all black, while the third is defined by a canopy extending over half the building. All second level fenestration is arched and capped with heavy arched lintels defined by an outline and scroll turning around the base of the cap. The tripartite window units are divided by a steel column with base and capital. Three human faces at the caps of each of three pilasters dividing the main bays of the building provide visual and ornamental interest.

201 N. 6th St. (GA03-765)

The building at 201 N. 6th Street was originally constructed in 1915 and went through a major remodel in the 1951 to convert the structure to a bank. The property is now vacant, but represents the modern school of architecture with banded horizontal windows at the storefront, a porcelain enameled steel tile façade facing east at 6th Street, and a strong geometric box outline on the façade. The south façade as well as the one story wing at the north façade are clad with a concrete stucco material and retain the banded windows.

121 N. 6th Street (GA03-279)

This two story elaborately decorated brick building was built in 1893 and has a single bay storefront sheltered by a blue sign awning. The storefront level was altered during the late 1960s with a new picture window, stucco cladding and new doors to the commercial space and the interior stairs leading to the second level residential space. The brick, stone, and terra cotta façade provides an intricate variety of texture and detail to the property. A slightly projecting applied gable with scrolled cornice feature and stepped brick work has a torch and leaf detail within the pediment. Square patterned fretted brickwork fills the wall on either side of this gable. A band of terra cotta with woven acanthus leaf and heavy dentil molding detail provides horizontal banding above an ashlar lintel. The tripartite window unit is divided by rounded attached columns.

102 N. 7th Street (GA03-231)

This one story cottage style garage and service station was built in 1926. The two bay garage retains overhead doors with windows and one multi-paned steel window. The cottage retains Neo-Classical revival details with a projecting wood pediment and cornice with dentil molding.

118 N. 7th Street (GA03-314)

The one story commercial automotive building at 118 North 7th Street is one in a complex of three automotive buildings on this block, all constructed around 1917 and in a similar style. The properties all housed automotive services and dealerships. This building has a stepped false front façade with multi-light steel paned windows and overhead garage door separated by a pedestrian door. These buildings have been clad with a stucco finish on the street facing façade, but the functional alley façade where all the business happened retains a high degree of historic integrity.

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

Figure 2. Table of All Contributing and Noncontributing Properties in District

Property	Survey #	Address	Date	C/NC
	GA03-828	305 Ella St	1910	C
	GA03-829	Parking Lot (Between 305 and 319 Ella St)	1965	C
	GA03-830	319 Ella St	1928	C
	GA03-272	400 Ella St (NW Corner of Ella & 4th Streets)	1939	C / NR Listed
	GA03-778	400 Ella St (NE Corner of Ella & 4th Streets) City of Beatrice	1964	C
	GA03-831	412 Ella St	1950	C
	GA03-832	Parking Lot (South side of Ella in the 400 Block)	1978	NC








Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property	County and State			
	GA03-768	508 Ella St	1928	C
	GA03-767	510 Ella St	1929	C
	GA03-833	514 Ella St	1928/1972	NC
	GA03-766	516-518 Ella St	1909/c. 1960	C
	GA03-235	513 Ella St (Suites 1&2)	1891	C
	GA03-278	515 Ella St	1928	C
	GA03-316	709 Ella St	c. 1890	C

Beatrice Downtown Historic District

Gage County, Nebraska




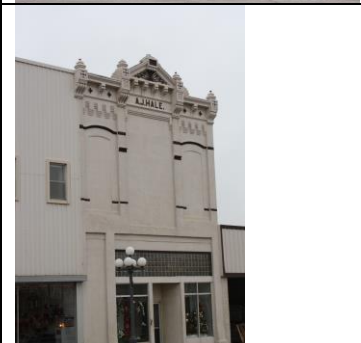
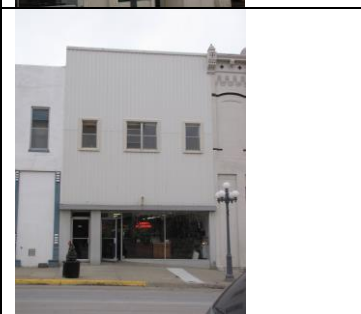

Name of Property	County and State			
	GA03-775	300 Court St	1922/1940	C
	GA03-813	306-308 Court St	1932/c. 1965	C
	GA03-812	Parking Lot (Between 308 and 322 Court St)	1965	C
	GA03-239	322 Court St	1885/1956	C
	GA03-273	301 Court St	1883	C
	GA03-769	303 Court St	c. 1916	C
	GA03-801	309-309 1/2 Court St	1926 1965	C

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

	GA03-802	311-313 Court St	1910	C
	GA03-811	315 Court St	1924	C
	GA03-810	317 Court St	1923	C
	GA03-227	319 Court St	1886 1965 1980	C
	GA03-809	321 Court St	1886 1961	C
	GA03-803	323 Court St	1886 1962	C






Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property	County and State				
	GA03-290	400 Court St	c. 1880 1965	C	
	GA03-289	402 Court St	1889 1965 1997	C	
	GA03-238	404 Court St 406 Court St	1887 1900 c.1965	C	
	GA03-808	408-410 Court St	1920 1965	C	
	GA03-806	412 Court St	1882 c.1965	C	






Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property	County and State				
	GA03-807	414 Court St	1882 c.1965	C	
	GA03-288	416 Court St	c. 1880 1885 c.1960	C	
	GA03-287	418 Court St	1886 1900	C	
	GA03-286	420 Court St	1874	C	
	GA03-285	422 Court St	1923 c.1960	C	






Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property	County and State			
	GA03-300	401 Court St	c. 1914	C
	GA03-299	403 Court St	c. 1904	C
	GA03-804	405 Court St	1875	C
	GA03-805	407 Court St	1874 1888	C
	GA03-228	409 Court St	1875	C


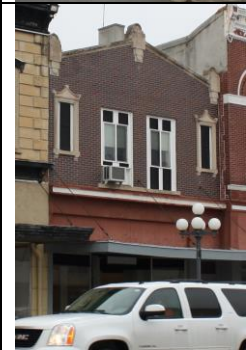
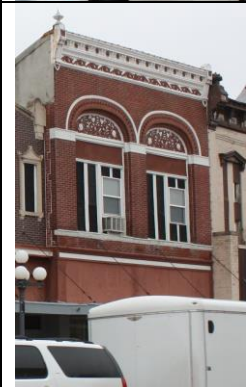


Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property	County and State			
	GA03-229	411 Court St	1889	C
	GA03-298	413 Court St	1886 c.1965	C
	GA03-297	415 Court St	1883 c.1965	C
	GA03-296	417 Court St	1883 1928	C
	GA03-295	419 Court St	1910 c.1960	C

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property	County and State			
	GA03-275	502 Court St	1872	C
	GA03-284	504 Court St	1874 1910 new facade c.1965	C
	GA03-283	506 Court St	1892 1965	C
	GA03-282	508-510 Court St	1887 1960	C
	GA03-815	510 Court Street	1901 1960	C

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property	County and State			
	GA03-816	512 Court St	1910 and 1929 fires, Remodel in 1953 with current facade	C
	GA03-281	514 Court St	c. 1926 Rivoli Theater, 1949 Department Store Reno. c. 2000 façade restoration	C
	GA03-770	501 Court St	1963	C
	GA03-306	503 Court St	c. 1920	C
	GA03-814	505 Court St	1888 c.1960	C



Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property	County and State			
	GA03-307	509 Court St	1890 1932 c.1965	C
	GA03-308	511 Court St	1894	C
	GA03-309	513 Court St	1899 c. 1940	C
	GA03-771	515 Court St	1900 c.1966	C
	GA03-817	517-519 Court St	1933	C
	GA03-488	523 Court St	1902 c.1970	C



Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property	County and State			
	GA03-321	600 Court St	C. 1940	C
	GA03-780	Parking Lot (Between 600 and 608 Court St) And cast iron column ruins	1979	NC
	GA03-320	608 Court St	1898, Theater remodel 1939	C
	GA03-818	610 Court St	1909 1976	NC
	GA03-763	612-614 Court St	1890 1910 1960	C
	GA03-319	616-618 Court St	1935	C
	GA03-318	620 Court St	1922	C

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property	County and State			
	GA03-233	601 Court St	1903, 1929 remodel	C
	GA03-310	615 Court St	1927 1949 remodel	C
	GA03-819	617 Court St	1910 c.1978	NC
	GA03-311	619 Court St	1947	C
	GA03-820	621 Court St	1952	C

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property	County and State				
	GA03-821	623 Court St	1910	C	
	GA03-821	625 Court St	1910	C	
	GA03-822	629-631 Court St	1980	NC	
	GA03-823	Parking Lot (behind 623-631 Court St)	1965	C	
	GA03-826	704-06 Court St	1919	C	
	GA03-312	710 Court St	c. 1940	C	

Beatrice Downtown Historic District

Gage County, Nebraska




Name of Property

County and State

	GA03-824	701 Court St	1940 1970	NC
	GA03-825	707 Court St	1918 1952	C
	GA03-230	711 Court St	1891	C
	GA03-230	713 Court St	1891	C
	GA03-849	410-12 Market St	1927	C
	GA03-302	414 Market St	1886	C

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property	County and State			
	GA03-846	500 Market St	1917 1950	C
	GA03-847	Parking Lot (Between 500 Market and parking garage)	1969	C
	GA03-488	Parking Garage (NW Corner of Market and 6th Streets)	1965	C
	GA03-301	118 S. 4th St	c. 1880	C
	GA03-850	Parking Lot (NE Corner of Market and 4th Streets)	1965	C
	GA03-291	112. N. 4th	1920	C


Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property	County and State			
	GA03-845	113 N. 4th St	1911 c.1970	NC
	GA03-845	123 N. 4th St	1940/1970	NC
	GA03-799	118-120 S 5th St	1920	C
	GA03-303	101-111 S. 5th St	1870 Facade resurfaced 1914	C
	GA03-305	115 S 5th St	1918 Annex to 101-111 S. 5 th Street	C
	GA03-304	117-121 S 5th St	1915	C

Beatrice Downtown Historic District

Gage County, Nebraska



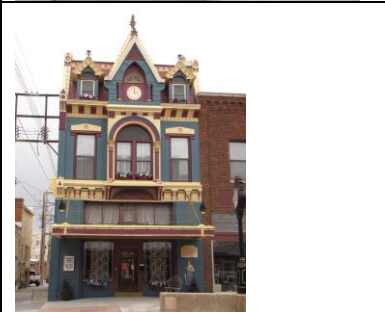



Name of Property	County and State			
	GA03-848	123 S. 5 th St	1916	C
	GA03-276	104 N. 5 th St	1872	C
	GA03-277	106 N. 5 th St	1884 c.1960 2012	C
	GA03-271	110 N. 5 th St	1885	C
	GA03-844	114 N. 5 th St	1886 c.1965 c.1980	C
	GA03-843	116-120 N. 5 th St	1886 c.1965	C

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State


	GA03-842	122 N. 5 th St	1897 c.1965 1985	NC
	GA03-294	105-111 N. 5 th St	1888	C
	GA03-237	113 N. 5 th St	1887	C / NR Listed
	GA03-293	115 N. 5 th St	1880 1920 1952	C
	GA03-292	117 N. 5 th St	1880	C
	GA03-841	121 N. 5 th St	1979	NC

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

	GA03-776	200 N. 5th St	c. 1900	C
	GA03-839	204 N. 5th	c. 1921	C
	GA03-244	218 N. 5th St	1902-1903	C / NR Listed
	GA03-837	Charles Park on N. 5th St	1914	C
	GA03-840	201 N. 5th St	1909 1928 c. 1970	C
	GA03-838	320 N. 5th St	1952	C

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property	County and State			
	GA03-322	108 N. 6 th St	1913	C
	GA03-323	110 N. 6 th St	1908 1923	C
	GA03-324	112 -114 N. 6 th St	1910 1960 2005	C
	GA03-773	120 N. 6 th St	1956	C
	GA03-835	Parking Lot	1956	C
	GA03-232	105 N. 6 th St	1924	C / NR Listed

Beatrice Downtown Historic District

Gage County, Nebraska







Name of Property

County and State

	GA03-234	113-115 N. 6 th St	1887	C
	GA03-280	117-119 N. 6 th St	1887	C
	GA03-279	121 N. 6 th St	1893	C
	GA03-236	123 N. 6 th St	1893	C
	GA03-834	200 N. 6 th St	2004	NC
	GA03-765	201 N. 6 th St	1915 1951	C

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property	County and State			
	GA03-231	102 N. 7 th St	1926	C
	GA03-313	110 N. 7 th St	1916	C
	GA03-315	112 N. 7 th St	1916	C
	GA03-314	118 N. 7 th St	1917	C
	GA03-836	130 N. 7 th St	2013	NC
	GA03-245	207 N. 7 th St	1932	C
	GA03-772	111 S. 8 th St	1949/1979	C

Beatrice Downtown Historic District
Name of Property

Gage County, Nebraska
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A** Owned by a religious institution or used for religious purposes.
- B** Removed from its original location.
- C** A birthplace or a grave.
- D** A cemetery.
A reconstructed building, object, or structure.
- E** A commemorative property.
- F** Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Commerce

Period of Significance

1872-1966

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Berlinghof, George

Kimball, Thomas Rogers

Organ, Fred

Simmonds, Ossian Cole

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

Statement of Significance Summary Paragraph

The Beatrice Downtown Historic District is located in the heart of downtown, and is locally significant under National Register Criterion A in the areas of Community Planning and Development and Commerce. The downtown core provided residents not only of Beatrice but of the surrounding region with goods and services since the founding of the community in 1857. The buildings and structures within the area centered on Court Street (US Hwy 136) and 6th Street (US Hwy 77) reflect the development of the community and its commercial growth into southeast Nebraska's regional hub. The period of significance begins in 1872 the construction date of the oldest extant building in the district and extends to 1966 when the majority of significant building rehabilitations was completed. This period also reflects the historic development and evolution of the downtown core of Beatrice.

Statement of Significance Introduction

The district exhibits significance in the area of community planning and development. The city grew east from a mill along the Big Blue River, and development followed the established plat and grid system set up by town founders. An additional influx of settlers arrived with the railroad which spurred development of the commercial environment with the core at Court Street and 5th Street. City officials and developers managed growth in concentrated areas with a clear separation between public buildings (libraries, schools, and an auditorium) at the west edge of the district and commercial buildings (retail, services, hotel) in the core of the district. After World War II community planning efforts redoubled to ensure a modern and progressive community with planned renovations, public-private partnerships, and the addition of large commercial enterprises.

Beatrice has three highways intersecting through the downtown business district. Highway 77 in Nebraska runs south to north from the state's southern border in Gage County through to Dakota County north of South Sioux City before entering Iowa. It is a part of U.S. Route 77, which runs from Del Rio in Texas to Interstate 29 in Iowa. Highway 136 in Nebraska, also known as the Goldenrod Highway or Heritage Highway, runs west to east from Edison at Highway 6/Highway 34 to Brownville before crossing into Missouri. It is part of U.S. Route 136, which runs from Edison, Nebraska to Interstate 74/Interstate 465. Highway 4 runs west to east in Nebraska from Highway 34 south of Atlanta to Highway 75 north of Dawson.

Highway 77 and Highway 136 were once major stagecoach routes, and created an opportunity for Beatrice business owners to build their businesses along these routes. The railroad soon came through Beatrice making traveling easier not only for local citizens but also for visitors to the city. As the downtown developed into a small metropolis, horse drawn streetcars were put in place connecting the downtown businesses to the suburbs – making travel easier for shoppers and visitors.⁴

The Beatrice Downtown Historic District consists of a group of late 19th and early 20th century properties located within approximately 10 square blocks from 3rd to 7th Streets and Ella to Market Streets. These buildings reflect a variety of architectural styles as well as significant mid-20th century building rehabilitations. These rehabilitations and some new construction were part of an organized local urban renewal effort. The resulting representative building stock today includes a mix of early stone commercial properties, highly ornamented banks, revival styles and modern rehabilitations as well as modern style buildings.

⁴ Main Street Beatrice, *Beatrice Transportation Heritage – Self Guided Walking Tour* (Main Street Beatrice)

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

History of Beatrice

Beatrice, Nebraska is located in the southeast corner of the state within Gage County and is one of Nebraska's oldest towns, founded in 1857. By 1859 a 320 acre town site was surveyed and platted with most of the town site located east of a mill constructed along the banks of the Big Blue River. Beatrice was selected as the Gage County seat over the neighboring community of Blue Springs in the same year. County government meetings were held in a variety of locations until the first courthouse was constructed in 1874 on a site donated by Col. Andrew Jackson Cropsey in a new addition just north of the original town site.⁵ The town was named for Julia Beatrice Kinney the eldest daughter of Judge J. F. Kinney. Kinney was a member of the Nebraska Association which was formed to select the townsite eventually becoming Beatrice.⁶

As the county seat for Gage County, Beatrice built its courthouse not in a center square with businesses surrounding it but rather separate from the commercial downtown. This decision allowed Beatrice proprietors to build their establishments along the two major stagecoach routes running through town, which would later become Highway 77 and Highway 136. As a result of this key location and a direct link with the freighting activity from the railroads and the trails, Beatrice developed many commercial ventures. The earliest commercial building in Beatrice was a hotel known as Pap's Cabin that served travelers along the early overland trail routes through the region. Growth continued when the government land office was moved to Beatrice in 1868, resulting in an influx of people utilizing its services. The arrival of the Burlington and Missouri River Railroad in 1871 and the Union Pacific in 1879 caused commercial services to grow dramatically, and by 1882 the wide variety of businesses in town included clothing retailers, druggists, furniture stores, and other specialized retailers.⁷

By the 1880s and 1890s, and at the height of the city's population, commercial development was at its most diverse with many specialized services including grocers, clothing retailers, bakeries, drug stores, furniture stores and hardware stores many located within the downtown core. The built environment reflects this growth with the majority of the buildings downtown constructed between 1880 and 1893. The city also grew and modernized by adding electric lights, telephones, and a city water works facility. Other support services were also built like the Northwest Business College (513 Ella Street). In 1893, as economic and agricultural depression swept the region, Beatrice lost population and struggled financially as growth stagnated. A major fire impacted the south side of Court Street in 1902, and continued growth was limited during the next decade. It was not until the 1920s that the city saw a small building boom with several major downtown buildings constructed including the Court Street Plaza (1925) and the Paddock Hotel in 1924.⁸ However, the many businesses located in Beatrice in the early 20th century helped the city achieve its ranking of the state's third largest industrial city by 1939.⁹

When the age of the automobile swept the nation, gas stations and garages were constructed along the major travel routes through the city starting in the 1920s. Examples of early gas stations and garages in Beatrice are along 7th Street between Court and Ella Streets as well as at 300 Court Street. The garages

⁵ Alley-Poyner Machietto Architecture (APMA), Reconnaissance Level Survey for Beatrice, Nebraska Historic Building Survey 2010, Nebraska State Historical Society, Lincoln, NE 2010. Pp 3-5

⁶ Elton Perkey, Perkey's Nebraska Place Names, Volume XXVIII, Nebraska State Historical Society Publications, Lincoln, NE 1982.

⁷ Save America's Heritage, Reconnaissance Survey Final Report of Gage County, Nebraska. Nebraska State Historical Society, Lincoln, NE 1992

⁸ APMA, p. 5

⁹ Save America's Heritage, p 15

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

along North 7th Street exemplify how many garages operated from the early to mid-20th Century. The business of automobile repair was conducted behind the building in the alley allowing street traffic on 7th Street to flow without congestion.

In the 1960s, the urban streets and highways in Beatrice were resurfaced and modernized, and by streamlining traffic flow into the city, these improvements helped create economic growth in the city. Downtown building owners revitalized and modernized their properties, a parking plan was established for the downtown to keep people in the city center to shop and conduct business, and new construction occurred on the outskirts of town. New schools, businesses, and homes grew north of the city especially after the annexation of land better known as Itonka Village.¹⁰ Major building construction along Highway 77 included Indian Creek Mall, Holiday Inn, a new Post Office, and a four-level parking garage downtown. New construction along and near Highway 136 included Pershing College, the Nebraska National Guard Armory and the Standard Oil fertilizer plant. Though only the parking structure was located within the district boundaries, the added businesses kept people in and coming through downtown.

Following World War II the booming economy inspired city officials to more diligently plan growth to modernize and further stabilize and diversify the local economy. Major corporations and modern developments answered the call and Phillips Petroleum built an industrial fertilizer (anhydrous ammonia) plant in the city and the John J. Pershing College was conceived and built approximately 2 miles west of the downtown. By the 1960s, Beatrice revitalized itself into a more modern city. Indian Creek Mall was constructed north of the city along Highway 77 and housed several new businesses including nationally known brands. A new Post Office was built on 6th Street (Highway 77) near the Courthouse. The Nebraska National Guard constructed an armory along Highway 136 on the west side of the city and John J. Pershing College was built across the highway from the new armory.

In order to keep the downtown district vital to the economic development happening around it, city officials sought the advice of Kansas City Real Estate developer, Howard Barnum. Barnum developed new shopping malls and commercial development in the region and witnessed the downfall of many downtown districts as a result. He presented his ideas for a vital downtown and suggested adding more parking and better footpaths for shoppers in order to compete with new mall development.¹¹ As a result, angled parking along Court Street was changed to parallel parking, and a parking garage was constructed at the corner of 6th and Market streets – offering free parking to downtown customers. This eased street traffic and increased off street parking. Property owners participated by modernizing their buildings by adding metal slipcovers over the original brick facades, constructing new entryways, and using new advances in building materials on their buildings including Carrera Glass.

Commercial Development and Urban Renewal in Beatrice 1950-1968

After World War I, this region and the country experienced a strong housing boom. Many communities saw the peak of residential construction with more houses built in the late 1910s and early 1920s than any other period in their history.¹² The following decade's Great Depression took its toll and saw

¹⁰ Beatrice Chamber of Commerce, "Beatrice gets growing pains," *Beatrice on the go: Geared to grow* (Beatrice, Nebr., 1966)

¹¹ Beatrice Chamber of Commerce, "Downtown revitalization must be now or not at all," *Beatrice on the go: Geared to grow* (Beatrice, Nebr., 1966)

¹² Melissa Dirr, Twin Towers National Register nomination

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

construction slow significantly with new buildings generally smaller in scale and built for the public sector through public incentive programs. Subsequently the climate for growth and need for housing again reemerged after World War II.¹³

During the decades after World War II a widespread wave of national confidence and economic prosperity spread across the United States. Beatrice and the region in southeast Nebraska was no exception. This confidence and prosperity evidenced itself in many ways. Trends in this region included a massive housing and business boom, reliance on new technology like the automobile for transportation, and continuing community growth and modernization. The demand for housing and new construction saw innovations in the development of the ideal community and ideal neighborhood identified through urban planning models being taught at large American universities.

To compete with the new construction of this era, modern planning ideals required successful cities to achieve a readable human scale, and modernize urban spaces so people moving around within them would feel comfortable in their environment.¹⁴ Academic planners at major American universities began to research and document methods to maintain vital population centers. Transportation corridors, movement around the city, aesthetics, parks, modern architecture and historic preservation were regularly identified as necessary components to any successful urban community. These efforts were classified under the term urban renewal. The term urban renewal was coined in the United States in 1954 and in its most basic definition means the injection of capital with an expectation of some financial return. Ideally, urban renewal was a movement to improve urban and downtown areas by removing or modernizing old buildings, enhancing transportation systems, and creating walkable and accessible downtowns in the effort to provide a broader appeal to young families, businesses, and to court growth.¹⁵ Beatrice participated fully in the concept of urban renewal and organizations such as the Chamber of Commerce, the Beatrice Development Corporation, and various branches of city government formed groups to identify and implement needed modernizations to the city.

To accomplish these ideals communities needed a customized comprehensive plan, including Beatrice. City leaders did not identify with one specific idea or person in the field of urban planning or participate in organized federally sponsored urban renewal efforts. Rather, they chose to draw from many different planning models to customize fully to the needs of the community. Mayor W.W. Cook led a forward thinking city department that recognized the needs of the community and valued efficient and effective planning practices. He stated “a city can stand still just so long then it must go one of two ways, up or down, and Beatrice certainly isn’t going downward.”¹⁶

By the end of the 1950s and into the 1960s comprehensive planning became a central tool in the field of urban design. Comprehensive plans typically included redefining the purpose of the city center and reorienting its traditional functions. Livable and accessible downtowns were a must to continue the vitality of any community, including Beatrice. Human interaction and relationship with the built environment became significant, thus resources like single story shopping centers accessed by long drives and parking lots became popular. In Beatrice the planning and construction of the new Indian

¹³ Dirr, Melissa. Twin Towers National Register nomination

¹⁴ Curtis, William. *Modern Architecture Since 1900*. 1982

¹⁵ Joseph Rykwert. *The Seduction of Place: The city in the Twenty-First Century*, Pantheon Books, New York, 2000. Pp 232-236

¹⁶ Al Riddington, “Beatrice is Growing” newspaper clipping, Beatrice on the Go: Geared to Grow, Beatrice, NE 1966.

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

Hills Mall located north of downtown on Highway 77 was the major competition to the downtown core. The new mall provided all the modern amenities desired by shoppers at the time including parking, a variety of centrally located retail and business outlets, and entertainment venues. Prior to the announcement of the construction of the mall, Beatrice invited Howard Barnum, a partner in the firm of Howard V. Jones and Company, a mortgage broker and real estate developer in Kansas City to discuss the vitality of their downtown. Barnum was involved in the mall development and believed he had critical experience in other communities that would benefit Beatrice.

Newspaper coverage at the time noted that, “downtown revitalization must be now or not at all” when Barnum provided development advice during his presentation to the city. Barnum was involved with the development of the Indian Hills Shopping Center and prior to the announcement of construction of the complex came to lecture on the survival of the downtown by sharing his experience in other cities as a “matter of conscience.”¹⁷ He stated that downtown will suffer greatly unless drastic steps are taken at once to improve and modernize the area. He recognized and shared that downtown would deteriorate when big stores moved into shopping centers, and if the central business district was to retain its vitality it had to copy methods of shopping centers and become the biggest shopping center in town. He elaborated stating that this would include large areas cleared for parking and adopting the “shopping center atmosphere” in downtown. He emphasized that foot traffic did the buying and the auto just got them there so accommodating both was critically important. He suggested that creating a pedestrian mall in downtown may have a positive effect because it would open movement of the buyer from one side of the street to the other. He stated, “women spend most of the family’s income and she shops before she buys. Make it romantic for her to spend it.”¹⁸

Beatrice officials listened and incorporated some of Barnum’s information and advice to maintain and grow their community. The city along with the Beatrice Development Corporation identified three key local elements to drive their planning model in the 1950s and 1960s, including responding to the construction of the proposed Indian Hills mall and its impact on downtown, responding to and accommodating changes in the agricultural community in the region, and growing by establishing and building a new four year college. These priorities were executed through an organized urban renewal campaign adopted by Beatrice’s public officials. The federal government also provided dollars to revive downtowns, quite often through the demolition of old buildings to accommodate newer park-like properties with open space and modern design. However the state of Nebraska made the use of the federal urban renewal program in the state very difficult. State law created a negative environment in 1957 by requiring cities to obtain voter permission to initiate any urban renewal project. As a result the Beatrice Development Corporation, the City, the Chamber of Commerce, and private citizen groups proceeded to establish their own slogan and public-private partnerships to advance modernization and development in the 1950s and 1960s. The *Beatrice on the Go, Geared to Grow* program was uniformly adopted by these organizations and it identified the major needs of the community to continue its estimated growth and to modernize the vitality of their community. *Beatrice on the Go, Geared to Grow* campaign was documented in 1965-1966 as a 3 volume bound set of clippings, reports, photographs, and other documents, compiled for the Nebraska Centennial Community Betterment Contest by the Chamber of Commerce and prepared for the Nebraska Centennial.

¹⁷ Beatrice on the Go Geared to Grow scrapbook unattributed newspaper article.

¹⁸ Ibid

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

One of the key groups involved in revitalization, the Beatrice Chamber of Commerce, was founded in 1952 by John Meehan. Meehan recognized that major changes in farming and agricultural practices were at the core of many changes in the community. Farmers were leaving the land and moving to the city, farms were getting larger and becoming more corporate, and as a result jobs were needed for the influx of farmers to Beatrice. The trade area needed to increase rather than diminish, and new jobs with good wages for commensurate good work were required to keep displaced farmers in the city. A plan had to be developed quickly and must be flexible to accommodate changes brought about by technological improvements; this led to the founding of the Beatrice Development Corporation (BDC). The BDC had nine elected directors who included utility managers, chamber of commerce officers, public officials including Mayor W.W. Cook, city council members, and other interested business leaders. William Cully was the first President of the BDC and he immediately tasked his board to identify actions to keep Beatrice growing and help the downtown thrive.

The BDC was largely responsible for and involved in improving the industrial climate for the city. In the first 18 months of its founding they assisted in developing the John J. Pershing College which provided a major influx of professional staff and students, Cominco American, Inc., and Phillips Petroleum Plant (both industrial fertilizer plants largely providing work for displaced farmers). These efforts resulted in the direct employment of hundreds of people. These new residents boosted the economy in town and spurred many of the downtown business owners to combine their efforts to improve the downtown core through building renovations, improved parking, and enhanced pedestrian access.¹⁹

According to local papers the city of Beatrice was witnessing the greatest boom of the century with new industry, homes, and improved utilities and business environment. More than \$50 million dollars was spent on construction and expansion led by the Phillip's Petroleum and Cominco fertilizer plants (with a combined \$30 million). Other new business development included the construction of 52 unit motel, completed in early 1965. The old Post Office was demolished and the land was cleared for a \$300,000 post office, and the city implemented vast changes in water and electrical systems by passing a \$1.5 million dollar bond for improvements in the 1960s. All this new construction and development on the fringes of the downtown commercial core required downtown merchants to keep up by remodeling and "dressing up" their buildings and businesses. This appealed to new workers at the college, competed with the new Indian Hills Mall, and continued their reputation for implementing forward thinking city ideals. The Pershing College opened with 600 freshmen in October 1966 in five new buildings, and was located off of Highway 136 approximately two miles west of the downtown core. The college only operated until 1971 and soon after became the Southeast Community College Beatrice Campus. Among additional growth as a result of the BDC environment are Standard Oil Farm Service Center, Boogaarts Supermarket, Bikes Burger Bar, the El Rancho, Holiday Inn, and Duling Optical all of which were completed between 1965 and 1967. Though these businesses and industries were not located in the Beatrice Downtown Historic District, their success and the influx of employees they brought to Beatrice required a response from downtown business owners to stay current to keep these new residents coming to the center of town for their shopping and service needs.

Not to be left out of the prosperity and modernization trend, merchants in downtown Beatrice began a loosely organized effort to modernize their properties. Publications of the time including tourist brochures, city plans, Chamber of Commerce reports, and BDC advertisements promoted and lauded

¹⁹ Beatrice on the Go: Geared to grow scrapbook unattributed summary essay of the Beatrice Development Corporation, 1966.

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

these remodeling efforts. Through the *Beatrice on the Go, Geared to Grow* campaign a unified thread wove through the commercial core. In order to keep people shopping and doing business downtown, the buildings had to be as attractive as the new construction happening at places like the Indian Hills Mall, the downtown had to provide a comfortable pedestrian environment, and accessible parking was a must. Not only did the property owners succeed in numerous building renovations, they took the parking issue into their own hands when it seemed unsuccessful at the city level.

The City attempted to lead efforts to improve off-street parking with a Park N Shop campaign supporting downtown. Consistently rising motor vehicle registrations in Gage County, coupled with the removal of all parking along 6th Street (Highway 77) and new parallel parking on Court Street (Highway 136) created a very serious parking problem for downtown merchants. This was stifling growth and creating a general deterioration of the downtown shopping area. The Chamber realized the seriousness of the problem and began working on solutions in 1958. Two bond issue elections were unsuccessful. A third election held in 1963 passed only to be defeated by a legal technicality brought forth by a group opposed to off-street parking. To make it happen, a private organization called Beatrice Off Street Parking, Inc. was formed. A group of 37 local businessmen raised more than \$130,000 through private subscriptions to purchase 11 downtown properties with the intent to establish two off street parking lots and later sell the entire facility to the city if the voters would approve a bond issue. A bond issue was approved for the purchase, though it was very controversial and passed with only 72 votes. The parking lots were completed in 1966 and were in operation with 170 new stalls. The two lots were located between 3rd and 4th and Court and Ella and the other at 7th and Court, and are both contributing structures to this historic district nomination. The lots had parking meters allowing for five hours of parking.²⁰ Downtown business owners considered this a major victory for retaining the modern vitality of the district.

Many major community improvements completed by the city included an expanded electrical and water system in 1965, and a downtown street improvement program also completed in the summer of 1965. The entire downtown area underwent street improvements including asphalt overlay, new curb and gutter, sidewalk replacement and repair, and a change to parallel parking from angled parking. Storm sewers were enlarged and extended and additional inlets constructed. The *Beatrice on the Go, Geared to Grow* campaign reported that “all these actions have resulted in many compliments on appearance of the city to officials.”²¹

Architecture and Renovations in the District

The eclectic physical appearance of the Beatrice Commercial Historic District includes a range of architectural styles from early settlement buildings, to revival styles popular after World War I, to the renovated and slip-covered storefronts from the 1950s and 1960s. There are four buildings in the district that are currently listed in the National Register. They include the Paddock/Kensington Hotel, the Beatrice City Library, the Schmuck Building, and the Beatrice Municipal Auditorium. All four of these individual listings are documented in part for their architectural as well as historic significance. There are a small number of additional buildings in the district such as the Court Street Plaza (601 Court Street GA03-233) and the Beatrice High School (320 North 5th Street, now Middle School) that retain significant architectural features. The Court Street Plaza is a Mediterranean Revival style building with a green clay tile roof and stucco façade, while the Beatrice High School is a rare example of the

²⁰ On the Go Geared to Grow scrapbook of 1960s projects.

²¹ On the Go Geared to Go scrapbook of 1960s projects.

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

International Style in the city. Several other properties like the German National Bank (411 Court Street) retain highly ornamented facades with flowing terra cotta details.

Many downtown commercial properties were the subject of major renovations in the 1950s and 1960s, and these later renovations were called out by the *Beatrice on the Go, Geared to Grow* campaign as ideal examples of modernizing the downtown to make it more appealing. Examples of these renovations are apparent all over the district, but most notably on the Cook Electric and Paint Store, the National Bank of Beatrice, and the Barber Electric Company Building. Also prominent were several new modern buildings, including the First National Bank and Trust and the new modern post office replacing the 1890s old post office. The new post office is outside the district boundaries. Many of these renovations took the form of new applied facades to buildings. This transformation was sometimes called facadism which can be defined as, “the transformation of an old model building into a new model building which was achieved in modernization the same way it was achieved in car styling: by removing the visual appearance of obsolescence from the body of the object.”²² Often what identified a building’s exterior as dated or obsolete was the presence of past architectural styles, and what some architectural historians and critics called superfluous ornaments. These were things like heavy detailed molding, ornamental cornices, elaborate masonry and cast-iron storefronts signifying age. In her book *Modernizing Main Street* Gabrielle Esperdy notes that some of these features, “rendered a building an antiquated nightmare, but not irrevocably,” when buildings can be rescued from obsolescence by a few simple operations on their exteriors. An old building can be stripped of its details, ornaments, and craft work by sheathing it in a veneer of materials identified as more modern and streamlined such as Carrara glass or Vitrolite, enameled steel, or concrete and stucco panels, thus bringing in clean lines, color and more modern appearance. This was true not only for the entire façade, but in smaller scale at the storefront level for the pedestrian to experience new rather than dated shopping and service environment. This effort is evidenced all over the Beatrice Downtown Historic District, but several of the premier examples of this are identified below.²³

George Barber Electrical, 413 Court Street

George Barber Electrical Service at 413 Court Street completely remodeled and modernized their storefront. The building was built about 1880 and is three stories high. The first floor had 15 foot ceilings with second floor offices and an Odd Fellows Hall on the third level. Each room and the Hall had its own heating stove with a coal bin in the hallway. Access to the upper floors was gained by a stairway off the street or the alley. As part of the remodel completed by 1965, the street stairway was removed the third floor windows were blocked off and a new store front was constructed. The ornate and massive cast iron posts were removed. The brick and stone façade was covered with white cement plaster, and the basement was finished with a concrete floor. The interior walls were all covered with sheetrock, the ceiling was lowered and modern lighting installed with electric heat and air conditioning throughout the building. Today the Barber building retains a high degree of historic integrity from this remodel and its efforts to convey a new and modern façade to the shopping public. This renovation was lauded by the *Beatrice on the Go, Geared to Grow* committee as an excellent example of what can be done to an old building with a little bit of money and some imagination. Because of its significant

²² Gabrielle Esperdy, *Modernizing Main Street: Architecture and Consumer Culture in the New Deal*, University of Chicago Press, Chicago, IL 2008. P163

²³ Ibid.

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

contribution to the planning efforts during the 1950s and 1960s to modernize and improve downtown, the Barber building is a contributing resource to the district.²⁴



George Barber Building, 413 Court Street

122 N. 5th Street

Another major remodel was the building located at 5th and Ella Streets. This large two story brick corner building was “attractively redone both inside and out and on both stories.” In addition to having one happier business tenant the owner gained another business tenant and three apartment dwellers upstairs. The windows were removed, reduced in size, and replaced, and a metal slipcover encased the entire façade. This renovation was completed in the 1960s. This building is an example of the effort undertaken by business owners during that decade, but is identified as a non-contributing resource to this district, because the metal slipcover blew off in a storm, and the building was then covered with stucco that is outside the period of significance of this district.



122 N. 5th Street

Cook Paint and Electric, 410-416 Court Street

Cook Paint and Electric store at 4th and Court Streets also went all out to improve their downtown building. As the campaign boasted, “If anyone has a question about what can be done with an old existing building, send them to Phil Cook...holding expenses to a minimum, he completely changed the entrance to his shop and to the apartments he rents out upstairs to a much more attractive arrangement, and proved again that with a little paint and imagination, great things can be done.”²⁵ Today the Cook Paint sign remains, and the buildings are now Fletchers Remnant City and Decorating. After completion of the renovation the contrast of white walls and black pillars on the outside of the building and all he

²⁴ Beatrice on the Go Geared to Grow scrapbook of 1960s projects.

²⁵ Beatrice on the Go, Geared to Grow 1960s project summaries.

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

modernizations throughout the interior were credited for making this corner a true asset to the city. Phil Cook the owner of these buildings was the 1968 Chairman for the Beatrice Retail Council.²⁶



Cook Paint and Electric, 410-416 Court Street

Three Sisters, 512 Court Street

The building renovated as the Three Sisters Property just one block east of the Cook remodel was also identified as one of the best remodels of the day. The original building was constructed much earlier, but fires in 1910 and 1929 destroyed property. This remodel was completed in 1953 with the current light blue-grey slip cover. A sidewalk sign appealed to pedestrians, and the blue three panel slipcover improved the appearance of the façade of the dated property. The stark blue façade illustrates the irony of the mixed building styles within this district, given its location next to the Knowles Music Building and the Kensington Hotel, both of which possess and retain early 20th century Revival styles.



Three Sisters Building, 512 Court Street

²⁶ Ibid.

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

Beatrice National Bank, 523 Court Street



The property that gained the most attention as part of the remodel of downtown Beatrice was the Beatrice National Bank (now Pinnacle Bank) located at 6th and Court Streets. At the time of renovation the bank had been in business for 92 years and continues to be a major business in downtown Beatrice, now operating as Pinnacle Bank. Their new modern headquarters is a two story building that was completely remodeled with bubble awnings, banded tinted windows and completely new storefronts. The tinted banded windows are new feature, but the original windows of the 1890s building underneath can still be seen behind the new tinted band. What made the effort of the bank most outstanding was the addition of a three story parking structure which was offered for free to the public. This interior off-street parking was a first for Beatrice and remains the only parking structure in the city. The structure is cantilevered over the highway and the concrete and steel construction is sheltered with metal mesh curtain.

All of these highlighted projects plus many more were completed by 1966, the same year the John J. Pershing College opened to the public after many years of planning.

John J. Pershing College was a new four year liberal arts school. Two of the major goals of the city were to provide more new jobs to keep the population in the trade area, and create an atmosphere that would entice young people to return to stay in their home city after their education. Decline in the rural population made the urban increase a must. New industry came to provide skilled labor jobs in the form of the Cominco and Phillips industrial fertilizer plants, and the exhaustive efforts to bring new college were successful linking education and technical and engineering jobs to the community. After much study and regional research the Beatrice Development Corporation, Chamber of Commerce, educational interests and city officials took action to select a 44 person community wide board of trustees and to proceed with the formal organization of a college entity. The board of trustees was responsible for studying approaches to finance, physical plant, development, personnel, education and campus religious life for the new college. The board was populated with subject matter experts in these areas. Articles of Incorporation as the Universal Development Corporation were filed in October 1964. A 640 tract of land off of Highway 136 and approximately 2 miles west of the downtown core was acquired, a successful community founding fund campaign was held, architects were engaged, and the college campus first building was ready for opening in the fall of 1966. City residents eagerly supported the new occupants of the community brought in to serve the college. The school was named John J. Pershing in

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

honor of the World War I Nebraska general. By August 1966 the personnel and faculty of Pershing College were fully installed. Dormitories and classrooms were ready for occupancy and plans to continue growing and building to serve the four-year school were underway.²⁷ The college was a satellite school from Parsons College in Fairfield, Iowa and only operated until 1971. Soon after the campus became part of the new Southeast Community College Beatrice campus.

The much discussed Indian Hills Shopping Mall opened in July 1968 on North Highway 77 outside the historic district boundary, and with the exception of two businesses all shops were new to Beatrice with 11 business total including a drugstore, insurance office, restaurant, bank, jewelry store, women's clothing, and a junior department store. The mall had a total of 115,000 square feet and was owned by two Kansas developers; Fred Bramlage from Junction City and Tom Griffith from Manhattan. The mall and its sign are still present today.²⁸

The success of these planning efforts resulted in one of the most prosperous decades in Beatrice history. The concentrated effort to not only maintain population, but increase population by adding industry, educational facilities, and accommodating rural populations into the city center contributed to the downtown's vitality. Because of the concerted planning efforts of city officials and support organizations like the Chamber of Commerce and the BDC, the downtown remained just as vital to its citizens in the 1960s as at any time in its history. Public and private improvements combined to not only maintain existing buildings, but modernize existing buildings, construct new buildings, and enhance the area through service improvements such as sidewalks, sewers, and roads.

Summary

The Beatrice Downtown Historic District illustrates the significant commercial development of the city from the earliest buildings in the 1870s through to major remodels from the 1960s. The presence of early businesses contributing to the development in the community such as hotels, grocers, and service providers documents the early built environment and needs of the surrounding region. While growth of commerce stagnated in some decades and boomed in others, the district continued to thrive with many long surviving and ever evolving business ventures. Significant planning efforts after World War II saw major improvements to the community which continue to serve the area today. The commerce equation was supported in equal measure by the presence within the district of municipal support buildings such as the modern Beatrice High School which replaced an older school in the district, the Beatrice City Library, and the Beatrice Municipal Auditorium. These ancillary services supported the commercial area by bringing people to the downtown and concentrating both commerce and support in one area of the community.

The district is significant under Criterion A for its commercial development as well as its community planning efforts at the local level.

²⁷ Ibid.

²⁸ Ibid.

Beatrice Downtown Historic District
Name of Property

Gage County, Nebraska
County and State

9. Major Bibliographic References

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

Andrews, Wayne. *Architecture, Ambition and Americans: A Social History of American Architecture*. The Free Press, New York, NY 1964.

APMA, *Reconnaissance Level Survey for Beatrice: Nebraska Historic Building Survey*, Nebraska State Historical Society, Lincoln, NE 2010.

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Dobbs, High J. *History of Gage County, Nebraska: A narrative of the past with special emphasis upon the pioneer period of the county's history, its social, commercial, educational, religious, and civic development from the early days to the present time*. Western Publishing and Engraving Company, Lincoln, NE 1918.

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Main Street Beatrice, Beatrice Transportation Heritage – Self Guided Walking Tour, Main Street Beatrice

Perkey, Elton. *Perkey's Nebraska Place Names, Volume XXVIII*, Nebraska State Historical Society Publications, Lincoln, NE 1982.

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

Prosper, Dee Pyle. *An Early History of Beatrice, Nebraska*. A Thesis Presented to the Faculty of the Graduate College in the University of Nebraska In Partial Fulfillment of Requirements For the Degree of Master of Arts, department of History, Lincoln, NE 1941.

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

Save America's Heritage, Reconnaissance Survey Final Report of Gage County, Nebraska. Nebraska State Historical Society, Lincoln, NE 1992

Worden, Zoa Ann. *Queen City of the Blue: Beatrice, Nebraska*. Gage County Historical Society, Beatrice, NE 1976.

Previous documentation on file (NPS):

Primary location of additional data:

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #
- recorded by Historic American Landscape Survey #

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

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of property Approximately 40 USGS Quadrangle Beatrice East, NE

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

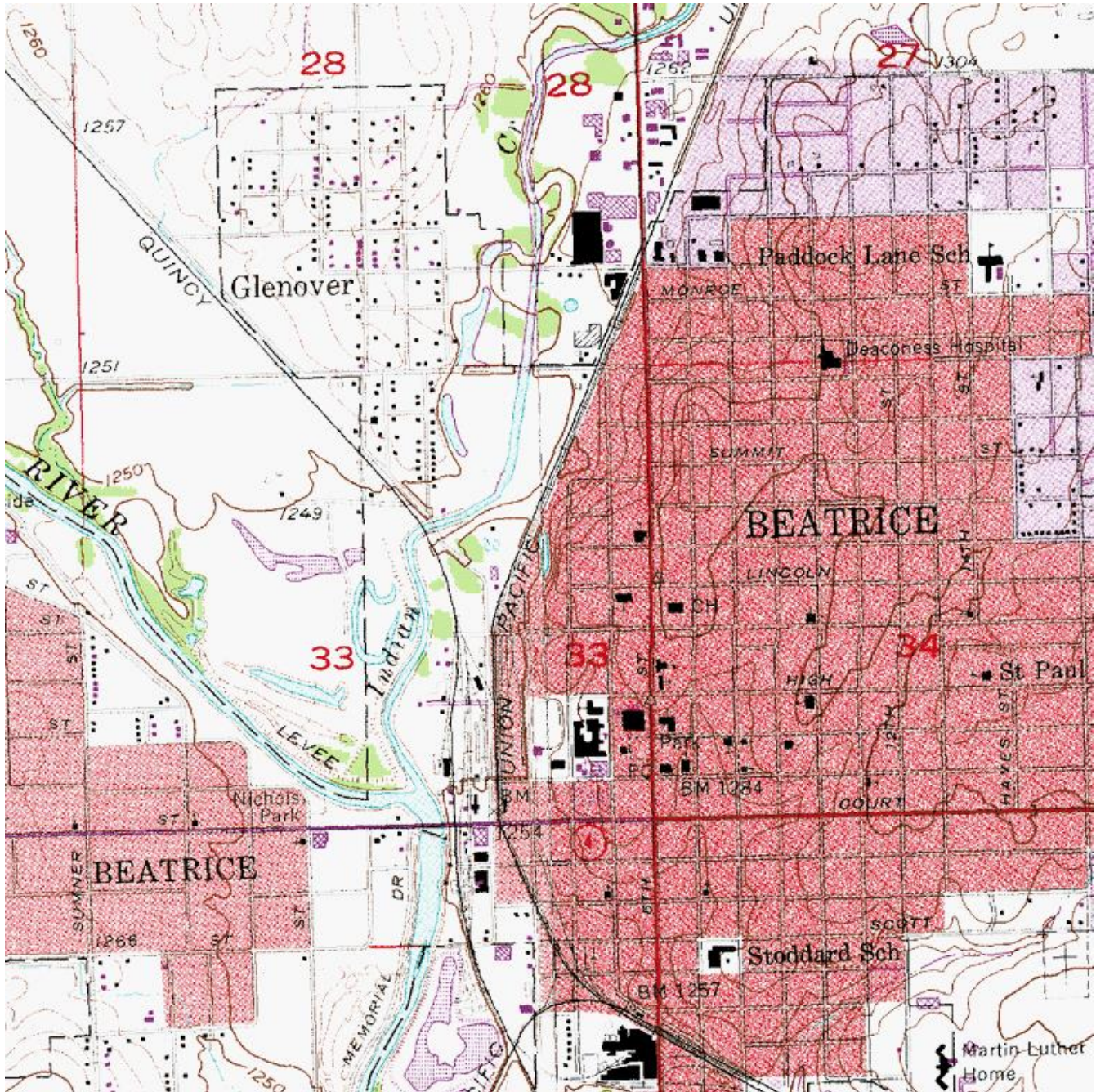
Latitude/Longitude Coordinates

Datum if other than WGS84: _____

- | | | | | |
|----|----------|--------------------------|-----------|-------|
| 1. | Latitude | <u>See attached List</u> | Longitude | _____ |
| 2. | Latitude | _____ | Longitude | _____ |
| 3. | Latitude | _____ | Longitude | _____ |
| 4. | Latitude | _____ | Longitude | _____ |

Beatrice Downtown Historic District
Name of Property

Gage County, Nebraska
County and State



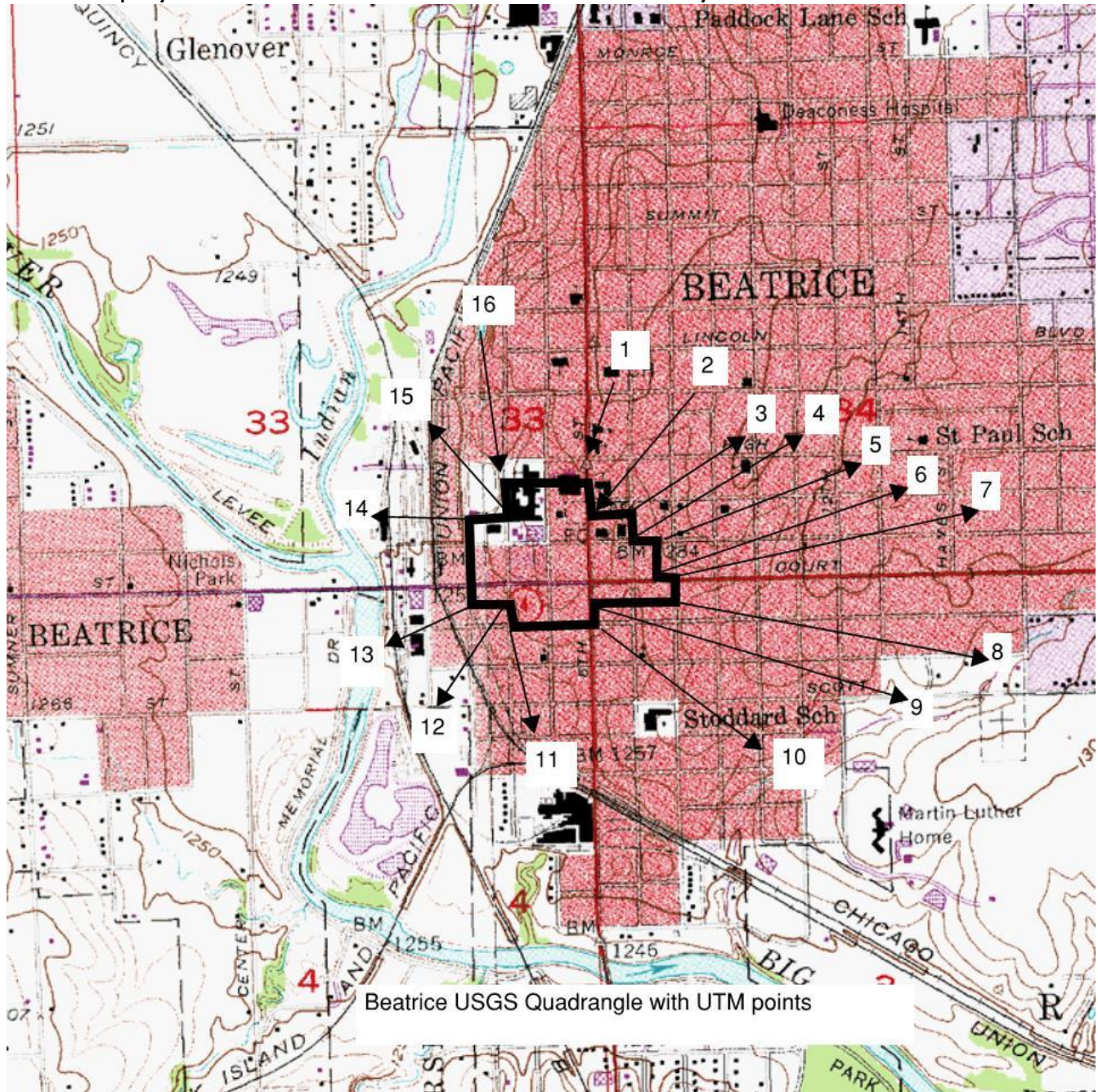
Beatrice East, NE USGS Quadrangle Map

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State



Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property **County and State**

Point Number	Latitude	Longitude
1	40.267572	-96.750795
2	40.267594	-96.749389
3	40.268424	-96.749382
4	40.268435	-96.746888
5	40.267412	-96.746888
6	40.267400	-96.745493
7	40.266809	-96.745513
8	40.266819	-96.744760
9	40.265783	-96.744756
10	40.265780	-96.744155
11	40.265358	-96.744159
12	40.265367	-96.746865
13	40.264889	-96.746873
14	40.264906	-96.749394
15	40.265380	-96.749395
16	40.265380	-96.750777

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

The boundaries for the Beatrice Downtown Historic District encompasses the majority of the downtown core of the city and begins at the intersection of Sixth Street (US Hwy 77) and one half block north of Elk Street continuing south on Sixth Street to one-half block north of Ella Street then continuing east to 7th Street. From 7th Street the boundary continues south to Ella Street then turns east on Ella to one half block east of 7th Street where it continues south along the alley to Court Street. At Court Street the boundary continues east to 8th Street where it turns west along the alley between Court and Market Street terminating at 6th Street. At 6th Street the boundary turns south to Market Street where it continues west to 4th Street where it then turns north to the alley between Court and Market terminating at 3rd Street. Continuing north along 3rd Street to the lot between the Beatrice Municipal Auditorium and the track field associated with the school complex. At this point the boundary turns east to 4th Street and continues north to the alley between Elk and High Street and continues to its beginning point.

Boundary Justification (Explain why the boundaries were selected.)

The core of the district boundary was recommended as part of the Beatrice Reconnaissance level Survey completed by APMA in 2010. Intensively level field survey as part of the National Register research refined the boundary to include the core of downtown commerce and its supporting features such as civic buildings like the library, school, and auditorium as well as a city park. All other buildings are commercial in nature. This boundary retains the focus on the major concentration of commercial development in the city.

Beatrice Downtown Historic District
Name of Property

Gage County, Nebraska
County and State

11. Form Prepared By

name/title Melissa Dirr Gengler and Kara Harms
organization Historic Resources Group, Inc. date March 2016
street & number 442 south 28th Street telephone 402-770-5877
city or town Lincoln state NE zip code 68510
email Melissa@hrg-nebraska.com

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Photo Log

Name of Property _____
City or Vicinity _____ County _____ State Nebraska
Photographer _____ Date Photographed _____

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

Name of Property: Beatrice Downtown Historic District
City or Vicinity: Beatrice
County: Gage
State: NE
Name of Photographer: Kara Harms
Date of Photographs: February 2016
Location of Original Digital Files: Beatrice, NE 68310

Photo #1 (NE_Gage County_Beatrice Downtown Historic District_0001)
600 Block on Court Street, camera facing northeast

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

Photo #2 (NE_Gage County_Beatrice Downtown Historic District_0002)

500 Block on Court Street, camera facing northwest

Photo #3 (NE_Gage County_Beatrice Downtown Historic District_0003)

400 block on Court Street, camera facing northwest

Photo #4 (NE_Gage County_Beatrice Downtown Historic District_0004)

700 Block on Court Street, camera facing northeast

Photo #5 (NE_Gage County_Beatrice Downtown Historic District_0005)

600 block on Court Street, camera facing southwest

Photo #6 (NE_Gage County_Beatrice Downtown Historic District_0006)

620 Court Street, South façade (left) and east elevation (right), camera facing northwest

Photo #7 (NE_Gage County_Beatrice Downtown Historic District_0007)

612-614 Court Street, South façade, camera facing north

Photo #8 (NE_Gage County_Beatrice Downtown Historic District_0008)

523 Court Street, North façade (right) and east elevation (left), camera looking southwest

Photo #9 (NE_Gage County_Beatrice Downtown Historic District_0009)

516-518 Ella Street, South façade, camera facing north

Photo #10 (NE_Gage County_Beatrice Downtown Historic District_0010)

500 Block on Court Street, camera facing southwest

Photo #11 (NE_Gage County_Beatrice Downtown Historic District_0011)

Northwest corner of 6th and Market Street, South façade (left) and east elevation (right), camera facing northwest

Photo #12 (NE_Gage County_Beatrice Downtown Historic District_0012)

411 Court Street, South façade, camera facing south

Photo #13 (NE_Gage County_Beatrice Downtown Historic District_0013)

400 Block on Court Street, camera facing southeast

Photo #14 (NE_Gage County_Beatrice Downtown Historic District_0014)

320 North 5th Street, East façade, camera facing southwest

Photo #15 (NE_Gage County_Beatrice Downtown Historic District_0015)

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State

300 Block on Court Street, camera facing southeast

Photo #16 (NE_Gage County_ Beatrice Downtown Historic District_0016)

120 North 6th Street, West façade (right) and north elevation (left), camera facing southeast

Photo #17 (NE_Gage County_ Beatrice Downtown Historic District_0017)

117-123 South 4th Street, East façade, camera facing west

Photo #18 (NE_Gage County_ Beatrice Downtown Historic District_0018)

112-114 North 6th Street, West façade, camera facing east

Photo #19 (NE_Gage County_ Beatrice Downtown Historic District_0019)

110-118 South 7th Street, West façade, camera facing east

Photo #20 (NE_Gage County_ Beatrice Downtown Historic District_0020)

100 block on North 5th Street, camera facing southeast

Photo #21 (NE_Gage County_ Beatrice Downtown Historic District_0021)

300 block on Court Street, camera facing southwest

Beatrice Downtown Historic District

Gage County, Nebraska

Name of Property

County and State



Beatrice Downtown Historic District Boundary Map

Beatrice Downtown Historic District
Name of Property

Gage County, Nebraska
County and State



Beatrice Downtown Historic District Photo Key

Beatrice Downtown Historic District
Name of Property

Gage County, Nebraska
County and State



Beatrice Downtown Historic District Map of Noncontributing resources

Beatrice Downtown Historic District

Name of Property

Gage County, Nebraska

County and State

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).




Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

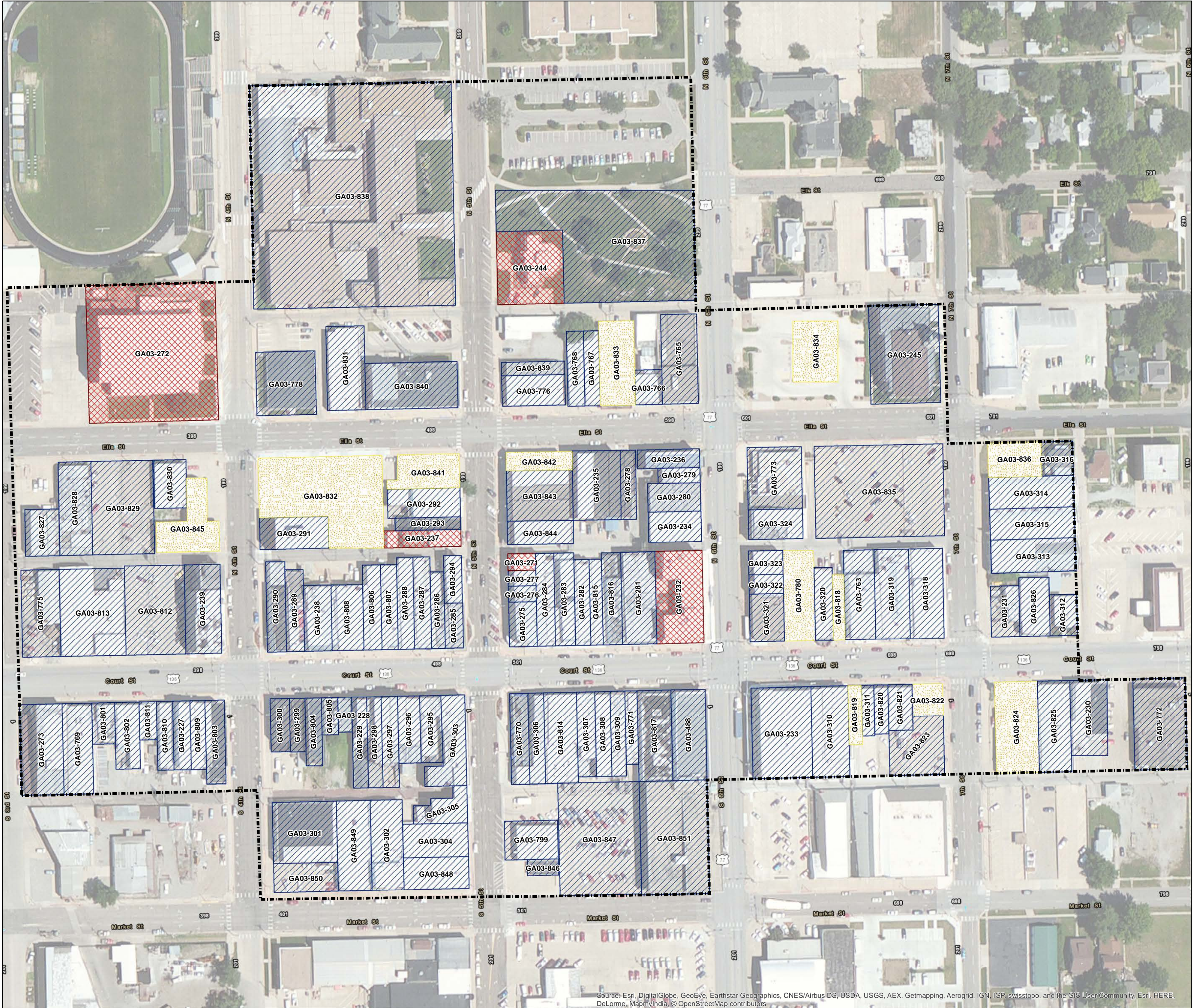
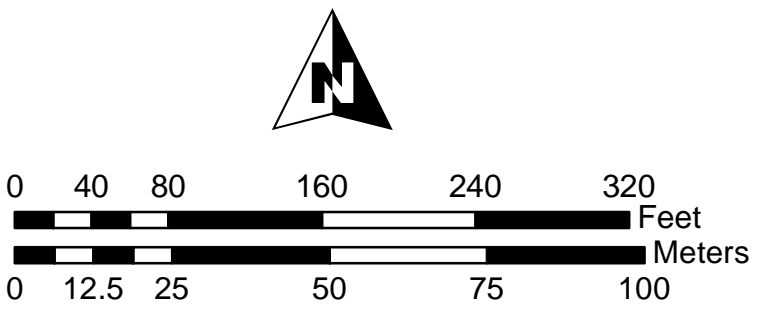
Beatrice Downtown Historic District

Downtown Beatrice, Gage Co., Nebraska

Legend

Beatrice Downtown
Historic District

-  Contributing
-  Listed Individually
-  Noncontributing



 **APPLE
STUDIOS**

MOLLY

DADDY'S HOME
PG13

STUDIOS

APPLE

Welcome to
Seaside
Seaside
Seaside


**SHERWIN
WILLIAMS**

RadioShack







MENTS

Walmart City

Pete's Dinning

BAR & C

2nd St



AMERICAN FAMILY
INSURANCE

SHARON
BILLESBACH
AGENCY

AMERICAN FAMILY
INSURANCE



Welcome to
KATHY
KATHY



Radio Shack

J&L ELECTRONICS INC.
Radio Shack
DEALER

7th St

TRUCK ROUTE

77

136

4

FOR WAY

Green traffic light

Green traffic light





STUDIOS

ALPINE

602 604

OPEN

paint perks



Court St/US 136

HOME LOAN RATES
HISTORIC LOWS!

77

136
77



518
Ralph Travel Agency

518
Ralph Travel Agency
Specializing in
Worldwide Vacations
and Cruises

RAMBLER
1500S



Welcome to WOODRUFF

LUIGI'S
Italian Restaurant

**CHRISTIAN
BOOK & GIFT**

Brown's

Scrapbook Store
Supplies & Services

Quick Snacks

ELETECH
SOLUTIONS
A Division of



PARKING ENTRANCE
Public to Park

ENTRANCE

ONE WAY





GERMAN
NATIONAL
BANK

Kat's Meats & *Mel's Hairbows*
RESTAURANT BOUTIQUE

PRICE
led 1857



BARBER



413

ATTIC BUY & SELL
ALMOST ANYTHING
NONE GAT SALES

Blue Appliance
WASH. DRYERS
A/C'S STOVE'S

PIPELINE Clothing Exchange
CIAD

Bakery

Kittling &



BEATRICE MIDDLE SCHOOL





Security
First
Bank

Security
First
Bank

Ella St

TRUCK
ROUT

WEST

136

ONE WAY

JAZZ POISE
PARTS & SERVICE

Specialty Services
Specialty Services
Specialty Services
Specialty Services

AMERICAN
SALES

BARGAIN BOX





LAW OFFICES

112



Cryotals Soda & Spr
Beauty Works

FREE ESTIMATES
Quality
Auto Care



STOP

ONE WAY

Mill HOME

E 1st St

ONE WAY

HOTEL



The Decorating Center

Curt St

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Beatrice Downtown Historic District

MULTIPLE NAME:

STATE & COUNTY: NEBRASKA, Gage

DATE RECEIVED: 6/17/16 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 8/02/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000481

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 7-25-2016 DATE

ABSTRACT/SUMMARY COMMENTS:

Locally significant Commercial center in S.E. Nebraska

RECOM./CRITERIA Accept A + C

REVIEWER J. Gabbard DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/ see attached SLR N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Nebraska Main Street Network

P.O. Box 6808 | Lincoln, Nebraska | 68506

May 6, 2016

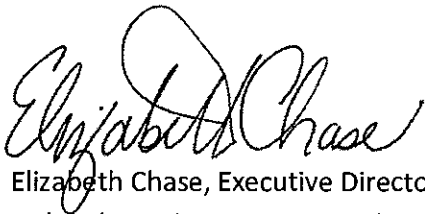
Nebraska State Historic Preservation Board
Nicole Malone, Chair
c/o Nebraska State Historical Society
P.O. Box 82554
Lincoln, NE 68501

It is with pleasure that we join others in support of the National Register nomination of the historic commercial district in downtown Beatrice.

The Nebraska Main Street Program has played a significant role in the downtown revitalization efforts in the community since Beatrice was designated as a Nebraska Main Street Community in 1996.

The community has made significant progress in building knowledge and appreciation for their commercial business district and the historic buildings located within the district. This nomination is a result of a lengthy effort to educate the community on the value of these historic buildings and the opportunities that exist to bring economic vitality to these assets. We are excited that the work of Main Street Beatrice and the City of Beatrice is finally coming to fruition.

The Nebraska Main Street program believes that inclusion of this district in the National Register of Historic Places is both historically symbolic and financially smart as the community continues to work diligently to revitalize their downtown commercial district.

A handwritten signature in cursive script that reads "Elizabeth Chase". The signature is written in black ink and is positioned above the printed name and title.

Elizabeth Chase, Executive Director
Nebraska Main Street Network Inc.

cc: Ruben Acosta, Nebraska State Historical Society
Michael Sothan, Main Street Beatrice



RECEIVED 2280

JUN 17 2016

Nat. Register of Historic Places
National Park Service

June 10, 2016

J. Paul Loether
National Register—National Historic Landmarks Programs
National Park Service
1201 "I" Street NW, 8th Floor
Washington, DC 20005

RE: Beatrice Downtown Historic District
Centered on 6th and Court Streets, Beatrice, Gage County, Nebraska

Dear Mr. Loether:

The enclosed disks contain the true and correct copy of the nomination for the above referenced property to the National Register of Historic Places. This form has met all notification and other requirements as established in 36 CFR 60.

If you have any questions concerning this nomination, please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Ruben A. Acosta". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ruben A. Acosta
National Register and CLG Coordinator
Nebraska State Historical Society

Enclosure

1500 R Street
PO Box 82554
Lincoln, NE 68501-2554
p: (800) 833-6747
(402) 471-3270
f: (402) 471-3100
www.nebraskahistory.org