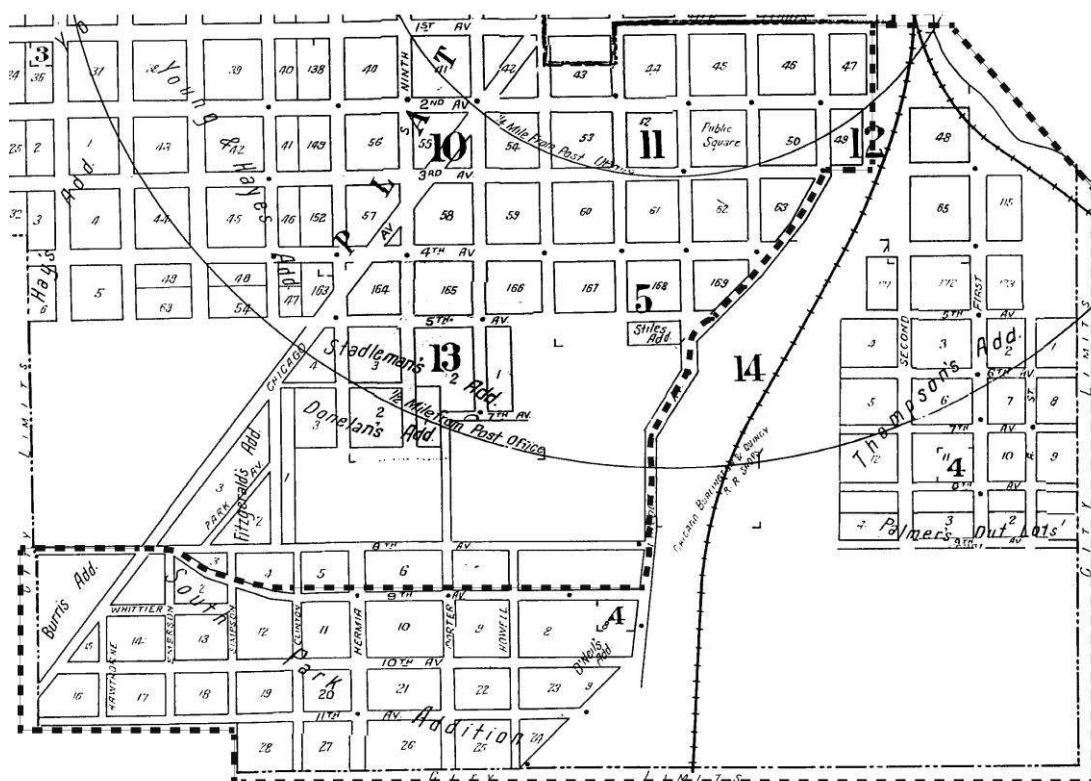


## Phase 3



# 2016

Intensive Level Survey For:

# Plattsmouth

Phase 3 Area

2016

Prepared for:



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## EXECUTIVE SUMMARY

### PROJECT BACKGROUND

As a Certified Local Government (CLG), the City of Plattsmouth partners with the National Park Service (NPS) and the Nebraska State Historic Preservation Office (NeSHPO), a division of the Nebraska State Historical Society (NSHS), to oversee preservation efforts in Plattsmouth, Nebraska.

The Plattsmouth CLG has set a goal of completing an Intensive Level Survey of the town as part of a long range plan to better understand their local resources. Divided into phases that cover different areas of the town, this project will review and recommend local buildings for potential listing on the National Register of Historic Places (NRHP) and for local landmark designation. After further consultation with the NeSHPO, these buildings could then be listed and owners could take advantage of a number of tax incentive programs. Additionally, this information could be used by the City to promote its heritage. This current project is Phase 3 of 5.

### SURVEY AREA

Plattsmouth is located in Cass County in southeast Nebraska along the Missouri River.

- The Phase 3 Survey Area: approximately 60 full and half city blocks
- Area: an irregular area with 1<sup>st</sup> Avenue at its northernmost point. To the west, the area steps down from S. 3<sup>rd</sup> Street to Lincoln Avenue and then turns west at 9<sup>th</sup> Avenue, which leads into 8<sup>th</sup> Avenue. The area's westernmost point aligns with S. 18<sup>th</sup> Street. To the east, the area steps down from Livingston Road to River Road. The area's easternmost point is the Missouri River. At the south, from west to east, the area is roughly encompassed by Highway 34, 17<sup>th</sup> Avenue, and 13<sup>th</sup> Avenue.
- Previously Inventoried Properties: 8
- Properties Previously Listed on the National Register: 1

### SUMMARY OF RESULTS AND RECOMMENDATIONS

An initial review of the 2004 Cass County Nebraska Historic Resource Survey and Inventory (NeHRSI) Reconnaissance Level Survey and an October/November 2015 field survey of the area found 15 buildings with the potential to be listed individually for a variety of reasons, including association with historic development trends and representation of an architectural style or form. Further research refined this list to four buildings with potential for individual listing. They are as follows:

NEHRSI #	Address	NEHRSI #	Address
<b>CC14-294</b>	109 8 <sup>th</sup> Av	<b>CC14-305</b>	1524 Valley St
<b>CC14-302</b>	1633 Lincoln Av	<b>CC14-306</b>	1726 Valley St

## ACKNOWLEDGEMENTS

We would like to extend a special thanks to the people of Plattsmouth for their welcome and support during this project. Additionally, we are grateful to many people for their assistance during this project. This report could not have been completed without the efforts of the mayor of Plattsmouth, R. Paul Lambert, the Plattsmouth City Administrator Erv Portis, Bob Puschendorf, Patrick Haynes and Ruben Acosta of the NeSHPO as well as Margo Prentiss of the Cass County Historical Society Library and members of the Plattsmouth Historic Preservation Board.

## LOCAL ADMINISTRATION

The Plattsmouth CLG is headed by the mayor of Plattsmouth, R. Paul Lambert, and is overseen by the Plattsmouth City Administrator, Erv Portis. The City Administrator staffs and advises the Plattsmouth Historic Preservation Board. The board meets monthly to discuss local preservation issues.

The Plattsmouth Historic Preservation Board is a seven member board consisting of local individuals with a demonstrated interest in preservation and/or who own property in a local historic district. Current members consist of Richard McKinley (Chairman), Doug Duey, Don Gappa, Joe Ostaseski, Jennifer Roby, Harlan Seyfer and Celine Wilcox.

## ADMINISTRATION AND FUNDING

CLG projects are administered by the NeSHPO. This study was funded in part with the assistance of a federal grant from the U.S. Department of the Interior, National Park Service. The contents and opinions expressed in this publication however, do not necessarily reflect the views or policies of the U.S. Department of the Interior. Regulations strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity or facility operated by a recipient of federal assistance should write to: Director, Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, D.C. 20240.

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## METHODOLOGY

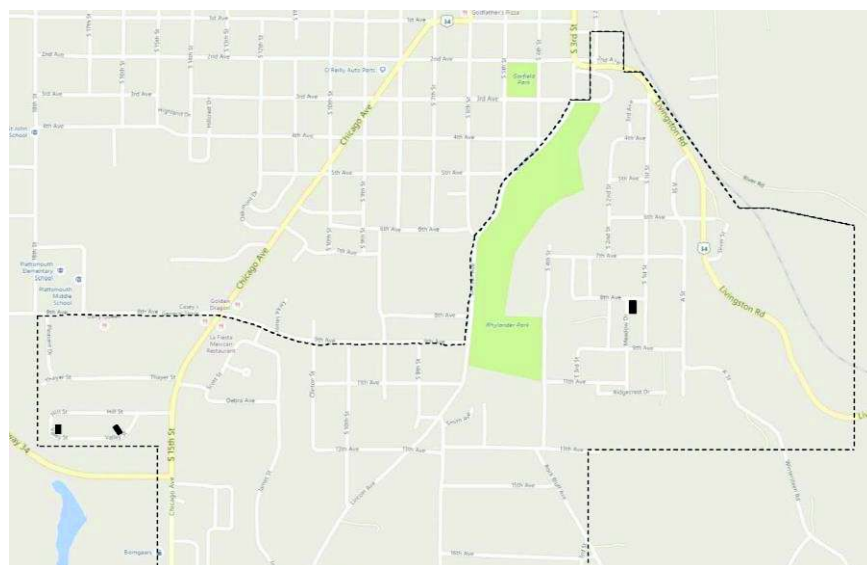
### OBJECTIVE

The objective of this project was to complete an Intensive Level Survey of the Phase 3 area of Plattsmouth, Nebraska. This survey identified those properties within the defined area with the potential to be listed individually or as an historic district in the National Register of Historic Places (NRHP). It then provided an additional level of detail for potentially eligible properties as an aid to future research and listing in the NRHP.

### SURVEY AREA

#### BOUNDARY

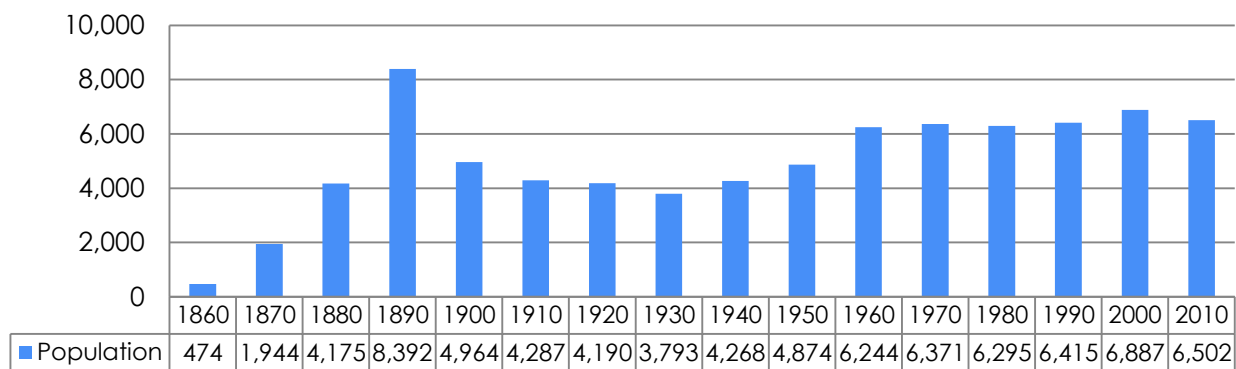
The seat of Cass County, Plattsmouth is located along the Missouri River just south of its confluence with the Platte River. Plattsmouth is located in the northeastern corner of Cass County with the Missouri River on the city's eastern border. The Phase 3 survey area includes approximately 60 full and half city blocks. This irregular area contains 1<sup>st</sup> Avenue at its northernmost point. To the west, the boundary follows the line of 2<sup>nd</sup> Street south to 3<sup>rd</sup> Avenue. From there the boundary line moves west to Lincoln Avenue and then southwest along Lincoln Avenue to 9<sup>th</sup> Avenue, which leads to 8<sup>th</sup> Avenue. The area's westernmost point aligns with S. 18<sup>th</sup> Street. To the east of 1<sup>st</sup> Avenue, the area steps down from Livingston Road to River Road. The area's easternmost point is the Missouri River. At the south, from west to east, the area is roughly encompassed by Highway 34, 17<sup>th</sup> Avenue, and 13<sup>th</sup> Avenue.



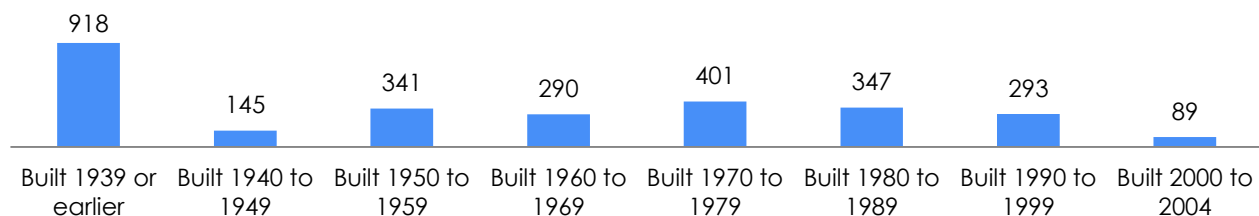
**Figure 1:** Map of Phase III Survey Area. Bold dashed line indicates boundary of survey area. Dark outlines represent location of properties included in this report. Bing Maps, with overlay by APMA, March 2016.

The Gottfried Gustav Pitz Barn (National Register #12000564) is currently the only property in the Phase III survey area listed on the National Register. It was officially listed in 2012.

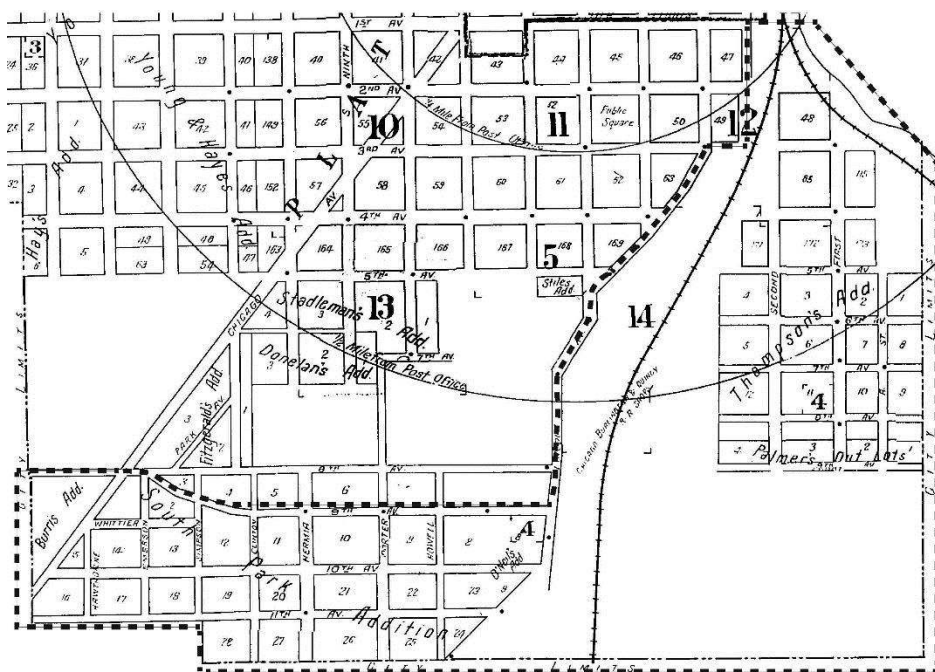
The most recent reconnaissance level survey of Cass County, completed in 2004, included one property in this survey area and removed four previously surveyed properties from the historic resource inventory due to loss of physical integrity. The remaining property included in the 2004 historic resource inventory was found to be non-extant during this project.



**Figure 2:** Population of Plattsmouth, Nebraska. Information taken from the U.S. Decennial Census. Graph by APMA, 2016.



**Figure 3:** Number of New Residences Constructed per Decade. Information taken from the U.S. Decennial Census. Graph by APMA, 2016. Note: the census did not start collecting this information until 1940.



**Figure 4:** 1949 Sanborn Map of Plattsmouth showing original plat and additions closest to the 2016 Phase III survey area. Dashed line indicates area documented in 1949 Sanborn Map included in the Phase III survey area. Overlay by APMA, 2016.

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## CHARACTER

After the initial settlement of Plattsmouth and its rise to prominence as an important economic and transportation hub, the city's population remained relatively stable between 1900 and 1950, with approximately 4,000 inhabitants. There was also a great deal of construction during this time, much of which is extant. Overall, approximately 37 percent of the housing stock documented by the United States Decennial Census in Plattsmouth was constructed before 1950 while another 22% was constructed between 1950 and 1969. In 1960, the population rose to over 6,000. During the next five decades the population stayed consistent and was recorded as 6,502 persons in the 2010 United States Census.

The survey area expands south, southeast and southwest of the original town plat. Only the northernmost section of the survey area is located within the original town plat. Historically, the northwest section of the survey area housed the Burlington and Missouri River Railroad's shops. Today it contains a large city park, Rhylander Park. The remainder of the survey area is divided into a multitude of subdivisions and additions, a handful of which have existed since the late nineteenth and early twentieth centuries and the majority of which contain residential development.

The west side of the survey area, west of Lincoln Avenue, is primarily occupied by four large subdivisions – Pleasant Hill, Patricia Heights, Valley View and Kendel Heights. Interspersed with these are smaller plots of land contained within Stadelman's Outlots, Lyckberg's Subdivision, Burris' Subdivision, Streitweiser's Subdivision, and Boyd's First Addition. The southwest corner of the survey area contains the large, square Nettelmann's Subdivision. South of Rhylander Park, and east of Lincoln Avenue, the land is part of O'Neill's Addition and Wise's Outlots, with a small section along Lincoln Avenue occupied by J.M. Dove's Subdivision and E & V Subdivisions. East of Rhylander Park is Thompson's Addition. South of Thompson's Addition there are a number of smaller subdivisions, including Palmer's Outlots, Winterstein, Parkview East, Prohaska, and Meadow Heights Estates. Parkview East and Meadow Heights Estates comprise the largest of these.

The survey area is primarily sited on steep rolling hills. The hills are steeper at the east end, which is closer to the Missouri River. Two main thoroughfares, Chicago Avenue/South 15<sup>th</sup> Street and Lincoln Avenue, run through at the west and center of the survey area, respectively. The Phase III survey area differs from the Phase I and II survey areas in that most of the residences in this section date from the 1950s and later because much of this area was not developed until after World War II. Additionally, this area is less densely packed with buildings and has fewer gridded streets than the Phase I and II areas. Instead, the majority of residences in the Phase III area are set back on large plots of land, and there are a number of curvilinear streets along which post-World War II houses are situated. Additionally, since the majority of these homes were constructed after the popularity of the automobile was well established, attached garages predominate.

Residences in the survey area are generally of frame construction, simple in design, and have little ornamentation. Mid-twentieth century ranch homes as well as split level homes dating from the 1970s and 1980s predominate and can be found throughout the survey area. Residences dating from the late 1800s and early 1900s are less common and can generally be found at the east end of the survey area. Most of those that do exist have been radically altered over the years, resulting in a loss of integrity that makes them difficult to survey based upon appearance alone. Only one high-style turn-of-the-twentieth-century house, of masonry construction, retains good integrity. It is located on a large plot of land at 1633 Lincoln Avenue. Non-residential buildings in the survey area are located along Chicago Avenue/South 15<sup>th</sup> Street

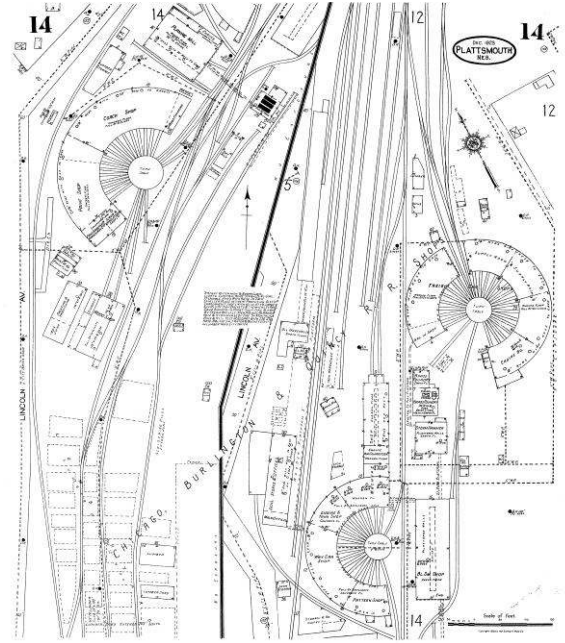


and a site directly south of Rhylander Park. Many of these commercial and industrial buildings were constructed relatively recently.

Some of the earliest subdivisions, which developed in the 1890s and early 1900s, include Thompson's Addition, South Park, O'Neil's, Wise's Addition, and Porter Place. Development in these early suburbs south of downtown included both small cottages and substantial brick residences. As of May 8, 1890, 48 houses were under construction or nearing completion. One of the finest residences then under construction was said to be the \$5,000 brick home of Mr. Ed Oliver, in the South Park suburbs at 1633 Lincoln Avenue (extant).<sup>1</sup>

These homes sprang up in close proximity to the Burlington and Missouri River Railroad Shop's, which had existed at a large site south of downtown since 1868. For decades, the existence of these shops, and the accompanying railroad, brought people and jobs to Plattsmouth. The first rail line was completed to the city in October 1869 and the first shop buildings went up at the site shortly thereafter. Employees at the shops took part in the construction and repair of various types of rail cars, amongst other duties. Fires destroyed both the first and second incarnations of buildings at the shop site. The third set of buildings were constructed of brick and went up between 1874 and 1881.<sup>2</sup>

The Burlington Shops began to experience a decline by the early decades of the 1900s, when automobiles and trucks were increasingly the preferred mode of transportation for the movement of people and goods. During the 1910s and 1920s the Burlington's locomotive and passenger car departments were moved elsewhere. After 1947, activity at the Burlington Shops was limited to the repair and maintenance of refrigerated units. The shops shut down completely in January 1968, bringing an end to the railroad's 99-year run in Plattsmouth. The site was then occupied by Sterling Refrigerated and Engineering Company until the mid-1970s. Left vacant, the five extant buildings – including two roundhouses, a blacksmith shop, car shop, and planning mill – were thereafter considered a fire and safety hazard and the city began to seek bids for their demolition. By the early 1980s, all physical remnants of the once prosperous shops were torn down or destroyed by fire. In 1987, the city acquired 30 acres of the former shop's land to build a new park.<sup>3</sup> Today, the former shop's site is home to Rhylander Park, a large green space with play areas, trails, and pavilions.



**Figure 5:** Sanborn Map showing Burlington Shops as of 1923. Sanborn Map Company, 1923.

This part of the city began to experience increased activity during the mid-twentieth century, when developers started to build comprehensive automobile-oriented subdivisions consisting of affordable houses that could be built efficiently and sold cheaply. The Valley View development is one such example. This small post-World War II planned subdivision southwest of downtown has an entry at Chicago

<sup>1</sup> *Plattsmouth Weekly Herald*, "Homes for the People," May 8, 1890, Cass County Historical Society, Clipping Files, 1633 Lincoln Avenue.

<sup>2</sup> Plattsmouth Journal with Mary Skalack, Project Coordinator, *History of Cass County, Nebraska* (Curtis Media Publication, 1989).

<sup>3</sup> *Ibid.*; *Omaha World Herald*, "Auction Will Mean End of the Line for an Era," April 15, 1979.

Avenue and Hill Street. Construction began in 1953, with four houses under construction or nearing completion by June. Construction occurred before paving was laid and water and sewer contracts with the city were approved.<sup>4</sup> Today approximately 60 small residences reflecting the Minimal Traditional and Ranch house types are neatly arranged along Hill and Valley Streets, which curve into one another at the west end.

Today, the Phase III survey area of Plattsmouth contains a variety of housing stock, a small number of commercial and industrial buildings and one park, Ryhlander Park. The age of buildings in the survey area vary, with most constructed in the mid- to late-20<sup>th</sup> century. While this area has its beginnings in the late nineteenth century, its time of greatest growth is more closely linked to a more recent era in Plattsmouth's history, when residents began to seek affordable, modern single-family homes at the edge of the city.

## Methodology

### FIELD WORK

In order to develop an awareness of potentially significant resources (buildings, structures, sites and objects) in the survey area and understand the unique aspects of the history of Plattsmouth that influenced its development, research was begun prior to the commencement of field work. This research included a review of the 2004 Cass County reconnaissance survey database, GIS files and report, as well as a review of previously published histories of Plattsmouth.

Field work was completed in October and November 2015. In the field, teams of investigators traveled each public road in the survey area to identify any additional resources, beyond those previously surveyed, which should be intensively researched.

Investigators intensively researched those resources that met the following criteria:

- A minimum of 50 years old
- Retained a high level of physical integrity
- Were situated in their original location

The National Register sets 50 years as a minimum age for nominated resources. This was established to allow enough time to pass for a true evaluation of potential sites without the pressure of current political and social groups. It also allows enough time to pass so that the resource can be put into context within its area of significance.

A high level of physical integrity gives a resource authenticity by presenting its physical characteristics during its period of historic significance. According to the National Park Service, physical integrity is comprised of seven aspects; location, setting, design, workmanship, materials, feeling and association. They are defined as follows:

- **Location** is the place where the historic resource was constructed or the place where the historic event occurred.

<sup>4</sup> *The Plattsmouth Journal*, "Valley Houses in Various Stages of Construction," June 8, 1953; *The Plattsmouth Journal*, "Houses in Various Construction Stages," June 11, 1953.

- **Design** is the combination of elements that create the form, plan, space, structure, and style of a resource.
- **Setting** is the physical environment of a historic resource.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic resource.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a resource's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic resource.

Integrity is affected by changes to the original materials and features, such as the installation of modern siding materials and the replacement of windows. In some cases, however, changes to a resource have been in place long enough to have gained historic significance. For example, asbestos siding was frequently installed between 1930 and 1970 and in many cases has been in place long enough to be considered historically significant.

Standards of integrity were applied most rigorously to residential buildings due to the number of extant examples available for survey. Likewise, younger resources were held to a higher standard. On commercial properties, alterations to the first floor were expected and buildings were not discounted if the alterations were minor or had gained historic significance over time. Secondary buildings such as garages and sheds were surveyed only when they added to the historic feeling and association of the primary building. Abandoned resources were included when they dated from the 1800s, represented a unique property type or possessed construction materials indigenous to the area.

Resources such as parks with multiple buildings, structures and objects were surveyed as a single entity in which the primary buildings, structures or objects were required to meet the evaluation criteria listed above.

Although properties typically need to be 50 years old for inclusion on the National Register of Historic Places, there were three properties included in the reconnaissance survey that are 40 years old or older. These properties were included to ensure the survey does not become out of date immediately upon completion. However, only properties that are currently 50 years old were intensively researched and documented as potentially eligible for the National Register of Historic Places.

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## BIASES

All survey work and research contains certain biases due to the nature of the work. By identifying these biases it is easier to understand how the project progressed and how future projects might avoid such biases. In a survey there are two basic types of biases that affect the project results: fieldwork and research.

Survey fieldwork has its own set of biases that must be recognized during the course of a project. In an intensive level survey, such as this project, the properties chosen for survey are selected largely based upon recommendations of potentially eligible properties from a previous reconnaissance survey, which favored properties with significant architectural features. In addition, many of the properties chosen for this intensive survey were identified through a windshield survey. As a result of these two factors, this project favored those properties that retain architectural integrity.

The most noteworthy limitation in the fieldwork portion of this project is that the properties are privately owned and were only accessible from public rights-of-way (ROWs). As a result, the setbacks of the buildings, coupled with vegetation, hindered the view of some buildings' features. Furthermore, a building's interior integrity can play a significant role in influencing a determination of eligibility; some properties that have lost exterior features may still be eligible when their interior condition is taken into consideration. Alterations may also obscure original/historic features and materials that, when exposed, would subsequently change the determination.

Background historical research is dependent on numerous types of resources that come with their own inherent biases. Sanborn Fire Insurance maps and city directories, for instance, are the basis for much preservation-related research and although they are quite reliable, they are not without the occasional mistake or omission. Several of the historic atlases and biographical sketches utilized for research were financed in part by businesses and individuals, who were then chosen for inclusion in the book. Other historical research sources, such as A.T. Andreas's *History of the State of Nebraska*, compiled their information from individuals within the community and therefore only contained information on those local citizens known to, and judged by the author, as being prominent enough for the publication. In both cases, wealthy individuals and prosperous businesses were most likely to be featured. Conversely, some individuals who we would recognize today as being prominent may not have been identified as such during their time, and their representation, or lack thereof, in these sorts of documents may reflect this bias.

Additionally the greatest limitation for almost all research projects is funding and time.

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## INVENTORY NUMBERING SYSTEM

Resources within the survey area were each assigned a unique inventory number (xxyy-zzz). The first two letters represent the county, in this case CC for Cass County. This is followed by two digits which represent the area within the county, which is 14 for Plattsmouth. Therefore, the first set of numbers in Plattsmouth is always CC14. The second set of numbers is a unique three-digit number for each resource within the city. For example, the inventory number for the Edward Oliver Residence is CC14-294. Within this report, inventory numbers are supplied with the historic name or address (if historic name is unknown) of each resource discussed within the text.

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## RESEARCH AND ANALYSIS

After fieldwork, an initial evaluation of properties was completed. This refined the list of properties to those which appeared to have the potential for listing on the National Register of Historic Places. These properties were then researched and evaluated further. This round of research included gathering data from the Cass County Assessor's Web Site, the Cass County Historical Society, Sanborn Maps, City Directories and U.S. Decennial Census.

An analysis of each property was then undertaken to evaluate its potential under National Register Criteria A, B and C, which were used for evaluation in this project. Criterion D was not applied during this survey. Those that had potential in a particular area were identified and a summary of how they would

fit the criteria was provided in the final report. This report also includes a copy of the material gathered for this analysis in appendix C.

Buildings were analyzed according to their potential to be nominated to the National Register of Historic Places. The National Register of Historic Places is "the official list of the Nation's historic places worthy of preservation." Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. Included in the list are buildings, sites, structures, objects and districts which are at least 50 years old, have sufficient integrity and which are significant under one of four criteria:

- A.** That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B.** That are associated with the lives of significant persons in our past; or
- C.** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D.** That have yielded or may be likely to yield, information important in history or prehistory.

According to the National Park Service, "ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a)** A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b)** A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c)** A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d)** A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e)** A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f)** A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g)** A property achieving significance within the past 50 years if it is of exceptional importance."

---

## CRITERION A

Resources eligible under Criterion A are associated with events that have made a significant contribution to the broad patterns of our history. Within this survey, there are two buildings associated with historic community development patterns.

## CRITERION B

Resources eligible under Criterion B are associated with the lives of significant persons in our past. Most often these are locally significant individuals, such as town founders and significant local businessmen. Such people are best represented by the places most closely associated with their productive life, for example, the bank building where the bank president worked. However, in some cases such obvious properties are non-extant or have little integrity. Then the residence of the individual becomes the next best place to represent their contributions to local history. Within this survey, there are no buildings associated with the life of a significant person.

## CRITERION C

Resources eligible under Criterion C embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. The unique buildings we know and appreciate often exhibit a combination of these qualities. Within this survey, all four buildings are notable for their architectural style or building form.

NEHRSI#	Address	Built	Form	Arch. Style	Stories
CC14-294	109 8 <sup>th</sup> Av	1920	Hipped Roof Square Cottage		1
CC14-302	1633 Lincoln Av	1889	Simple Hipped Roof	Italianate	2
CC14-305	1524 Valley St	1954	Minimal Ranch	Mission Revival	1
CC14-306	1726 Valley St	1954	Minimal Ranch	Modern	1

**Table 1:** Architectural Form and Style of Residential Buildings Included in this Survey

- **Type** is used to classify a building. The NeHRSI manual has a set list of types that buildings may fall into, including Bank, Office, Parking Garage, Single Family House, etc.
- **Period** is the span of years that represents a unique era in American culture, such as the Great Depression or the Roaring Twenties.
- **Method of Construction** refers to the structure and details of the building. It may be that a particular building is the first local example of cast-in-place concrete, or is framed or detailed in a manner common to German immigrants.
- **Work of a Master** generally refers to having been designed or constructed by a well-known architect or builder. These people do not have to be nationally famous, but must at least be locally recognized for their work and contribution to the built environment.
- **High Artistic Value** typically refers to the architectural style of the building. This is when a builder or designer adheres to a prescribed set of aesthetic and design principals.

All of the buildings in the intensive level survey were residential. The 4 residential buildings can be divided into two subgroups – those constructed before 1940 and those constructed after 1940. Trends in form and style are only evident in those constructed after 1940.

Two of the selected homes were constructed before 1940, with the earliest built in 1890. Within this group, the residences range in height from one to two stories tall and reflect different forms, with one being a high-style residence for a wealthy owner, CC14-302, and the other being a more unassuming building built more for practicality than for any stylistic concerns, CC14-294.

The post-1940 homes selected for intensive level survey were both constructed in 1954. Both of these homes are one story in height and are good examples of the Minimal Ranch building form.

<b>NEHSI #</b>	<b>Address</b>	<b>Criteria A Area</b>	<b>Criteria B Individual/Area</b>	<b>Criteria C Area</b>
<b>CC14-294</b>	109 8 <sup>th</sup> Av			Hipped-Roof Square Cottage
<b>CC14-302</b>	1633 Lincoln Av			Italianate Influences
<b>CC14-305</b>	1524 Valley St	Valley View Development		Minimal Ranch
<b>CC14-306</b>	1726 Valley St	Valley View Development		Minimal Ranch

**Table 2:** List of criteria and areas of significance under which inventoried properties were found to be potentially eligible for the NRHP.



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## RESULTS

Of the 15 buildings analyzed, four present strong cases for listing on the NRHP.

Of those that have strong potential for individual listing, all four are candidates due to their exemplification of an architectural style or building form, zero for their association with significant individuals and two for their association with broad patterns in history. Furthermore, two of these buildings are potentially eligible under more than one criterion.

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### PROPERTIES INDIVIDUALLY ELIGIBLE

For those buildings that present strong cases for individual listing, greater detail is provided below. This should be considered as a starting point for research and discussions with the Plattsmouth CLG and NeSHPO for eligibility. Confirmation of each property's continued eligibility will be required from the Plattsmouth CLG and NeSHPO before proceeding with the NRHP nomination process. Any additional research gathered should also be presented to the Plattsmouth CLG and NeSHPO to support the case for the property's eligibility. For further information on these processes, please see the following chapter.

If all of these buildings were to be listed on the NRHP, they would represent a well-rounded group of architectural styles and forms. Additionally, it would add to our collective understanding of the broad patterns of history as represented by Plattsmouth's architecture.



**Figure 6:** 109 8th Avenue. Photograph by APMA, October 2015.

## **CC14- 294                      Hipped-Roof Square Cottage**

### Physical Description

This one-story hipped-roof residence is square in plan and simply designed. The wood frame building has a concrete block foundation, wood clapboard walls, and is topped by an asphalt shingle roof. A small shed-roof addition with clapboard walls and an asphalt shingle roof is attached to the south (rear) elevation. Wood rafters are exposed beneath the overhanging eaves of the roof and a stucco-covered chimney is located at the center of the roof. At the front of the building there is a full-width porch, which was enclosed at an unknown date. An aluminum storm door is located at the entry to the porch, which is accessed by two wood steps. Window openings contain wood one-over-one sash with vinyl storms.

At the rear of the house, there is a historic wood clad garage with a gable roof that appears to date from the same time period as the house. The garage retains its historic garage door, which consists of three portions. Each portion has four square glass lites at its top and wood panels below.

### Building Development

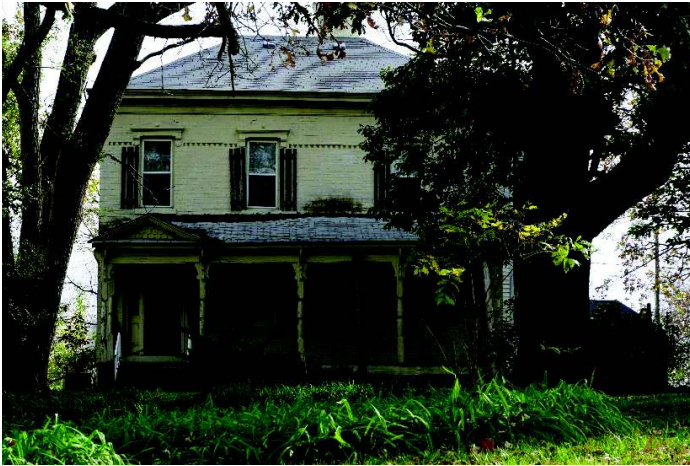
According to the Cass County Assessor, this building was constructed in 1920.

### Recommendation

This building is eligible under Criterion C as a good example of a Hipped-Roof Cube.

### Criterion C

This building, standing one-story in height and topped by a hipped roof, reflects the Hipped-Roof Square Cottage described in John A. Jackle, Robert W. Bastian and Douglas K. Meyer's *Common Houses in America's Small Towns*. The main identifying feature of this simple building type is its box-like form. This building retains its identifying features and is a good candidate for individual designation.



**Figure 7:** 1633 Lincoln Avenue. Photograph by APMA October 2015.

## CC14-302

## Edward Oliver Residence

### Physical Description

The Edward Oliver residence is a two-story hipped-roof residence with Italianate-style features. The brick residence has painted exterior walls and its roof has asphalt sheathing. Brick is arranged in a decorative angled pattern at the second story. Beneath the roof overhang there is a molded cornice. At the south elevation there is a two-story bay window clad in non-historic vinyl siding. A one-story full-width porch is located at the west elevation. It is accessed by a small flight of non-historic concrete steps with a metal railing. The porch has historic wood columns and a pediment at the north end that contains fish-scale shingles. The main entry is located at the north end of the west elevation and consists of a historic wood front door with one sidelight. Windows are generally wood one-over-one units with vinyl storms and elaborate window crowns, except at the bay where they have been replaced with single lite windows and lack window crowns.

To the southeast of the house there is a large barn with wood clapboard siding.

### Building Development

Although the Cass County Assessor states that this building dates from 1889, it actually appears to have been constructed in 1890. In May 1890, an article in the *Plattsmouth Weekly Herald* described how Mr. Ed Oliver was then in the process of building a \$5,000 brick residence. The newspaper described it as "the finest residence...in South Park suburbs," a part of the city south of downtown that was then beginning to experience residential development.<sup>5</sup> Oliver did not live there for very long. By 1905, an article in the *Plattsmouth Journal* stated that August Gorder had recently purchased the property from Fred Ramge.

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<sup>5</sup> *Plattsmouth Weekly Herald*, "Homes for the People," May 8, 1890, Cass County Historical Society, Clipping Files, 1633 Lincoln Avenue.

Although the property was owned by Mr. Gorder, it was occupied by a Mr. and Mrs. Mary.<sup>6</sup> Later it was owned by Clara Zoirbek.<sup>7</sup> By 1968, the house was owned by Earnest D. and Sally R. Johnson.

### Recommendation

This building is eligible under Criterion C as a good example of a vernacular building with Italianate influences.

### Criterion C

As a rectangular, box-shaped house with a hipped roof and three openings across its primary façade, the building falls into the Simple Hipped Roof subtype of the Italianate style, as discussed in Virginia and Lee McAlester's *A Field Guide to American Houses*. The Simple Hipped Roof subtype is the most common of the six principal subtypes identified in *A Field Guide to American Houses*, comprising approximately one-third of Italianate houses. Italianate features found on the exterior include rectangular window hoods, a single-story full-width porch with refined columns containing detailed capitals; and a bay window at the side elevation. Overall, this house is notable as the only building in the nearby vicinity that has an Italianate appearance and retains many of its character defining features, setting it apart as worthy of individual designation.

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<sup>6</sup> *Plattsmouth Journal*, "Ramge Property Sold," September 28, 1905, Cass County Historical Society, *Clipping Files*, 1633 Lincoln Avenue.

<sup>7</sup> Cass County Historical Society, 1968 Assessor Sheet for 1633 Lincoln Avenue, *Clipping Files*, 1633 Lincoln Avenue.



**Figure 8:** 1524 Valley Street. Photograph by APMA October 2015.

## CC14-305

## Mission Revival Minimal Ranch

### Physical Description

This one-story building is rectangular in plan, with a low-lying hipped roof and gable wing. These features, along with the lack of an integrated garage make the home reflective of the Minimal Ranch form. In style it represents a simplified version of the Mission Revival style. Stylistic elements include the stucco cladding, arched recessed entry, and tri-foil vent opening beneath the front and side gables. Historically the building had a tile roof, which would have added to its Mission Revival appearance. Today, the tile has been replaced by asphalt shingles. The historic wood windows are generally six-over-one units with aluminum storms. A large wood window in the front gable wing is divided into 20 lites.

### Building Development

This building was constructed in 1954, according to the Cass County Assessor. As of 1968, the owner was Oscar L. Newsom.<sup>8</sup>

This house is located in the Valley View development, a small post-World War II planned subdivision southwest of downtown with an entry at Chicago Avenue and Hill Street. Construction in the subdivision began in 1953.<sup>9</sup>

### Recommendation

This building is eligible under Criterion A for its association with the Valley View Development in which it is located. It is also eligible under Criterion C as a good example of a Mission Revival Minimal Ranch.

### Criterion A

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<sup>8</sup> Cass County Historical Society, 1968 Assessor Sheet for 1524 Valley Street, *Clipping Files*, 1524 Valley Street.

<sup>9</sup> *The Plattsmouth Journal*, "Valley Houses in Various Stages of Construction," June 8, 1953; *The Plattsmouth Journal*, "Houses in Various Construction Stages," June 11, 1953.

The Valley View development is a small post-World War II planned subdivision southwest of downtown Plattsmouth that consists of approximately 60 one-story Minimal Traditional and Ranch residences arranged along Hill and Valley Streets. Construction within the subdivision began in 1953, and all of the lots were generally built upon by the end of that decade.<sup>10</sup> The subdivision still retains its historic density and the houses generally retain their original form, although many have been altered over the years with vinyl siding, non-historic porches, and non-historic windows and doors. This house, built in 1954, was one of the first to be completed. It stands out with its Mission Revival features, and because it is one of the few residences in the subdivision to still retain much of its historic integrity, including windows and cladding material. Houses like this one, located within a post-war subdivision, reflect a significant era in community development, when a flurry of construction took place on the outskirts of cities to accommodate families seeking modern, affordable single-family housing options.

#### Criterion C

This building embodies the Minimal Ranch form, which is identified in *Common Houses in America's Small Towns* as being a simple, one-story rectangular box with no attached garage. The lack of an attached or integrated garage is what sets this ranch type apart from the more distinctive Standard Ranch. This building has the identifying features of a ranch house, with its rectangular plan and low pitched gabled roof. It is distinct amongst the ranch houses within the area for its Mission Revival stylistic features. The building's retention, both of its ranch form and many of its Mission Revival details, make it an excellent potential candidate for designation.

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<sup>10</sup> *The Plattsmouth Journal*, "Valley Houses in Various Stages of Construction," June 8, 1953; *The Plattsmouth Journal*, "Houses in Various Construction Stages," June 11, 1953.





**Figure 9:** 1726 Valley Street. Photograph by APMA October 2015.

## **CC14-306                      Contemporary Minimal Ranch**

### Physical Description

This one-story rectangular plan house has a low-pitched gabled roof and a detached garage, making it reflective of the Minimal Ranch type. With its sleek overhang at the front (south) elevation, horizontal wood siding, and large window openings, the building is a simple example of the mid-twentieth century Contemporary style. A garage at the rear, which is connected to the building via a slanted roof and contains a wood garage door, matches the home in appearance. The front door is located at the center of the south elevation and has an iron screen door. Flanking the door are large window openings, each of which contain nine rectangular wood sashes. Smaller window openings, containing the same rectangular wood sashes, are located at the other elevations.

### Building Development

This building was constructed in 1954, according to the Cass County Assessor. In 1968, the owner was John H. Brookhouser.<sup>11</sup>

This house is located in the Valley View development, a small post-World War II planned subdivision southwest of downtown that originated in 1953.<sup>12</sup>

### Recommendation

This building is eligible under Criterion A for its association with the Valley View Development in which it is located. It is also eligible under Criterion C as a good example of a Contemporary Minimal Ranch.

### Criterion A

The Valley View development is a small post-World War II planned subdivision southwest of downtown Plattsmouth that consists of approximately 60 one-story Minimal Traditional and Ranch residences arranged along Hill and Valley Streets. Construction within the subdivision began in 1953, and all of the

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<sup>11</sup> Cass County Historical Society, 1968 Assessor Sheet for 1726 Valley Street, *Clipping Files*, 1726 Valley Street.

<sup>12</sup> *The Plattsmouth Journal*, "Valley Houses in Various Stages of Construction," June 8, 1953; *The Plattsmouth Journal*, "Houses in Various Construction Stages," June 11, 1953.



lots were generally built upon by the end of that decade.<sup>13</sup> The subdivision still retains its historic density and the houses generally retain their original form, but many have been altered over the years with vinyl siding, non-historic porches, and non-historic windows and doors. This house, built in 1954, was one of the first to be completed. It stands out with its Contemporary features, and because it is one of the few residences in the subdivision to still retain much of its historic integrity, including windows, cladding material, and a matching garage at the rear. Houses like this one, located within a post-war subdivision, reflect a significant era in community development, when a flurry of construction took place on the outskirts of cities to accommodate families seeking modern, affordable single-family housing options.

#### Criterion C

This building embodies the Minimal Ranch form, which is identified in *Common Houses in America's Small Towns* as being a simple, one-story rectangular box with no attached garage. The lack of an attached or integrated garage is what sets this ranch type apart from the more distinctive Standard Ranch. This building has the identifying features of a ranch house, with its rectangular plan and flat roof, both of which help to emphasize its horizontality. It is also distinct amongst the ranch houses within the area for its Contemporary stylistic features. The building's retention both of its ranch form, and many of its Contemporary details make it an excellent potential candidate for designation.

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<sup>13</sup> *The Plattsmouth Journal*, "Valley Houses in Various Stages of Construction," June 8, 1953; *The Plattsmouth Journal*, "Houses in Various Construction Stages," June 11, 1953.

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**PROPERTIES **NOT** INDIVIDUALLY ELIGIBLE**

After further consideration, the following buildings do not appear to be strong candidates for individual listing on the National Register of Historic Places. More complete explanations for each property are provided below.



**Figure 10:** 518 S. 1st Street. Photograph by APMA May 2016.

### **518 S 1<sup>st</sup> Street**

**CC14- 307**

**Duplex**

#### Physical Description

This two-story square plan duplex has exterior walls of brick and a non-historic side gabled roof. At the east (front) elevation, there are two bay windows at the first story that reflect the Italianate style and contain cornice brackets and wood molding. These bay projections are the only decorative features found on the building. Historically the building likely contained other decorative elements, but those were removed at unknown dates. Ghosting between the first and second stories on the east elevation indicate that the duplex once contained a full-width front porch. The main entries to the building are located at the center of the west elevation. The north entry has been covered with plywood while the south entry has a non-historic door and screen door. The infill of one of the doors indicates that the building may have been converted from a duplex into a single family residence in more recent years. Window openings at the bay projections and elsewhere contain non-historic vinyl windows. At the west side of the building, there is a one-story brick addition with a shed roof.

#### Building Development

According to the Cass County Assessor, this building was constructed in 1873. Raymond Chandler, an author that spearheaded the hard-boiled detective genre and film noir, may have lived here with his mother and his uncle and aunt, Earnest and Frances Fitt, during his youth. The 1900 census shows the Fitts rented a home in Plattsmouth on First Street south of Fourth Avenue, in the vicinity where this building is located. It is possible this was the rental property where Raymond Chandler lived in 1900. The Fitt family left Plattsmouth in 1905, and as of 1910, were living in Omaha.<sup>14</sup>

#### Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to physical integrity concerns and lack of concrete information indicating Raymond Chandler was indeed a resident of the building during his childhood. If further research indicates a definite connection

<sup>14</sup> Harlan Seyfer, "The Swans of Our Childhood were Probably Just Pigeons," *Between the Pages*, Plattsmouth Public Library, date unknown; Nebraska, Plattsmouth, Cass County. U.S. Census Bureau, 1900; *Plattsmouth Herald*, "Mrs. S.C. Chandler and son, Ray...", June 12, 1900.

with Raymond Chandler, a Criterion A consideration could be explored. The physical integrity of the building could be reconsidered for a Criterion C consideration, if the original roof line was restored. In addition, a historically compatible porch would need to be installed.



**Figure 11:** 810 S. 1st Street. Photograph by APMA October 2015.

## **CC14-293**

## **Wintersteen School**

### Physical Description

This one-story building is simply designed and reflects the modern aesthetic of the mid-twentieth century. The building is partially built into its sloped site. Exterior walls are primarily clad in brick and the building has a flat roof. A thin strip of vinyl siding wraps around the fascia. Windows and doors are located within recessed portions at the east and west sides of the building. These recessed areas have walls clad in vertical wood siding atop a poured concrete bulkhead. Windows are one-over-one units with a fixed upper sash and an awning lower sash. The entrances at both the east and west elevations consist of a wood door with sidelights. At the northeast end of the site, there is a concrete block wall with "Wintersteen" stamped into it.

### Building Development

This building was constructed as Wintersteen Elementary School in 1953. In a *Plattsmouth Journal* article written shortly before the school's completion, the building was described as "a three-room unit with facilities for kindergarten through 4<sup>th</sup> grade classes."<sup>15</sup> In the 1980s, the building became used for a Head Start Program, and it retained this use until 1996.<sup>16</sup> It was converted into apartments at an unknown date after 1996.

Wintersteen School was named for Dr. William Winterstein, a prominent local citizen in the late nineteenth century who owned a large swath of land in Plattsmouth. Winterstein lived on the hill south of Plattsmouth where Wintersteen School was later built. This hill later came to be known as Wintersteen Hill, in honor of Winterstein.<sup>17</sup>

### Recommendation

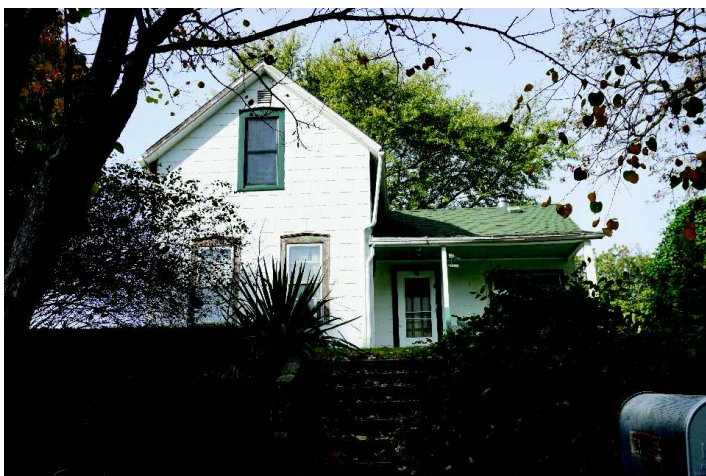
After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to physical integrity concerns and lack of sufficient information indicating the building's significance in the development of the Plattsmouth public school system. Further research for a Criterion A consideration may be explored regarding the building's overall history, the history and context of past

<sup>15</sup> *The Plattsmouth Journal*, "No School Here for Another Week," August 27, 1953.

<sup>16</sup> Plattsmouth Telephone Directories, Cass County Historical Society.

<sup>17</sup> Margo Prentis, Curator at Cass County Historical Museum, email message to author, April 27, 2016; *Nebraska Herald*, Obituary for Dr. William Winterstein, November 6, 1890.

building occupants and how it relates in context to the development of the public school system in Plattsmouth. The physical integrity of the building could be reevaluated for a Criterion C consideration, if the historic integrity of the exterior windows can be verified and the vinyl siding at the fascia removed and replaced with a historically compatible material.



**Figure 12:** 1020 S. 8th Street. Photograph by APMA October 2015.

## **CC14- 295**

## **Gable Elm Residence**

### Physical Description

This residence has a two-story gable front and a one-story wing, and is emblematic of the Gable-Elm form. It is clad in asbestos cement wall shingles and has an asphalt shingled roof. A one-story porch and the front door are located at the front (east) elevation of the one-story wing. The porch has non-historic simple, square wood columns and a solid wood railing. The front door is wood and contains 12 lite divisions. Windows are one-over-one wood units with aluminum storms. Each window has wood trim with a pediment at the top. The home has received at least two one-story additions at its rear, each clad with asbestos cement wall shingles and topped by a shed roof covered with asphalt shingles.

### Building Development

According to the Cass County Assessor, this building was constructed in 1895. As of 1968, it was owned by Frank A. Nickels.<sup>18</sup>

### Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to physical integrity concerns and lack of sufficient information indicating the building's residents were themselves significant persons in our past or associated events that have made a significant contribution to the broad patterns of our history. If further research indicates a direct connection with significant persons or events, a Criterion A consideration could be explored. The physical integrity of the building could be reconsidered for a Criterion C consideration, if the original exterior cladding material was re-exposed and restored. In addition, historically compatible porch posts and railings would need to be installed.

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<sup>18</sup> Cass County Historical Society, 1968 Assessor Sheet for 1020 S. 8<sup>th</sup> Street, *Clipping Files*, 1020 S. 8<sup>th</sup> Street.





**Figure 13:** 1005 S. 10th Street. Photograph by APMA October 2015.

## **CC14-296                      Split-Level Ranch**

### Physical Description

This one-story building with a partially above ground basement reflects the Split-Level Ranch form. The main body of the house consists of a one-and-a-half story unit attached to a one story wing, all of which is clad in wide hardboard siding and is set upon a concrete block foundation. Capping the two sections of the home are low-pitched hipped roofs sheathed in asphalt shingles and with overhanging eaves. The front door and one-car garage are located in the one-story wing to the south. The wood front door is protected by an aluminum storm door and the garage door is metal. At the north elevation of the one-and-a-half story portion, there is a non-historic sliding glass door leading out to a small non-historic wood porch. The home has one-over-one wood windows with aluminum storms.

### Building Development

The house was constructed in 1975, according to the Cass County Assessor. Early owners of the building were Wiley J. and Effie M. Cheek.<sup>19</sup>

### Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to its age and the presence of non-historic alterations, mainly the sliding glass door and deck at the side elevation. If the original materials are still in place when the building meets the 50 year age requirement (2025) and the sliding glass door and deck at the side elevation were removed or made more historically compatible, the building may be eligible for listing in the National Register of Historic Places under Criterion C at that time.

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<sup>19</sup> Cass County Historical Society, c.1975 Assessor Sheet for 1005 S. 10<sup>th</sup> Street, *Clipping Files*, 1005 S. 10<sup>th</sup> Street.



**Figure 14:** 1014 S. 10th Street. Photograph by APMA October 2015.

## CC14-297

## Bi-Level Ranch

### Physical Description

This one-story house with a partially above ground basement represents the Bi-Level Ranch form. The house is rectangular in plan, with one of the narrow ends facing the street. The wood frame building is set upon a concrete block foundation, has wide hardboard siding and brick veneer walls, and is topped by a low-pitched hipped asphalt shingled roof with overhanging eaves. The wood front door, which has three square lites at its center and is flanked by one sidelight, is located at the right end of the east elevation. A non-historic metal canopy supported by two metal columns covers the entryway. Wood decks are located at both the north and south elevations. Windows are generally wood. The majority are one-over-one units, but at the east elevation, adjacent to the front door, there is a set of paired windows that consists of a large fixed upper sash and a small awning lower sash. The basement window at the east elevation has been replaced.

### Building Development

This building was constructed in 1965, according to the Cass County Assessor. Malcom H. Carroll, Jr. owned the building at some time between 1965 and 1968. By 1968 it was owned by Harold J. Peterson.<sup>20</sup> The house remained in Peterson's name until 2013.<sup>21</sup>

### Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to physical integrity concerns and lack of sufficient information indicating the building's residents were associated with significant persons in our past or events that have made a significant contribution to the broad patterns of our history. If further research indicates a direct connection with significant persons or events, a Criterion A consideration could be explored. The physical integrity of the building could be reevaluated for a Criterion C consideration, if the basement windows were replaced with historically appropriate window units and the history of the porch could be authenticated. If not, the porch would need to be removed and/or replaced with historically compatible components.

<sup>20</sup> Cass County Historical Society, 1968 Assessor Sheet for 1014 S. 10th Street, *Clipping Files*, 1014 S. 10th Street.

<sup>21</sup> Cass County Assessor, 2015 Assessor Sheet, 1014 S. 10th Street.



**Figure 15:** 1003 11th Avenue. Photograph by APMA October 2015.

## **CC14-298                      Standard Ranch**

### Physical Description

This one-story rectangular plan residence embodies the Standard Ranch type. The home is clad in wide hardboard siding with brick veneer at the base. It has a concrete block foundation and an asphalt shingled low-pitched hipped roof with overhanging eaves. A chimney is located at the center of the roof's ridge line. The wood front door, which is flanked by one sidelight, is located at the left side of the north elevation. A double-car garage with a metal door is integrated into the house's overall massing at the opposite end of this elevation. Windows are one-over-one wood units, with vinyl storms, arranged in pairs or alone.

### Building Development

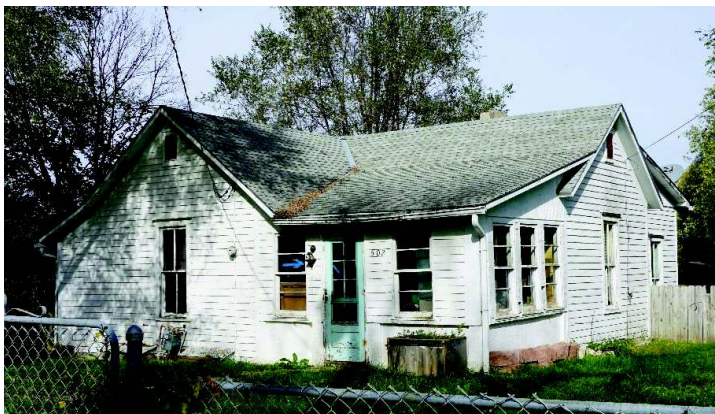
The house was constructed in 1976, according to the Cass County Assessor. The owners of the residence from at least 1977 until the present are Robert and Jennifer Priebe.<sup>22</sup>

### Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to its age. If the original materials are still in place when the building meets the 50 year age requirement (2026), the building may be eligible for listing in the National Register of Historic Places under Criterion C at that time.

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<sup>22</sup> Cass County Historical Society, 1968 Assessor Sheet for 1003 11<sup>th</sup> Avenue, *Clipping Files*, 1003 11<sup>th</sup> Avenue; Cass County Assessor, 2015 Assessor Sheet, 1003 11<sup>th</sup> Avenue.



**Figure 16:** 502 15th Avenue. Photograph by APMA October 2015.

## **CC14-299                      Irregular Plan Residence**

### Physical Description

This one-story frame house appears to have originally embodied the gable-and-wing Gable-Ell form, but has received a series of additions and alterations over the years that make it more irregular in form. The wood clapboard clad building has a stone foundation and an asphalt shingled roof. The area that may have historically contained an open front porch has been fully enclosed and contains a stucco-covered kneewall, wood clapboard cladding and a shed roof. An historic wood screen door, which has eight lite divisions, is located within this addition, as are five wood two-over-two windows. Wood clapboard additions, with shed roofs, have also been added at the west and north elevations. Windows outside the front porch enclosure are generally wood two-over-two units with wood trim containing pediments at the top.

### Building Development

According to the Cass County Assessor, this residence was constructed in 1875. In the early 1970s, it was owned by Agnes E. Lutz. Agnes had owned the home with her husband, Henry J. Lutz, who died in 1961. Agnes herself died in 1973. Both are buried in Plattsmouth cemeteries.<sup>23</sup>

### Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to physical integrity concerns and lack of sufficient information indicating the building's residents were associated with significant persons in our past or events that have made a significant contribution to the broad patters of our history. If further research indicates a direct connection with significant persons or events, a Criterion A consideration could be explored. The physical integrity of the building could be reconsidered under Criterion C, if the history of the additions was further documented and if not, the porch posts and the stucco from the knee wall was removed/restored.

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<sup>23</sup> Cass County Historical Society, 1975 Assessor Sheet for 502 15<sup>th</sup> Avenue, *Clipping Files*, 502 15<sup>th</sup> Avenue; Findagrave.com, Henry Lutz (1893-1961) and Agnes Lutz (1890-1973), <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GSln=Lutz&GSiman=1&GScnty=1816&GRid=105662290&>.





**Figure 17:** 1502 S. 15th Street. Photograph by APMA October 2015.

## **CC14-300                      Commercial Building**

### Physical Description

This one-story rectangular commercial building is constructed of concrete masonry units with concrete block pilasters spaced across the north and south elevations. The front (east) elevation is clad in face brick laid in a running bond and has a stepped parapet wall. Stucco covers the walls at the north and south elevations. A curved roof tops the entire building. The main entry is located at the center of the east elevation and contains a non-historic hollow metal door with a large central lite. Flanking the door are large openings containing fixed wood windows, each with a central mullion. The south elevation contains a garage door opening and a non-historic pedestrian door opening. Two historic steel windows, each with eight lites, are also located at this elevation. The north elevation contains four historic steel windows with the same configuration as those at the south elevation. All of the windows have been painted over.

### Building Development

This building was constructed at an unknown date. Previous owners have included Midwest Improvement Co., followed by Francis M. and Elaine Casey.<sup>24</sup> Today, the building houses Al's Military Collectibles.

### Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to a lack of available information on the building's construction and early tenants, as well as non-historic alterations, including the replacement of the front door and the alteration of an opening on the south elevation. If sufficient information indicating the building was associated with significant persons in our past or events that have made a significant contribution to the broad patterns of our history, the building could be reconsidered for listing to the National Register of Historic Places under Criterion A. In addition, if concerns regarding the physical integrity of the building were addressed or remediated it could be reconsidered under Criterion C.

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<sup>24</sup> Cass County Historical Society, Assessor Sheet, unknown date, 1502 S. 15<sup>th</sup> Street, *Clipping Files*, 1502 S. 15<sup>th</sup> Street.



**Figure 18:** 1538 S. 15th Street. Photograph by APMA October 2015.

## **CC14-301                      Commercial Building**

### Physical Description

This large, one-story building has a flat roof and is constructed of concrete masonry units, with concrete block pilasters spaced across the front (east) elevation. On the front elevation, a portion of the concrete blocks are accentuated with a slightly protruding octagonal pattern. The main entry is located slightly off center on the east elevation and consists of an aluminum storefront system with three single entry aluminum pedestrian doors. Two garage door openings containing non-historic metal doors are located at the south end of the east elevation. An aluminum canopy supported by slender aluminum columns spans much of the east elevation, stopping just to the north of the garage door openings.

### Building Development

The building was constructed in 1971, according to the Cass County Assessor. Early in its history it was owned by Diversified Builders, Inc. In 1975, it was purchased by Bomgaars, a farm and ranch supply retail chain founded in Sioux City, Iowa in 1931 by William H. Bomgaars. The building remained in use by Bomgaars for their retail business until c. 2014, when a new, larger store was constructed on a site to the northwest between U.S. Highway 75 and 2<sup>nd</sup> Avenue. Today this building is vacant but remains owned by Bomgaars.<sup>25</sup>

### Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to its age. If the original materials are still in place when the building meets the 50 year age requirement (2021), the building may be eligible for listing in the National Register of Historic Places at that time under Criterion C. In addition, further documentation for a Criterion A consideration may be explored regarding the building's overall history, the history and context of past building occupants and how it relates in context to similar commercial development in Plattsmouth and the surrounding region.

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<sup>25</sup> Cass County Historical Society, c. 1971 Assessor Sheet, 1538 S. 15<sup>th</sup> Street; *The Plattsmouth Journal*, "Bomgaar's Building a New Store in Plattsmouth," June 11, 2014; Bomgaars, "History," <http://www.bomgaars.com/our-company/history/>.



**Figure 19:** 314 Livingston Road. Photograph by APMA March 2016.

### **CC14-303                      Minimal Ranch**

#### Physical Description

This one-story rectangular plan building reflects the Minimal Ranch form, which is characterized by its lack of an integrated garage. The frame building sits on a concrete block foundation, has stone veneer walls, and an asphalt shingled hipped roof. The front door, which contains a non-historic screen door, is centered on the front (east) elevation and is accessed from a series of steps integrated with a non-historic concrete block garage built into the sloping terrain. To the right of this is a wood framed picture window and to the left are paired wood one-over-one windows. An additional door with a non-historic screen door is located at the center of the rear (west) elevation. Windows here and at the remaining elevations are wood one-over-one double hung units.

#### Building Development

This building was constructed in 1960, according to the Cass County Assessor. In 1968, the home's owner was Lowell S. Hamblen.<sup>26</sup>

#### Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to physical integrity concerns and lack of sufficient information indicating the building's residents were associated with significant persons in our past or events that have made a significant contribution to the broad patterns of our history. If further research indicates a direct connection with significant persons or events, a Criterion A consideration could be explored. The physical integrity of the building could be reevaluated for a Criterion C consideration if the non-historic garage at the front elevation were removed and a more historically compatible stair were built in its place and if the non-historic storm doors were replaced with historically appropriate doors.

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<sup>26</sup> Cass County Historical Society, 1968 Assessor Sheet for 314 Livingston Road, *Clipping Files*, 314 Livingston Road.





**Figure 20:** 1640 Thayer Street. Photography by APMA October 2015.

## **CC14-304**

## **Minimal Ranch**

### Physical Description

With its rectangular form, low-lying hipped roof, and lack of an integrated garage, this one-story building reflects the Minimal Ranch type. The frame building is clad with wide board siding, has a concrete block foundation, and an asphalt shingled roof. The non-historic fiberglass front door, with a non-historic screen door, is located at the south (front) elevation. It is accessed via a raised concrete pad one step off the ground. Windows at this elevation and elsewhere are wood two-over-two units with aluminum storms.

### Building Development

According to the Cass County Assessor, this building was constructed in 1959. By 1968, the owners were Stephan L. and Joyce E. Crews. Previous owners prior to this date included Freddie and Velma V. Ruth, David L. Bogath, Orlando J. and Shirley L. Hard and Hollis A. Davis.<sup>27</sup>

### Recommendation

After further consideration, this building does not appear to be individually eligible for listing on the NRHP, due to physical integrity concerns and lack of sufficient information indicating the building's residents were associated with significant persons in our past or events that have made a significant contribution to the broad patterns of our history. If further research indicates a direct connection with significant persons or events, a Criterion A consideration could be explored. The physical integrity of the building could be reevaluated for a Criterion C consideration, if the front door was replaced with a more historically compatible door.

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<sup>27</sup> Cass County Historical Society, c. 1968 Assessor Sheet for 1640 Thayer Street, *Clipping Files*, 1640 Thayer Street.





## FUTURE WORK

“What now?” is a question often asked when a survey such as this is completed. There is more than one answer to this question and those answers depend in part on who you are.

For the Certified Local Government (CLG), there are several answers. First, the CLG should use this document for planning purposes so that work, such as public improvements, does not adversely affect identified historic properties. Secondly, they should use this document to encourage local owners to list their properties in the National Register of Historic Places and participate in a variety of incentive programs. This includes encouraging those owners whose properties are within a proposed historic district to work together to have the district listed. Property owners may also be encouraged to seek local landmark designation for their properties. Finally, the CLG should use this work to promote their local historic resources by using this information as the basis for walking/driving tours or for educational lesson plans for school children.

For local property owners whose properties were identified as having a high potential for listing, the answer is that there is as much or as little work as they are interested in doing. Those interested in the prestige of being listed on the NRHP and/or in taking advantage of the various tax incentive programs, can speak with the CLG and NE SHPO about how to proceed. Those who are not interested have no obligation to do anything further. Property owners who feel that their properties have been overlooked may present additional information to the local CLG and the NE SHPO and ask for a reconsideration of their property.

Further information on what the local CLG does, what listing in the NRHP does and does not entail, and what some of the potential tax incentive programs are is included below.

## PLATTSMOUTH CERTIFIED LOCAL GOVERNMENT

The city of Plattsmouth qualified as a Certified Local Government in September 2005. The Certified Local Government (CLG) program is a federal program of the National Park Service, administered by the Nebraska State Historic Preservation Office. As a CLG, the city of Plattsmouth promotes preservation at the local level under an ordinance adopted by the City Council in December 2004 (see Appendix B for Chapter 9, Article 3, Section 9-305 of the Plattsmouth City Code).

The Plattsmouth CLG is headed by the mayor of Plattsmouth, Paul Lambert, and is overseen by the Plattsmouth City Administrator, Erv Portis. The City Administrator staffs and advises the Plattsmouth Historic Preservation Board.

By its designation as a CLG, Plattsmouth is committed to:

- Enforce appropriate legislation for the designation and protection of historic properties;
- Maintain an adequate and qualified historic preservation review commission of professional and lay members;
- Maintain a system for the survey and inventory of historic properties;

- Provide for adequate public participation in the historic preservation program including the process of recommending properties to the National Register;
- Adhere to all Federal requirements for the Certified Local Government Program; and
- Adhere to requirements outlined in the State of Nebraska Certified Local Government Procedures issued by the Nebraska State Historic Preservation Office.

Upon its designation as a CLG, the city of Plattsmouth became eligible for all rights and privileges, including grant funding for historic preservation purposes. CLG grant funds were used to conduct this survey. Other ways the city of Plattsmouth has employed CLG funds included contracting with consultants to facilitate drafting and adoption of Historic District Guidelines, a Main Street Building Façade Survey, streetscape design, a comparative case study contrasting the Internal Building Code with the International Existing Building Code, and local training and education.

**The advantages of Plattsmouth being a CLG include:**

- Eligible to receive matching funds from the NPS Historic Preservation Fund that are unavailable to non-CLGs.
- Contributing buildings within local landmark districts may be eligible for financial incentives to assist with rehabilitation without being listed in the National Register.
- Through the use of their landmark and survey program, the CLG has an additional tool when considering planning, zoning, and land-use regulations relating to historic properties.
- The CLG has access to a nationwide information network of local, state, federal, and private preservation institutions.
- Finally, the CLG, through its ordinance and commission, has a built-in mechanism to promote pride in, and understanding of, Plattsmouth's history.

## PLATTSMOUTH HISTORIC PRESERVATION BOARD

The Plattsmouth Historic Preservation Board was formed as a part of the local legislation that was adopted when Plattsmouth became a CLG. The board meets monthly to discuss local preservation issues. The Board consists of seven local individuals with a demonstrated interest in preservation and/or who own property in a local historic district. They are appointed by the mayor for three year terms. Current members consist of Richard McKinley (Chairman), Doug Duey, Don Gappa, Joe Ostaseski, Jennifer Roby, Harlan Seyfer and Celine Wilcox.

Duties of the board include:

- To adopt preservation guidelines;
- To review National Register nominations;
- To review proposed work on certified historic structures;

The Plattsmouth City Code contains specific requirements and procedures for the Heritage Preservation Commission. For more information contact the Plattsmouth City Administrator.

### NEBRASKA STATE HISTORIC PRESERVATION OFFICE (NESHPO)

The NeSHPO administers a wide range of preservation programs that are of benefit to Plattsmouth residents. The duties required of the NeSHPO are laid out under the National Historic Preservation Act and include the following:

- Conducting and maintaining a statewide historic resources survey.
- Administering the National Register of Historic Places (NRHP) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments as Certified Local Governments under the NPS program.
- Providing guidance and administering the federal tax incentives program for the preservation of historic buildings.
- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.
- Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal agencies.

### NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

One of the goals for conducting surveys is to identify properties that may be eligible for listing in the National Register of Historic Places. The National Register is our nation's official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties and objects may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local-, state-, or national-levels.

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed. It is important to note what listing a property in the National Register means, or perhaps more importantly does not mean.

The **National Register DOES NOT:**

- Restrict, in any way, a private property owner's ability to alter, manage or dispose of a property.

- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner's objection.
- Allow the listing of an historic district over a majority of property owners' objections.

Listing a property on the **National Register DOES:**

- Provide recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available.

Many properties in Plattsmouth are already listed in the National Register. For a list of National Register properties in Cass County, go to: <http://www.nebraskahistory.org/histpres/nebraska/index.htm> For more information, contact the National Register Coordinator in Nebraska State Historic Preservation Office at (402) 471-4787 or by email at [nshs.hp@nebraska.gov](mailto:nshs.hp@nebraska.gov).

## FEDERAL HISTORIC REHABILITATION TAX CREDIT PROGRAM (FHTC)

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register Historic District, or a local landmark/historic district that have been certified by the Secretary of the Interior.

A certified rehabilitation is one that conforms to the Secretary of the Interior's Standards for Rehabilitation. The Standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and the community. The program does not necessarily require a property to be reconstructed or restored to its original condition, but historically significant materials, features, finishes, and spaces should be retained to the greatest extent possible.

**The FHTC in Nebraska has been responsible for:**

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.
- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.



- Helping to broaden the tax base.
- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.
- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property—usually by listing the property in the National Register—and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office. For more information, contact the Project Coordinator at the Nebraska State Historic Preservation Office at (402) 471-4787 or by email at [nshs.hp@nebraska.gov](mailto:nshs.hp@nebraska.gov).

### NEBRASKA HISTORIC TAX CREDIT (NHTC)

In 2014, the Nebraska State Legislature passed the Nebraska Job Creation and Mainstreet Redevelopment Act. This program offers a total of \$15 million in state historic preservation tax credits for each calendar year from 2015 to 2019. It is administered jointly by the Nebraska State Historical Society and the Nebraska Department of Revenue.

This program provides a twenty percent (20%) Nebraska tax credit for eligible expenditures made to rehabilitate, restore or preserve historic buildings. This is a dollar-for-dollar reduction in state tax liability, which can be transferred with limitations. The minimum project investment must equal or exceed \$25,000; with a maximum of \$1 million in credits allowed per project.

To qualify, rehabilitation work must meet generally accepted preservation standards, and the historic property must be:

- Listed individually in the National Register of Historic Places or is in the process of nomination/listing
- Located within a district listed in the National Register of Historic Places or part of a pending district nomination/listing
- Listed individually under a certified local preservation ordinance or is pending designation **or**
- Located within a historic district designated under a certified local preservation ordinance or located within a district that is pending designation
- Be an income producing property following rehabilitation.

### VALUATION INCENTIVE PROGRAM (VIP)

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. After the project is completed, the assessed valuation of a historic property is frozen for eight years at the value when rehabilitation started, known as the "base" valuation. The taxable valuation then rises to its actual value over a four year period. To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local government ordinance.
- Be substantially rehabilitated, which means the project must be worth at least 25 percent of the property's "base" assessed value.
- Be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation
- Be a qualified historic structure and the NeSHPO must receive an application in order for expenditures to qualify. The tax freeze benefits the owners of the historic properties and the community by:
  - Providing a real economic incentive to rehabilitate historic buildings.
  - Increasing the long-term tax base of a community.
  - Helping stabilize older, historic neighborhoods and commercial areas.
  - Encouraging the promotion, recognition, and designation of historic buildings.
  - Allowing participation by local governments that enact approved historic preservation ordinances.

For more information, contact the Project Coordinator at the Nebraska State Historic Preservation Office at (402) 471-4787 or by email at [nshs.hp@nebraska.gov](mailto:nshs.hp@nebraska.gov).

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## APPENDIX A - GLOSSARY

**Architectural Style.** All buildings have form, but not all buildings have an architectural style. Architectural style describes a formal application of aesthetic and design principals to a building form.

**Association.** One of the seven aspects of integrity, association is the direct link between a property and the event or person for which the property is significant. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45.)

**Balloon frame.** A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

**Bi-Level Ranch.** The bi-level building type evolved from two building types, the ranch and the split-level. The entry of a bi-level home leads to a stair landing halfway between two stories. Most often the lower story is a raised basement. The bi-level was a more efficient way of constructing than a split-level and provided more space than other ranch types.

**Building.** A building is erected to house activities performed by people. Often designed by an architect.

**Circa, Ca., or c.** At, in, or of approximately, used especially with dates.

**Clapboard.** Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

**Contemporary** (1950-1980). Popular among architect-designed homes built between the 1950s and 1960, the contemporary building type has two distinct subtypes that are most easily identified by the roof shape. The Contemporary Flat Roof building type was derived from the International Style in regards to its massing and plan arrangement, but differs in its use of materials and a close integration with the landscape. The Contemporary Gable Roof is more influenced by Craftsman and Prairie styles in regards to its appearance. For both subtypes, decorative detailing is minimal and the materials typically employed are simply arranged wood, brick, or stone.

**Contributing** (National Register definition). A building, site, structure, or object that adds to the historic associations, and/or historic architectural qualities for which a resource is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period. These resources are already listed on the National Register, considered active and a record is maintained in the NeHBS inventory.

**Design.** One of the seven aspects of integrity, design refers to the composition of elements that constitute the form, plan, space, structure, and style of a resource. Changes made to continue the function of the resource during its period of significance may acquire significance in their own right. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45.)

**Eligible.** A building, site, structure, or object that alone, or as part of a potential historic district, meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places, but is not yet listed. These resources are considered active and a record is maintained in the NeHBS inventory.

**Evaluation.** Process by which the significance and integrity of a historic resource is judged.

**Extant.** Still standing or existing (as in a building, structure, site, and/or object).

**Facade.** Any single side of a building or structure.

**Feeling.** One of the seven aspects of integrity, feeling is the quality that a historic resource has in evoking the aesthetic or historic sense of a past period of time. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45.).

**Fenestration.** The arrangement of windows and other exterior openings on a building.

**Form.** All buildings have form. This shape of the exterior massing can be classified by describing the general shape of the floor plan and roof slopes. It is most often used when describing vernacular buildings.

**Further Information Needed.** A building, site, structure, or object that may meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places after additional research is completed. These resources are considered active and a record is maintained in the NeHBS inventory.

**Gable-El** (1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an "L"-shaped plan.

**Gable end.** The triangular end of an exterior wall.

**Gable roof.** A roof type formed by the meeting of two sloping roof surfaces.

**Hipped roof.** A roof type formed by the meeting of four sloping roof surfaces.

**Historic context.** The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.

**Integrity.** Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of historic significance. Integrity is evaluated through seven aspects; location, design, setting, materials, workmanship, feeling and association. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45.)

**Inventory.** A database of resources evaluated as eligible and/or potentially eligible for the National Register.

**Italianate Style** (1870-1890). An architectural style commonly used in residences, these square, rectangular, or L-shaped, two to three-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola. Windows are commonly highlighted with elaborated crowns in an inverted "U" shape. (McAlester, *A Field Guide to American Houses*, 211.)

**Location.** One of the seven aspects of integrity, location refers to the place where an historic resource was constructed or the place where the historic event took place. Integrity of location refers to whether the property has not been moved or relocated since its construction. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45.)

**Materials.** One of the seven aspects of integrity, these include the physical elements that were combined or deposited in a particular pattern or configuration to form a historic resource. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45.)

**Minimal Ranch.** The Minimal Ranch is distinguished from other ranch house forms by its lack of an integrated or attached garage. These ranches are often situated on building lots smaller than other Ranch variations. In all other respects it embodies the common elements for this house type, as described in the definition for "Ranch" below.

**Minimal Traditional (1930-1950).** To meet the demand for economical homes during the 1930s, more simplified housing forms began to emerge. The earliest of these was the Minimal Traditional House. These building types developed from the basic bungalow, vernacular Tudor and cottage forms and were adapted to meet the budgets of developers and home owners. Immediately preceding and following World War II, this building type dominated large tract-housing developments of the period. The building type has a small footprint and is often one to one-and-one-half stories in height with minimal ornamentation compared to earlier styles and asymmetrical fenestration with an off-center entrance.

**Multiple Property Nomination.** The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

**National Register of Historic Places (National Register).** The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices.

**Non-contributing (National Register definition).** A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a resource is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

**Object.** A simple and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments. Often designed and/or constructed by an artist.

**One-story Cube (circa 1870-1930).** The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.

**Period of Significance.** Span of time in which a property attained the importance for which it meets the National Register criteria.

**Property type.** A classification for a building, structure, site, or object based on its historic use or function.



**Ranch** (1945-1970). An architectural form that was the dominant house type throughout the country after World War II. These houses have a one-story elongated main mass, asymmetrical facade, and low-pitched roof with wide eaves. Additional characteristic features often include a large picture window on the front facade, elevated windows, integrated planters, wrought-iron porch supports, wide chimneys, roof cutouts, and an attached garage or carport. Variations include: Minimal Ranch, Standard Ranch, Split-Level Ranch, Bi-Level Ranch, Massed Ranch, Raised Ranch, Composite Ranch and Inline Ranch.

**Reconnaissance Survey.** The process of evaluating all resources within a delineated boundary.

**Resource.** A building, site, structure, or object.

**Setting.** One of the seven aspects of integrity, setting is the physical environment of a historic resource that illustrates the character of the place. Integrity of setting remains when the surroundings have not been subjected to radical change. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45.)

**Shed roof.** A roof consisting of one inclined plane.

**Side Gable** (1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.

**Significance.** Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

**Site.** The location of a prehistoric or historic event.

**Split-level Ranch** (1955-1975). An architectural style commonly used on residences. Although the building type was developed during the 1930s, it did not see a large demand until the 1950s. The multi-story form served as an alternative to the one-story ranch house. The split level provided a larger house and addressed a family's need for three types of living space: service areas, living areas and sleeping areas. This manifested in three levels of interior space created by a two-story wing intercepted at mid-height by another wing.

**Structure.** Practical constructions not used to shelter human activities; i.e. grain elevators and bridges. Often designed by an engineer.

**Vernacular.** A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

**Workmanship.** One of the seven aspects of integrity, workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship can furnish evidence of the technology of the craft, illustrate the aesthetic principles of a historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. (National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," (1990), 44-45.)

**APPENDIX B – PLATTSMOUTH CITY CODE, CHAPTER 9, ARTICLE 3, SECTION 9-305**

## SECTION 9-305 LANDMARK HERITAGE PRESERVATION

1. For the purposes of this Ordinance, the words and phrases below shall have the following definitions:

- a. **Board:** The Historic Preservation Board of the City of Plattsmouth.
- b. **Planning Commission:** The Planning Commission of the City of Plattsmouth.
- c. **Cumulative Effect:** This Ordinance shall be cumulative to all other provisions of adopted Codes and including Codified Ordinances relating to building, electricity, plumbing or any other technical requirements or provisions; and once work has been approved on a landmark or in a historic district, all other appropriate permits and inspections shall be obtained, and fees therefore shall be paid in accordance with the Land Development Ordinance of the City of Plattsmouth.
- d. **Design Guidelines:** Design criteria for new construction, alterations and renovations of properties designated as landmarks and in historic districts.
- e. **Landmark:** An individual structure, or an integrated group of structures on a single lot or site, or a site having a special character or special historical, cultural, educational, architectural, engineering or geographic interest of value.
- f. **Historic District:** An area or section of the City of Plattsmouth containing a number of structures having a special character of historical, cultural, educational, architectural, engineering or geographic interest or value.
- g. **Owner:** A real estate owner or owner's authorized agent, officer of a corporation which owns real estate, partner of a partnership owning real estate, or member of an LLC or other similar organization owning real estate.
- h. **Private:** All bodies, groups, organizations, associations, corporations, clubs and individuals of whatever nature which are not included in the definition of "public".
- i. **Public:** The state, or any agency thereof; a municipality; a county or any board appointed by or acting for same; a township; a commission or other authority established by law; any district, or other political subdivision of the state or public body recognized by law.
- j. **Structure:** Anything constructed or erected, the use of which requires location on the ground or attached to something having location on the ground.
- k. **Work:** Work shall mean and include any alteration, demolition, construction, reconstruction, restoration, remodeling or other material change in the external appearance of the structure. Nothing in this Section 9-305 may be construed to prevent ordinary maintenance or repair where such maintenance or repair does not involve a material change of appearance.

2. The City Council finds that the protection, enhancement, perpetuation and use of structures, districts and elements of historical, cultural, educational, architectural, engineering or geographic significance, located within the City of Plattsmouth, contribute to the prosperity, civic pride and general welfare of the people; and further finds that the economic, cultural and aesthetic interests of the City of Plattsmouth cannot be maintained or enhanced by disregarding the heritage of the City of Plattsmouth and that people of the City of Plattsmouth have an interest in the maintenance, preservation, demolition or other action regarding such cultural assets.

Therefore, the City Council finds that the purposes of this Ordinance are, among other things, to:

- a. designate, preserve, protect, enhance and perpetuate those structures and districts which reflect significant elements of the City's heritage;
- b. foster civic pride in the beauty and accomplishments of the past;
- c. stabilize or improve the aesthetic and economic vitality and values of such structures and districts;
- d. protect and enhance the City's attraction to tourists and visitors;
- e. promote the use of historic structures or districts for education; and
- f. promote and encourage continued private ownership and utilization of such buildings and other structures now owned and used, to the extent that the objectives listed above can be promoted.

3. There is hereby created the Historic Preservation Board of the City of Plattsmouth.

- a. The Board shall be composed of seven (7) members, consisting of citizens who have a demonstrated interest in preservation, architecture, engineering, interior design, historical or cultural matters or are owners of real estate within the historic district. The Board shall consist of residents or property owners of Plattsmouth, Nebraska.
- b. The members of the Board shall be appointed by the Mayor, subject to confirmation by the City Council.
- c. Initially, three (3) members of the Board shall be appointed for a one (1) year term, two (2) members shall be appointed for a two (2) year term, and two (2) members shall be appointed for a three (3) year term. Members shall serve until their successors are appointed and qualified, and may be appointed to successive terms.
- d. In the event of a vacancy occurring in the membership of the Board for any reason, an appointment shall be made to fill the vacancy in the same manner as the original appointments for the unexpired term.
- e. The members of the Board shall serve without compensation.
- f. The Board shall elect its chairperson from among its members.
- g. The Board shall establish its own rules of procedure.

- h. Four (4) members of the Board shall constitute a quorum for the transaction of business.
  - i. Except as otherwise provided herein, four (4) affirmative votes shall be required for final action on any matter acted upon by the Board.
  - j. The Board shall meet at minimum quarterly or at times and in such places as it may determine, or upon the call of the chairperson. If a member has 3 consecutive unexcused absences, the position will become vacant and the Mayor with the consent of the City Council shall fill the vacancy.
  - k. The Board shall adopt design guidelines based on the Secretary of the Interior's Guidelines for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and other appropriate sources. In doing so, the ordinances recommended by the Board shall provide for the consideration of economic factors and provide for the recognition of weighing potential economic detriments against preservationist objectives and shall strive to effect a fair balance in all instances.
4. All plans, projects, proposals, evaluations, specifications, and sketches and other information necessary for the review of the Board, or colors, building materials, signs, or other features subject to public view, shall be made available to the Board by the applicant or appropriate department of the City of Plattsmouth, along with a copy of the application for the building or demolition permit.
5. The City Administrator shall be the Director of the Board, without the right to vote, and he/she or members of staff shall be the custodian of records, conduct official correspondence and generally to supervise the clerical and technical work of the Board as required to administer this Ordinance. In addition, the Director, for and on behalf of the Board and with the approval and direction of the Board, shall:
- a. Carry out, assist and collaborate in studies and programs designed to identify and evaluate structures, sites and areas worthy of preservation;
  - b. Consult with and consider the ideas and recommendations of civic groups, public agencies and citizens interested in historic preservation;
  - c. Inspect and investigate structures, sites and areas which are believed worthy of preservation;
  - d. Disseminate information to the public concerning those structures, sites and areas deemed worthy of preservation and encourage and advise property owners in the protection, enhancement, perpetuation and use of property of historical interest; and
  - e. Make recommendations and do such other acts pursuant to this Ordinance as the Board shall direct.
6. The duties of the Board shall include:
- a. Submit to the Planning Commission for public hearing and approval, for further submission to the Mayor and City Council for public hearing and approval, and subsequently maintain (and resubmit as required) a list of structures and other features deemed deserving of official

recognition although not designated as landmarks or historic districts and take appropriate measures of recognition, and maintain a documentary inventory;

b. Consider methods other than those provided for in this Ordinance for encouraging and achieving historical preservation, and make appropriate recommendations to the Planning Commission, City Council, and other bodies and agencies, both public and private;

c. Taking into consideration the Cass County Nebraska Historic Building Survey and similar such surveys, make an inventory of all sites, structures, and districts within the zoning jurisdiction of the City of Plattsmouth which are designated as, or which it deems deserving of designation as, historic landmarks on or before December 31, 2005, and from this inventory make recommendations of such sites, structures and districts for such designation by Ordinance;

d. Upon request of the property owner or nomination by the Board and with approval of property owner, any property nominated to the National register must be reviewed by Board and forwarded with comments to the Chief elected official (Mayor) for review and comment prior to consideration by the State Historic Preservation Office (SHPO); and

e. Upon request of the property owner, assist with paperwork for consideration for National Register nomination.

7. Properties may be designated as Landmarks and Historic Districts may be created as set forth below, and when so designated, the same shall be subject to this ordinance.

a. All landmarks and property within a historic district shall be subject to the controls, standards and procedures set forth in this ordinance.

b. A particular site, structure or area may be designated for preservation as a landmark or historic district if it has:

(1) Historic importance or cultural significance, interest or value as part of the development, history, heritage or culture of the City, state or nation or is associated with the life of a person significant in the past; or is the site of an historic event, or exemplifies the cultural, political, economic, educational, social or historic heritage of the community;

(2) Architectural and engineering importance, portraying the historical setting or environment of a distinctive characteristic of an architectural or engineering type, period, style, or method of construction; or is the work of a resident, builder or designer whose individual work is significant in the development of the City; or contains elements of design, detail, materials or craftsmanship of distinctive quality, or which represents a significant innovation;

(3) Geographic importance, by being a part of or related to a city center, park or other distinctive area, which should be developed or preserved according to a plan based on a historic, cultural or architectural motif; or owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of a neighborhood, community, or the City of Plattsmouth; or

(4) Archeological importance has yielded or is likely to yield information important regarding the history of the area prior to the establishment of the City of Plattsmouth.

- c. A landmark or historic district may be proposed by the City Council, the Board or upon petition of the owner. Any such proposal shall be filed with the Director on forms prescribed by the Board.
  - d. Designation of a potential historic district may be proposed on the application of the owners of fifty-one (51%) percent of the front footage of the real property in the proposed district.
  - e. Each proposal of a landmark or an historic district shall first be considered by the Board at a public hearing.
  - f. Notice of the time, place and purpose of the public hearing to be held upon the proposal of a landmark or an historic district shall be given by the Board in the official newspaper of the City of Plattsmouth not less than ten (10) days prior to the date of the hearing and by mail to the owners of all property included in the proposed designation, using for that purpose the names and addresses of the last-known owners as shown by the county real property tax records. Failure to send notice by mail to any such property owner where the address of the owner is not so recorded shall not invalidate any proceedings in connection with the proposed designation. The Board may also give such other notice as may be deemed desirable and practicable.
  - g. A record of the pertinent information presented at the hearing upon the proposal of a proposed landmark or an historic district shall be made and maintained as a permanent public record.
  - h. The Board may approve, disapprove or modify the proposal of a landmark or an historic district and shall notify the applicant of the action taken within sixty (60) days of the referral thereof to the Board.
  - i. The recommendation of the Board for approval of a proposal for a proposed landmark or historic district shall state the particular standards for such designation, as set out in this section, which are applied in each designation.
  - j. In the case of a proposed landmark, recommendation for designation shall require six (6) affirmative votes if the owner or owners thereof do not concur in the designation or a simple majority if the owner or owners of a landmark site concur in the designation.
  - k. In the case of a proposed historic district, recommendation for designation shall require the concurrence in such designation by the owners of fifty-one (51%) percent of the front footage of the real property within the proposed district.
8. The Board shall transmit the proposal for the designation of a landmark or an historic district to the Planning Commission for recommendation to the Mayor and City Council. The Board shall consider the degree of conformity or nonconformity with the comprehensive development plan of the City.
9. The Mayor and City Council shall consider the designation of property as a Landmark or the designation of an historic district as follows:
- a. When a proposal for the designation of a landmark or an historic district is presented to the City Council, it shall take into consideration the recommendation of the Board, and shall further give consideration to the economic consequences to the City and the affected property owners.

b. Objection by the owners of twenty (20%) percent of the front footage of the property within a proposed historic district shall require five (5) affirmative votes by City Council for approval of such district.

c. Objection by the owner or owners of a proposed landmark shall require five (5) affirmative votes for approval of such landmark.

d. Objections as to a landmark or an historic district designation must be acknowledged on a form available in the office of the Director and any such objections must be filed with the City Clerk no later than the first reading of the proposed designation ordinance.

e. In order for the owners of a particular parcel of land to validly object to the designation, such objection shall be executed by all those owners who are otherwise required to execute a valid conveyance of a fee simple interest in such parcel and whose names appear in the records of the County Register of Deeds.

f. Pursuant to the provisions of this Ordinance, and the procedures set forth herein, the City Council may, by ordinance, designate a "Landmark", or an "Historic District."

g. An historic district may be designated as such only if the owners of at least fifty-one (51%) percent of the front footage of property within the district concur in such designation, not to include any public right-of-way located in such district.

h. Each ordinance designating a landmark or an historic district shall include a description and statement of the significance of the real property or district to justify its designation as such and a description of the particular features that should be preserved, and shall include the legal description of the landmark or an historic district.

i. Within ten (10) days after the effective date of an ordinance designating property as a landmark or an historic district, the Director shall send a copy of such ordinance and a letter prepared by the Director outlining the basis of such designation and the obligations and restrictions which result from such designation to the owner of record of each property so designated or each property within the designated district by registered or certified mail.

10. The City Council may, by ordinance, amend or rescind the designation of a landmark or an historic district at any time pursuant to the same procedures set forth in this article for the original designation.

11. All properties owned by government entities and/or public agencies shall be subject to the provisions of this Ordinance in the same manner as private persons. All visible modifications or additions to public areas within a landmark or an historic district, including street furniture, lighting fixtures, and paving materials shall be subject to review by the Board.

12. The Board shall, in the administration of the provisions of this Ordinance, take into account all economic factors presented to it. The Board shall recognize the necessity of weighing potential economic detriments against preservationist objectives and shall strive to effect a fair balance in all instances.

13. No person shall carry out or cause to be carried out any Work on a landmark or structure in a an historic district without a certificate of approval first being issued by the Board. For the purposes of this section, any alteration, new or infill construction, restoration, remodeling or other changes shall be



deemed to require a certificate of approval where such Work affects any of the characteristics of the landmark or an historic district which were deemed to be significant and intended to be preserved as recited in the ordinance designating such landmark or district.

14. Building permits must be obtained prior to any Work being done. A board approved certificate of approval must be presented to the building official prior to any building permit being issued.

15. Whoever violates or fails to comply with any of the provisions of the Code for which no penalty is otherwise provided, shall be, upon conviction, subject to fine of not more than two hundred dollars (\$200.00). A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.

16. Applications for certificates of approval shall be processed as follows:

a. All applications for a certificate of approval will be made on forms available at the Director's office and shall be forwarded immediately to the Board.

b. Notwithstanding any other provision of law, the Building Inspector shall not permit any work except as pursuant to a certificate of approval issued by the Board as authorized by the City Council.

c. The Board shall hold a public hearing on applications to it for a certificate of approval.

d. The determination by the Board on an application for a certificate of approval, or report of any action taken, shall be forwarded to the Director for appropriate action not later than forty-five (45) days after receipt of the application by the Board.

e. The Board, in considering the appropriateness of any work, shall consider, among other things, the purposes of this article, the historical and architectural value and significance of the landmark or an historic district, the texture, material and color of the building or structure in question or its appurtenant fixtures, including signs, and the relationship of such features to similar features of other buildings within a an historic district, and the position of such building or structure in relation to the street or public way and to other buildings and structures.

f. If, after considering the application for a certificate of approval required by this Section, the Board determines that the proposed changes are consistent with the criteria for historic preservation established by this section, the Board shall recommend to the Director the issuance of the certificate of approval.

g. In the event of determination to deny a certificate of approval, the Board shall request consultation with the owner for a period not to exceed ninety (90) days for the purpose of considering alternatives which achieve preservation in keeping with the criteria. If within that time, an acceptable solution has been achieved, the decision may be amended to approve issuance of a certificate. If at the end of ninety (90) days, an acceptable solution has not been achieved, the certificate of approval shall be deemed finally denied and the applicant so notified by letter and the applicant may appeal to the Council within twenty (20) days of the date of the letter finally denying the application. The Council may, after a public hearing, reverse or modify the recommendation of the Board but only if it finds that owing to special conditions pertaining to the

specific piece of property, denial of the certificate of approval will cause undue and unnecessary hardship.

17. The Director, or one acting in his absence or at his direction, may issue a temporary certificate of approval upon a showing of extreme hardship on the applicant or for the public safety in cases where there is a delay during the interim between hearings by the commission, provided that such temporary certificate of approval shall be ratified or revoked, in whole or in part, by the commission at its next meeting. The director, or one acting in his absence or at his direction, may, upon application of the owner seeking the permit, issue a certificate of approval if the director deems the application not to be for work as defined in this division.

18. The Planning Commission shall review all Board recommendations, and forward its recommendation on the same to the Mayor and City Council.

19. The Board may hold public hearings on City of Plattsmouth projects and undertakings affecting landmark sites, structures or historic districts and make recommendations to the City Council concerning same.

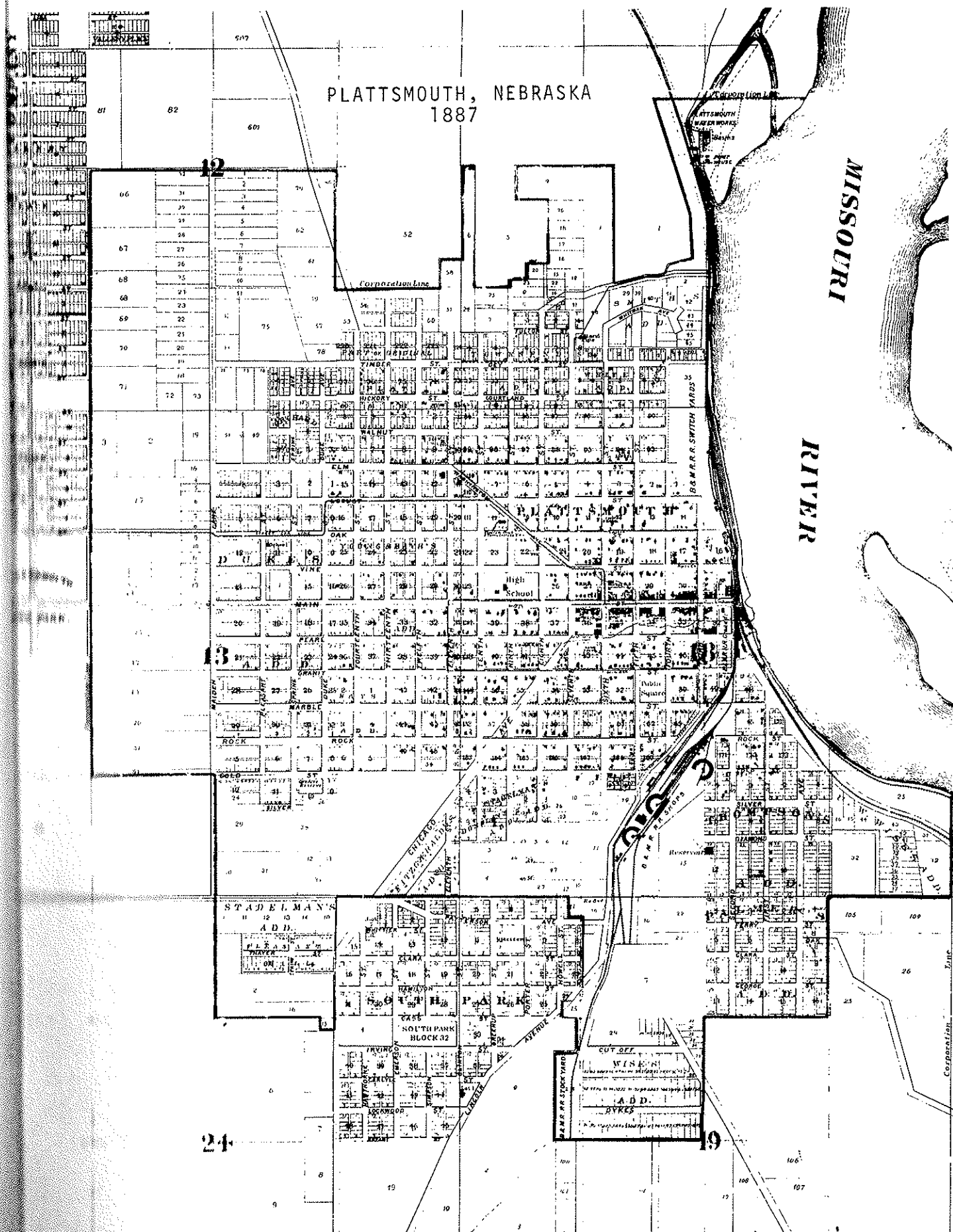
20. The Board may, upon request of the property owner, render advice and guidance with respect to any proposed work on a landmark or an historic district.

## APPENDIX C – SITE DATA

The following pages include the following for each property:

- Assessor's Data Pages
- Assessor's Sketches
- Clippings

This information should be thought of as a start to research for any future National Register Nominations.



(19)

Bowman, Dale. Plattsmouth. Plattsmouth, Nebraska: King Korn Klub, 1979.

## Railroad Fixtures in Plattsmouth

# Auction Will Mean End of the Line for an Era

By James Ivey

World-Herald Staff Writer

Small-town America has gone to work, home, school and lunch, set clocks and appointments by the shrilling of the local factory whistle.

Kids, it was figured, didn't even need a watch. Ed Grado-

ville and any other tad who has lived in a small town has heard it a thousand times: "Git home before the whistle blows."

For Gradoville, growing up in Bohemia Town just west of Plattsmouth, Neb., his mother's admonition had special meaning. His dad would be coming home from work at the

Burlington Railroad shops in the east end of town.

The whistle at the yards on Lincoln Avenue has been stilled for 11 years. Now the auctioneer is coming and soon, the wrecker, to raze the five old brick buildings with the gaping holes in their century-old roofs and sides.

The buildings have been considered a fire and safety hazard for several years, and the State Fire Marshal's office has ordered them down. They will be auctioned for salvage at 1 p.m. Friday.

### 99-Year Lease

The two roundhouses, blacksmith shop, car shop and planing mill were important parts of the rail development of the American West.

Officials of the Burlington Northern, then the Burlington and Missouri River Railroad, came to Plattsmouth in 1868. In 1869, they negotiated a 99-year lease with the City of Plattsmouth for the land.

The actual construction of the Nebraska Burlington began at Plattsmouth on July 5, 1869, to the tune of a brass band and a parade. The first rails and a second-hand Michigan Central locomotive, the American Eagle, arrived, again with much celebration, in October of that year.

The first buildings went up soon after. The Plattsmouth Railroad bridge followed in 1879-80.

### River Town

Plattsmouth was a river town in the 1850s. But steamboat trade was flagging and so was the city.

However, with the arrival of the railroad, the Plattsmouth population went up in 10 years from 2,447 to 5,873 in 1880.

Car repairing and overhauling continued until 1931, when hard times forced the railroad to shorten operations and move to Havelock, Neb. But the railroad's subsidiary, the Burlington Refrigerator Express Co., moved into most of the structures.

The express company moved out in 1968, when the lease expired. For a few years the shops were used for other industrial purposes but they have been vacant about five years now.

"Oh, it was a busy place. And you could hear that whistle all over town," recalled Gradoville.

### \$19 Paycheck

He qualifies as an expert on the whistles.

Born in Plattsmouth, he went to work in the shops at age 16 and stayed for 49 years and eight months before retiring in 1966.

"I got 12 cents an hour as an apprentice," he said. "I got my first monthly paycheck on March 11. It was for \$19."

"But then you could get shoes and overalls for 75 cents."

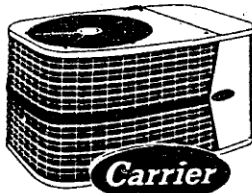
The shops had two whistles, Gradoville said. The first one was a regular steam whistle, the second was gas-fired, installed just before the Depression.

He liked the older whistle. "It was deeper. The new one wasn't as loud."

Gradoville, 78, doesn't expect to miss the auction.

He still lives only a block from the yards.

## BARGAIN HUNTER'S SALE



2 Ton Complete\*

425<sup>00</sup>

## CENTRAL AIR CONDITIONING

This price includes outdoor condensing unit, indoor evaporator coil, full refrigerant charge and up to 25' of refrigerant tubing.

Installation is available for only \$295 and includes city permit, cement slab, thermostat & sub-base, refrigerant lines, all sheet metal work, all wiring from your entrance box and one year warranty on labor and parts and five year warranty on the compressor.

Come down to our showroom and see our complete line of brand name heating & air-conditioning products. Why take chances with a lesser known brand or company, when you buy the best for less, from the oldest and largest air-conditioning co. in Omaha. Call Hotentot 333-5000.

### NOTE!

Everything in stock is sale priced, including furnaces, humidifiers and electronic air cleaners.

**HOTENTOT**

SINCE 1922

Heating & Air Conditioning

3630 So. 144 333-5000

**FLICK IT OFF!!**

Errors Flick Away With The New SILVER SEIKO

**The SILVER SEIKO SELF-CORRECTING**

**NOW at ALL MAKES in time for GRADUATION GIVING!!!**

## Drilling at Banks Is Par

THE drills buzzed in a couple of suburban banks the other day but it was all legal, and fruitless.

The State Patrol and an investigator from the Sarpy County Attorney's Office were seeking evidence in connection with the recent statewide bookmaking probe. County Attorney Patrick Kelly said they drilled into two safety deposit boxes at the Bank of Papillion and the Bank of Nebraska in LaVista, but found nothing.

The boxes reportedly belonged to a former LaVista resident who has moved outstate. Damage at the banks was minor.

### Burlington Bricks Go Unclaimed

NOBODY wanted the old brick buildings of the Burlington Railroad shops in Platts-mouth when the auctioneer's hammer went down Friday.

Now Cass County takes them over and will get bids on demolition of the condemned structures. Some of the five buildings have been standing since the Burlington came to the Cass County area in 1869.

### Papillion Zoning Likely to Get OK

THE City of Papillion is expected to be asked to approve zoning for nearly 400 homes on the old South Omaha Airport site east of the city on Cornhusker Road.

Husker Heights would be built by Cornhusker Development Corp. of Omaha, which bought the airfield. The field was sold after a group of busi-



*Subu  
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By James I  
and Phy

nessmen who had purchased it in 1973 reported losses during each year of operation.

### Expansion Plans To Be Considered

COULD the new Sarpy County Courthouse bear a second floor?

The County Board has asked the consulting firm of Gibbs & Hill to consider that proposition in its space study of the building and future county needs.

### Haworth Park To Light Up

LIGHTS will be snapped on for the first time at 6:30 p.m. Monday at the two Haworth Park ball fields.

Of the \$10,000 cost of the year-long project, about \$7,000 came from the Bellevue Softball Association.

### On the Scene: Arbor Day Closing

THE Sarpy County Courthouse will be closed Monday for Arbor Day. . . . The Douglas County Fair at Waterloo plans a swine show this summer after canceling it in 1978 because of a contagious disease. . . . The Bellevue City Council will meet

Parcel Information	
<b>Parcel ID</b>	130013870
<b>Links</b>	<a href="#">Photo #1</a> <a href="#">Sketch #1</a>
<b>Map Number</b>	3257-00-0-10515-000-0006
<b>Cadastral #</b>	
<b>Current Owner</b>	DEBACKER/EUGENE F & DORTHY F
<b>Mailing Address</b>	109 8TH AV PLATTSMOUTH NE 68048-
<b>Situs Address</b>	109 8TH AV
<b>Tax District</b>	5
<b>Tax ID</b>	
<b>School District</b>	SD 1 PLATTSMOUTH
<b>Neighborhood</b>	1101
<b>Property Class</b>	Single Family
<b>Lot Width x Depth</b>	0 x 0
<b>Legal Description</b>	PLATTSMOUTH - SCHUETTE'S SUBDIV LOT 2~

Assessed Values				
<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Improvements</u>	<u>Outbuildings</u>
2015	\$60,031	\$14,862	\$45,169	\$0

2014 Tax Information	
<b>Taxes</b>	\$1,345.54
<b>Tax Levy</b>	2.312931

2014 Tax Levy	
<u>Description</u>	<u>Rate</u>
AG SOCIETY	0.007182
AG SOCIETY BOND	0.007455
CO JAIL BD	0.027363
COUNTY GENERAL	0.383691
ESU NO 3 CASS	0.015000
LOWER PLATTE NRD 1	0.035833
PLATTS AIRPORT	0.014596
PLATTS AIRPORT BOND	0.019101
PLATTSMOUTH CITY	0.368986
PLATTSMOUTH CITY BOND	0.116808
SD 1 PLATTSMOUTH	1.034057
SD 1 PLTS BOND 9-12	0.124185
SD 1 PLTS BOND K-8	0.098874
SE COMM COLLEGE	0.059800

5 Year Sales History
No previous sales information is available.

Property Classification
-------------------------



<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Single Family	<b>City Size:</b>	5,001-12,000
<b>Zoning:</b>	Single Family	<b>Lot Size:</b>	10,000-20,000 sq. ft.

Land Information				
Lot Width	Lot Depth	Value Method	# of Units	Lot Value
0	0	Sq ft.	11602	14862

Historical Valuation Information							
Year	Billed Owner	Land	Impr	Outbldg	Total	Taxable	Taxes
2014	DEBACKER/EUGENE F & DORTHY F	\$14,862	\$45,169	\$0	\$60,031	\$60,031	\$1,345.54
2013	DEBACKER/EUGENE F & DORTHY F	\$14,862	\$45,169	\$0	\$60,031	\$60,031	\$1,365.10
2012	DEBACKER/EUGENE F & DORTHY F	\$14,862	\$45,169	\$0	\$60,031	\$60,031	\$1,370.70
2011	DEBACKER/EUGENE F & DORTHY F	\$17,642	\$42,773	\$0	\$60,415	\$60,415	\$1,381.34
2010	DEBACKER/EUGENE F & DORTHY F	\$17,642	\$42,773	\$0	\$60,415	\$60,415	\$1,378.22

Residential Datasheet			
<b>Type</b>	Single-Family	<b>Heat Type</b>	100 % GRAVITY FURNACE &
<b>Quality / Condition</b>	25 Fair+ / 35 Average+	<b>Foundation</b>	Concrete Block/8
<b>Arch. Type</b>		<b>Slab Area</b>	
<b>Year Built</b>	1920	<b>Crawl Area</b>	
<b>Actual Age</b>	95	<b>Basement Area</b>	672sq. ft.
<b>Ext. Wall 1</b>	100 % WOOD SIDING	<b>Min Finish</b>	
<b>Ext. Wall 2</b>		<b>Rec Finish</b>	
<b>Base Area</b>	672 sq. ft	<b>Part Finish</b>	
<b>Total Area</b>	672 sq. ft	<b>Bedrooms</b>	1
<b>Style 1</b>	100% One-Story	<b>Bathrooms</b>	1
<b>Style 2</b>		<b>Garage Type</b>	
<b>Roof Type</b>	COMP SHINGLES	<b>Garage Area</b>	

Miscellaneous Improvements		
Improvement	Year	Units
old garage cf ave		280
SOLID WALL PORCH		108
PATIO		120
SOLID WALL PORCH		140

## Photo/Sketch



Parcel Information	
<b>Parcel ID</b>	130002364
<b>Links</b>	<a href="#">Photo #1</a> <a href="#">Sketch #1</a>
<b>Map Number</b>	3257-00-0-10001-000-0522
<b>Cadastral #</b>	
<b>Current Owner</b>	ZWEIBAHMER/STEVEN A & SUSAN J
<b>Mailing Address</b>	1633 LINCOLN AV PLATTSMOUTH NE 68048-
<b>Situs Address</b>	1633 LINCOLN AV
<b>Tax District</b>	5
<b>Tax ID</b>	
<b>School District</b>	SD 1 PLATTSMOUTH
<b>Neighborhood</b>	1102
<b>Property Class</b>	Single Family
<b>Lot Width x Depth</b>	235 x 382
<b>Legal Description</b>	PLATTSMOUTH - OUTLOTS PT LOT 118 DB118 P274 SW1/4 NW1/4 19-12-14~(1.98)~

Assessed Values				
<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Improvements</u>	<u>Outbuildings</u>
2015	\$115,712	\$42,950	\$72,762	\$0

2014 Tax Information	
<b>Taxes</b>	\$2,593.56
<b>Tax Levy</b>	2.312931

2014 Tax Levy	
<u>Description</u>	<u>Rate</u>
AG SOCIETY	0.007182
AG SOCIETY BOND	0.007455
CO JAIL BD	0.027363
COUNTY GENERAL	0.383691
ESU NO 3 CASS	0.015000
LOWER PLATTE NRD 1	0.035833
PLATTS AIRPORT	0.014596
PLATTS AIRPORT BOND	0.019101
PLATTSMOUTH CITY	0.368986
PLATTSMOUTH CITY BOND	0.116808
SD 1 PLATTSMOUTH	1.034057
SD 1 PLTS BOND 9-12	0.124185
SD 1 PLTS BOND K-8	0.098874
SE COMM COLLEGE	0.059800

5 Year Sales History
No previous sales information is available.

Property Classification			
<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Single Family	<b>City Size:</b>	5,001-12,000
<b>Zoning:</b>	Single Family	<b>Lot Size:</b>	1.00-1.99 ac.

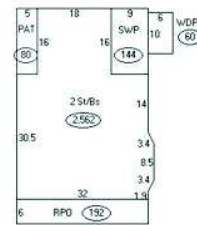
Land Information				
<u>Lot Width</u>	<u>Lot Depth</u>	<u>Value Method</u>	<u># of Units</u>	<u>Lot Value</u>
235	382	Acre(s)	2.06	42950

Historical Valuation Information							
<u>Year</u>	<u>Billed Owner</u>	<u>Land</u>	<u>Impr</u>	<u>Outbldg</u>	<u>Total</u>	<u>Taxable</u>	<u>Taxes</u>
2014	ZWEIBAHMER/STEVEN A & SUSAN J	\$42,950	\$72,762	\$0	\$115,712	\$115,712	\$2,593.56
2013	ZWEIBAHMER/STEVEN A & SUSAN J	\$42,950	\$72,762	\$0	\$115,712	\$115,712	\$2,631.28
2012	ZWEIBAHMER/STEVEN A & SUSAN J	\$42,950	\$72,762	\$0	\$115,712	\$115,712	\$2,642.06
2011	ZWEIBAHMER/STEVEN A & SUSAN J	\$26,344	\$99,884	\$0	\$126,228	\$126,228	\$2,886.10
2010	ZWEIBAHMER/STEVEN A & SUSAN J	\$26,344	\$99,884	\$0	\$126,228	\$126,228	\$2,879.58

Residential Datasheet			
<b>Type</b>	Single-Family	<b>Heat Type</b>	100 % WARM & COOLED AIR &
<b>Quality / Condition</b>	45 Good+ / 15 Poor+	<b>Foundation</b>	Concrete Block/8
<b>Arch. Type</b>		<b>Slab Area</b>	
<b>Year Built</b>	1889	<b>Crawl Area</b>	0 sq. ft
<b>Actual Age</b>	126	<b>Basement Area</b>	1281sq. ft.
<b>Ext. Wall 1</b>	95 % COMMON BRICK	<b>Min Finish</b>	
<b>Ext. Wall 2</b>	5 % PLYWOOD	<b>Rec Finish</b>	
<b>Base Area</b>	1,281 sq. ft	<b>Part Finish</b>	
<b>Total Area</b>	2,562 sq. ft	<b>Bedrooms</b>	4
<b>Style 1</b>	100% Two-Story	<b>Bathrooms</b>	1.5
<b>Style 2</b>		<b>Garage Type</b>	
<b>Roof Type</b>	COMP SHINGLES	<b>Garage Area</b>	

Miscellaneous Improvements			
<u>Improvement</u>	<u>Year</u>	<u>Units</u>	
FIREPLACE		1	
old garage cf~poor		552	
old concrete ~ave		460	
old loft/barn~poor		962	

PATIO	80
SOLID WALL PORCH	144
ROOF PORCH OPEN	192
WOOD DECK PINE	60

**Photo/Sketch**



1033 Lincoln Ave.

RESIDENTIAL PROPERTY R

OWNERSHIP RECORD AND DESCRIPTION

B.4, P.40 - 25

*Garnered D. + Sally R. Johnson*

*Garnered D. + Sally R. Johnson*

*L.116, 117, 118, 123 in the SW 1/4 Sec. 19, T12, R14*

*Excepted  
Grac. pt of Lot 118 as D. in B. 118  
D. 274*

*1033 Lincoln Ave*



ANNUAL ASSESSMENT					SUMMARY OF LAND AND BUILDING VALUES		
Year	Change	Land	Improvements	Total	Property	Appraised Value	Assessed Value
1970	25540	\$ 2765	\$ 1540	\$ 4305	Land	1295	\$ 2765
1977	22935	455	7575	8030		4902	
1977	27400	455	9330	9785			
1977							
1978							
1979					Buildings and Improvements	4165	\$ 4555
1979						13015	
1979						21848	
1979						21965	
1979						22955	
1979					TOTAL LAND, BUILDINGS AND IMPROVEMENTS	27540	\$ 7320
1979						24915	

SERVICES AND AREA				LOCATION OF IMPS.			
On Site Improvements		Utilities		Zoning		Neighborhood	
Paved Street		City Water		Single Family		Improving	
Black Topped Street		Well		Two Family		Static	
Gravelled Street		Sewer		Multi Family		Declining	
Unimproved		Septic Tank		Business		Blighted	
Public Walks		Natural Gas		Commercial			
Curbs and Gutters		Cesspool		Industrial			
Alley		L. P. Gas					
No Alley		Electricity					

LAND VALUE CALCULATION

Regular Lot Size      Irregular Lot Size



[illegible]



DJ - 28 SEP 1902

1633 Lincoln

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...er was permitted to leak through the  
doors of the church where the trial  
was held.

**Some Nice Work.**

The Glenwood Granite Works brought over Friday monuments to be erected to the memory of Sophia, wife John Krager, in Eight Mile Grove cemetery and another to be erected over the grave of Mrs. Harriet Kiser, late wife of James Kiser, in Oak Hill cemetery, near this city. Both are handsome pieces of work and reflect great credit upon the workmanship of the Glenwood Granite works.

**Ramge Property Sold.**

August Gordor has purchased the Fred Ramge property now occupied by Mr. and Mrs. Mary on Lincoln avenue, for which he paid \$4,000. Mr. Gordor buys the property through the Nebraska Central Building and Loan Association of Lincoln, and includes 19 acres of land. The residence was erected by Ed Oliver.

Dr. Marshall, Dentist, guaranteed work.

**Dr. Elster, Dentist,  
Waterman Block.**

smoke,  
and you

spent in Europe. During the summer they will visit in Norway and Sweden and will spend some time in Germany and Switzerland.

"We expect to be back some within two years," said Mr. Bryan this morning, "but no definite limit has been fixed for our visit."

"While away Mr. Bryan will frequently to his paper, covering wanderings and observations, at understood that some of his may be printed in other journals and periodicals. A great many have called to extend kindly for the pleasure and profit of voyage and safe return. Yesterday there was a characteristic farew change of greetings between Mr. Bryan and his large office force. When had assembled Mr. Bryan spoke them for a few minutes, telling how eagerly he had anticipated trip, yet how, when it came to go, he regretted to go away so from among them. He told them the pleasure their relations brought him, and distributed to much of the success of his enterprise. "It had been arranged among



1633 Lincoln

HOMES FOR THE PEOPLE.

South Park, O. Nell, s, Wise's Addition and Porter Place, Busy with Building.

The HERALD reporter, having heard fabulous stories about the number of new residences being built and contracted for in the south part of the city, took a hasty drive this morning, to see for himself what was going on. We started south on 6th street in company with Mr. Knotts, and after going a block west at the end of 6th, arrived at the edge of Billingstown, where we found two nice new cottages nearly completed. A little farther on, with south fronts, we noticed the three handsome cottages of C. E. Wescott's recently completed; farther on was a substantial brick, built and owned by J. V. Weckbach. Engineer Hilton has a sightly place farther to the east where he is erecting a well planned \$2,000 residence.

On Patterson avenue in South Park, a very sightly street by the way, we noticed the well built cottage of M. M. Beals; at No. 1014, on the same street, Mr. Hall, the tinner, has put up a large two story house that adds to the appearance of that part of town.

John Tutt had caught the prevailing spirit of improvement that surrounded him and put a new roof on his handsome brick residence. South of the school house we noticed an excavation just begun and farther east, surrounded by a tasty picket fence, R. B. Windham is completing a neat cottage with brick basement. Starting southwest on the avenue leading to the fair grounds, we noticed at No. 1415 a well built cottage.

The finest residence, however, in South Park suburbs, will be that of Mr. Ed Olyer. Mr. Olyer has extensive grounds of beautiful Woodland, situated on a commanding location on which he is erecting a \$5,000 brick residence that would be a credit to Omaha or Lincoln. Mr. Olyer is to be congratulated on his good taste and public spirit. Plattsmouth contains a few wealthy men that a dugout would be too expensive for, but Ed is not one of that kind, he spends his money where he makes it. South and east of South Park we counted six new houses in the course of completion, some of them being very good ones.

No. 1300 and 1322 are good cottages on the avenue south of the shops. Just south of the old brick residence where

DEATH'S SUMMONS STORIES OF WOE.

Senator Beck Drops Dead at a Washington Depot.

DR. CRONIN'S BONES NOW AT REST

The Carlson Cottage Victim Interred at Calvary Cemetery---Bishop Burgess Expires---Death of Mrs. Kate Harper---A Southern Capitalist Dies.

WASHINGTON, May 5.—Senator Beck of Kentucky died at the Pennsylvania railroad station in this city a little after 4 o'clock Saturday afternoon. He was accompanying his daughter and was about to take the train for Fortress Monroe. He was carrying a light valise and had just reached the gate at which passengers show their tickets when he fell to the platform, with the words: "I am dizzy." His daughter, Mrs Goodloe, the wife of Paymaster Goodloe, of the marine corps, fell prostrate, and almost unconscious at his side with a moaning cry: "Oh, father." The porter, who was carrying the heavier baggage, raised the head of the stricken senator, and immediately sturdy porters carried the prostrate and apparently inanimate form to the room of the depot master. A gentleman who was standing at his side as he fell, says that Mr. Beck had hardly reached the platform when his face turned blue and black, and he seemed to be suffocated.

Several physicians were soon in attendance. One arrived before life was extinct, and endeavored to administer some restorative; but it was too late. The fatal attack of heart disease so long expected had come. Even as the physician was endeavoring to apply the medicine life took its flight. The news spread quickly by telephone to the Capitol. Senator Berry of Arkansas, who lives at an adjacent hotel, was one of the first to reach the depot, but his friend was dead. Others, came soon afterward, among them members of the Kentucky congressional delegation, who, took charge of the body.

Mr. Beck had not performed active service in the senate for more than a year. About that time he fell ill with premonitory symptoms of the disease which caused his death.

The Funeral Arrangements.

WASHINGTON, May 5.—Arrangements for Senator Beck's funeral are nearly completed. The formal announcement of his death will be made in the senate by Senator Blackburn to-day, and the senate will at once adjourn and on Tuesday the funeral services will be held in the senate chamber. This being suspension day in the house, Mr. Carlisle will not formally announce the death of Senator Beck until after adjournment.

Tennesseans Driven from Their Homes by Fever.

A HURRICANE SWEEPS TEXAS.

Timber and Prairie Fires Threatening Northern Villages---Children Thrown from a Buggy and Killed and the Mother Driven Insane by the Tragedy.

CINCINNATI, May 5.—Additional reports of the ravages of spotted fever near Franklin, Tenn., have been received, confirming and augmenting the horrors briefly reported last week. The disease is unusually fatal, nine out of every ten persons attacked dying. The fever had a brief run in Sumner and Webster counties about two months ago, but disappeared and the people were greatly elated at their seeming escape, but last week it reappeared and within forty-eight hours of its coming had taken five lives. Since then a dozen more have died and the people of the stricken districts have about concluded to abandon it forever, as this is the fifth visitation of the fever. Fevers and all kinds of pest can be brought for a song. The origin of the disease is not known. It comes without warning and goes as suddenly.

A Hurricane in Texas.

WILSON, Texas, May 5.—A hurricane struck here at noon and every home in town is more or less damaged. Two persons were killed outright and several injured. The killed are Mrs. Bower, caught under a falling wall and crushed to death; a negro girl, 15 years old, daughter of Sam Mitchell. The injured are Jack Ballard, internally dangerous; a son of E. McManus, arm broken in two places; Mrs. Mitchell, (colored) mother of the girl killed. Mrs. Freeman's residence was blown over, the family just getting out in time to escape injury. The Methodist church and public building were demolished, while other churches were blown off their foundations. A number of stores and residences were blown down. The hurricane also visited Mesquite, Thornton, Terrell and other points, doing great damage.

A Train Burned.

ST. CLOUD, Minn., May 5.—Timber fires along the Hinckley branch of the Great Northern railway set fire to the bridge across the ravine between Holley and St. Francis stations. When the west-bound regular approached the burned structure Engineer Ryan noticed the bent rails, and apprehending



of beautiful Woodland, situated on a commanding location on which he is erecting a \$5,000 brick residence that would be a credit to Omaha or Lincoln. Mr. Olyer is to be congratulated on his good taste and public spirit. Plattsmouth contains a few wealthy men that a dugout would be too expensive for, but Ed is not one of that kind, he spends his money where he makes it. South and east of South Park we counted six new houses in the course of completion, some of them being very good ones.

No. 1300 and 1322 are good cottages on the avenue south of the shops. Just south of the old brick residence where the avenue intercepts the old road, four new houses are nearly complete; further north the carpenters were busy putting up a new house for Green Coffman, the engineer.

Bach's grocery store, on the avenue near the south end of the shop yards, is about completed. Timothy Clark has built two good houses and is building two more, having already sold the first two; if some of our 2 per cent sharks would emulate Mr. Clark, our town would be better off; Mr. Clark builds and pays for his houses, then sells them to parties on monthly payments of \$20 with interest at 8 per cent, a most fair and easy manner for one to buy property.

South and east of the shops are Wise's and Oncill's additions where we counted four new houses, while we were informed that in Porter place near the fair grounds contracts has been let for the construction of eight houses, some of which are nearing completion. This would make forty-three houses completed or under way at the present time, and work for the summer is scarcely begun. Verily Plattsmouth is a hummer. We will look over the other parts of the city at another time.

#### Enjoined.

Mathew Gering on behalf of J. G. Oldham and others has enjoined James Allison, James Lignier and James Chalfant; trustees of the Lewiston M. E. Church, located about four miles north east of Union, from closing the church doors against a non-sectarian Sunday School, which has recently been organized there.

Intense feeling prevails in the neighborhood, as every body takes sides. The trial at the next term of the District Court will be red hot unless the judge sees proper to dissolve the injunction on affidavits.

#### The Boys' Branch.

The boys' branch of the Y. M. C. A. were given a reception last evening by Mrs. P. G. Regnard, and a grand time

them members of the Kentucky congressional delegation, who took charge of the body.

Mr. Beck had not performed active service in the senate for more than a year. About that time he fell ill with premonitory symptoms of the disease which caused his death.

#### The Funeral Arrangements.

WASHINGTON, May 5.—Arrangements for Senator Beck's funeral are nearly completed. The formal announcement of his death will be made in the senate by Senator Blackburn to-day, and the senate will at once adjourn and on Tuesday the funeral services will be held in the senate chamber. This being suspension day in the house, Mr. Carlisle will not formally announce the death of Senator Beck, until after consultation with Speaker Reed, and so it is probable the house will not adjourn until late in the afternoon. After the funeral services on Tuesday the Senator's remains will be taken over the Chesapeake and Ohio road to Lexington, Ky., where the funeral will take place on Thursday. All the Kentucky delegation in congress will accompany the remains to Lexington and attend the funeral there. The following named gentlemen, intimate friends of the dead senator, have been selected by the family as pall bearers, and will also go to Lexington: Ex-Congressman Trimble, ex-Congressman Phil D. Thompson and O. O. Stealy and R. C. Winter Smith of Kentucky, L. Q. Washington and Wm. R. Smith.

Senator Beck's remains will be taken to the Capitol this afternoon and, surrounded by a guard of honor of senate officials, will lie in state in the senate corridor until Tuesday noon. The body will then be taken into the senate chamber, where, at 1 o'clock the obsequies will be held. Senator Blackburn will deliver an oration.

#### Dr. Cronin Interred.

CHICAGO, May 5.—All that is mortal of Dr. Patrick Henry Cronin, who a year ago Saturday night was lured to the den of death, now known to history as the Carlson cottage, was laid to rest yesterday afternoon in a grave on the cold and desolate beach-front of Calvary cemetery. Over a thousand men and women who had known him in life, braved the bleak wind, and pelting rain to witness the final obsequies. The Sheridan Guards acted as guard of honor, and the Illinois Drum Corps, with muffled drums, the Ancient Order of Hibernians, in their green regalia, and the Catholic Foresters, turned out to a large number. When the casket had been placed on the edge of the grave the brief offices for the interment of the dead were read by Father Muldoon, chancellor of the diocese, and it had been sprinkled with holy water, it was lowered into the tomb. Then the members of the ladies' committee began to strew flowers upon the coffin lid, and before the two wagon loads which they had brought with them had been exhausted the grave was filled to the brim. The drum corps beat a tattoo as the heavy stone was rolled over the tomb and sealed and cemented; the office for commitment was read by the priest and the ceremony was at an end. It is intended to erect a monument over the grave at a cost of not less than \$5,000 and also to beautify the surroundings until the present waste is converted into a garden.

#### Bishop Borgess Expires.

BRIDGE PLACES, Mrs. Mitchell, (colored) mother of the girl killed. Mrs. Freeman's residence was blown over, the family just getting out in time to escape injury. The Methodist church and part of the building were demolished, while other churches were blown off their foundations. A number of stores and residences were blown down. The hurricane also visited Mesquite, Thornton, Terrell and other points, doing great damage.

#### A Train Burned.

ST. CLOUD, Minn., May 5.—Timber fires along the Hinckley branch of the Great Northern railway set fire to the bridge across the ravine between Holley and St. Francis stations. When the west-bound regular approached the burned structure Engineer Ryan noticed the bent rails, and apprehending danger, reversed the lever, and together with the fireman, jumped from the engine. A moment later the engine, tender and ten cars plunged through the burned bridge, a distance of twelve feet, and were entirely consumed by fire. No one was injured, although the escape of the engineer and fireman was miraculous.

#### Children Killed and Mother Driven Insane.

WESTCHESTER, Pa., May 5.—Willie and Clara Fitzpatrick, aged 8, and 6 years respectively, were killed and two other children seriously, perhaps fatally, injured by being thrown from a carriage. Mr. Fitzpatrick had just placed the children in the carriage, when Willie struck the horse with a whip, causing the animal to run away. Mr. Fitzpatrick was dragged a long distance and badly hurt in trying to stop the horse. Mrs. Fitzpatrick was driven insane by the tragedy.

#### Destructive Timber Fires.

STILLWATER, Minn., May 5.—Millions of feet of pine are being consumed in the St. Croix valley by forest fires. For miles the air is so filled with smoke that breathing is almost impossible. Hundreds of men are at work plowing about their meadows to prevent the spread of forest fires. The woodland cannot be saved, and the fire will cease only after exhausting its supply of combustibles. Many woodsmen have deserted their homes and gone southward.

#### Praying for More Snow.

ST. PAUL, Minn., May 5.—Prayers were offered in a thousand churches in Minnesota Sunday for a continuance of the heavy snow storm now in progress all over the state. The prairie fires in the vicinities of Gull River, Osakis, Rushford and St. Cloud are remote from great forests, and the reports as far as received all show the heavy snow has practically obliterated the fires.

#### Alarming Reports.

HUDSON, Wis., May 5.—Reports to this point from New Richmond, Wis., are of the most alarming character. Forest fires are burning on three sides of the village, and the last dispatch stated that the depot of the Omaha company was on fire and asked that the Hudson fire department be rushed to that point at once.

#### At Quarantine.

NEW YORK, May 5.—The steamship Amsterdam which arrived here Saturday with a case of smallpox, is still at quarantine. The passengers numbering



Parcel Information	
<b>Parcel ID</b>	130017892
<b>Links</b>	<a href="#">Photo #1</a> <a href="#">Sketch #1</a>
<b>Map Number</b>	3257-00-0-10150-003-0050
<b>Cadastral #</b>	
<b>Current Owner</b>	LAWSON/DAVID E(TTEEOF DAVID E LAWSON REV TRST
<b>Mailing Address</b>	OF DAVID E LAWSON REV TRST 3111 HORNING RD PLATTSMOUTH NE 68048-
<b>Situs Address</b>	1524 VALLEY ST
<b>Tax District</b>	5
<b>Tax ID</b>	
<b>School District</b>	SD 1 PLATTSMOUTH
<b>Neighborhood</b>	1110
<b>Property Class</b>	Single Family
<b>Lot Width x Depth</b>	IRREG x 0
<b>Legal Description</b>	PLATTSMOUTH - VALLEY VIEW ADD LOT 25 BLK 3~

Assessed Values				
Year	Total	Land	Improvements	Outbuildings
2015	\$65,443	\$11,532	\$53,911	\$0

2014 Tax Information	
<b>Taxes</b>	\$1,466.84
<b>Tax Levy</b>	2.312931

2014 Tax Levy	
Description	Rate
AG SOCIETY	0.007182
AG SOCIETY BOND	0.007455
CO JAIL BD	0.027363
COUNTY GENERAL	0.383691
ESU NO 3 CASS	0.015000
LOWER PLATTE NRD 1	0.035833
PLATTS AIRPORT	0.014596
PLATTS AIRPORT BOND	0.019101
PLATTSMOUTH CITY	0.368986
PLATTSMOUTH CITY BOND	0.116808
SD 1 PLATTSMOUTH	1.034057
SD 1 PLTS BOND 9-12	0.124185
SD 1 PLTS BOND K-8	0.098874
SE COMM COLLEGE	0.059800

5 Year Sales History
No previous sales information is available.

Property Classification			
<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Single Family	<b>City Size:</b>	5,001-12,000
<b>Zoning:</b>	Single Family	<b>Lot Size:</b>	<10,000 sq. ft.

Land Information				
<u>Lot Width</u>	<u>Lot Depth</u>	<u>Value Method</u>	<u># of Units</u>	<u>Lot Value</u>
IRREG	0	Sq ft.	5766	11532

Historical Valuation Information							
<u>Year</u>	<u>Billed Owner</u>	<u>Land</u>	<u>Impr</u>	<u>Outbldg</u>	<u>Total</u>	<u>Taxable</u>	<u>Taxes</u>
2014	LAWSON/DAVID E(TTEE	\$11,532	\$53,911	\$0	\$65,443	\$65,443	\$1,466.84
2013	LAWSON/DAVID E(TTEE	\$11,532	\$53,911	\$0	\$65,443	\$65,443	\$1,488.16
2012	LAWSON/DAVID E(TTEE	\$11,532	\$53,911	\$0	\$65,443	\$65,443	\$1,494.26
2011	LAWSON/DAVID E(TTEE	\$10,379	\$58,089	\$0	\$68,468	\$68,468	\$1,565.46
2010	LAWSON/DAVID E(TTEE	\$10,379	\$58,089	\$0	\$68,468	\$68,468	\$1,561.94

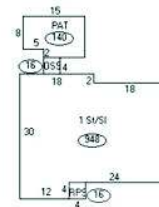
Residential Datasheet			
<b>Type</b>	Single-Family	<b>Heat Type</b>	100 % WARM & COOLED AIR &
<b>Quality / Condition</b>	25 Fair+ / 35 Average+	<b>Foundation</b>	Concrete Block/8
<b>Arch. Type</b>		<b>Slab Area</b>	948 sq. ft
<b>Year Built</b>	1954	<b>Crawl Area</b>	0 sq. ft
<b>Actual Age</b>	61	<b>Basement Area</b>	
<b>Ext. Wall 1</b>	100 % STUCCO	<b>Min Finish</b>	
<b>Ext. Wall 2</b>		<b>Rec Finish</b>	
<b>Base Area</b>	948 sq. ft	<b>Part Finish</b>	
<b>Total Area</b>	948 sq. ft	<b>Bedrooms</b>	3
<b>Style 1</b>	100% One-Story	<b>Bathrooms</b>	1
<b>Style 2</b>		<b>Garage Type</b>	
<b>Roof Type</b>	CONCRETE TILE	<b>Garage Area</b>	

Miscellaneous Improvements			
<u>Improvement</u>	<u>Year</u>	<u>Units</u>	
old yard shed ave		90	
CON DRIVE/PAD		450	
O SLAB STEPS (STOOP)		16	
ROOF STOOP CEILING		16	

PATIO

140

### Photo/Sketch



1524 Valley

OWNERSHIP RECORD AND DESCRIPTION

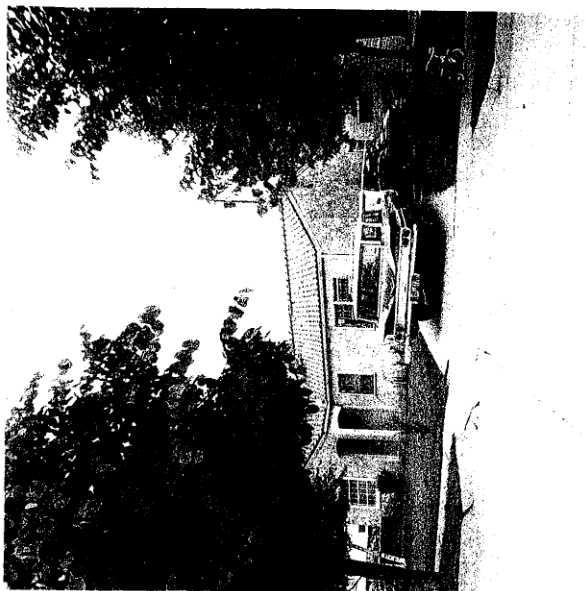
B.4, P.38 - 45

NEWSOM

Oscar L. Newsom et ux

L.25, Blk.3, Valley View Add.

30



ANNUAL ASSESSMENT

SUMMARY OF LAND AND BUILDING VALUES

Year	Change	Land	Improve-ments	Total	Property	Appraised Value	Assessed Value
19		\$	\$	\$	Land	\$ 1420	\$ 1562
19						\$	\$
19							
19							
19					Buildings and Improvements	\$ 800	\$ 800
19						\$	\$
19							
19						\$	\$
19							
19					TOTAL LAND, BUILDINGS AND IMPROVEMENTS	\$ 2220	\$ 2362

SERVICES AND AREA

LOCATION OF IMPS.

Off Site Improvements		Utilities		Zoning		Neighborhood	
Paved Street	<input checked="" type="checkbox"/>	City Water	<input checked="" type="checkbox"/>	Single Family	<input checked="" type="checkbox"/>	Improving	
Black Topped Street		Well		Two Family		Static	
Gravelled Street		Sewer	<input checked="" type="checkbox"/>	Multi Family		Declining	
Unimproved		Septic Tank		Business		Blighted	
Public Walks	<input checked="" type="checkbox"/>	Natural Gas	<input checked="" type="checkbox"/>	Commercial			
Curbs and Gutters	<input checked="" type="checkbox"/>	Cesspool		Industrial			
Alley		L. P. Gas					
No Alley	<input checked="" type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>				

LAND VALUE CALCULATION

Regular lot Size x Irregular lot Size x

REMARKS



	\$
Total Other Buildings	

Parcel Information	
<b>Parcel ID</b>	130017833
<b>Links</b>	<a href="#">Photo #1</a> <a href="#">Sketch #1</a>
<b>Map Number</b>	3257-00-0-10150-003-0028
<b>Cadastral #</b>	
<b>Current Owner</b>	ALLEN/EVELYN J
<b>Mailing Address</b>	1726 VALLEY ST PLATTSMOUTH NE 68048-
<b>Situs Address</b>	1726 VALLEY ST
<b>Tax District</b>	5
<b>Tax ID</b>	
<b>School District</b>	SD 1 PLATTSMOUTH
<b>Neighborhood</b>	1110
<b>Property Class</b>	Single Family
<b>Lot Width x Depth</b>	IRREG x 0
<b>Legal Description</b>	PLATTSMOUTH - VALLEY VIEW ADD LOT 14 BLK 3~

Assessed Values				
<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Improvements</u>	<u>Outbuildings</u>
2015	\$68,422	\$11,590	\$56,832	\$0

2014 Tax Information	
<b>Taxes</b>	\$0.00
<b>Tax Levy</b>	2.312931

2014 Tax Levy	
<u>Description</u>	<u>Rate</u>
AG SOCIETY	0.007182
AG SOCIETY BOND	0.007455
CO JAIL BD	0.027363
COUNTY GENERAL	0.383691
ESU NO 3 CASS	0.015000
LOWER PLATTE NRD 1	0.035833
PLATTS AIRPORT	0.014596
PLATTS AIRPORT BOND	0.019101
PLATTSMOUTH CITY	0.368986
PLATTSMOUTH CITY BOND	0.116808
SD 1 PLATTSMOUTH	1.034057
SD 1 PLTS BOND 9-12	0.124185
SD 1 PLTS BOND K-8	0.098874
SE COMM COLLEGE	0.059800

5 Year Sales History
No previous sales information is available.

Property Classification
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<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Single Family	<b>City Size:</b>	5,001-12,000
<b>Zoning:</b>	Single Family	<b>Lot Size:</b>	<10,000 sq. ft.

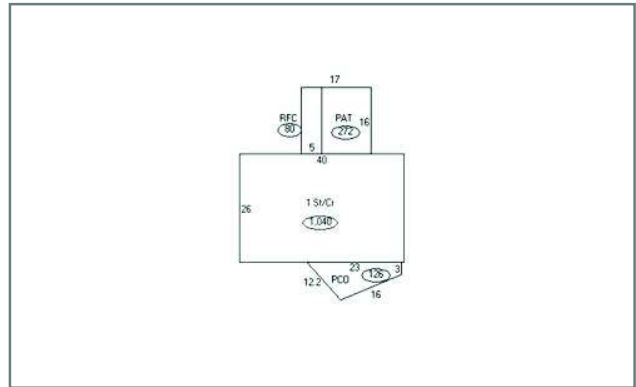
Land Information				
Lot Width	Lot Depth	Value Method	# of Units	Lot Value
IRREG	0	Sq ft.	5795	11590

Historical Valuation Information							
Year	Billed Owner	Land	Impr	Outbldg	Total	Taxable	Taxes
2014	ALLEN/EVELYN J	\$11,590	\$56,832	\$0	\$68,422	\$0	\$0.00
2013	ALLEN/EVELYN J	\$11,590	\$56,832	\$0	\$68,422	\$0	\$0.00
2012	ALLEN/EVELYN J	\$11,590	\$56,832	\$0	\$68,422	\$0	\$0.00
2011	ALLEN/EVELYN J	\$10,431	\$58,745	\$0	\$69,176	\$0	\$0.00
2010	ALLEN/EVELYN J	\$10,431	\$58,745	\$0	\$69,176	\$0	\$0.00

Residential Datasheet			
<b>Type</b>	Single-Family	<b>Heat Type</b>	100 % WARM & COOLED AIR &
<b>Quality / Condition</b>	25 Fair+ / 25 Fair+	<b>Foundation</b>	Poured Concrete/8
<b>Arch. Type</b>		<b>Slab Area</b>	0 sq. ft
<b>Year Built</b>	1954	<b>Crawl Area</b>	1040 sq. ft
<b>Actual Age</b>	61	<b>Basement Area</b>	
<b>Ext. Wall 1</b>	100 % WOOD SIDING	<b>Min Finish</b>	
<b>Ext. Wall 2</b>		<b>Rec Finish</b>	
<b>Base Area</b>	1,040 sq. ft	<b>Part Finish</b>	
<b>Total Area</b>	1,040 sq. ft	<b>Bedrooms</b>	2
<b>Style 1</b>	100% One-Story	<b>Bathrooms</b>	1
<b>Style 2</b>		<b>Garage Type</b>	
<b>Roof Type</b>	BUILT-UP ROCK	<b>Garage Area</b>	

Miscellaneous Improvements			
Improvement	Year	Units	
CON DRIVE/PAD		288	
GARAGE DET~WD/VIN/MT		396	
PATIO		272	
ROOF COV (NC/NF)		80	
PATIO COVER OPEN		126	

Photo/Sketch



B.4, P.38 - 34

L.1/4, Blk.3, Valley View Add.



LOCATION OF IMPS.

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# THE PLATTSMOUTH JOURNAL

Consolidated with The Nebraska Enterprise — Delivered Twice Weekly to More Than 3000 Cass County Families

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PLATTSMOUTH, CASS COUNTY, NEBRASKA, THURSDAY, JUNE 11, 1953

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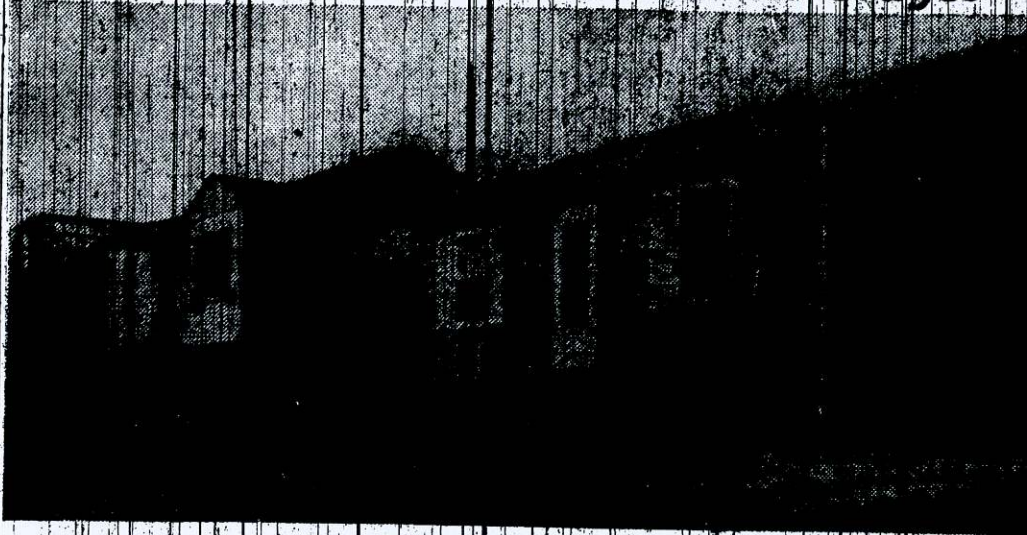
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## Houses In Various Construction Stages



Three stages in housing development are shown here in the Valley View Housing district. Visible at the extreme left is the structure for the third house at the new development. At center is a house in advanced stages of construction while at the right is the first house constructed at the site, and now virtually completed. In addition, basements have been laid for several other new homes at Valley View — Journal Photo.

## Hundreds Get Vaccinations for Smallpox Here

An estimated seven hundred to eight hundred individuals, both adult and children, have received smallpox vaccination here since announcement was made of a case in Plattsmouth. Doctors in Plattsmouth and Murray have vaccinated from 100 to 150 persons a day since smallpox vaccination traffic started to boom Monday.

Representatives of the State Board of Health were in Plattsmouth Wednesday checking on the smallpox case and to confer with the Plattsmouth Health Board.

## New Marine Corps Recruit Program Is Announced

A new recruitment program for the Marine Corps was announced here today by Master Sergeant Robert Turnbull and Raymond Burnett, area Marine recruiters at Omaha.

They disclosed that the new program provides that young men may enlist in the Reserves for three to four years and thereby serve only two years active duty, enough to fulfill selective service requirements.

Men enlisting in June will be called in August. Recruits from this area take training at San Diego.

## Resident Here Six Months, Tells Impression Of City

To have a good town, you must have things people want," Charles Dean, manager of the Plattsmouth Chamber of Commerce, told Rotarians here Tuesday noon.

Among those things, Dean explained, are paved streets, recreation and park facilities, adequate sewer and water facilities, clean, healthful surroundings and a minimum of debris and trash.

Dean, speaker on Program Chairman Dr. Paul T. Heineman's program for the day, explained that many of those things are highly lacking at Plattsmouth.

The ex-Red Oak, Iowa salesman told the group that Plattsmouth's needs are more paved streets, zoning restrictions, elimination of the dump on Highway 34, elimination of trash and garbage piles in residential districts, water and sewer facilities at many locations, and to make the town as neat and attractive as possible. He also cited the need for recreation and park facilities.

Dean also pointed out the need for more housing in Plattsmouth and a leveling off of rent prices. He explained that many prospective residents have been driven away from Plattsmouth because rents are high in com-

parison to neighboring communities.

He told the group also that location of industry here depends considerably upon the living conditions for an industry's employees, not so much on power and other utilities.

Dean also told the Rotarians that Plattsmouth needs a small hospital for emergency and obstetrical cases.

Telling his impression of Plattsmouth since coming here six months ago, Dean explained that Plattsmouth has the greatest opportunity for growth as at any time during the past quarter century.

But, he observed, Plattsmouth has been somewhat "stagnant" and residents are not willing to accept change readily enough.

"What's good enough for grandpa is good enough for me," is the attitude of many residents, Dean said.

He suggested that a long range survey and study of the city's requirements and a planned program of improvements is what Plattsmouth needs.

Visiting Rotarians at the Tuesday meeting were Rev. Van Boening of Columbus, Fred Sholders of Omaha and Harold B. Vifquain of Lincoln.

Howard Hinz presided at the meeting.

## Tax Re Same F Operat

## Plattsmouth Lions Club Is Cited for Its Activities

Plattsmouth Lions Club, less than a year old, received a certificate of merit for outstanding accomplishments in activities and membership at the annual state convention held at Fremont Sunday and Monday.

Club Secretary Cecil M. Karr was also cited for his activities and was also awarded a certificate of merit.

The awards were presented at the convention which featured election of district and state officers, panel discussions, and addresses by Harold Nutter of Camden, New Jersey, a past international president, John Savage of Omaha was elected governor of district 38B, which includes Plattsmouth.

Plattsmouth Lions Club was one of three new clubs chartered in the district during the past year. It was organized in October.

Attending from Plattsmouth were Mr. and Mrs. Ray Story, Mr. and Mrs. Roy Moore, Dr. and Mrs. W. V. Ryan, Mr. and Mrs. N. W. McKeke, Wynne Babbitt, Leo Scallion, Merle Stewart, Wm. Floyd, Clark Finney and Cecil Karr.

## Four Called in June Draft Quota

Four Cass countians, all from different communities reported for induction Friday in the June draft call.

They were Kenneth L. Urwin of Louisville; Mickey Goodman of Eagle; Robert Lannin of Murdock, and Rex Allen Burbee of Plattsmouth.

In addition fifteen reported for physical examinations.

## Vacancy Due in City Council Soon; Hutchinson Moving

Mayor Clement Woster, for the second time in a little over two years, will have the task of

## Court House Briefs



# JOURNAL

PUBLISHED  
SEMI-WEEKLY  
Monday - Thursday

More Than 3000 Cass County Families

WEDNESDAY, JUNE 8, 1962

FIVE CENTS PER COPY

NUMBER 28

## Office Building Is Completed; Davis Moves In

J. Howard Davis, attorney and insurance agent, moved into his new office quarters in the former Farmers State Bank building today. The building was recently remodeled into a suit of offices.

The building has office space for four to five more offices depending upon the individual office needs. Sizes range from 6x12 to 9x20, according to Mr. Davis. The building was air conditioned along with the remodeling.

Offices of the Chamber of Commerce will be moved into the new office building about the first of July, but five other office quarters are still available.

Only a very little work remains to be done to the building. Most of that is involved in erecting a marquee over the building entrance. The marquee, which hasn't arrived as yet, will match the one recently erected over the Cass Drug entrance.

In addition to the available offices, the remodeled building also has a large reception room and a semi-waiting room. Offices are decorated in pastel shades with natural finish doors and woodwork. Linoleum floor covering and fluorescent lighting are other features of the individual offices. One two-room office suite is available.

Interior decoration to Mr. Davis' office and the reception room actually came about after the wallpaper had been selected. The other features, waiters' paneling and complimentary (chartrouse) paint were selected to go with the paper, Mr. Davis explains. Mrs. Davis takes credit for the decorating motif.

During remodeling, Mr. Davis also points out that the building was fully insulated. A combination heating and air conditioning unit was installed. Remodeling started on April 21.

## One Injured As Two Cars Collide Murray Thursday

An Illinois lady was injured when the car in which she was riding collided with another at the Murray Corner Thursday. The vehicles were driven by Clarence Bressler of Sterling, Illinois, and Mrs. Francis Jane Hansen of Nebraska.

Cassine Hilborn of Illinois suffered bruises in the accident.

According to Deputy Charles Land, the Bressler car was going south on Highway 75 and the Hansen car east on Highway 1 when they collided.

Mrs. Hansen told the Deputy that she had stopped at the stop sign but did not see the Bressler car as she pulled onto the highway. Damage to both

## Valley Houses In Various Stages Of Construction

Houses in various stages of development are now in progress at the Valley View housing project on the south edge of Plattsmouth. The work at the site includes finishing touches on one structure while excavating is going on for several others.

Developing rapidly in the past couple weeks, the housing project was given a shot in the arm last week as the city council passed an ordinance creating the paving districts on Hill and Valley streets, and also approved temporary plans for sanitary sewer and water districts to the site.

## Rain Unusually Heavy In One Spot, Man Finds

There was a lot more rain in one very small section of Plattsmouth Thursday night and Friday than most of us realized.

At least a South 28th resident had proof that nearly three inches fell at his home, while only 0.35 was recorded elsewhere in the community. His rain gauge showed slightly under 3 inches.

But he learned later that a neighbor, while watering the lawn, had conveniently aimed at the hose in the gauge.

## Two Platters Are Elected to High F. H. A. Offices

Plattsmouth Future Homemakers have returned from a four-day work camp at the Doane College campus at Coe. The workshop ended Saturday after a busy week of training.

At the workshop, Margaret Schuchman and Helen Schuchman, high school homemaking instructors and F.H.A. advisers, were elected to the workshop.

The workshop is designed to train officers to teach handicrafts that may be used as chapter projects, and to select trained candidates for next year's district officers.

Elected at the district workshop were Donna Bohling of Auburn, president; Betty Piper of Plattsmouth, vice-president; Pat Stadnicka of Waverly, secretary; JoAnn Bohl of Auburn, historian; Mary Eldene Shaw of Tecumseh, recreation chairman; Margaret Toman of Plattsmouth, parliamentary; Carol Todd of Waverly, song leader; and Charlotte Sorenson

Out at Valley View, the first of the project's houses is virtually completed. Another is in the advanced construction stages; a third has the frame work up, while a fourth is now underway. In addition, blocks have been laid for at least another fifteen homes and more are being laid daily.

Meanwhile preliminary water district plans, submitted to the council last week are being revised to include a greater number of homes in the district and plans and specifications for the sanitary sewer district are to be prepared and submitted in the near future. Paving for the housing project has already been approved.

Estimated cost for the water district and sanitary sewer district are \$34,000 under plans submitted last week but will go up slightly when the revised water district plans are drawn up. The sewer system was estimated at \$15,000 and the water district at \$18,000.

With the houses in various stages of construction at the housing site, the buildings are expected to go up more rapidly during the coming weeks. Finishing touches on the interior were being applied to the first of the Valley View homes last week end. The first house is now being occupied by a family.

At the other end of the project, the other houses in the district, has a full basement, two bedrooms, oak floor in natural finish, large kitchen, and a paved drive.

Other houses now in the process of construction will also feature attached or basement garages.

Houses are now going up on Hill street, northern entrance to the Valley View district. At the west end, Hill street will join Valley street to form the horse-shoe type drive through the new housing district.

Mr. and Mrs. A. E. Back accompanied Bob Back to Lincoln Sunday. Bob is a delegate to Cornhusker Boys State, a proj-



Parcel Information	
<b>Parcel ID</b>	130067784
<b>Links</b>	<a href="#">Photo #1</a> <a href="#">Sketch #1</a>
<b>Map Number</b>	3257-00-0-10005-172-0008
<b>Cadastral #</b>	
<b>Current Owner</b>	GOTTSCHALK/DONALD WTRUSTEE
<b>Mailing Address</b>	15013 S 27TH ST, BELLEVUE NE 68123-
<b>Situs Address</b>	518 S 1ST ST
<b>Tax District</b>	5
<b>Tax ID</b>	
<b>School District</b>	SD 1 PLATTSMOUTH
<b>Neighborhood</b>	1100
<b>Property Class</b>	Single Family
<b>Lot Width x Depth</b>	48.35 x 140
<b>Legal Description</b>	PLATTSMOUTH - OT LOT 5 & N6.5' LOT 6 BLK 172~

Assessed Values				
<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Improvements</u>	<u>Outbuildings</u>
2015	\$60,344	\$12,969	\$47,375	\$0

2015 Tax Information	
<b>Taxes</b>	\$1,303.34
<b>Tax Levy</b>	2.253952

2015 Tax Levy	
<u>Description</u>	<u>Rate</u>
AG SOCIETY	0.008129
AG SOCIETY BOND	0.005763
CO JAIL BD	0.019154
COUNTY GENERAL	0.332614
ESU NO 3 CASS	0.015000
LOWER PLATTE NRD 1	0.034472
PLATTS AIRPORT	0.015449
PLATTS AIRPORT BOND	0.000000
PLATTSMOUTH CITY	0.449169
PLATTSMOUTH CITY BOND	0.042694
SD 1 PLATTSMOUTH	1.059088
SD 1 PLTS BOND 9-12	0.110233
SD 1 PLTS BOND K-8	0.086487
SE COMM COLLEGE	0.075700

5 Year Sales History				
<u>Date</u>	<u>Book/Page</u>	<u># Parcels</u>	<u>Grantor</u>	<u>Price</u>
2015/12/29	082-319	-	GOTTSCHALK/DONALD W	\$0.00

Property Classification			
<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Single Family	<b>City Size:</b>	5,001-12,000
<b>Assessor's Use:</b>	Single Family	<b>Lot Size:</b>	<10,000 sq. ft.

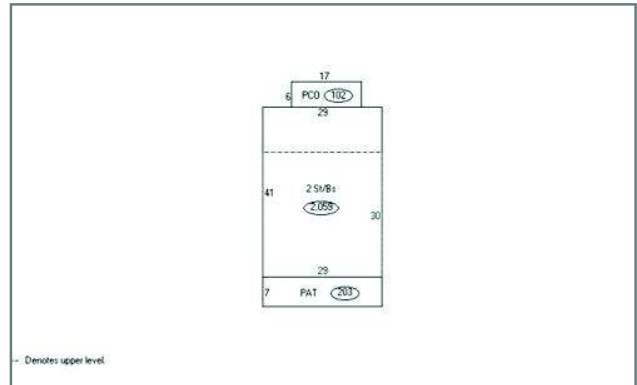
Land Information				
<u>Lot Width</u>	<u>Lot Depth</u>	<u>Value Method</u>	<u># of Units</u>	<u>Lot Value</u>
48.35	140	Sq ft.	6769	12969

Historical Valuation Information							
<u>Year</u>	<u>Billed Owner</u>	<u>Land</u>	<u>Impr</u>	<u>Outbldg</u>	<u>Total</u>	<u>Taxable</u>	<u>Taxes</u>
2015	GOTTSCALK/DONALD W	\$12,969	\$47,375	\$0	\$60,344	\$60,344	\$1,303.34
2014	GOTTSCALK/DONALD W	\$12,969	\$47,375	\$0	\$60,344	\$60,344	\$1,352.54
2013	GOTTSCALK/DONALD W	\$12,969	\$47,375	\$0	\$60,344	\$60,344	\$1,372.22
2012	GOTTSCALK/DONALD W	\$12,969	\$47,375	\$0	\$60,344	\$60,344	\$1,377.86
2011	GOTTSCALK/DONALD W	\$12,969	\$48,860	\$0	\$61,829	\$61,829	\$1,413.66

Residential Datasheet			
<b>Type</b>	Single-Family	<b>Heat Type</b>	100 % WARM & COOLED AIR &
<b>Quality / Condition</b>	30 Average / 25 Fair+	<b>Foundation</b>	Concrete Block/8
<b>Arch. Type</b>		<b>Slab Area</b>	
<b>Year Built</b>	1873	<b>Crawl Area</b>	
<b>Actual Age</b>	143	<b>Basement Area</b>	1189sq. ft.
<b>Ext. Wall 1</b>	100 % MASONRY VENEER	<b>Min Finish</b>	
<b>Ext. Wall 2</b>		<b>Rec Finish</b>	
<b>Base Area</b>	1,189 sq. ft	<b>Part Finish</b>	
<b>Total Area</b>	2,059 sq. ft	<b>Bedrooms</b>	4
<b>Style 1</b>	100% Two-Story	<b>Bathrooms</b>	2
<b>Style 2</b>		<b>Garage Type</b>	
<b>Roof Type</b>	COMP SHINGLES	<b>Garage Area</b>	

Miscellaneous Improvements		
<u>Improvement</u>	<u>Year</u>	<u>Units</u>
PATIO		203
PATIO COVER OPEN		102
UNF RES BSMT 8"PC		240

## Photo/Sketch



“The Swans of Our Childhood were Probably Just Pigeons”  
History Corner, Plattsmouth Public Library  
Harlan Seyfer



Raymond Chandler in 1897, Age Nine

Raymond Chandler, looking back on his childhood, wrote the line that is the title of this article in 1954.<sup>1</sup> A portion of that childhood occurred in Plattsmouth during the 1890s.

Chandler is best remembered as the creator of the hard-drinking detective Philip Marlowe. Six of his eight Marlowe books have been made into movies; one *Fairwell My Lovely* three times. Chandler's Philip Marlow has been played by an impressive list of actors: Humphrey Bogart, Robert Mitchum, Dick Powell, Robert Montgomery, James Garner, and Elliott Gould (to name a few). In the 1940s, Chandler became, and remains, the highest paid screenwriter in Hollywood history.<sup>2</sup>

Maurice Chandler, Raymond's father, studied engineering at the University of Pennsylvania before dropping out in 1880. He then worked as a contract (temporary) engineer, building railroads mostly in Nebraska, Kansas and Wyoming.<sup>3</sup> Raymond's mother was Florence Thornton. Born in Ireland, she was an intelligent and pretty girl who followed her elder sister Grace to America. Grace had married Ernest Fitt, who worked for the Burlington Railroad as a boiler inspector in Plattsmouth. Maurice and Florence met in

Omaha, probably through railroad friends. They married in 1887. One year later, on 23 July 1888, Raymond was born in Chicago.<sup>4</sup>

The family was not a happy one. The itinerant nature of Maurice's work kept the family apart. Maurice also became a hard drinker and was, according to Raymond years later, “found drunk if he was found at all”.<sup>5</sup> Raymond and his mother began spending more time with Grace in Plattsmouth. The Fitts – Ernest was also an Irish immigrant – became the Chandlers's surrogate family.

Because of his work for the Burlington, Ernest rented a house nearby on Wintersteen Hill. If the 1900 US census used the postal address system then in effect to number houses, their home was on the southwest corner of today's 4<sup>th</sup> Avenue and 1<sup>st</sup> street.<sup>6</sup>

Margo Prentiss, Curator of the Cass County Museum, has researched Chandler's early childhood in Plattsmouth. Using Plattsmouth city directories and grade school records, Margo found that: “Raymond Chandler is listed as a first grader in the East Fourth Ward School in 1895. The record indicates that the family ‘left for Chicago to live’. A parent's name is not listed. He is listed again in 1896, with parent ‘Mr. M. Chandler’ on First Street. He was only present nine days and ‘moved to Chicago, Oct. 6 ‘96’.”<sup>7</sup>

In 1944, looking back on his time in Plattsmouth, Chandler wrote to his friend Charles Morton, Associate Editor of *The Atlantic Monthly*:

I had an uncle in Omaha who was a minor politician — crooked, if I am any judged of character. I've been there a time or two. As a very small boy I used to be sent to spend part of the summer at Plattsmouth. I remember the oak trees and the high wooden sidewalks beside the dirt roads and the heat and the fireflies and walking sticks and a lot of strange insects and the gathering of wild grapes in the fall to make wine and the dead cattle and once in a while a dead

man floating down the muddy river and the dandy little three-hole privy behind the house. I remember Ak-Sar-Ben and the days when they were still trying to elect Bryan. I remember the rocking chairs on the edge of the sidewalk in a solid row outside the hotel and tobacco spit all over the place. And I remember a trial run on a mail car with a machine my uncle invented to take on mail without stopping, but somebody beat him out of it and he never got a dime.<sup>8</sup>

When Raymond and his mother moved to Chicago, it was for a short stay. Their ultimate destination was her family in Waterford, Ireland. The Thornton's were successful solicitors (attorneys) with offices in Waterford and in London. With her bachelor brother's help, Florence Chandler and her son found a modest apartment in London, where Raymond finished his education, first at a protestant church school, followed by London's Dulwich College (equivalent to a private junior/senior-high school) when he turned twelve.<sup>9</sup>

Periodically, the Chandlers would return to Plattsmouth. The 1900 census shows Florence and Raymond staying at the Ernest and Grace Fitt residence on 7 June, when the census taker tallied their presence.<sup>10</sup>

In 1912, age 24, Raymond borrowed money from his Waterford uncle and returned to America. The forwarding address he left in London was the Fitt's residence in Plattsmouth.<sup>11</sup> However, the passenger manifest for the S.S. Marion, which arrived in Philadelphia on 21 July 1912, lists his destination as Omaha, Nebraska.<sup>12</sup> According to Margo's research, It appears the Fitts left Plattsmouth for Omaha before 1909.<sup>13</sup> Henceforth, Chandler's visits to his Nebraska relatives, were in Omaha. Nonetheless, those visits left an impression.



Raymond Chandler in 1945  
Working on *The Blue Dahlia* Script

In another letter to Charles Morton, this one in 1945, Chandler recalled

My doubtfully honest uncle's (by marriage only) name was Ernest Fitt, and he was a boiler inspector or something, at least in name. He is dead now. I remember him very well. He used to come home in the evening (in the Plattsmouth period) put the paper on the [piano] music rack and improvise while he read it. ... My uncle had talent, but no musical education. He had a brother who was an amazing character. He had been a bank clerk or manager in a bank in Waterford, Ireland (where all my mother's people come from, but none of them were Catholics) and had embezzled money. He cleaned out the till on Saturday and, with the help of the Masons, escaped the police net to the continent of Europe. In some hotel in Germany his money was stolen, or most of it. When I knew him, long after, he was an extremely respectable old party, always immaculately dressed, and of an incredible parsimony. He once invited me to dinner and to the Ak-Sar-Ben festivities. After the dinner he leaned over and in a confidential whisper said: "We'll each pay for our own." Not a drop of Scotch blood anywhere either.<sup>14</sup>

By the standards of our day (and for that matter, of his) Chandler was not always politically correct. Charles Morton was from Omaha<sup>15</sup> and the two probably shared recollections of their Nebraska boyhood. In another letter to Morton, dated two weeks after the previous letter, Chandler wrote:

Yes, I know damn well that Harry Fitt was one of the clan of Limerick. I didn't know that he drank, but liquor was a family vice. Those who escaped it either turned religious or went in for white duck pants, like my Uncle Gus. Harry, your father's hired hand, must have been a cousin of my uncle. He was no ner relation and I hardly know him, but when I read your letter I recalled that there was a Harry Fitt, that he lived in Omaha and that he worked in a hardware store. Since I was fresh out from England at the time and a hardware store was "trade" I could hardly be expected to get on terms of anything like familiarity with him. Boy! Two stengahs, chop chop!<sup>16</sup>

In 1913, disgusted with his hardware stint, Chandler left Nebraska for San Francisco, then Los Angeles, where he spent most of the remainder of his life.

He continued off and on for the rest of his life to visit the Fitts in Omaha. On one of those visits – the date is not recorded, but it was obviously during Prohibition (1920-1933) – he noted another habit of his uncle:

They had a sour mash corn whisky which topped them all. It was delivered in flat pints by a greasy but honest character who produced about 14 pints from various pockets. The stuff tasted so awful that it had to be leaved with lemon and ginger ale and sugar and even then you were apt to throw it across the room until your nervous system was paralyzed enough to kill the reflexes.<sup>17</sup>

The rest of Chandler's life, as far as we are concerned, can be summed simply. In 1924 he married Cissy Pascal, 18 years his elder. In 1933 he began writing short stories for detective magazines. In 1939, at age 51 he wrote his first novel, *The Big Sleep*. It was a huge success, made into a classic movie, and was quickly followed by seven more Philip Marlowe books. In 1943 he signed a contract with Billy Wilder to write the screenplay for *Double Indemnity* for Paramount. In 1945 Chandler was nominated for an Academy award for *The Blue Dahlia*. On and off the wagon most of his adult life, after Cissy died in 1924, Chandler begins drinking heavily. He dies of pneumonia on 26 March 1959 in La Jolla, California.

But Chandler never forgot his childhood, recalling that the people and places he knew and admired then were, after all, just commonplace. "The swans of our childhood were probably just pigeons," he wrote.



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- <sup>1</sup> Hiney, Tom. *Raymond Chandler: A Biography*. New York: Atlantic Monthly Press, 1997. Page 1.
  - <sup>2</sup> Hiney, Tom. *Raymond Chandler: A Biography*. New York: Atlantic Monthly Press, 1997. Page viii.
  - <sup>3</sup> Hiney, Tom. *Raymond Chandler: A Biography*. New York: Atlantic Monthly Press, 1997. Page 2.
  - <sup>4</sup> Hiney, Tom. *Raymond Chandler: A Biography*. New York: Atlantic Monthly Press, 1997. Pages 3-4.
  - <sup>5</sup> Hiney, Tom. *Raymond Chandler: A Biography*. New York: Atlantic Monthly Press, 1997. Page 4.
  - <sup>6</sup> Twelfth Census of the United States [1900], Schedule No. 1. – Population, Fourth Ward, Plattsmouth Precinct, Cass, Nebraska, Supervisor’s District No. 1, Enumeration District No. 13, Sheet No. 4, lines 5 thru 10. No house number is given for the Fitt residence on the completed census form. The next numbered house is 505 ascending. The census taker appears to have been working southward on the west side of First street. In 1923 or slightly earlier, postal house numbers changed, odd numbers became even numbers on the west side of north-south streets.
  - <sup>7</sup> Margo Prentiss letter to Mr. Loren Latker, 16 April 2009. Raymond Chandler file folder. Cass County Historical Society, Plattsmouth Nebraska.
  - <sup>8</sup> Raymond Chandler letter to Charles Morton, 20 November 1944, in MacShane, Frank (ed.). *Selected Letters of Raymond Chandler*. New York: Delta (Dell Publishing), 1981, Pages 33-34.
  - <sup>9</sup> Hiney, Tom. *Raymond Chandler: A Biography*. New York: Atlantic Monthly Press, 1997. Page 10.
  - <sup>10</sup> Twelfth Census of the United States [1900], Schedule No. 1. – Population, Fourth Ward, Plattsmouth Precinct, Cass, Nebraska, Supervisor’s District No. 1, Enumeration District No. 13, Sheet No. 4, lines 5 thru 10.
  - <sup>11</sup> Hiney, Tom. *Raymond Chandler: A Biography*. New York: Atlantic Monthly Press, 1997. Page 33.
  - <sup>12</sup> List or Manifest of Alien Passengers for the United States Immigration Officer at Port of Arrival, S.S. Merion sailing from Liverpool, July 10<sup>th</sup>, 1912, Arriving at Port of Philadelphia, Jul 21 1912, List B (line5).
  - <sup>13</sup> Margo Prentiss letter to Michael Treat, 10 October 1997. Raymond Chandler file folder. Cass County Historical Society, Plattsmouth Nebraska.
  - <sup>14</sup> Raymond Chandler letter to Charles Morton, 1 January 1945, in MacShane, Frank (ed.). *Selected Letters of Raymond Chandler*. New York: Delta (Dell Publishing), 1981, Page 41.
  - <sup>15</sup> MacShane, Frank (ed.). *Selected Letters of Raymond Chandler*. New York: Delta (Dell Publishing), 1981, Page 131n1.
  - <sup>16</sup> Raymond Chandler letter to Charles Morton, 15 January 1945, in MacShane, Frank (ed.). *Selected Letters of Raymond Chandler*. New York: Delta (Dell Publishing), 1981, Page 46.
  - <sup>17</sup> Raymond Chandler letter to Hardwick Moseley, 6 May 1954, in Bodleian Library, Oxford, Chandler files; quoted in Hiney, Tom. *Raymond Chandler: A Biography*. New York: Atlantic Monthly Press, 1997. Page 35.

Ward of city,

LOCATION.		NAME		RELATION.		PERSONAL DESCRIPTION.				NATIVITY.				CITIZENSHIP.		EDUCATION.		OCCUPATION, TRADE, OR PROFESSION, and over.		EDUCATION OF BIRTH.	
18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	
Number of children.	Number of children.	Number of children.	Number of children.	Number of children.	Number of children.	Number of children.	Number of children.	Number of children.	Number of children.	Number of children.	Number of children.	Number of children.	Number of children.	Number of children.	Number of children.	Number of children.	Number of children.	Number of children.	Number of children.	Number of children.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	2	3	4	5	6	7	8	9	10												

**Mrs. S. D. Chandler and son, Ray, who have been visiting with the family of the former's brother, E. W. Fitt, left last evening on the Burlington for London, England, where they will join Mrs. Chandler's mother. Together they will make an extended tour of Europe.**

*Plattsmouth Herald, 1900-06-12 p3(5)*

Parcel Information	
<b>Parcel ID</b>	130013862
<b>Links</b>	<a href="#">Photo #1</a> <a href="#">Sketch #1</a>
<b>Map Number</b>	3257-00-0-10090-011-0004
<b>Cadastral #</b>	
<b>Current Owner</b>	MEDENBLIK/LAVERNE G & LORA J
<b>Mailing Address</b>	126 S 6TH ST PLATTSMOUTH NE 68048-
<b>Situs Address</b>	810 S 1ST ST
<b>Tax District</b>	5
<b>Tax ID</b>	
<b>School District</b>	SD 1 PLATTSMOUTH
<b>Neighborhood</b>	132
<b>Property Class</b>	Commercial
<b>Lot Width x Depth</b>	
<b>Legal Description</b>	PLATTSMOUTH - THOMPSON'S ADD LOTS 3 TO 8 BLK 11~

Assessed Values				
<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Improvements</u>	<u>Outbuildings</u>
2015	\$168,686	\$45,154	\$123,532	\$0

2014 Tax Information	
<b>Taxes</b>	\$3,780.92
<b>Tax Levy</b>	2.312931

2014 Tax Levy	
<u>Description</u>	<u>Rate</u>
AG SOCIETY	0.007182
AG SOCIETY BOND	0.007455
CO JAIL BD	0.027363
COUNTY GENERAL	0.383691
ESU NO 3 CASS	0.015000
LOWER PLATTE NRD 1	0.035833
PLATTS AIRPORT	0.014596
PLATTS AIRPORT BOND	0.019101
PLATTSMOUTH CITY	0.368986
PLATTSMOUTH CITY BOND	0.116808
SD 1 PLATTSMOUTH	1.034057
SD 1 PLTS BOND 9-12	0.124185
SD 1 PLTS BOND K-8	0.098874
SE COMM COLLEGE	0.059800

5 Year Sales History
No previous sales information is available.

Property Classification
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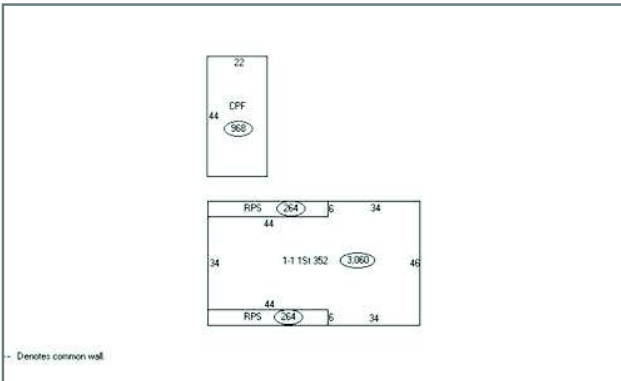


<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Commercial	<b>City Size:</b>	5,001-12,000
<b>Zoning:</b>	COMMERCIAL	<b>Lot Size:</b>	20,001 sq. ft. - .99 ac.

Historical Valuation Information							
Year	Billed Owner	Land	Impr	Outbldg	Total	Taxable	Taxes
2014	MEDENBLIK/LAVERNE G & LORA J	\$45,154	\$123,532	\$0	\$168,686	\$168,686	\$3,780.92
2013	MEDENBLIK/LAVERNE G & LORA J	\$45,154	\$123,532	\$0	\$168,686	\$168,686	\$3,835.90
2012	MEDENBLIK/LAVERNE G & LORA J	\$36,366	\$134,945	\$0	\$171,311	\$171,311	\$3,911.58
2011	MEDENBLIK/LAVERNE G & LORA J	\$36,366	\$134,945	\$0	\$171,311	\$171,311	\$3,916.86
2010	MEDENBLIK/LAVERNE G & LORA J	\$36,366	\$134,945	\$0	\$171,311	\$171,311	\$3,908.04

Commercial Building Datasheet										
Bldg.	Sec.	Code	Description	Year	Cls.	Qual.	Area	Perm.	Stor.	Hght.
1	1	352	RESIDENCE, MULTIPLE	1953	C	300	3060	248	1	10

Refinements		
Description	Year	Units
CARPORT FT-RF	1997	968
ROOF STOOP CEILING	1953	264
ROOF STOOP CEILING	1953	264

Photo/Sketch	
	

OWNERSHIP RECORD AND DESCRIPTION

B.4, P.35 - 19

School District of Plattsmouth

All L.7 & 8, Blk.11, Thompson's Add., Plattsmouth



ANNUAL ASSESSMENT				SUMMARY OF LAND AND BUILDING VALUES			
Year	Change	Land	Improvements	Total	Property	Appraised Value	Assessed Value
19		\$	\$	\$	Land	\$	\$
19							
19							
19							
19					Buildings and Improvements	\$	\$
19							
19							
19							
19							
19							
19					TOTAL LAND, BUILDINGS AND IMPROVEMENTS	\$	\$
19							
SERVICES AND AREA				LOCATION OF IMP.			
Off Site Improvements		Utilities	Zoning	Neighborhood			



25-27 Aug 1953

men may say a  
the Kornekarnival  
and women may  
wear their finery by  
permit for 31 Vio-  
arned to stay out  
of gardens to clean  
ing the streets and

# Public Civic Program

Idots Club has  
praise from zone  
activities capped by  
tuesday to take a  
building in Plaza

came Monday  
lavage of Omaha  
meeting attended  
past president of  
total a fine chair

and that during the  
infant Parnouth  
d been in a vent  
cently of a  
suggested that  
a recognition by a  
in the future the

City Council  
authorised Mayor  
later and Clerk  
left Olson to enter  
with the paper  
erecting a street  
and O. The action  
to the region  
in and other  
area

to The Journal

**CONNECTION OKAYED**  
A request of Marvin D. Win-  
ters to connect to the sanitary  
sewer at his residence was ap-  
proved Monday night by the  
city council.

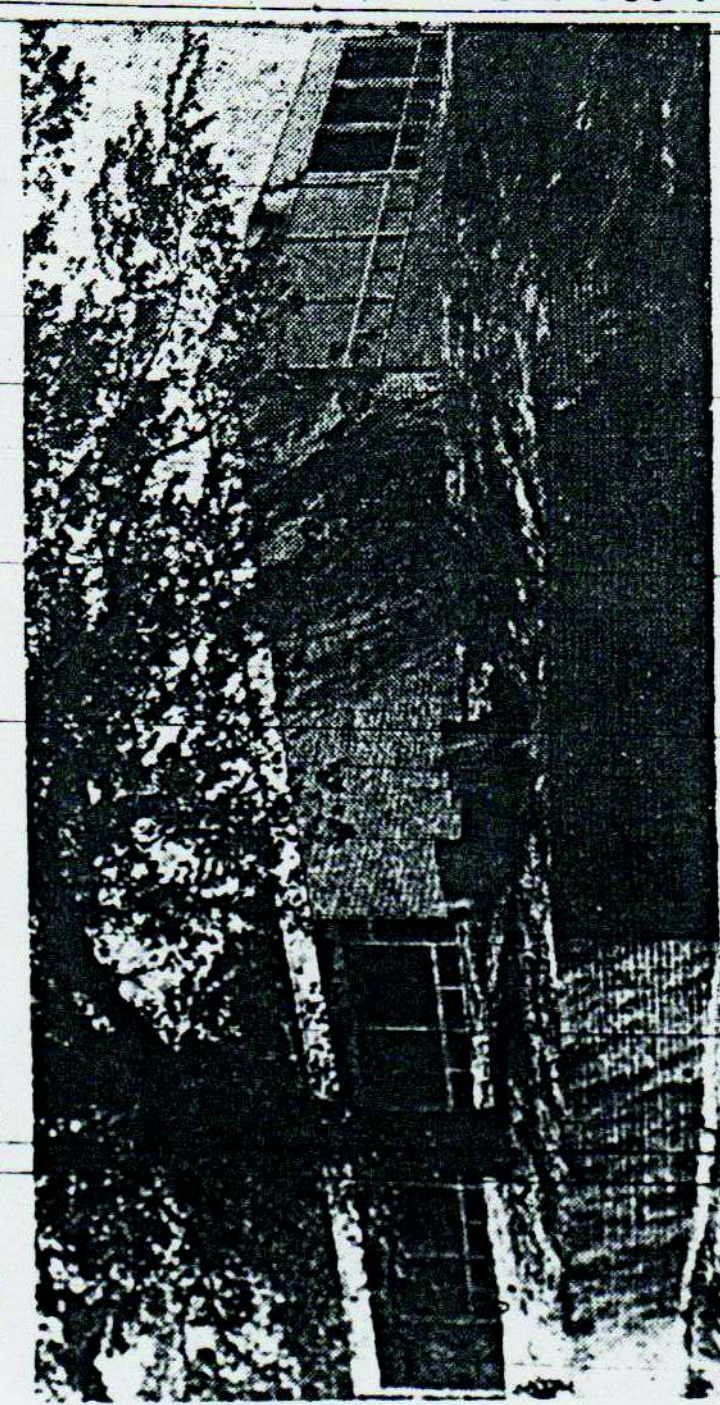
**BONE BROKEN**  
L. W. Lorenz suffered a brok-  
en bone in his left foot in a fall  
at his home here. Mr. Lorenz  
apparently sprained his ankle,  
and fell breaking the bone.

**Monday Night Council Session.**  
Though the state set up a city  
route when contracts were let  
more than a year ago, the route  
would probably mean many  
thousands of dollars in main-  
tenance costs to the city for  
streets ruined by the heavy  
trucks, and additional thousands  
of dollars to home owners along  
the proposed route.

**A Classified Ad in the Journal**  
costs as little as 35 cents.

three weeks.  
He gave his name as Jess Man-  
tin Hinojos of Denver, Colorado.  
Sheriff Tom Solomon said in de-  
scribing the unusual incident  
Solomon said the man had ap-  
parently eaten nothing except  
corn right out of the fields for  
more than two weeks.  
Solomon said the man is be-  
ing held in county jail until  
word is received from authori-  
ties at Denver. A check on the  
man is being conducted.

## No School Here For Another Week



Picturesque as any spot could be is the view  
presented by the new Wintersteen Elementary  
school here. The school, not yet completed, is a  
three-room unit with facilities for kindergarten  
through 4th grade classes. School board offi-

cials have ruled that the Wintersteen school will  
not open until September 8, since lack of mate-  
rials will make it impossible to have the building  
completed by next Monday.—Journal Photo.

put in the sidewalk and  
finish their own labor.  
As told to the council, B  
agreed to put \$35 (n on t)  
of the block of sidewalk  
also to donate his labor.  
Up until that time, Ba  
request for a sidewalk,  
able his kids to reach  
without having to wade  
had been crossed by Rud  
lak and the Mendenhall  
ilies, property owners al  
block where sidewalk w  
quested.

Prior to the settlement  
Mendenhall, spokesman f  
opposition, had quoted t  
ordinance which provide  
the act was advisable sinc  
effit would be to "only on  
ily."

It wasn't until Mayor C  
Woster laid the issue bef  
council with a request fo  
kind of action, that the t  
posing parties agreed to  
get together.

Had the council taken t  
sue to a vote and force  
sidewalk, cost of the r  
would have run three t  
times as high.

Appearing at the council  
ing were Mr. and Mrs. Ba  
Tom Mendenhall, Glen  
Charles Mendenhall and  
Skalak.

### SEEKS DIVORCE

Ruby J. Sims has filed s  
Cass county district cou  
divorce from Melvin D. Sim  
couple was married in  
1953, at Offutt Air Force  
The plaintiff charges ex  
cruelty and asks for resto  
of her name, Ruby Larson  
porary and permanent al  
The Plaintiff has two ch  
by a previous marriage. F  
Casey is attorney for the  
tiff.



Bryan, 183; Thomas, 149; Watson, 151; Stopher, 112; Todd, 37; Barnes, 122; Henshaw, 31; Sheldon, 111; Cox, 34; Davies, 105;

#### LIBERTY.

Boyd, 110; Powers, 111; Ar, 109; Dech, 118; Alue, 109; Mayberry, 108; Ahlquist, 109; Beatty, 109; Bing, 126; Wolfe, 101; Higgins, 109; Edgerton, y. 148; Bigler, 112;oudy, 140; Rakestraw, d, 108; Connell, 136; t, 84; Thomas, 145; Mcasters, 138; Stopher, 140; dd, 160; Barnes, 110; Henshaw, 187; Sheldon, Cox, 124; Davies, 197; For prohibition, 131; or increase of number of 93; against, 88; For in- s' salaries, 33; against,

#### VE CREEK.

ards, 122; Powers, 121; ell, 125; Root, 109; Mcas, 135; Lemasters, 124; pher, 135; Todd, 109; nes, 121; Henshaw, 115; ies, 128; the prohibition or and 148 against.

#### LMWOOD.

wers, 79; Richards, 77; yal, 94; Root, 59; Mcasters, 86; Thomas, 80; White, 54; Barnes, 80; dd, 84; Henshaw, 64; 89; Sheldon, 80; Travis,

#### RIPTON.

Boyd, 66; Powers, 101; ryan, 70; Root, 99; Clinton, 94; Lemasters,

McKinley bill at one side with the words "the McKinley bill did it," fairly paralyses the democratic crowds with laughter, in front of Dovey's window where it is on exhibition.

#### Died.

Dr. William Winterstein at 5:50 p. m. Wednesday Nov. 5th 1890, of Malarial fever.

The funeral will take place from his late residence, Friday Nov. 7th at 2 p. m. under the auspices of the masonic fraternity.

Dr. William Winterstein was born in Lexington, Richland county Ohio, January 31, 1824. He was married to Miss Elizabeth Miller, at Lockport Ohio.

Dr. Winterstein opened an office at Lockport where he practiced medicine. In 1858 he removed to Marietta, Iowa, where he established an enviable reputation as a physician. In 1865 he came to Plattsmouth. He purchased property here and up to the time of his death devoted himself to looking after his monetary interests having entirely given up the labors of a practicing physician. Dr. Winterstein was well liked and had a host of friends who mourns his loss which to the public came without a moments warning. He was a good noble hearted man and his genial presence will be greatly missed in this city. A wife and one daughter Mrs Frank Gayles, are the immediate members of the family called upon to to mourn the demise of a kind father and devoted husband.

#### Our Karl.

By laughable fun, lively songs and pretty choruses. "Fatherland" keeps up its fame and high character with the people, and besides filling the theatres everywhere with smiling faces, it fills the treasury of its jolly star, Charles A. Gardner, and able manager, Sidney R. Ellis, with current money.

Karl Gardner will amuse our people at

Jim Woodson says it be never expected such a victor

Mathew Gering says, I like Cleveland the greatest Amer

D. O. Dwyer remarked the timation it was a just pr truth.

Frank Davis says, "Let 'em will only last two years and it."

George Weidman complain legs were too short, he could in the air where he felt like be.

Justice Archer is overwh what he calls good news, he might have to go to Canada ate.

Joe Fairfield, says we ough few more states, so the democ carry them and have a vic talking about.

Tom Walling, sometimes "Dwyer's Mascot," said he ha of an election, he thought it of democratic ratification m was held last Tuesday, as th ans weren't in it.

Col. Joseph A. Connor stud minutes at the depot this morn er he would order out a spec the regular train for Om finally concluded at sacrifice of personal feelings t common coach on the regular

#### Notice.

Saturday, Nov. 8, at 2 p. household outfit will be sold a west of post office. W. D. d2-w1

Do not fail to see S. & C. M mense stock of mens boys and suits and overcoats before buyi have stock and low prices



Parcel Information	
<b>Parcel ID</b>	130014745
<b>Links</b>	<a href="#">Photo #1</a> <a href="#">Sketch #1</a>
<b>Map Number</b>	3257-00-0-10100-009-0010
<b>Cadastral #</b>	
<b>Current Owner</b>	BLAIR/CARLA R
<b>Mailing Address</b>	1020 S 8TH ST PLATTSMOUTH NE 68048-
<b>Situs Address</b>	1020 S 8TH ST
<b>Tax District</b>	5
<b>Tax ID</b>	
<b>School District</b>	SD 1 PLATTSMOUTH
<b>Neighborhood</b>	1105
<b>Property Class</b>	Single Family
<b>Lot Width x Depth</b>	132 x 134
<b>Legal Description</b>	PLATTSMOUTH - SOUTH PARK ADD LOTS 6 TO 8 BLK 9~

Assessed Values				
<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Improvements</u>	<u>Outbuildings</u>
2015	\$75,732	\$21,244	\$54,488	\$0

2014 Tax Information	
<b>Taxes</b>	\$1,697.44
<b>Tax Levy</b>	2.312931

2014 Tax Levy	
<u>Description</u>	<u>Rate</u>
AG SOCIETY	0.007182
AG SOCIETY BOND	0.007455
CO JAIL BD	0.027363
COUNTY GENERAL	0.383691
ESU NO 3 CASS	0.015000
LOWER PLATTE NRD 1	0.035833
PLATTS AIRPORT	0.014596
PLATTS AIRPORT BOND	0.019101
PLATTSMOUTH CITY	0.368986
PLATTSMOUTH CITY BOND	0.116808
SD 1 PLATTSMOUTH	1.034057
SD 1 PLTS BOND 9-12	0.124185
SD 1 PLTS BOND K-8	0.098874
SE COMM COLLEGE	0.059800

5 Year Sales History
No previous sales information is available.

Property Classification
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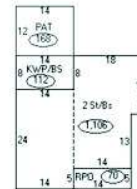
<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Single Family	<b>City Size:</b>	5,001-12,000
<b>Zoning:</b>	Single Family	<b>Lot Size:</b>	10,000-20,000 sq. ft.

Land Information				
<u>Lot Width</u>	<u>Lot Depth</u>	<u>Value Method</u>	<u># of Units</u>	<u>Lot Value</u>
132	134	Sq ft.	17688	21244

Historical Valuation Information							
<u>Year</u>	<u>Billed Owner</u>	<u>Land</u>	<u>Impr</u>	<u>Outbldg</u>	<u>Total</u>	<u>Taxable</u>	<u>Taxes</u>
2014	BLAIR/CARLA R	\$21,244	\$54,488	\$0	\$75,732	\$75,732	\$1,697.44
2013	BLAIR/CARLA R	\$21,244	\$54,488	\$0	\$75,732	\$75,732	\$1,722.14
2012	BLAIR/CARLA R	\$21,244	\$54,488	\$0	\$75,732	\$75,732	\$1,729.22
2011	BLAIR/CARLA R	\$19,129	\$69,781	\$0	\$88,910	\$88,910	\$2,032.84
2010	BLAIR/CARLA R	\$19,129	\$69,781	\$0	\$88,910	\$88,910	\$2,028.26

Residential Datasheet			
<b>Type</b>	Single-Family	<b>Heat Type</b>	100 % WARM & COOLED AIR &
<b>Quality / Condition</b>	30 Average / 40 Good	<b>Foundation</b>	Concrete Block/8
<b>Arch. Type</b>		<b>Slab Area</b>	0 sq. ft
<b>Year Built</b>	1895	<b>Crawl Area</b>	0 sq. ft
<b>Actual Age</b>	120	<b>Basement Area</b>	882sq. ft.
<b>Ext. Wall 1</b>	100 % SHINGLE	<b>Min Finish</b>	
<b>Ext. Wall 2</b>		<b>Rec Finish</b>	
<b>Base Area</b>	770 sq. ft	<b>Part Finish</b>	
<b>Total Area</b>	1,106 sq. ft	<b>Bedrooms</b>	3
<b>Style 1</b>	100% Two-Story	<b>Bathrooms</b>	1
<b>Style 2</b>		<b>Garage Type</b>	
<b>Roof Type</b>	COMP SHINGLES	<b>Garage Area</b>	

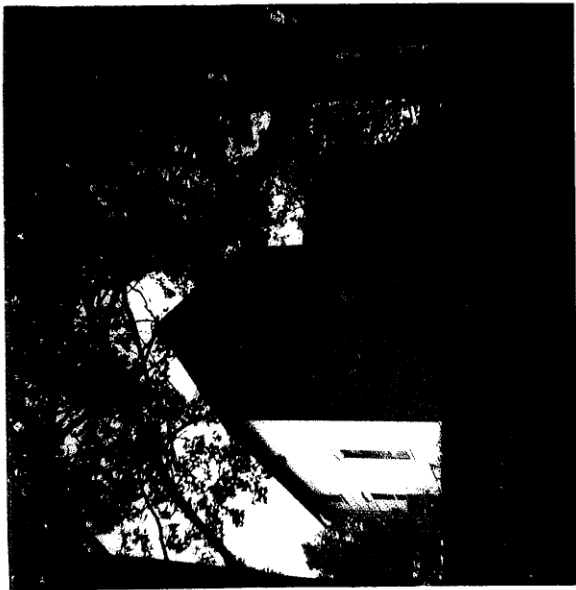
Miscellaneous Improvements			
<u>Improvement</u>	<u>Year</u>	<u>Units</u>	
CARPORT GB-RF		210	
old yard shed ave		96	
old garage df~poor		330	
old yard shed ave		45	
old yard shed ave		80	
flat value home~low		252	
KNEE-WALL PORCH		112	
ROOF PORCH OPEN		70	
PATIO		168	

**Photo/Sketch**

-- Denotes upper level

Frank A. Nickels et ux

All L.6, 7 & 8, Blk.9, South Park Add.



ANNUAL ASSESSMENT					SUMMARY OF LAND AND BUILDING VALUES		
Year	Change	Land	Improve- ments	Total	Property	Appraised Value	Assessed Value
19		\$	\$	\$	Land	\$	\$ 460
19							
19						\$	\$
19							
19					Buildings and Improvements	\$ 480	\$ 1745
19							
19						\$	\$
19							
19					TOTAL LAND, BUILDINGS AND IMPROVEMENTS	\$ 480	\$ 2205
19							

Off Site Improvements		Utilities		Zoning	Neighborhood
Paved Street		City Water	<input checked="" type="checkbox"/>	Single Family	Improving
Black Topped Street		Well		Two Family	Static
Gravelled Street		Sewer	<input checked="" type="checkbox"/>	Multi Family	Declining
Unimproved	<input checked="" type="checkbox"/>	Septic Tank		Business	Blighted
Public Walks	<input checked="" type="checkbox"/>	Natural Gas	<input checked="" type="checkbox"/>	Commercial	
Curbs and Gutters		Cesspool		Industrial	
Alley	<input checked="" type="checkbox"/>	L. P. Gas			
No Alley		Electricity	<input checked="" type="checkbox"/>		

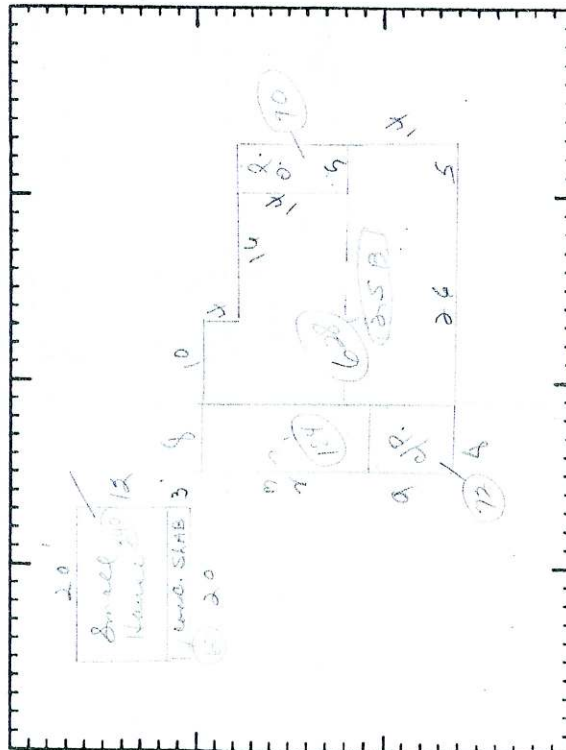
LAND VALUE CALCULATION		
Regular lot Size	x	
Irregular Lot Size	x	x

REMARKS



Description:		Radiant		Other	
Floor Furn.		Floor Furn.		Floor Furn.	
Wall Furn.		Wall Furn.		Wall Furn.	
Elec. Panel		Elec. Panel		Elec. Panel	
Air Cond.		Air Cond.		Air Cond.	
Fireplace		Fireplace		Fireplace	
O. S. Chimney		O. S. Chimney		O. S. Chimney	
PLUMBING		PLUMBING		PLUMBING	
2 Fix. Bath		2 Fix. Bath		2 Fix. Bath	
3 Fix. Bath		3 Fix. Bath		3 Fix. Bath	
Water Closet		Water Closet		Water Closet	
Lavatory		Lavatory		Lavatory	
Tub		Tub		Tub	
Shower Stall		Shower Stall		Shower Stall	
Kit. Sink		Kit. Sink		Kit. Sink	
Lndry. Tubs		Lndry. Tubs		Lndry. Tubs	
Hot Water Htr.		Hot Water Htr.		Hot Water Htr.	
Disposal		Disposal		Disposal	
BATH FLOORS		BATH FLOORS		BATH FLOORS	
Ceramic Tile		Ceramic Tile		Ceramic Tile	
Resilient Tile		Resilient Tile		Resilient Tile	
Linoleum		Linoleum		Linoleum	
Other		Other		Other	
FLOORS		FLOORS		FLOORS	
Wd. Joist		Wd. Joist		Wd. Joist	
Sub. Floor		Sub. Floor		Sub. Floor	
Softwood Flrng.		Softwood Flrng.		Softwood Flrng.	
Hardwood Flrng.		Hardwood Flrng.		Hardwood Flrng.	
Concrete		Concrete		Concrete	
Resilient Flrng.		Resilient Flrng.		Resilient Flrng.	
Carpet		Carpet		Carpet	
Flat		Flat		Flat	
Shed		Shed		Shed	
Gable		Gable		Gable	
Hip		Hip		Hip	
Gambrel		Gambrel		Gambrel	
Other		Other		Other	
F. Stucco		F. Stucco		F. Stucco	
D. Fr. Brk. Veneer		D. Fr. Brk. Veneer		D. Fr. Brk. Veneer	
E. Blk. 8" Painted		E. Blk. 8" Painted		E. Blk. 8" Painted	
F. Blk. 8" Stucco		F. Blk. 8" Stucco		F. Blk. 8" Stucco	
G. Brk. & Blk. or Brk.		G. Brk. & Blk. or Brk.		G. Brk. & Blk. or Brk.	
L. Native Stone		L. Native Stone		L. Native Stone	
H. Log		H. Log		H. Log	
Insul. Walls		Insul. Walls		Insul. Walls	
Other		Other		Other	
PORCHES		PORCHES		PORCHES	
Number: Open		Number: Open		Number: Open	
Number: Closed		Number: Closed		Number: Closed	
Frame		Frame		Frame	
Masonry		Masonry		Masonry	
Terraces		Terraces		Terraces	
Patio		Patio		Patio	
Sloop		Sloop		Sloop	
PHYSICAL CONDITION		PHYSICAL CONDITION		PHYSICAL CONDITION	
4		3		2	
Other Items		Other Items		Other Items	

GROUND PLAN SKETCH  
(INDICATE NUMBER STORIES)



FRONT

OTHER BUILDINGS

CLASS	Grade	Walls	Floor	Roof	Dimensions	Area Sq. Ft.	Replace Value	Dep.	Value
Gar	1				10 x 33	330	7.99	16.45	500
Shed	1				8 x 12	96	28.8		
					20 x 12	240			
					20 x 12	240			

Total Other Buildings \$

REPRODUCTION COST AND FINAL VALUE

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE			
15	600	13.69	8200
15	100	10.02	1000
ADDITIONS (PLUS)			
CP	100	4.43	440
CT	100	3.43	340
DEDUCTIONS (MINUS)			
REPRODUCTION COST			10180
FINAL NET CONDITION			12,280
FINAL VALUE MAIN BUILDING			\$ 4280
OTHER BUILDINGS			\$ 700
OTHER IMPROVEMENTS			\$
TOTAL BUILDINGS AND IMPROVEMENTS			\$ 4180

DATE OF CONSTRUCTION

Date 1986  
Age 60  
Source  
A. Age (Normal Depreciation) 50%  
B. Physical Condition 10%  
C. Modernization (Minus) 15%  
D. Total Depreciation 65%  
E. Net Condition 35%  
Special Obsolescence  
F. Location (Area No. )  
G. Other  
H. Total Special Obsolescence  
J. Final Net Condition  
SPECIAL NOTES:

Parcel Information	
<b>Parcel ID</b>	130014796
<b>Links</b>	<a href="#">Photo #1</a> <a href="#">Sketch #1</a>
<b>Map Number</b>	3257-00-0-10100-010-0012
<b>Cadastral #</b>	
<b>Current Owner</b>	HERLICK/ADAM J & HEATHER M
<b>Mailing Address</b>	1005 S 10TH ST PLATTSMOUTH NE 68048-
<b>Situs Address</b>	1005 S 10TH ST
<b>Tax District</b>	5
<b>Tax ID</b>	
<b>School District</b>	SD 1 PLATTSMOUTH
<b>Neighborhood</b>	1105
<b>Property Class</b>	Single Family
<b>Lot Width x Depth</b>	74 x 92
<b>Legal Description</b>	PLATTSMOUTH - SOUTH PARK ADD W74' OF N13' LOT 14 & W74' LOTS 15 &~16 BLK 10~

Assessed Values				
<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Improvements</u>	<u>Outbuildings</u>
2015	\$108,867	\$13,008	\$95,859	\$0

2014 Tax Information	
<b>Taxes</b>	\$2,440.14
<b>Tax Levy</b>	2.312931

2014 Tax Levy	
<u>Description</u>	<u>Rate</u>
AG SOCIETY	0.007182
AG SOCIETY BOND	0.007455
CO JAIL BD	0.027363
COUNTY GENERAL	0.383691
ESU NO 3 CASS	0.015000
LOWER PLATTE NRD 1	0.035833
PLATTS AIRPORT	0.014596
PLATTS AIRPORT BOND	0.019101
PLATTSMOUTH CITY	0.368986
PLATTSMOUTH CITY BOND	0.116808
SD 1 PLATTSMOUTH	1.034057
SD 1 PLTS BOND 9-12	0.124185
SD 1 PLTS BOND K-8	0.098874
SE COMM COLLEGE	0.059800

5 Year Sales History				
<u>Date</u>	<u>Book/Page</u>	<u># Parcels</u>	<u>Grantor</u>	<u>Price</u>
2012/06/19	197-027	1	MCKULSKY/BRYAN C (SUC~TRUSTEE	\$103,000.00
2011/06/22	196-577	1	MCKULSKY/DONALD L	\$0.00

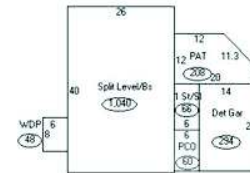
Property Classification			
<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Single Family	<b>City Size:</b>	5,001-12,000
<b>Zoning:</b>	Single Family	<b>Lot Size:</b>	<10,000 sq. ft.

Land Information				
<u>Lot Width</u>	<u>Lot Depth</u>	<u>Value Method</u>	<u># of Units</u>	<u>Lot Value</u>
74	92	Sq ft.	6808	13008

Historical Valuation Information							
<u>Year</u>	<u>Billed Owner</u>	<u>Land</u>	<u>Impr</u>	<u>Outbldg</u>	<u>Total</u>	<u>Taxable</u>	<u>Taxes</u>
2014	HERLICK/ADAM J & HEATHER M	\$13,008	\$95,859	\$0	\$108,867	\$108,867	\$2,440.14
2013	HERLICK/ADAM J & HEATHER M	\$13,008	\$95,859	\$0	\$108,867	\$108,867	\$2,475.62
2012	KIZZIRE/HEATHER M	\$13,008	\$95,859	\$0	\$108,867	\$108,867	\$2,485.78
2011	MCKULSKY/DONALD L	\$11,890	\$106,313	\$0	\$118,203	\$118,203	\$2,702.60
2010	MCKULSKY/DONALD L	\$11,890	\$106,313	\$0	\$118,203	\$118,203	\$2,696.50

Residential Datasheet			
<b>Type</b>	Single-Family	<b>Heat Type</b>	100 % WARM & COOLED AIR &
<b>Quality / Condition</b>	25 Fair+ / 30 Average	<b>Foundation</b>	Concrete Block/8
<b>Arch. Type</b>	N/A	<b>Slab Area</b>	66 sq. ft
<b>Year Built</b>	1975	<b>Crawl Area</b>	
<b>Actual Age</b>	40	<b>Basement Area</b>	1040sq. ft.
<b>Ext. Wall 1</b>	100 % HARDBOARD	<b>Min Finish</b>	
<b>Ext. Wall 2</b>		<b>Rec Finish</b>	
<b>Base Area</b>	1,106 sq. ft	<b>Part Finish</b>	900 sq. ft
<b>Total Area</b>	1,106 sq. ft	<b>Bedrooms</b>	3
<b>Style 1</b>		<b>Bathrooms</b>	2
<b>Style 2</b>		<b>Garage Type</b>	DETACHED
<b>Roof Type</b>	COMP SHINGLES	<b>Garage Area</b>	294 sq. ft

Miscellaneous Improvements		
<u>Improvement</u>	<u>Year</u>	<u>Units</u>
CON DRIVE/PAD		690
PATIO COVER OPEN		60
PATIO		208
WOOD DECK PINE		48

**Photo/Sketch**



Pls. send me 475  
to Mr. Adams.

Walter J. or Effie M. Clark

1005-2500-5000

10/10/10

1053507



ANNUAL ASSESSMENT				SUMMARY OF LAND AND BUILDING VALUES			
Year	Change	Land	Improve- ments	Total	Property	Appraised Value	Assessed Value
19		\$	\$	\$	Land	\$	\$
19							
19						\$	\$
19							
19					Buildings and Improvements	\$	\$
19							
19						\$	\$
19							
19					TOTAL LAND BUILDINGS AND IMPROVEMENTS	\$	\$
19							

SERVICES AND AREA					LOCATION OF IMPS.														
Off Site Improvements		Utilities		Zoning		Neighborhood													
Paved Street		City Water		Single Family		Improving													
Black Topped Street		Well		Two Family		Static													
Gravelled Street		Sewer		Multi Family		Declining													
Unimproved		Septic Tank		Business		Blighted													
Public Walks		Natural Gas		Commercial															
Curbs and Gutters		Cesspool		Industrial															
Alley		L. P. Gas																	
No Alley		Electricity																	
</																			

[illegible]

REPRODUCTION COST AND FINAL VALUE

DATE OF CONSTRUCTION

GROUND PLAN SKETCH  
(INDICATE NUMBER STORIES)

Date-

Age—

## Sources

DEPRECIATION AND  
OBSOLESCENCE

Age (Normal Depreciation)

13	physical	Condition
13	physical	Condition

Modernization (Minus)

Total Depreciation

F Net Condition

Special Obsolescence

Location (Area No. )

Parcel Information	
<b>Parcel ID</b>	130014842
<b>Links</b>	<a href="#">Photo #1</a> <a href="#">Sketch #1</a>
<b>Map Number</b>	3257-00-0-10100-011-0008
<b>Cadastral #</b>	
<b>Current Owner</b>	COLLINS/JENNIFER L & HAROLD J
<b>Mailing Address</b>	CMR 402 BOX 10163 APO AE 09180-
<b>Situs Address</b>	1014 S 10TH ST
<b>Tax District</b>	5
<b>Tax ID</b>	
<b>School District</b>	SD 1 PLATTSMOUTH
<b>Neighborhood</b>	1105
<b>Property Class</b>	Single Family
<b>Lot Width x Depth</b>	50 x 134
<b>Legal Description</b>	PLATTSMOUTH - SOUTH PARK ADD S28' LOT 4 & N1/2 LOT 5 BLK 11~

Assessed Values				
<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Improvements</u>	<u>Outbuildings</u>
2015	\$94,556	\$9,946	\$84,610	\$0

2014 Tax Information	
<b>Taxes</b>	\$2,119.38
<b>Tax Levy</b>	2.312931

2014 Tax Levy	
<u>Description</u>	<u>Rate</u>
AG SOCIETY	0.007182
AG SOCIETY BOND	0.007455
CO JAIL BD	0.027363
COUNTY GENERAL	0.383691
ESU NO 3 CASS	0.015000
LOWER PLATTE NRD 1	0.035833
PLATTS AIRPORT	0.014596
PLATTS AIRPORT BOND	0.019101
PLATTSMOUTH CITY	0.368986
PLATTSMOUTH CITY BOND	0.116808
SD 1 PLATTSMOUTH	1.034057
SD 1 PLTS BOND 9-12	0.124185
SD 1 PLTS BOND K-8	0.098874
SE COMM COLLEGE	0.059800

5 Year Sales History				
<u>Date</u>	<u>Book/Page</u>	<u># Parcels</u>	<u>Grantor</u>	<u>Price</u>
2013/12/12	038-984	1	PETERSON/TRESS A	\$88,000.00



Property Classification			
<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Single Family	<b>City Size:</b>	5,001-12,000
<b>Zoning:</b>	Single Family	<b>Lot Size:</b>	<10,000 sq. ft.

Land Information				
<b>Lot Width</b>	<b>Lot Depth</b>	<b>Value Method</b>	<b># of Units</b>	<b>Lot Value</b>
50	134	Sq ft.	6700	9946

Historical Valuation Information							
<b>Year</b>	<b>Billed Owner</b>	<b>Land</b>	<b>Impr</b>	<b>Outbldg</b>	<b>Total</b>	<b>Taxable</b>	<b>Taxes</b>
2014	COLLINS/JENNIFER L & HAROLD J	\$9,946	\$84,610	\$0	\$94,556	\$94,556	\$2,119.38
2013	PETERSON/HAROLD J & TRESS A	\$9,946	\$84,610	\$0	\$94,556	\$94,556	\$2,150.20
2012	PETERSON/HAROLD J & TRESS A	\$9,946	\$84,610	\$0	\$94,556	\$94,556	\$2,159.02
2011	PETERSON/HAROLD J & TRESS A	\$11,760	\$82,692	\$0	\$94,452	\$0	\$0.00
2010	PETERSON/HAROLD J & TRESS A	\$11,760	\$82,692	\$0	\$94,452	\$0	\$0.00

Residential Datasheet			
<b>Type</b>	Single-Family	<b>Heat Type</b>	100 % WARM & COOLED AIR &
<b>Quality / Condition</b>	25 Fair+ / 30 Average	<b>Foundation</b>	Concrete Block/8
<b>Arch. Type</b>	N/A	<b>Slab Area</b>	
<b>Year Built</b>	1965	<b>Crawl Area</b>	
<b>Actual Age</b>	50	<b>Basement Area</b>	1032sq. ft.
<b>Ext. Wall 1</b>	95 % HARDBOARD	<b>Min Finish</b>	
<b>Ext. Wall 2</b>	5 % MASONRY VENEER	<b>Rec Finish</b>	
<b>Base Area</b>	1,032 sq. ft	<b>Part Finish</b>	900 sq. ft
<b>Total Area</b>	1,032 sq. ft	<b>Bedrooms</b>	3
<b>Style 1</b>	100% Bi-level	<b>Bathrooms</b>	1.5
<b>Style 2</b>		<b>Garage Type</b>	
<b>Roof Type</b>	COMP SHINGLES	<b>Garage Area</b>	

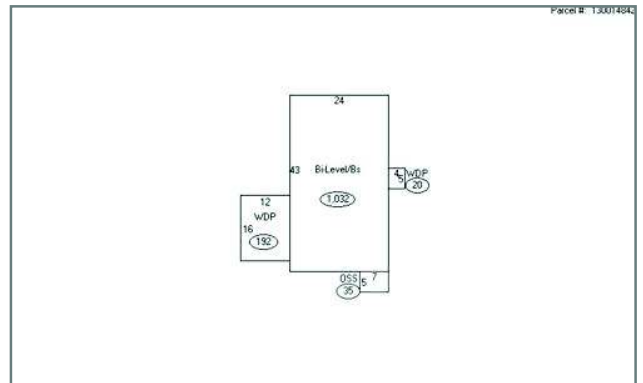
Miscellaneous Improvements			
<b>Improvement</b>	<b>Year</b>	<b>Units</b>	
CARPORT GB-RF		144	
old yard shed ave		50	
WOOD DECK PINE		192	
O SLAB STEPS (STOOP)		35	



WOOD DECK PINE

20

## Photo/Sketch



REMARKS



Parcel Information	
<b>Parcel ID</b>	130014990
<b>Links</b>	<a href="#">Photo #1</a> <a href="#">Sketch #1</a>
<b>Map Number</b>	3257-00-0-10100-020-0002
<b>Cadastral #</b>	
<b>Current Owner</b>	PRIEBE/ROBERT D & JENNIFER J
<b>Mailing Address</b>	1003 11TH AV PLATTSMOUTH NE 68048-
<b>Situs Address</b>	1003 11TH AV
<b>Tax District</b>	5
<b>Tax ID</b>	
<b>School District</b>	SD 1 PLATTSMOUTH
<b>Neighborhood</b>	1105
<b>Property Class</b>	Single Family
<b>Lot Width x Depth</b>	88 x 140.5
<b>Legal Description</b>	PLATTSMOUTH - SOUTH PARK ADD LOTS 1 & 2 & 1/2 VAC ALLEY BLK 20~

Assessed Values				
<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Improvements</u>	<u>Outbuildings</u>
2015	\$133,416	\$18,564	\$114,852	\$0

2014 Tax Information	
<b>Taxes</b>	\$2,990.38
<b>Tax Levy</b>	2.312931

2014 Tax Levy	
<u>Description</u>	<u>Rate</u>
AG SOCIETY	0.007182
AG SOCIETY BOND	0.007455
CO JAIL BD	0.027363
COUNTY GENERAL	0.383691
ESU NO 3 CASS	0.015000
LOWER PLATTE NRD 1	0.035833
PLATTS AIRPORT	0.014596
PLATTS AIRPORT BOND	0.019101
PLATTSMOUTH CITY	0.368986
PLATTSMOUTH CITY BOND	0.116808
SD 1 PLATTSMOUTH	1.034057
SD 1 PLTS BOND 9-12	0.124185
SD 1 PLTS BOND K-8	0.098874
SE COMM COLLEGE	0.059800

5 Year Sales History
No previous sales information is available.

Property Classification
-------------------------



<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Single Family	<b>City Size:</b>	5,001-12,000
<b>Zoning:</b>	Single Family	<b>Lot Size:</b>	10,000-20,000 sq. ft.

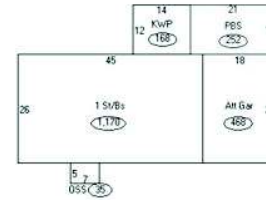
Land Information				
Lot Width	Lot Depth	Value Method	# of Units	Lot Value
88	140.5	Sq ft.	12364	18564

Historical Valuation Information							
Year	Billed Owner	Land	Impr	Outbldg	Total	Taxable	Taxes
2014	PRIEBE/ROBERT D & JENNIFER J	\$18,564	\$114,852	\$0	\$133,416	\$133,416	\$2,990.38
2013	PRIEBE/ROBERT D & JENNIFER J	\$18,564	\$114,852	\$0	\$133,416	\$133,416	\$3,033.86
2012	PRIEBE/ROBERT D & JENNIFER J	\$18,564	\$114,852	\$0	\$133,416	\$133,416	\$3,046.30
2011	PRIEBE/ROBERT D & JENNIFER J	\$18,557	\$110,741	\$0	\$129,298	\$129,298	\$2,956.28
2010	PRIEBE/ROBERT D & JENNIFER J	\$18,557	\$110,741	\$0	\$129,298	\$129,298	\$2,949.62

Residential Datasheet			
<b>Type</b>	Single-Family	<b>Heat Type</b>	100 % WARM & COOLED AIR &
<b>Quality / Condition</b>	25 Fair+ / 30 Average	<b>Foundation</b>	Concrete Block/8
<b>Arch. Type</b>		<b>Slab Area</b>	
<b>Year Built</b>	1976	<b>Crawl Area</b>	
<b>Actual Age</b>	39	<b>Basement Area</b>	1170sq. ft.
<b>Ext. Wall 1</b>	100 % HARDBOARD	<b>Min Finish</b>	
<b>Ext. Wall 2</b>		<b>Rec Finish</b>	
<b>Base Area</b>	1,170 sq. ft	<b>Part Finish</b>	520 sq. ft
<b>Total Area</b>	1,170 sq. ft	<b>Bedrooms</b>	2
<b>Style 1</b>	100% One-Story	<b>Bathrooms</b>	2
<b>Style 2</b>		<b>Garage Type</b>	ATTACHED
<b>Roof Type</b>	COMP SHINGLES	<b>Garage Area</b>	468 sq. ft

Miscellaneous Improvements		
Improvement	Year	Units
FIREPLACE		1
CON DRIVE/PAD		704
YARD SHED WD KIT		96
O SLAB STEPS (STOOP)		35
KNEE-WALL PORCH		168

PAVERS BRK IN~SAND	252
GARAGE FINISH	468

**Photo/Sketch**

10

## OWNERSHIP RECORD AND DESCRIPTION

Plttsmouth Addition - South Park

Robert D. &amp; Jennifer J. Priebe

ALL L. 1& 2, Blk. 20 South Park Add.



ANNUAL ASSESSMENT					SUMMARY OF LAND AND BUILDING VALUES		
Year	Change	Land	Improvements	Total	Property	Appraised Value	Assessed Value
1977	18805	\$ 310	\$ 6275	\$ 6585	Land	\$ 880	\$
1978							
1979							
1980							\$
1981					Buildings and Improvements	\$ 17925	\$
1982							
1983							\$
1984							
1985					TOTAL LAND, BUILDINGS AND IMPROVEMENTS	\$ 18805	\$
1986							

SERVICES AND AREA					LOCATION OF IMPS.	
Off Site Improvements	Utilities		Zoning		Neighborhood	
	City Water	Well	Single Family	Improving		
Paved Street	<input checked="" type="checkbox"/>		Two Family	Static		
Black Topped Street			Multi Family	Declining		
Gravelled Street			Business	Blighted		
Unimproved			Commercial			
Public Walks			Industrial			
Curbs and Gutters	<input checked="" type="checkbox"/>					
Alley						
No Alley						

LAND VALUE CALCULATION	
Regular lot Size	Irregular Lot Size

REPRODUCTION COST AND FINAL VALUEDATE OF CONSTRUCTION

ITEM	AREA OR QUANTITY	UNIT COST	TOTAL
Date 1976			

Age	BASE NO.	QUANTITY	COST
Age			

Source	Owner	ISB	1040	1701	12490
--------	-------	-----	------	------	-------

DEPRECIATION AND OBsolescence			
5	Pro. Inv.	750	150
			175

A. Age (Normal Depreciation)	%

	ADDITIONS (PLUS)	
	—%	—%
B. Physical Condition		
C. Modernization (Minus)		

C. MODIFICATION (EXPENSE)			
D. Total Depreciation	5%	292	2260

E. Net Condition	45	100	100
	%		

Special	Obsolescence			
	wo.			250

F. Location (Area No. _____)	_____ %	_____ %	_____ %
Exposure Base	100	100	100

G. Other	—	%	0	168	3.4	4.00
H. Total Special Obsolescence	—	%	0	2.4	2.9	.50

I. Final Net Condition	%		
Controlled	25	280	
Uncontrolled	40	280	

SPECIAL NOTES:					
EVP 1		✓	15	310	

--	--	--	--	--

DEDUCTIONS (MINUS)	

[illegible]

511				
-----	--	--	--	--

[illegible]

	Ft.	Replace	Value	Dep.	Value

FINAL NET CONTRIBUTION	FINAL VALUE

[illegible]

	OTHER BUILDINGS	\$

OTHER IMPROVEMENTS		\$

					TOTAL BUILDINGS
--	--	--	--	--	-----------------

[illegible][illegible]

Total Other Buildings	\$

GROUND PLAN SKETCH  
(INDICATE NUMBER STORIES)

<p>10.44 10.57 1.57</p>	<p>14</p>	<p>17</p>	<p>26</p>
<p>40</p>	<p>15-3</p>	<p>754</p>	<p>att. 26</p>
<p>15-3</p>	<p>2</p>	<p>15-113</p>	<p>594</p>
<p>3</p>	<p>286</p>	<p>286</p>	<p>594</p>
<p>5</p>	<p>5</p>	<p>5</p>	<p>5</p>

## FRONT

## OTHER BUILDINGS

[illegible]

Total Other Buildings	\$
-----------------------	----



Parcel Information	
<b>Parcel ID</b>	130015431
<b>Links</b>	
<b>Map Number</b>	3257-00-0-10105-000-0004
<b>Cadastral #</b>	
<b>Current Owner</b>	
<b>Mailing Address</b>	
<b>Situs Address</b>	502 15TH AV
<b>Tax District</b>	5
<b>Tax ID</b>	
<b>School District</b>	SD 1 PLATTSMOUTH
<b>Neighborhood</b>	1102
<b>Property Class</b>	Single Family
<b>Lot Width x Depth</b>	297 x 198
<b>Legal Description</b>	PLATTSMOUTH - WISE'S OUTLOTS LOTS 40 & 41 & E66' LOT 29~

Assessed Values				
<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Improvements</u>	<u>Outbuildings</u>
2015	\$56,183	\$34,375	\$21,808	\$0

Year Sales History	

Property Classification			
<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Single Family	<b>City Size:</b>	5,001-12,000
<b>Zoning:</b>	Single Family	<b>Lot Size:</b>	1.00-1.99 ac.

Land Information				
<u>Lot Width</u>	<u>Lot Depth</u>	<u>Value Method</u>	<u># of Units</u>	<u>Lot Value</u>
297	198	Acre(s)	1.35	34375

Residential Datasheet			
<b>Type</b>	Single-Family	<b>Heat Type</b>	100 % STOVE HEAT &
<b>Quality / Condition</b>	25 Fair+ / 20 Fair	<b>Foundation</b>	Concrete Block/8
<b>Arch. Type</b>		<b>Slab Area</b>	
<b>Year Built</b>	1875	<b>Crawl Area</b>	
<b>Actual Age</b>	140	<b>Basement Area</b>	971sq. ft.
<b>Ext. Wall 1</b>	100 % WOOD SIDING	<b>Min Finish</b>	
<b>Ext. Wall 2</b>		<b>Rec Finish</b>	

11/3/2015

Cass County Assessor

<b><u>Base Area</u></b>	971 sq. ft	<b><u>Part Finish</u></b>	
<b><u>Total Area</u></b>	971 sq. ft	<b><u>Bedrooms</u></b>	2
<b><u>Style 1</u></b>	100% One-Story	<b><u>Bathrooms</u></b>	1
<b><u>Style 2</u></b>		<b><u>Garage Type</u></b>	
<b><u>Roof Type</u></b>	COMP SHINGLES	<b><u>Garage Area</u></b>	

<b>Miscellaneous Improvements</b>		
<b><u>Improvement</u></b>	<b><u>Year</u></b>	<b><u>Units</u></b>
KNEE-WALL PORCH		140
O SLAB STEPS (STOOP)		12
PATIO		144
old yard shed~poor		160
open shed df pr		250

Agnes E. Lutz et al  
~~Henry J. Lutz et al~~

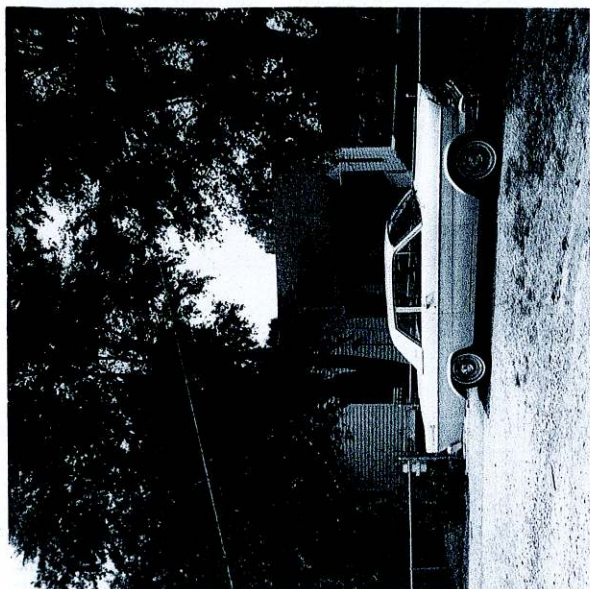
L.40 & 41 in Wise's Outlets, & the E.66' of L.29 in Wise's Outlets

40741 should be divided from this

Agnes E. Lutz et al  
~~Henry J. Lutz et al~~

L.40 & 41 in Wise's Outlets, & the E.66' of L.29 in Wise's Outlets

40741 should be divided from this



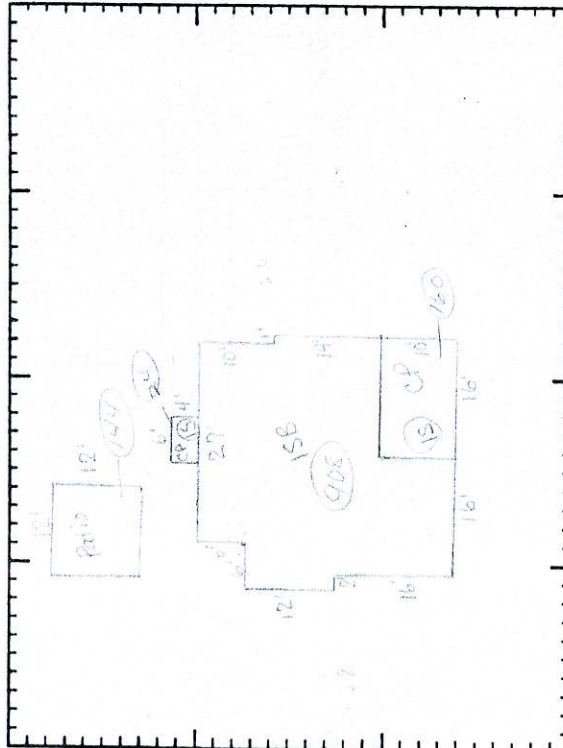
ANNUAL ASSESSMENT					SUMMARY OF LAND AND BUILDING VALUES		
Year	Change	Land	Improve- ments	Total	Property	Appraised Value	Assessed Value
19		\$	\$	\$	Land	\$ 855	\$ 310
19						\$	\$
19							
19							
19					Buildings and Improvements	\$ 5285	\$ 1850
19						\$	\$
19							
19						\$	\$
19					TOTAL LAND, BUILDINGS AND IMPROVEMENTS	\$ 6170 <del>6164</del>	\$ 2160
19							

SERVICES AND AREA										LOCATION OF IMPS.											
Off Site Improvements		Utilities		Zoning		Neighborhood															
Paved Street		City Water		Single Family		Improving															
Black Topped Street		Well		Two Family		Static															
Gravelled Street		Sewer		Multi Family		Declining															
Unimproved		Septic Tank		Business		Blighted															
Public Walks		Natural Gas		Commercial																	
Curbs and Gutters		Cesspool		Industrial																	
Alley		L. P. Gas																			
No Alley		Electricity																			
LAND VALUE CALCULATION																					
Regular lot Size		Irregular Lot Size		x		x		x		x		x		x		x		x		x	
REMARKS																					



CLASS		Grade	Walls	Floor	Roof	Dimensions	Area Sq. Ft.	Replace Value	Dep.	Value
D	Ft. Brk. Veneer					6' x 10' x	60	180		
E	Blk. 8" Painted					9' x 12' x	108	324		
F	Blk. 8" Stucco					10' x 18' x	180	499	200	
G	Brk. & Blk. or Brk.					6' x 10' x	60	180		
L	Native Stone									
H	Log									
Insul.	Walls									
Other										
<b>FLOORS</b> Wd. Joist Sub. Floor Softwood Flng. Hardwood Flng. Concrete Resilient Flng. Carpet										
<b>ROOF</b> Flat Shed Gable Hip Gambrel Other										
<b>BATH FLOORS</b> Ceramic Tile Resilient Tile Linoleum										
<b>PLUMBING</b> 2 Fix. Bath 3 Fix. Bath Water Closet Lavatory Tub Shower Stall Kit. Sink Laundry Tubs Hot Water Htr. Disposal										
<b>PHYSICAL CONDITION</b> 4 3 2 1 Other Items										
<b>POUCHES</b> Number: Open Number: Closed Frame Masonry Terraces Patio Stoop										

GROUND PLAN SKETCH  
(INDICATE NUMBER STORIES)



FRONT

OTHER BUILDINGS

CLASS	Grade	Walls	Floor	Roof	Dimensions	Area Sq. Ft.	Replace Value	Dep.	Value
Shed	VN				6' x 10' x	60	180		
Shed	VN				9' x 12' x	108	324		
Garage	P				10' x 18' x	180	499	200	
Shed	VN				6' x 10' x	60	180		
					x x				
					x x				

Total Other Buildings \$ 200

DATE OF CONSTRUCTION

Date 1900  
 Age 100  
 Source Owner

**DEPRECIATION AND OBSOLESCENCE**  
 A. Age (Normal Depreciation) 80%  
 B. Physical Condition 20%  
 C. Modernization (Minus) 60%  
 D. Total Depreciation 40%  
 E. Net Condition 60%  
 Special Obsolescence  
 F. Location (Area No. 158)  
 G. Other  
 H. Total Special Obsolescence  
 J. Final Net Condition

SPECIAL NOTES:

REPRODUCTION COST AND FINAL VALUE

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE			
158	932	12.57	11415
<b>ADDITIONS (PLUS)</b>			
CP	160	4.21	673
CP	24		
Patio	144	40	60
<b>DEDUCTIONS (MINUS)</b>			
Heat	908	65	590
			11560
REPRODUCTION COST	1110	\$	12,715
FINAL NET CONDITION			40%
FINAL VALUE MAIN BUILDING		\$	5085
OTHER BUILDINGS		\$	200
OTHER IMPROVEMENTS		\$	
TOTAL BUILDINGS AND IMPROVEMENTS		\$	5285



Parcel Information	
<b><u>Parcel ID</u></b>	130001708
<b><u>Links</u></b>	
<b><u>Map Number</u></b>	3257-00-0-10610-000-0003
<b><u>Cadastral #</u></b>	
<b><u>Current Owner</u></b>	PERRICCI/THOMAS G
<b><u>Mailing Address</u></b>	8611 OAKDALE RD PLATTSMOUTH NE 68048-
<b><u>Situs Address</u></b>	1502 S 15TH ST
<b><u>Tax District</u></b>	5
<b><u>Tax ID</u></b>	
<b><u>School District</u></b>	
<b><u>Neighborhood</u></b>	132
<b><u>Property Class</u></b>	Commercial
<b><u>Lot Width x Depth</u></b>	
<b><u>Legal Description</u></b>	PLATTSMOUTH - D & W SUBDIV LOT 1 (.25)~

Assessed Values				
<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Improvements</u>	<u>Outbuildings</u>
2015	\$69,573	\$50,136	\$19,437	\$0

Year Sales History	

Property Classification			
<b><u>Status:</u></b>	Improved	<b><u>Location:</u></b>	Urban
<b><u>Property Class:</u></b>	Commercial	<b><u>City Size:</u></b>	5,001-12,000
<b><u>Zoning:</u></b>	COMMERCIAL	<b><u>Lot Size:</u></b>	10,000-20,000 sq. ft.

1502 J. 15.37.

*Grand M. & C. Laine Co.*  
**Midwest Improvement Co.**

Sublot 1 of 26 (except the highway) and all of  
Sublot 2 L.26 and ~~L.24~~ in the SW $\frac{1}{4}$  NE $\frac{1}{4}$  Sec.24, T12,  
R13  
*8.86*



ANNUAL ASSESSMENT					SUMMARY OF LAND AND BUILDING VALUES			
Year	Change	Land	Improve- ments	Total	Property	Code	Appraised Value	Assessed Value
1971	11580	\$ 980	\$ 3815	\$ 4035	Land		\$ 4340	\$ 1575
1972								
1973								
1974								
1975					Buildings and Improvements	B46	\$ 9180	\$ 3215
1976								
1977								
1978								
1979								
1980					TOTAL LAND, BUILDINGS AND IMPROVEMENTS		\$ 11520	\$ 4790

SERVICES AND AREA				COMPARATIVE DATA	
Off Site Improvements	Utilities	Zoning	Neighborhood	COMPARABLES:	
Paved Street <i>11.580</i>	City Water	Single Family	Improving		
Black Topped Street	Well	Two Family	Static		
Gravelled Street	Sewer	Multi Family	Declining		
Unimproved	Septic Tank	Business	Blighted		
Public Walks	Natural Gas	Commercial			
Curbs and Gutters	Cesspool	Industrial			
Alley	L. P. Gas				
No Alley	Electricity				

LAND VALUE CALCULATION

Regular lot Size      Irregular lot Size





Parcel Information	
<b>Parcel ID</b>	130001716
<b>Links</b>	<a href="#">Photo #1</a> <a href="#">Sketch #1</a>
<b>Map Number</b>	3257-00-0-10001-000-0252
<b>Cadastral #</b>	
<b>Current Owner</b>	NEXT GENERATION PROPERTIES OF NE LLCC/O BOMGAARS SUPPLY INC
<b>Mailing Address</b>	C/O BOMGAARS SUPPLY INC 1805 ZENITH DR SIOUX CITY IA 51103-
<b>Situs Address</b>	1538 S 15TH ST
<b>Tax District</b>	5
<b>Tax ID</b>	
<b>School District</b>	SD 1 PLATTSMOUTH
<b>Neighborhood</b>	132
<b>Property Class</b>	Commercial
<b>Lot Width x Depth</b>	
<b>Legal Description</b>	PLATTSMOUTH - OUTLOTS LOT 24 & S86' SL2 OF 26 SW1/4 NE1/4 24-12-13~(2.70)~

Assessed Values				
<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Improvements</u>	<u>Outbuildings</u>
2015	\$435,875	\$165,868	\$270,007	\$0

2014 Tax Information	
<b>Taxes</b>	\$9,769.66
<b>Tax Levy</b>	2.312931

2014 Tax Levy	
<u>Description</u>	<u>Rate</u>
AG SOCIETY	0.007182
AG SOCIETY BOND	0.007455
CO JAIL BD	0.027363
COUNTY GENERAL	0.383691
ESU NO 3 CASS	0.015000
LOWER PLATTE NRD 1	0.035833
PLATTS AIRPORT	0.014596
PLATTS AIRPORT BOND	0.019101
PLATTSMOUTH CITY	0.368986
PLATTSMOUTH CITY BOND	0.116808
SD 1 PLATTSMOUTH	1.034057
SD 1 PLTS BOND 9-12	0.124185
SD 1 PLTS BOND K-8	0.098874
SE COMM COLLEGE	0.059800

5 Year Sales History
No previous sales information is available.



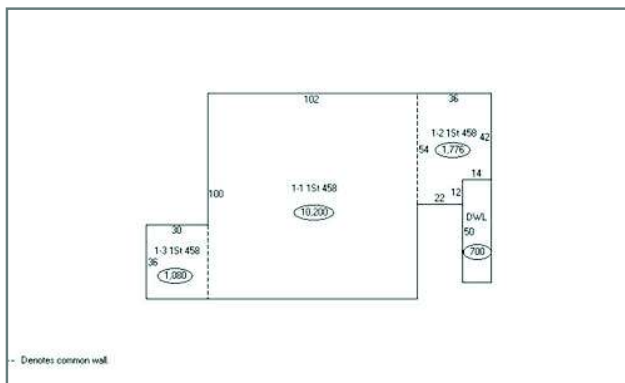
Property Classification			
<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Commercial	<b>City Size:</b>	5,001-12,000
<b>Zoning:</b>	COMMERCIAL	<b>Lot Size:</b>	2.00-4.99 ac.

Historical Valuation Information							
Year	Billed Owner	Land	Impr	Outbldg	Total	Taxable	Taxes
2014	NEXT GENERATION PROPERTIES OF NE LLC	\$165,868	\$270,007	\$0	\$435,875	\$435,875	\$9,769.66
2013	NEXT GENERATION PROPERTIES OF NE LLC	\$165,868	\$270,007	\$0	\$435,875	\$435,875	\$9,911.76
2012	NEXT GENERATION PROPERTIES OF NE LLC	\$139,732	\$324,939	\$0	\$464,671	\$464,671	\$10,609.92
2011	NEXT GENERATION PROPERTIES OF NE LLC	\$139,732	\$324,939	\$0	\$464,671	\$464,671	\$10,624.30
2010	NEXT GENERATION PROPERTIES OF NE LLC	\$139,732	\$324,939	\$0	\$464,671	\$464,671	\$10,600.30

Commercial Building Datasheet										
Bldg.	Sec.	Code	Description	Year	Cls.	Qual.	Area	Perm.	Stor.	Hght.
1	1	458	DISCOUNT WAREHOUSE~STORE	1975	C	200	10200	404	1	14
1	2	458	DISCOUNT WAREHOUSE~STORE	1995	D	250	1776	153	1	12
1	3	458	DISCOUNT WAREHOUSE~STORE	1995	D	200	1080	114	1	12

Refinements		
Description	Year	Units
LOADING WELL	1995	700
CONCRETE MASS POUR	1975	35222
CHAIN LINK, STD	1975	1004

Photo/Sketch
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C. Black S.		(Framing)		H. Dry Wall			
D. Block S. Stuccoed	A. Wood Joist			I. Splayed Arc.			
E. Block S. Painted	B. Steel Joist	PARTITIONS					
F. Block S. 12"	C. Wood Truss			J. L&P Wd. Studs			
G. Comm Brick 2-c	D. Steel Truss			K. Dry W. Wd. Studs			
H. Face Brick-4" Bkg.	E. Steel Beams			L. Tile or C. B.			
I. Face Brick-8" Bkg.	F. Conc. Slab			M. Metal Panels			
J. Reinf. conc	(Deck)			09 HEATING VENTILATING AIR COND.			
P. Comm. Brick 3-c	G. Wood			A. Hot Water or Steam		G. Flr. Furnace	
T. Frame Brick Ven	H. Pre. Cast Conc.			B. Electric		H. Wall Furnace	
Special Facings	I. Poured Conc.			C. Forced Warm Air		I. Stove	
Describe:	J. Steel			D. Grav. Warm Air		J. Comb. Hot & Chill System	
	(Roofing)			E. Gas Unit Hrs.			
	K. Built Up			F. Radiant			
04 DOORS	L. Metal			L. Air Cond.			
A. Stock	M. Tar & Gravel						
05 WINDOWS	N. Comp. Roll						
Kind <i>Double + back to back</i>	O. Comp. Shingle						
A. Wood Sash	P. Wood Shingle						
B. Steel Sash	Q. Tile						
C. Alum. Sash	R. Asbestos						

**REMARKS**  
 31,000 sq Parking  
 No partitions in bldg.  
 Paved with asphalt

**MISCELLANEOUS STRUCTURES**

Bldg. No.	OCCUPANCY	Grade	Fdn.	Walls	Floor	Roof	Roofing	Dimensions	Quantity	Unit	Cond.	Replace Value	Dep.	Value
1								x	x					
2								x	x					
3								x	x					

**REPLACEMENT COST AND FINAL VALUE  
MAIN BUILDING**

Item	Area or Quantity	Unit Cost	Total
Store	10,000	4.25	42,500
Lube Room	1,080	4.50	4,860
Canopy	1,000	3.00	3,000
Parking	36,000	.40	12,400

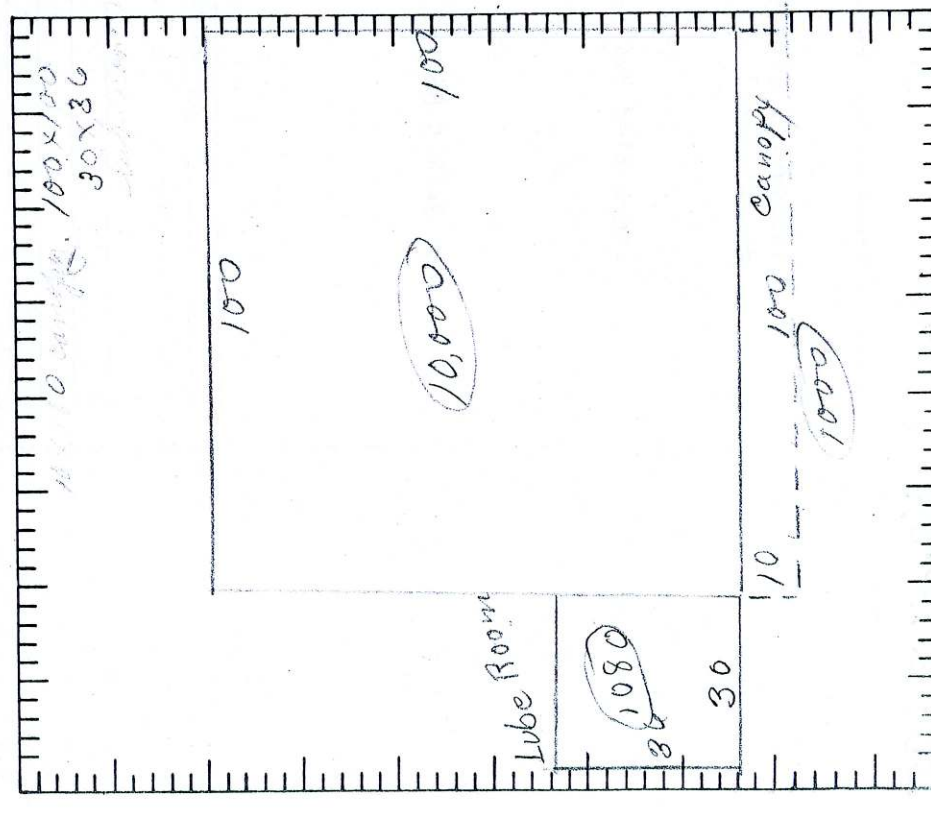
**DATE OF CONSTRUCTION**

Date 1971  
 Source  
 Major Alteration or Adds.:  
 Date Age  
 Remarks:


**DEPRECIATION AND OBSOLESCENCE**

A. Age (Normal Depreciation) 5%  
 B. Physical Condition ± %  
 C. Modernization %  
 (Minus)  
 D. Tot. Phys. Depreciation %  
 E. Net Physical Condition %  
 F. Func. Depreciation %  
 G. Economic Depreciation %  
 H. Tot. Spec. Obsolescence %  
 I. Net Condition %  
 J. Total Depreciation %

REPLACEMENT COST	62,760
LESS 5% DEPRECIATION	3,140
NET VALUE	59,620
NET VALUE OTHER IMPS.	
TOTAL VALUE OF IMPS.	\$ 59,620








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## Bomgaar's building a new store in Plattsmouth

June 11, 2014 1:11 pm • [Plattsmouth Journal](#)

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PLATTSMOUTH – Plattsmouth Board of Education members voted Monday night to sell four acres of district property for \$400,000 to an Iowa company affiliated with the Bomgaar's retail company, which will build a new store on the site.

The four-acre parcel is between U.S. Highway 75 and 2nd Avenue just southwest of Plattsmouth High School.

Bomgaars Chief Financial Officer Torrey Wingert said he and other Bomgaars officials are excited about the Highway 75 opportunity.

Bomgaars operates 66 stores in Iowa, Nebraska, Minnesota, South Dakota, Colorado and Wyoming. It provides a variety of goods and services such as pet care, electrical tools, hardware products, agricultural items, plumbing materials and lawn and garden products.

Plattsmouth's store will move from its current location on South 15th Street to the Highway 75 site. Wingert said Bomgaars is planning to make the new building 27,000 square feet in size, twice the area of the current Plattsmouth store.

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**Tags** [Retail](#)

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# Our Company

Bomgaars is a family owned and operated supplier with 79 stores in Iowa, Colorado, Idaho, Nebraska, Minnesota, South Dakota and Wyoming, employing approximately 2200 people. The corporate office and distribution center are located in Sioux City, Iowa, where the company began in 1952. We stock over 60,000 items in 13 major departments, including Lawn and Garden plus Nursery, Clothing and Footwear, Farm, Pet and Automotive supplies, Paint, Hardware, Tools, Housewares, and Toys.

Our mission is to have what you need, when you need it, at the right price. Our product mix reflects that goal, taking "One-Stop" convenience a step further by including a pronounced seasonal emphasis. In order to have what you need year round, every Bomgaars store restocks to suit the season. Most other stores look pretty much the same year round, but Bomgaars rebuilds half the store and more every Spring and Fall.

Springtime at Bomgaars means fencing, field seed, sprayers and pumps, grass seed, mowers and tillers, and stacks of fertilizer, herbicides and insecticides. The greenhouse fills with flowers, vegetables and herbs. Shrubs and trees arrive by the truckload in all the popular varieties. Grills and lawn furniture come out with the landscaping supplies. When the days get warmer, you'll find water hoses, bug sprays, dehumidifiers, fans and air conditioners.

When Autumn approaches we move in supplies for weatherizing your home and car plus insulated clothing to keep you warm, and we stock an arsenal of tools for winning the battle over winter, like heaters, shovels, ice scrapers and snowthrowers. Then, holiday decorations and Toyland take over center stage. With One Stop at Bomgaars, you can do your Christmas shopping for the whole family and pick up everything you need to deal with cold weather.

Bomgaars has an excellent reputation throughout the region for high quality merchandise, first-rate service, and competitive pricing on products chosen for reliability and value. Having what you need, when you need it is a promise we keep year round at Bomgaars, your 4-season store!

# History

A history of Bomgaars must begin with a little background on Mr. William H. Bomgaars. In the small town of Middleburg, Iowa at the age of 18, he was operating a general store, selling gingham from the bolt, and crackers from a barrel. Also from this store, he stocked horse-drawn wagons with all the needs of the rural family and drove them on a farm route. From this beginning, after various positions, including selling violin lessons in Chicago, and washing machines in South Dakota, Bill decided to venture out on his own. In 1931, in Sioux City, he borrowed \$125.00 on his Army insurance to purchase a Model A Ford, and Mr. Bob Bowes, of Bowes Seal Fast, extended time credit for a beginning inventory of \$125.00. Bill loaded his merchandise into the car and started out to build up a territory. By 1932, the midwest was deep in depression and growth was very slow. However, by 1934 he was eating 3 meals a day on a regular schedule. Before this, he had been on an inventive program that let him eat breakfast, lunch or dinner, as the case may be, as soon as he made his first sale of the day.

In January 1944, the operation had expanded to the point where it could no longer be contained in their home, and was moved to the first downtown location at 819 Pearl Street, in Sioux City, Iowa. At this time the work force consisted of two extra employees, Bill's sister, Ann, in the office, and his brother, Gerald, as a salesman on the road.

In 1944 Sioux City sustained extensive damage from a major flood on the west side and the building had to be sand-bagged. The next move was to the building at 611 Pearl Street in 1945. The business consisted mainly of tire and repair materials. By 1946, Bomgaars became the jobber for NAPA automotive parts and had two office girls and four salesman traveling through the territory.

Harold Bomgaars (Bill's son) graduated from the University of Iowa in 1947 and entered the business on a full time basis as a traveling salesman.

In July, 1952, Bill heard of an innovation in Grand Forks, North Dakota that caught his attention: the sending of fleet cards to farmers entitling them to discounts. Manufacturers at that time were selling at a discount to businesses on a fleet basis; that is, any business operating five or more fuel powered vehicles and/or equipment, were qualified to buy at a discount. Bill's wife, Tena, and Bill's sister-in-law compiled the lists of people operating 5 or more vehicles from the tax roles in the county seats. It was in Milbank, South Dakota, in 1952, that four men, including Bill Bomgaars, instituted the Mid-States buying group and Bomgaars went into the farm fleet business. Many new lines were added and this resulted in the beginning of more rapid growth, necessitating a move to larger quarters at 204 Fourth Street in 1955.

It is interesting to note that because business was so poor in 1952, when Bill first heard of the farm fleet program, he sent Harold on a trip to St. Louis to visit the office of the Ben Franklin stores with the idea of changing to that line of business.

Expansion began taking place in the form of opening branch stores, and the first one was in Yankton, South Dakota in 1956 and has continued to this present day.

Parcel Information	
<b>Parcel ID</b>	130067385
<b>Links</b>	<a href="#">Photo #1</a> <a href="#">Sketch #1</a>
<b>Map Number</b>	3257-00-0-10005-151-0004
<b>Cadastral #</b>	
<b>Current Owner</b>	ONAK/WALTER B JR & KAREN M
<b>Mailing Address</b>	314 LIVINGSTON RD PLATTSMOUTH NE 68048-
<b>Situs Address</b>	1ST ST & 3RD AV
<b>Tax District</b>	5
<b>Tax ID</b>	
<b>School District</b>	SD 1 PLATTSMOUTH
<b>Neighborhood</b>	1100
<b>Property Class</b>	Single Family
<b>Lot Width x Depth</b>	0 x 0
<b>Legal Description</b>	PLATTSMOUTH - OT LOTS 10 & 11 BLK 151~

Assessed Values				
<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Improvements</u>	<u>Outbuildings</u>
2015	\$74,722	\$10,502	\$64,220	\$0

2014 Tax Information	
<b>Taxes</b>	\$1,674.80
<b>Tax Levy</b>	2.312931

2014 Tax Levy	
<u>Description</u>	<u>Rate</u>
AG SOCIETY	0.007182
AG SOCIETY BOND	0.007455
CO JAIL BD	0.027363
COUNTY GENERAL	0.383691
ESU NO 3 CASS	0.015000
LOWER PLATTE NRD 1	0.035833
PLATTS AIRPORT	0.014596
PLATTS AIRPORT BOND	0.019101
PLATTSMOUTH CITY	0.368986
PLATTSMOUTH CITY BOND	0.116808
SD 1 PLATTSMOUTH	1.034057
SD 1 PLTS BOND 9-12	0.124185
SD 1 PLTS BOND K-8	0.098874
SE COMM COLLEGE	0.059800

5 Year Sales History
No previous sales information is available.

Property Classification
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<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Single Family	<b>City Size:</b>	5,001-12,000
<b>Zoning:</b>	Single Family	<b>Lot Size:</b>	<10,000 sq. ft.

Land Information				
Lot Width	Lot Depth	Value Method	# of Units	Lot Value
0	0	Sq ft.	10833	10502

Historical Valuation Information							
Year	Billed Owner	Land	Impr	Outbldg	Total	Taxable	Taxes
2014	ONAK/WALTER B JR & KAREN M	\$10,502	\$64,220	\$0	\$74,722	\$74,722	\$1,674.80
2013	ONAK/WALTER B JR & KAREN M	\$10,502	\$64,220	\$0	\$74,722	\$33,625	\$737.52
2012	ONAK/WALTER B JR & KAREN M	\$10,502	\$64,220	\$0	\$74,722	\$0	\$0.00
2011	ONAK/WALTER B JR & KAREN M	\$10,032	\$0	\$0	\$10,032	\$10,032	\$229.36
2010	ONAK/WALTER B JR & KAREN M	\$10,032	\$0	\$0	\$10,032	\$10,032	\$228.86

Residential Datasheet			
<b>Type</b>	Single-Family	<b>Heat Type</b>	100 % WARM & COOLED AIR &
<b>Quality / Condition</b>	25 Fair+ / 20 Fair	<b>Foundation</b>	Concrete Block/8
<b>Arch. Type</b>		<b>Slab Area</b>	
<b>Year Built</b>	1960	<b>Crawl Area</b>	
<b>Actual Age</b>	55	<b>Basement Area</b>	1158sq. ft.
<b>Ext. Wall 1</b>	100 % STONE VENEER	<b>Min Finish</b>	900 sq. ft
<b>Ext. Wall 2</b>		<b>Rec Finish</b>	
<b>Base Area</b>	1,026 sq. ft	<b>Part Finish</b>	
<b>Total Area</b>	1,026 sq. ft	<b>Bedrooms</b>	2
<b>Style 1</b>	100% One-Story	<b>Bathrooms</b>	1.5
<b>Style 2</b>		<b>Garage Type</b>	
<b>Roof Type</b>	COMP SHINGLES	<b>Garage Area</b>	

Miscellaneous Improvements		
Improvement	Year	Units
old concrete --poor		294
OUTSIDE BSMT ENT		1
PATIO		80
PATIO		132

**Photo/Sketch**

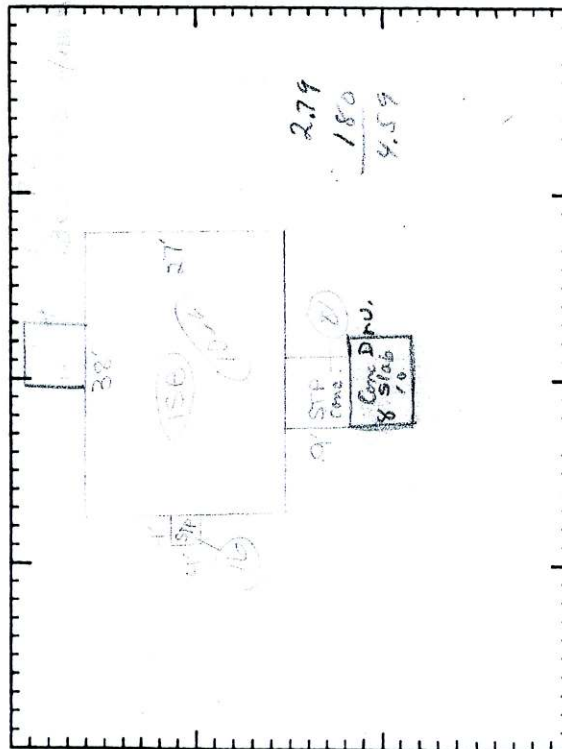




SERVICES AND AREA					LOCATION OF IMPS.															
Off Site Improvements	Utilities	Zoning	Neighborhood																	
Paved Street	City Water	Single Family	Improving																	
Black Topped Street	Well	Two Family	Static																	
Gravelled Street	Sewer	Multi Family	Declining																	
Unimproved	Septic Tank	Business	Blighted																	
Public Walks	Natural Gas	Commercial																		
Curbs and Gutters	Ceaspool	Industrial																		
Alley	L. P. Gas																			
No Alley	Electricity																			
<div> <div>LAND VALUE CALCULATION</div> <table> <tr> <td>Regular lot Size</td> <td>x</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Irregular lot Size</td> <td></td> <td>x</td> <td></td> <td></td> <td></td> <td></td> </tr> </table> </div>							Regular lot Size	x						Irregular lot Size		x				
Regular lot Size	x																			
Irregular lot Size		x																		
				REMARKS																

Description:		Radiant		Other	
Floor Furn.		Floor Furn.		Floor Furn.	
Wall Furn.		Wall Furn.		Wall Furn.	
Elec. Panel		Elec. Panel		Elec. Panel	
Air Cond.		Air Cond.		Air Cond.	
Fireplace		Fireplace		Fireplace	
O. S. Chimney		O. S. Chimney		O. S. Chimney	
PLUMBING		PLUMBING		PLUMBING	
2 Fix. Bath		2 Fix. Bath		2 Fix. Bath	
3 Fix. Bath		3 Fix. Bath		3 Fix. Bath	
Water Closet		Water Closet		Water Closet	
Lavatory		Lavatory		Lavatory	
Tub		Tub		Tub	
Shower Stall		Shower Stall		Shower Stall	
Kit. Sink		Kit. Sink		Kit. Sink	
Lndry. Tubs		Lndry. Tubs		Lndry. Tubs	
Hot Water Htr.		Hot Water Htr.		Hot Water Htr.	
Disposal		Disposal		Disposal	
BATH FLOORS		BATH FLOORS		BATH FLOORS	
Ceramic Tile		Ceramic Tile		Ceramic Tile	
Resilient Tile		Resilient Tile		Resilient Tile	
Linoleum		Linoleum		Linoleum	
ROOF		ROOF		ROOF	
Flat		Flat		Flat	
Shed		Shed		Shed	
Gable		Gable		Gable	
Hip		Hip		Hip	
Gambrel		Gambrel		Gambrel	
Other		Other		Other	
F FLOORS		F FLOORS		F FLOORS	
Wd. Joist		Wd. Joist		Wd. Joist	
Sub. Floor		Sub. Floor		Sub. Floor	
Softwood Flng.		Softwood Flng.		Softwood Flng.	
Hardwood Flng.		Hardwood Flng.		Hardwood Flng.	
Concrete		Concrete		Concrete	
Resilient Flng.		Resilient Flng.		Resilient Flng.	
Carpet		Carpet		Carpet	
PORCHES		PORCHES		PORCHES	
Number: Open		Number: Open		Number: Open	
Number: Closed		Number: Closed		Number: Closed	
Frame		Frame		Frame	
Masonry		Masonry		Masonry	
Terraces		Terraces		Terraces	
Patio		Patio		Patio	
Stoop		Stoop		Stoop	
PHYSICAL CONDITION		PHYSICAL CONDITION		PHYSICAL CONDITION	
4		3		2	
1		1		1	
Other Items		Other Items		Other Items	

GROUND PLAN SKETCH  
(INDICATE NUMBER STORIES)



DATE OF CONSTRUCTION

Date 1969  
Age 2  
Source

DEPRECIATION AND OBSOLESCENCE

A. Age (Normal Depreciation) 10 %  
B. Physical Condition 10 %  
C. Modernization (Minus) 10 %  
D. Total Depreciation 30 %  
E. Net Condition 70 %  
Special Obsolescence  
F. Location (Area No. )  
G. Other  
H. Total Special Obsolescence  
J. Final Net Condition

SPECIAL NOTES:

REPRODUCTION COST AND FINAL VALUE

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE			
1503	10006	13.80	14160
1504	124	200	1370
ADDITIONS (PLUS)			
1505	81		
1506	14		
1507			300
1508	1076		900
1509	140	957	140
1510	20	2	20
DEDUCTIONS (MINUS)			
			1250
			1500
REPRODUCTION COST	8110	\$ 1577	
FINAL NET CONDITION		9200	%
FINAL VALUE MAIN BUILDING		\$ 13000	
OTHER BUILDINGS		\$	
OTHER IMPROVEMENTS		\$	
TOTAL BUILDINGS AND IMPROVEMENTS			\$ 7750
			\$ 45000



Parcel Information	
<b>Parcel ID</b>	130015768
<b>Links</b>	<a href="#">Photo #1</a> <a href="#">Sketch #1</a>
<b>Map Number</b>	3257-00-0-10110-002-0014
<b>Cadastral #</b>	
<b>Current Owner</b>	TELGREN/DAVID J & CHONG S
<b>Mailing Address</b>	P O BOX 757 BELLEVUE NE 68005-
<b>Situs Address</b>	1640 THAYER ST
<b>Tax District</b>	5
<b>Tax ID</b>	
<b>School District</b>	SD 1 PLATTSMOUTH
<b>Neighborhood</b>	1110
<b>Property Class</b>	Single Family
<b>Lot Width x Depth</b>	52.8 x 170
<b>Legal Description</b>	PLATTSMOUTH - PLEASANT HILL ADD W8.8' LOT 10 & ALL LOT 11 BLK 2~

Assessed Values				
<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Improvements</u>	<u>Outbuildings</u>
2015	\$114,108	\$15,176	\$98,932	\$0

2014 Tax Information	
<b>Taxes</b>	\$2,557.60
<b>Tax Levy</b>	2.312931

2014 Tax Levy	
<u>Description</u>	<u>Rate</u>
AG SOCIETY	0.007182
AG SOCIETY BOND	0.007455
CO JAIL BD	0.027363
COUNTY GENERAL	0.383691
ESU NO 3 CASS	0.015000
LOWER PLATTE NRD 1	0.035833
PLATTS AIRPORT	0.014596
PLATTS AIRPORT BOND	0.019101
PLATTSMOUTH CITY	0.368986
PLATTSMOUTH CITY BOND	0.116808
SD 1 PLATTSMOUTH	1.034057
SD 1 PLTS BOND 9-12	0.124185
SD 1 PLTS BOND K-8	0.098874
SE COMM COLLEGE	0.059800

5 Year Sales History
No previous sales information is available.

Property Classification
-------------------------

<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Single Family	<b>City Size:</b>	5,001-12,000
<b>Zoning:</b>	Single Family	<b>Lot Size:</b>	<10,000 sq. ft.

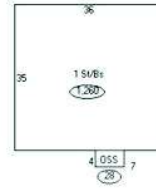
Land Information				
Lot Width	Lot Depth	Value Method	# of Units	Lot Value
52.8	170	Sq ft.	8976	15176

Historical Valuation Information							
Year	Billed Owner	Land	Impr	Outbldg	Total	Taxable	Taxes
2014	TELGREN/DAVID J & CHONG S	\$15,176	\$98,932	\$0	\$114,108	\$114,108	\$2,557.60
2013	TELGREN/DAVID J & CHONG S	\$15,176	\$98,932	\$0	\$114,108	\$114,108	\$2,594.80
2012	TELGREN/DAVID J & CHONG S	\$15,176	\$98,932	\$0	\$114,108	\$114,108	\$2,605.46
2011	TELGREN/DAVID J & CHONG S	\$14,491	\$94,459	\$0	\$108,950	\$108,950	\$2,491.04
2010	TELGREN/DAVID J & CHONG S	\$14,491	\$94,459	\$0	\$108,950	\$108,950	\$2,485.42

Residential Datasheet			
<b>Type</b>	Single-Family	<b>Heat Type</b>	100 % WARM & COOLED AIR &
<b>Quality / Condition</b>	25 Fair+ / 30 Average	<b>Foundation</b>	Concrete Block/8
<b>Arch. Type</b>		<b>Slab Area</b>	0 sq. ft
<b>Year Built</b>	1959	<b>Crawl Area</b>	0 sq. ft
<b>Actual Age</b>	56	<b>Basement Area</b>	1260sq. ft.
<b>Ext. Wall 1</b>	65 % WOOD SIDING	<b>Min Finish</b>	
<b>Ext. Wall 2</b>	35 % MASONRY VENEER	<b>Rec Finish</b>	700 sq. ft
<b>Base Area</b>	1,260 sq. ft	<b>Part Finish</b>	
<b>Total Area</b>	1,260 sq. ft	<b>Bedrooms</b>	3
<b>Style 1</b>	100% One-Story	<b>Bathrooms</b>	1
<b>Style 2</b>		<b>Garage Type</b>	
<b>Roof Type</b>	COMP SHINGLES	<b>Garage Area</b>	

Miscellaneous Improvements		
Improvement	Year	Units
GARAGE DET~WD/VIN/MT		484
CON DRIVE/PAD		1342
O SLAB STEPS (STOOP)		28

## Photo/Sketch



1640 Thayer

OWNERSHIP RECORD AND DESCRIPTION

B.4, P.31 - 34

*Fredric & Velma V. Roth*

Hollis A. Davis et al

*Stephan L. & Joyce E. Cross*

All of L.11 & the W.8.8' of L.10, Blk.2,  
Pleasant Hill-Egenberger's Add.



ANNUAL ASSESSMENT

Year	Change	Land	Improve- ments	Total	Property	Appraised Value	Assessed Value
1971	15.00	\$ 550	\$ 4,440	\$ 4,990	Land	\$	\$ 555
1972	21.70						
1973						\$ 70165	\$
1974						<del>120,000</del>	
1975					Buildings and Improvements	\$	\$
1976							
1977						\$ 21751	\$
1978							
1979						<del>70,400</del>	
1980					TOTAL LAND, BUILDINGS AND IMPROVEMENTS	\$	\$ 4
1981							
1982							



Description:		Radiant		Other	
C Fr. Stucco					
D Fr. Brk. Veneer					
E Blk. 8" Painted					
F Blk. 8" Stucco					
G Brk. & Blk. or Brk.					
L Native Stone					
H Log					
Insul. Walls					
Other					
ROOF					
Flat					
Shed					
Gable					
Hip					
Gambrel					
Other					
FLOORS					
Wd. Joist					
Sub. Floor					
Softwood Flng.					
Hardwood Flng.					
Concrete					
Resilient Flng.					
Carpet					
BATH FLOORS					
Ceramic Tile					
Resilient Tile					
Linoleum					
Other					
POUCHES					
Number: Open					
Number: Closed					
Frame					
Masonry					
Terraces					
Patio					
Stoop					
PHYSICAL CONDITION					
4	3	1			
Other Items					

# REPRODUCTION COST AND FINAL VALUE

## DATE OF CONSTRUCTION

## GROUND PLAN SKETCH

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE			
158	864	12.28	10613
ADDITIONS (PLUS)			
570	24		
605	720	.40	280
710	2		
153	216	1370	2945
153	13	310	403
153	170		
153	150	1200	1800
DEDUCTIONS (MINUS)			
REPRODUCTION COST			
FINAL NET CONDITION			
FINAL VALUE MAIN BUILDING			
OTHER BUILDINGS			
OTHER IMPROVEMENTS			
TOTAL BUILDINGS AND IMPROVEMENTS			

DATE	AGE	SOURCE
8-9		
DEPRECIATION AND OBSOLESCENCE		
A. Age (Normal Depreciation)	10%	
B. Physical Condition	%	
C. Modernization (Minus)	%	
D. Total Depreciation	%	
E. Net Condition	%	
Special Obsolescence		
F. Location (Area No.)	%	
G. Other	%	
H. Total Special Obsolescence	%	
J. Final Net Condition	%	
SPECIAL NOTES:		

CLASS	Grade	Walls	Floor	Roof	Dimensions	Area Sq. Ft.	Replace Value	Dep.	Value
garage	4H	FL	cont		16 x 24	384	1200	10	1080
					x x				
					x x				
					x x				
					x x				
					x x				
Total Other Buildings \$									

## FRONT

## OTHER BUILDINGS