

history.nebraska.gov

August 22, 2024

Joy Beasley Keeper of the National Register National Park Service National Register Program 1849 C Street, NW (7228) Washington, DC 20240

RE: Nomination to the National Register of Historic Places for Property in Nebraska

Dear Ms. Beasley,

This submittal contains a true and correct copy of the nomination for the Elkhorn Commercial Historic District located in Omaha, NE, to the National Register of Historic Places.

Notification

The	property owner(s) was (were) notified of the proposed nomination o	n April 9, 2024.
	No objections to the nomination were submitted to the State His Office during the public comment period.	toric Preservation
	An objection to the nomination was submitted to the State Histo Office during the public comment period.	ric Preservation
	A letter of support for the nomination was submitted to the State during the public comment period.	e Preservation Office
	ified Local Government	
	The nominated property is not located in a CLG community.	
\boxtimes	The nominated property is located in a CLG community.	
<u>Histo</u>	oric Tax Credits The federal historic tax credit is being used in the rehabilitation o	f this property.
<u>NPS</u> ⊠	<u>Grant-Funded Submissions</u> Not funded with an NPS grant	
	African American Civil Rights Grant	
	Historically Black Colleges & Universities Grant	
	History of Equal Rights Grant	
	Paul Bruhn Historic Revitalization Subgrant Program	
	Save America's Treasures Grant	1500 D.C.
	Semiquincentennial Grant	1500 R Street Lincoln, NE 68508-1651 P: 402.471.3270

Tribal Heritage Grant
Underrepresented Communities Grant

State Review Board

The Nebraska State Historic Preservation Board reviewed the draft nomination materials at its meeting on May 10, 2024. The Board voted that the property meets the National Register Criteria for Evaluation under Criterion A. The State Historic Preservation Officer has approved the nomination. It was returned on July 3, 2024, and have been revised in accordance with the return comments.

If you have any questions concerning this nomination, please do not hesitate to contact me at <u>michael.belding@nebraska.gov</u> or (402) 613-1591.

Sincerely,

Michael M. Belding III

National Register Coordinator

Phichael M. Edding the

Nebraska State Historic Preservation Office michael.belding@nebraska.gov | 402-613-1591

United States Department of the Interior

National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property
Historic name: Elkhorn Commercial Historic District
Other names/site number: <u>DO09-HD029</u>
Name of related multiple property listing:
N/A (Enter "N/ A" if property is not part of a multiple property listing)
(Enter N/A if property is not part of a muniple property fisting)
2. Location
Street & number: Four blocks in the original town plat of downtown Elkhorn centered on N
Main and N. 205 th Streets
City or town: Elkhorn State: NE County: Douglas
Not For Publication: Vicinity:
3. State/Federal Agency Certification
As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination request for determination of eligibility meets
the documentation standards for registering properties in the National Register of Historic
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property X meets does not meet the National Register Criteria.
I recommend that this property be considered significant at the following
level(s) of significance:
nationalstatewide <u>X</u> local
Applicable National Register Criteria:
<u>X</u> A _B _C _D
in that -
XU 1041600 5-14-24
Signature of certifying official/tile:
Charles Stra Sotia
TAUTO POC DILLO
State or Federal agency/bureau or Tribal Government

Date

Elkhorn Commercial F	listoric District		Douglas, Nebraska County and State
United States Depart	ment of the Interior		,
National Park Service National Reg	gister of His	toric Plac	es Registration Form
This form is for use in nominat How to Complete the National	ing or requesting determination Register of Historic Places R	ns for individual propert legistration Form. If an	es and districts. See instructions in National Register Bulletin, y item does not apply to the property being documented, enter areas of significance, enter only categories and subcategories
1. Name of Proper Historic name: Elk Other names/site nur Name of related mul (Enter "N/A" if property is not	horn Commercial H mber: <u>DO09-HD02</u> tiple property listing	29_ g: N/A	
2. Location Street & number: F Main and N. 205th S City or town: Elkhor Not For Publication:	Streets orn St		of downtown Elkhorn centered on N. unty:Douglas
certify that this X tion standards for reprocedural and profession my opinion, the p	nthority under the Na nomination requ gistering properties essional requirement roperty meets	est for determin in the National I ts set forth in 36 does not meet t	Preservation Act, as amended, I hereby ation of eligibility meets the documenta-Register of Historic Places and meets the CFR Part 60. The National Register Criteria. I recombiliously level(s) of significance:
national	statewide	X local	
Applicable National	_		
_X_AB	_ C	_ D	
Signature of certif	ying official/Title		Date

State or Federal agency/bureau or Tribal Government

Elkhorn Commercial His	Douglas, Nebraska	
Name of Property	County and State	
In my opinion, the pr	operty meets does not meet the	National Register criteria.
Signature of comme	nting official:	Date
Title:	State or Federal age	ncy/bureau or Tribal Government
	is property is: onal Register for the National Register ible for the National Register	
Signature of the Keepe	r	Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

(TF-7.7
Private	X
Public – Local	X
Public – State	
Public – Federal	

Category of Property

(Check only one box.)

Building(s)	
District	X
Site	
Structure	
Object	

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
11	6	Buildings
		Sites
1	0	Structures
		Objects
12	6	Total

Number of contributing resources previously listed in the National Register: 1

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6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: Specialty Store

COMMERCE/TRADE: Business

COMMERCE/TRADE: Professional

COMMERCE/TRADE: Financial Institution

DOMESTIC: Hotel

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: Specialty Store

COMMERCE/TRADE: Business

COMMERCE/TRADE: Professional

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: Vernacular

CLASSICAL REVIVAL

Materials

(enter categories from instructions.)

Principal exterior materials of the property: BRICK

WOOD
CONCRETE
ASPHALT
SYNTHETIC

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Elkhorn Commercial Historic District encompasses four blocks in downtown Elkhorn, Douglas County, Nebraska. Once an independent city, Elkhorn was annexed in 2005 by its larger neighbor to the east, Omaha, and absorbed into that city. However, it still retains its own historic commercial district. In the late nineteenth century, a commercial district arose in Elkhorn on land north of Union Pacific Railroad tracks and the West Papillion Creek. In the coming decades, enterprising businesspeople built buildings and structures along Main Street, Pacific Street (now N. 205th Street), and the adjacent blocks to serve the needs of residents. The buildings and structures that arose within the downtown area included commercial and service-focused businesses, as well as a town hall, a post office, and industrial and agricultural buildings. Today, one agriculture structure remains and all other buildings are commercial. In total there are 19 resources in the Elkhorn Commercial Historic District: 12 contributing and 6 non-contributing. Two properties within the district boundaries are not included in the resource count: the Elkhorn Town Hall (20515 Corby Street), which was previously listed on the National Register of Historic Places, and a vacant lot (2625 N. Main Street).

Narrative Description

Elkhorn is situated at the west side of Nebraska's Douglas County. It lies 16 miles west of downtown Omaha. The community takes its name from the Elkhorn River, which in turns

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comes from the name of a chief from the Omaha Native American tribe, whose name "Ta-hazouka" means Elk's Horn. The topography consists of low, rolling hills and steep bluffs along the nearby waterways of the Elkhorn River and the West Papillion Creek. The Elkhorn Commercial Historic District is comprised of buildings along Main Street and N. 205th Street between Corby Street at the north and Ohio Street at the south. The railroad tracks and West Papillion Creek run parallel with Ohio Street south of the commercial district. The commercial district has a notable change in grade, with a high point at the northeast end of Corby and N. 205th Streets. From there the grade slopes down south toward the railroad tracks and West Papillion Creek. The buildings along N. 205th Street are at a higher elevation than those on Main Street; as a result, some of the buildings on the east side of Main Street are partially built into the hill behind them.

Most buildings in the district face onto Main Street or N. 205th Street; one building and one structure within the district are oriented with their front façades facing Ohio Streets. The buildings within the district are one- and two-story commercial, public, and agricultural buildings of masonry, concrete block, or wood frame construction. Just outside the district boundaries, additional commercial buildings extend on Main Street for a block north of Corby Street, until Glenn Street, and west of Main Street on Elkhorn Drive. These buildings are generally not included because they were built outside the period of significance and their development took place after Elkhorn's first half-century of growth. One lot within the district is vacant and not included in the resource count.

The buildings on the east side of N. 205th Street between Ohio and Corby Streets are also not included in the district boundaries. Only three commercial buildings constructed within the period of significance remain on this block. Two of these buildings (addressed collectively as 2627 N. 205th Street) were combined into one building in the 1950s, resulting in a complete alteration of their exterior appearance. The third building (20466 Ohio Street) has been modified at the exterior with new cladding, new openings, and a new front porch. Other buildings on this block are residential, a building type that is generally not included within the district because of its focus as a commercial district.

The most recent historic survey of resources in Elkhorn occurred in 2008 as part of the *Reconnaissance Survey of the Community of Elkhorn*. The 2008 survey recommended four buildings and a church in the downtown area as individually eligible. A fifth building was recommended for local landmark designation only. The survey did not recommend a district at the time but a more recent analysis by the Nebraska State Historic Preservation Office and the City of Omaha Certified Local Government Preservation Administrator determined that the oldest portion of downtown is eligible for a district.²

¹ Henry Fontenelle, "History of Omaha Indians" (1885), Transactions and Reports, Nebraska State Historical Society, 33; Elkhorn Women's Club, *Elkhorn, Nebraska: The First Century of Progress 1867-1967* (Elkhorn, NE, 1967), 3. There is some discrepancy in how the chief's name is spelled. Fontenelle's account spells the chief's name with an "h," Ta-ha-zhouka. But the Elkhorn centennial book, and a park in Elkhorn, employ the spelling used in this nomination's text.

² Information on individual buildings comes from the following sources: local historian Patsy Schmidt and the Elkhorn Historical Society, of which she is a part; historic newspaper articles; and the book *Elkhorn, Nebraska: The First Century of Progress 1867-1967*, written by the Elkhorn Women's Club and published in 1967.

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Construction Dates and Façade Alteration Dates³

Most buildings in the district were built between 1886 and 1931. Only two buildings were built after 1931, one in 1978 and one in 2017. As is typical of all buildings, but particularly commercial buildings, many of the district's buildings have undergone alterations over time. For most buildings in the district this has occurred in the form of alterations to the storefront level with new windows and doors or new awnings above the openings. Business owners often want their buildings to reflect the current times, to let patrons know they can depend upon them to sell inventory that is modern and of good quality. Another reason business owners update their façade is to indicate a new use. The easiest way to do this is to update the street-facing façade. Building owners will also alter their façades by infilling previously large window and door openings for better energy efficiency. Whereas in the past people depended upon these large openings to provide natural light and fresh air to the interior, now the affordability and widespread use of electricity and artificial heating and air no longer necessitates such large openings.

Several buildings in the district (2607 N. Main Street, 2610 N. Main Street, and 2701 N. Main Street) were constructed for automobile service stations but have changed uses in more recent years as automobile-focused businesses moved to the outskirts of town. The buildings at 2610 N. Main Street and 2701 N. Main Street are now used for retail. Their garage door openings have been infilled with large storefront, which still indicate the original opening sizes but makes them function better for their current use. The building at 2607 N. Main Street is now a restaurant and has been updated, leaving only its original form visible. It has been completely resided and its garage door openings infilled.

Besides 2607 N. Main Street, only one other building in the district (2705 N. Main Street) has been dramatically altered. This one-story corner building was constructed in 1906 with brick exterior walls, large storefront windows, and two storefront bays at its primary (Main Street) façade. At an unknown date, likely in the 1970s or 1980s, the entire building was altered to resemble the Western False Front Commercial style. Wood cladding covers the primary façade and rises to a false front-type parapet. A pent roof with y-shaped support columns extends across the primary façade. The entire storefront has new openings. While portions of the original façade may be extant beneath the modern front, the original appearance is only visible today in old photographs.

Architectural Form

Although not all buildings have a clear architectural style, all buildings have an architectural form. With one-story buildings predominating in the district, accounting for 12 of the 19 resources, the most common architectural form is the One-Part Commercial Block. Within the district this building form is utilized for seven contributing buildings dating from 1890 to 1929.

³ Construction dates and façade alteration dates came from the Elkhorn Historical Society, the Douglas County Assessor, primary sources in *Douglas County Gazette* newspaper, and the book *Elkhorn, Nebraska: The First Century of Progress 1867-1967.*

⁴ The terminology for architectural form of commercial buildings in the district relies upon Richard Longstreth's, *The Buildings of Main Street: A Guide to American Commercial Architecture* (National Trust for Historic Preservation, 1987). Virginia and Lee McAlester's *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1997) provides the terminology for the residential-style buildings in the district.

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Buildings that reflect this form are modest in size and appearance, stand one story tall, and have little detailing except along the roof line.

All three of the two-story buildings in the district embody the Two-Part Commercial Block. Two are contributing, at 2620 N. Main Street and 2706 N. Main Street. The third is non-contributing due to age, at 2614 N. Main Street. Features of this type include a height of two to four stories tall with large display windows at the first floor and some type of material employed to physically separate the public zone of the storefront from the private zone of the upper stories. Both 2620 N. Main Street and 2706 N. Main Street are corner buildings, which sit opposite one another across Elkhorn Drive. The 2620 N. Main Street building has a primary façade facing east on N. Main Street and a secondary façade facing north onto Elkhorn Drive. The 2706 N. Main Street building has two primary façades, facing east onto N. Main Street and south onto Elkhorn Drive. It is defined by a chamfered corner facing the intersection of the two streets. Each building's main façades contain larger display windows. At the 2620 N. Main Street building, the division of the public zone and private zone is provided by a cast iron lintel that extends across the east façade and wraps around a portion of the north façade while at the 2706 N. Main Street building the division is provided by a metal cornice that extends across the south façade and wraps around a portion of the east façade.

Four buildings in the district have a residential form, which is characterized by the shape of the roof. Two, both contributing, are one-story front-gabled single-family houses. One of these (2624 N. 205th Street) has a false front concealing its roof. It is the only false front building in the district. While these two buildings have a residential form, they performed a dual residential and commercial purpose during the period of significance. Each contained business during their early years. Another front-gabled residential building is the two-and-a-half story building at 27502 Ohio Street, which was built as a hotel. The last building with a residential form is a single-family home, non-contributing, at 2630 N. 205th Street, standing two-stories tall with a gable-ell form.

One building has a roadside architecture form. This building (2607 N. Main Street) is one story and designed as a service station. Its deep setback, with parking in front, was designed with automobile functionality in mind. It is the only building in the district with this unique auto-oriented focus. All other buildings in the district have a narrow setback abutting the sidewalk. The final building in the district was built for agricultural purposes (N. 205th and Ohio Streets) and is a contributing structure. Its form reflects its use as a grain elevator.

Architectural Style

Within the Elkhorn Commercial Historic District, most buildings are vernacular. Vernacular buildings are usually simply detailed and utilize popularly available materials that might be sourced locally from a nearby lumber yard or masonry factory. They are quicker and more economical to build than high-style buildings. These buildings rarely rely upon an architect for their design. Instead they depend upon skilled local builders. They also favor functionality over

⁵ Patsy Schmidt, interview with author, February 1, 2024. It is possible the business owners lived in the same houses where their businesses were situated, but that is only speculation as no historical data has been uncovered to indicate this arrangement.

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beauty, although many vernacular buildings dating from around the turn of the twentieth century do still impart a quiet beauty in their simple lines and solid appearance.

Three buildings (2706 N. Main Street, 2610 N. 205th Street, 2616 N. 205th Street) have ornamentation that indicates an architectural style. All embody a simple approach to the Classical Revival style. Harkening back to the temples and other architecture of ancient Greece and Rome, Classical Revival features found on the buildings include symmetry, window keystones, pilasters, cornices, dentils, and a segmental pediment. The cornices and window lintels at the 2706 N. Main Street building and the cornice, parapet detail, pilaster capitals, and segmental pediment at the 2610 N. 205th Street building are made of metal. Metal was favored for ornamentation during the period of significance because it could mimic wood or stone but was lighter and cheaper to work with. On the other hand, the cornice, parapet topper, date stone, and window and door keystones of the 2616 N. 205th Street building are costlier stone. This building was constructed for a bank; its use of stone conveys a sense of prosperity.⁶

The simple construction techniques and applied ornament utilized for Elkhorn's downtown buildings constructed within the period of significance indicates that most of Elkhorn's early business owners valued thrift when populating their downtown with buildings, whether vernacular or high-style. But with 10 of the 19 resources in the district constructed of masonry, in the form of brick or concrete block, they also realized the value of paying more for materials that would require less upkeep over time, resist fire, and reflect a sense of solidity for a community on the rise.⁷

Function

Most buildings in the district were constructed for commercial purposes. Thirteen of the 19 resources date from 1931 or earlier and contained businesses in their early years, including automobile service stations, hardware stores, drug stores, a saloon, and a milliner. Two of the resources, which are non-contributing due to being less than 50 years old, were also built for commercial purposes. Three resources were built for non-commercial purposes. One of these was built for agricultural endeavors, as a grain elevator. Another was built as a hotel and a third as a single-family home.⁸

Non-Contributing Buildings

There are six non-contributing buildings in the district. Three are non-contributing due to their lack of integrity. Two of these are 2607 N. Main Street and 2705 N. Main Street, both of which were constructed within the period of significance (1886-1931) but lack integrity due to significant alterations. The alterations removed or covered original historic materials and features, making it difficult to discern the historic appearance of the two buildings. The third is 2615 N. Main Street, which was built as a two-story building but suffered the loss of the upper story due to a fire. Two additional buildings are non-contributing due to their age; they were built in

⁶ Richard V. Francaviglia and Franklin Wayne, *Main Street Revisited: Time, Space, and Image Building in Small-Town America* (Iowa City, IA: University of Iowa Press, 1996), 14-17, 29-30, 41-42.

⁷ Francaviglia and Wayne, *Main Street Revisited*, 26-29.

⁸ Patsy Schmidt, interview with author, February 1, 2024; Elkhorn Women's Club, *Elkhorn, Nebraska: The First Century of Progress 1867-1967*.

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1978 and 2017. Finally, one building is non-contributing because it was built exclusively as a single-family house and the district's focus as a commercial historic district is upon buildings that functioned, at least partially, for business purposes. For example, at least three contributing buildings (2620 N. 205th Street, 2624 N. 205th Street, and 20502 Ohio Street) in the district had a dual live-work function historically so are contributing because of the businesses they housed within the period of significance even if today they might be purely residential in use.

Individual Building and Structure Descriptions

Descriptions for all buildings and structures within the district, 19 newly evaluated resources and one previously listed resource, are provided below. Descriptions include physical and historical information, including the year built, years of alterations, and current appearance. The list is organized from south to north and follows the numerical order of building addresses. It begins at the south end of the district, on both sides of Ohio Street, then moves south to north on both sides of N. Main Street, then south to north on the west side of N. 205th Street, and culminates at the north end of the district, on the south side of Corby Street. Current photos for each building are included. If they exist, historic photographs are also included. All historic photographs were provided by the Elkhorn Historical Society. Where a building lacks a commonly used historic name, the first or best known business name has been substituted, if known, or the building has been given a generic name indicating its historic use, such as "commercial building."

1. N. 205th and Ohio Streets Contributing
Grain Elevator DO09:1901-001





Legal Description: Lands Sec-Twn-Rge 12-15-10 -Ex Pt Outside City Limits- Rt of Way N 1/2 SE 1/4 (parcel contains leased land #'s 3000-0250-27 & 3000 2350 27 & 3000-3304-27)

Date of Construction: c. 1915

Structure Description: The grain elevator at the south end of N. 205th Street sits on a property that slopes steeply south down to the railroad tracks, making the lower portion of the elevator visible only south of the building, from Main Street. Due to its siting, all sides of the building are visible from adjacent streets. The building consists of two rectangular-plan portions: a two-story portion to the west, topped with a one-story headhouse (cupola) and a one-story portion to the east. The lower part of the building, below the grade of N. 205th Street, has concrete walls built into the hill. Above this the walls are clad in tin panels. All roofs are gabled and clad with tin

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panels. A concrete chimney is situated at the east side of the one-story portion's roof. Openings into the building are simply detailed, with basic trim, and reflect the utilitarian nature of the building. On the west side, there is a double-door opening with large wood doors. On the south side, facing N. 205th Street, there is a single-entry door opening filled with a non-historic door. East of this is a horizontally-oriented rectangular window opening covered with plywood from the interior. On the east side there is a single-entry door opening with a partially intact historic wood-paneled door that is otherwise infilled with plywood. The door egresses to the steep slope and may have had a ramp or stairs originally, which are non-extant. South of this door is a vertically-oriented rectangular window opening covered with wood boards from the interior. On the south side there is a door-sized opening and a smaller opening below it within the concrete wall at the west side. Both openings are infilled with wood. The south tin wall of the one-story portion has two infilled window openings. The headhouse above the two-story portion has small square window openings on its west and east walls and a larger door-sized opening on the south wall.

Integrity: The grain elevator retains sufficient integrity to be a contributing resource to the historic district.





Legal Description: Elkhorn-Crawford Plat - Lot 5 Block 3 66 x 100

Date of Construction/Alteration: 1886, 2002

Building Description: The Grove Hotel is a wood-sided two-and-a-half story front gabled irregular plan multi-family building. It sits on a corner lot with the front façade facing south onto Ohio Street and the secondary façade facing east onto N. 205th Street. The entrance is accessed beneath a partially covered non-historic front porch that extends across the front façade. Historically the front porch reflected the Victorian era with wood brackets at the support posts and wood balusters above, to enclose the second-floor porch. Above the entrance, there are door-sized openings at the second floor and attic level. Window openings on the building have been modified to be smaller on the front façade and east elevation. The brick chimney has been replaced. All windows and doors on the two façades have been replaced.

Integrity: Despite notable façade alterations, the Grove Hotel is contributing to the historic district due to the retention of its front-gabled form and its status as the oldest extant buildings in the district.

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Master Service Station





Legal Description: Lands Sec-Twn-Rge 12-15-10 N 89 Ft Tax Lot 3 Sec 12-15-10 98x132 Date of Construction/Alterations: 1931, 2005

Building Description: This is a concrete block one-story building with a roadside architecture form, an irregular plan, and a hipped roof covered with asphalt shingles. The building's siting differs from others in the district. It has a deep setback, with a parking lot in front. The building is partially built into the hillside at its rear(east) side. The front of the building retains its original form, with two pitched gabled roofs extending off the main roof, one at the middle and one at the south end. However, the appearance of the front façade has been altered. Non-historic cement board siding has been installed and many of the original openings covered. The three garage doors that once dominated this façade are gone. The pedestrian entrance opening to the building remains beneath the middle gable but the simple portico above it has been extended to provide a longer covered porch.

Integrity: Due to alterations to the façade, this building is non-contributing to the historic district. It does retain its historic form and its unique automobile-oriented siting on its lot. If the original openings and materials are found to be intact beneath the non-historic alterations, the building's eligibility should be reevaluated.



Legal Description: Elkhorn-Jones Plat - Lot 3 Block 5 N 22 Ft Lt 2 & S 22 Ft Lt 3 22x132 each Date of Construction: 1917

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Building Description: This is a one-story, one-part commercial block with a rectangular plan and a low-pitched roof behind a parapet. The front façade is brick while the side elevations are painted concrete block. The parapet is stepped with crenellations and is topped with concrete caps. The historic storefront arrangement is intact, and each opening is trimmed with brick and formed concrete blocks. The entrance is at the south end and a garage door opening is in the middle, flanked by two large window openings. All openings have non-historic windows and doors that fill their openings. The windows have concrete sills.

Integrity: This building retains sufficient integrity to be a contributing resource to the historic district. The door and windows on the front façade are modern but fill the historic openings and preserve the historic fenestration pattern.

Prim Beauty Parlor



Legal Description: Elkhorn-Jones Plat - Lot 3 Block 5 N 44 Ft 44 X 132

Date of Construction: 2017

Building Description: This is a two-story, two-part commercial block building constructed on a vacant lot in 2017. The lot had been vacant for about ten years. An earlier building on the site, constructed at an unknown date, was demolished around 2007, as indicated by historic aerial views on the Douglas County Assessor's Geographic Information Systems website. It has concrete block walls with brick veneer and painted vinyl siding on the front façade. *Integrity:* This building is non-contributing to the historic district due to its age.

Glandt, Bull, and Glandt Building / Elkhorn Auditorium Building..... DO09:1901-024





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Legal Description: Elkhorn-Crawford Plat - Lot 7 Block 3 S 40 Ft 4 in & N 52 Ft Lot 6 92 1/3x90

Date of Construction/Alterations: 1919, 1987, 2007

Building Description: The Glandt, Bull, and Glandt Building is a brick one-story, one-part commercial block with a rectangular plan and a flat roof behind a parapet. The parapet is simply detailed with brick. The storefront level is divided into two commercial bays. The storefront level retains its brick divisions between openings. The materials within the brick divisions are non-historic, including brick bulkheads, windows, and doors. A stone plate with the building name and date is inset into the wall at the south end. Both commercial bays have fabric awnings. The north bay has a recessed entry while the south bay's centered entry is flush with the surrounding wall. Attached to the north wall of the building is a small porch addition that extends the length of the building and has a shed roof with wood supports.

Integrity: The Glandt-Bull-Glandt Building was originally two stories. A fire in 1987 led to the loss of its second floor. Although the building retains its original first floor exterior walls and original storefront openings, this loss makes it non-contributing.

Liberty Core Real Estate



Legal Description: Elkhorn-Jones Plat - Lot 4 Block 5 S 22 Ft 22 X 132

Date of Construction/Alterations: 1978, 2022

Building Description: This is a one-story, one-part commercial block with a rectangular plan and a low-pitched roof behind a parapet. The front façade is painted brick while the side elevations are painted concrete. The front parapet is covered with an asphalt shingle-clad pent roof with wood supports and a large sign sits above this. The entrance is centered on the front façade and is flanked by two rectangular windows.

Integrity: This building is non-contributing to the historic district due to its age.

Farmers State Bank DO09:1901-015

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Legal Description: Elkhorn-Crawford Plat - Lot 7 Block 3 N 25 ft 8 in 25 2/3 X 90

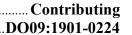
Date of Construction: 1915

Building Description: The Farmers State Bank is a brick one-story, one-part commercial block with a rectangular plan and a flat roof behind a parapet. The parapet has a central pitch with crenellations at the sides. It is trimmed with stone. A date stone is inset into the brick beneath the parapet. The historic storefront arrangement remains intact with the entry recessed at the south end and a large window north of it. The door is wood with a large glass lite and an infilled transom above. The window has a stone lintel and the opening contains non-historic vinyl windows. The transom above is infilled with wood boards.

Building History: The Farmers State Bank was organized in 1914 and chartered (via state authorization) in March 1915. This building was built for the bank in 1915. The bank remained in this building until 1965, when it moved to a location on the outskirts of Elkhorn.

Integrity: This building retains integrity to be a contributing resource to the historic district.

Ed Hall's Double Store DO09:1901-0224







Legal Description: Elkhorn-Jones Plat - Lot 4 Block 5 N 44 Ft 44 X 132

Date of Construction/Alteration: 1897, 2005

Building Description: This is a brick two-story, two-part commercial block with a rectangular plan and a low-pitched roof behind a parapet. It occupies a corner lot. The front facade's parapet is stepped. The historic photograph included above shows that the parapet once had brick corbeling. The corbeling was removed and it was replaced by a simplified flat brick wall surface at an

⁹ Elkhorn Women's Club, Elkhorn, Nebraska: The First Century of Progress 1867-1967, 57.

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unknown date. All windows and doors on the building have been replaced, with new units filling the historic openings. All openings have fabric awnings above them. The front façade's store-front level was historically divided into two separate commercial bays. The simple brick pilasters dividing and bookending the storefront bays remain intact as does a painted cast iron lintel that spans the storefront openings. This lintel appears to have been replaced at an unknown date as the extant one is more decorative than the lintel that appears in the undated historic photo shown above. The openings of both storefronts have been altered with new materials. Today each bay has a centered door flanked by windows and brick infill. The second floor has four window openings. The north side elevation, adjacent to Elkhorn Drive, retains its historic openings, which includes different sizes of windows and a door at the west side on the first floor. *Integrity:* This building retains sufficient integrity to be a contributing resource to the historic district. Although the front façade's storefront infill is non-historic, the materials fill the historic masonry opening and do not detract from the building's appearance. The other replacement windows and doors on the front and north elevation fill the historic openings.





Legal Description: Elkhorn-Crawford Plat - Lot 8 Block 3 N 36 1/2 ft

Date of Construction: c. 1930, 2007

Building Description: This is a painted, decorative concrete block, one-story, one-part commercial block with a rectangular plan and a low-pitched roof behind a parapet. The parapet is stepped at either end leading up to the middle, which is capped with decorative concrete caps. The historic storefront arrangement is intact but has new windows and doors. The entrance is at the north end. There is a large garage-door sized opening at the middle, which contains a non-historic multi-paneled window set atop a thin row of brick infill.

Integrity: This building retains sufficient integrity to be a contributing resource to the historic district. The windows and door at the storefront level, while modern, do not detract from the overall appearance of the building.

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Legal Description: Lands Sec-Twn-Rge 12-15-10 W 90 ft LT 11 NE 1/4 SE 1/4 66 x 90 Date of Construction/Alteration: 1906, 2003

Building Description: The Seefus Block Building is a one-story, one-part commercial block with a rectangular plan and a flat roof. It sits on a corner lot. On the front facade, non-historic wood siding covers the original brick front. The siding culminates in a parapet that has an intermediatepitched gable at the center and wraps around to the north elevation with a shed roof extension. The storefront has been completely altered. It has a shed roof with wood singles supported by wood beams. The entrance is at the north side and there are four bay windows spaced across the façade. The north elevation, visible from Corby Street, is stucco at the west half. The east half is a business entrance covered with non-historic materials, including metal panels and asphalt shingles on a shed roof. The entrance has a non-historic door and a gabled overhang. East of it is a window with glass block.

Integrity: The building is non-contributing to the historic district due to façade alterations. However, if the non-historic materials were removed and the historic materials revealed to be intact underneath, the building's eligibility should be reevaluated.





Legal Description: Elkhorn-Jones Plat - Lot 1 Block 6 E 42 Ft 42 X 66

Date of Construction: 1903

Building Description: The Meyer & Ehrlich Building is a brick two-story, two-part commercial block with a rectangular plan and a flat roof behind a parapet. It occupies a corner lot with primary façades on the south and east. The building reflects the Classical Revival style. A metal cornice with dentils and pressed egg-and-dart quarter round molding wraps around both façades

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at the parapet level. At the center of the parapet on both façades a section of brick extends above the parapet, which acted as a sign board originally. The southeast corner of the building is canted to front the intersection of Main Street and Elkhorn Drive. At the storefront level, the entrance is situated within this canted wall. Windows on the adjacent façades are situated between brick pilasters. A secondary entrance is on the north end of the east façade. A fabric awning wraps around the storefront level on both façades. A pressed metal cornice tops the storefront on the south façade and extends to the first bay of the east façade. The second story windows have pressed metal lintels and stone sills. All windows and doors are non-historic but fill the historic openings. Two small additions are attached to the west façade and visible from Elkhorn Street. *Integrity:* The building retains integrity to be a contributing resource to the historic district.



Legal Description: Elkhorn-Crawford Plat - Lot 4 Block 3 66X90

Date of Construction: 1890

Building Description: This is a brick one-story, one-part commercial block with a rectangular plan and a flat roof behind a parapet. The building reflects the Classical Revival style. On the east façade, the parapet is defined by pilasters, with the two centered pilasters supporting a segmental pediment. Metal trim accentuates the top and bottom of the parapet. The historic store-front arrangement is intact but has a new door and windows. The entrance is on the north side of the façade. The two windows south of it are separated by a short Doric column on a painted base. Thin painted wood boards surround the windows. Transoms above the door and windows are infilled with wood boards. Brick pilasters with terracotta bases and capitals frame the storefront and a two-tier metal cornice runs above it. A fabric awning spans the storefront openings. Integrity: The building retains integrity to be a contributing resource to the historic district.

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Legal Description: Elkhorn-Crawford Plat - Lot 3 Block 3 S 44 ft 44 X 90

Date of Construction: 1916

Building Description: The State Bank of Elkhorn is a brick one-story, one-part commercial block with a rectangular plan and a flat roof behind a parapet. The building reflects the Classical Revival style. The parapet is stepped and topped with stone. At the center is a date stone with the Roman numerals "MCMXVI" (1916). Beneath the parapet and the date stone is a cornice, a row of dentils, and a frieze. Engraved on the frieze is the name of the original business, "State Bank of Elkhorn." The historic storefront arrangement is intact. Stone trim accentuates the centered entry and stone keystones highlight the door and two flanking windows. Beneath the windows, there are inset rectangles of brick with glazed tiles in a diamond pattern at their center. The door is non-historic but the windows are wood with 10-over-over 10 divided lites. Above the three openings are painted-over transoms.

Integrity: The building retains integrity to be a contributing resource to the historic district.



Legal Description: Elkhorn-Crawford Plat - Lot 3 Block 3 N 22 ft 22 x 90

Date of Construction: 1890

Building Description: This is a vinyl-sided, one-story, front-gabled, l-plan multi-family house. The building is simply detailed and lacks ornamentation. It has two entrances, one at the gable end and the other at the south side. There is a window next to the gable end entrance. The windows and doors are non-historic.

Integrity: Although this building has vinyl siding it retains its simple historic form and is thus a contributing resource to the historic district as a historically commercial-residential building.

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16. 2624 N. 205th Street......Contributing Commercial-Residential Building......D009:1901-026



Legal Description: Elkhorn-Crawford Plat - Lot 2 Block 3 S 30.75 ft 30.75 x 90

Date of Construction: 1890

Building Description: This is a vinyl-sided, one-story, front gabled, rectangular plan multi-family house. A pitched false front conceals the pitched roof behind. The building is simply detailed and lacks ornamentation. The front façade has a door at the north and two windows next to it, both of which have non-operable shutters. The windows and door are non-historic.

Integrity: Although this building has vinyl siding it retains its simple historic form and is thus a contributing resource to the historic district as a historically commercial-residential building.

Single-Family House



Legal Description: Elkhorn-Crawford Plat - Lot 2 Block 3 all Lot 1 & N 22 ft

Date of Construction: 1890

Building Description: This is a vinyl-sided, two-story, gable-ell multi-family home. The building is simply detailed, with the only ornamentation visible at the front porch. This ornamentation consists of non-historic turned wood posts and dentils beneath the eaves. The main entrance is beneath this front porch. West of the front porch there is a bay window and a secondary entrance with a separate porch. The windows and door are non-historic.

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Integrity: This building is non-contributing to the historic district due to façade alterations that deprive it of material features that would convey or suggest an association with either commerce or community development and planning (i.e., a lack of integrity).



Legal Description: Elkhorn-Crawford Plat - Lot 6 Block 2 S 32 ft Lt 6 32 a 90

Date of Construction: 1929

Building Description: This is a one-story, one-part commercial block with a rectangular plan and a flat roof concealed by a parapet. The building sits on a corner lot with its front façade facing east. The parapet is stepped at the corners and topped with concrete caps. Between the parapet and the storefront there are concrete blocks in square and rectangular shapes that span the front façade and south elevation. The blocks and adjacent brick are painted. The historic storefront arrangement on the front façade remains intact. The entrance is at the south side and is recessed, a step above the surrounding grade. A painted metal Doric column highlights the entry. The entrance door is non-historic. North of the entrance are two windows, a single unit and a paired unit. The single unit is a historic six-over-one wood window. The other windows on the front façade and south elevation are one-over-one windows and likely replacements. A one-car garage is attached to the rear of the building and is visible from Corby Street.

Integrity: The building retains integrity to be a contributing resource to the historic district.



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Legal Description: Lands Sec-Twn-Rge 12-15-10 E 24 ft T L 11

Date of Construction: 1904

Building Description: This building is a brick one-story, one-part commercial block with a flat roof concealed by a parapet and a rectangular plan. The entrance is centered on the front façade. Windows flank the entrance. The windows and door are non-historic. A painted wood cupola is centered on the front façade and tops the building.

Integrity: The Elkhorn Town Hall was individually listed in 2022 and continues to retain historic integrity.

Integrity of the Historic District

Neither the buildings nor the structure (grain elevator) in the district have been moved and thus retain integrity of *location*. The *setting* of the district remains intact with commercial buildings and adjacent industrial buildings lining the streets as they did historically. The railroad tracks, which spurred early development, remain just south of the district, and Main Street, which was part of the route for the Lincoln Highway, remains an important conduit through the commercial district. All contributing buildings and the one structure in the district retain their original historic exterior wall *materials*, although they are covered by vinyl siding for two of the buildings. All three buildings with an architectural style retain the metal and stone ornament that helps to convey their style. Most buildings do not retain their original windows and doors, but the replacement windows and doors generally fill the historic openings. The *workmanship* of the builders who constructed the buildings and the structure remain visible through the intact exterior materials. The *feeling* and *association* of Elkhorn's commercial district as a place that developed during the late nineteenth and early twentieth century to serve the needs of local residents, nearby rural families, and visitors remains strong and visible for those who patronize businesses within the district today.

#	C/NC	Site Number	Address	Construction Date
1	C	DO09:1901-001	N. 205 th and Ohio Streets	c. 1915
2	C	DO09:1901-023	27502 Ohio Street	1886
3	NC		2607 N. Main Street	1931
4	C	DO09:1901-016	2610 N. Main Street	1917
5	NC		2614 N. Main Street	2017
6	NC	DO09:1901-024	2615 N. Main Street	1919
7	NC		2618 N. Main Street	1978
8	C	DO09:1901-015	2619 N. Main Street	1915
9	C	DO09:1901-022	2620 N. Main Street	1897
10	C	DO09:1901-014	2701 N. Main Street	c. 1930
11	NC		2705 N. Main Street	1906
12	C	DO09:1901-013	2706 N. Main Street	1903
13	C	DO09:1901-004	2610 N. 205 th Street	1890
14	C	DO09:1901-009	2616 N. 205 th Street	1916
15	C	DO09:1901-025	2620 N. 205 th Street	1890
16	C	DO09:1901-026	2624 N. 205 th Street	1890

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	17	NC		2630 N. 205 th Street	1890
	18	C	DO09:1901-005	2802 N. 205 th Street	1929
	19	NR	DO09:1901-012	20515 Corby Street	1904

Table 1: Resources within the Historic District

Contributing	12
Buildings	11
Structures	1
Already Listed in the National Register of Historic Places	1
Non-Contributing	6

Table 2: Total Resources by Listing Status

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations (Mark "x" in all the boxes that apply.)

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

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

COMMERCE

Period of Significance

1886–1931

Significant Dates

1886

1913

1930

1931

Significant Person

NPS Form 10)-900
OMB Control No. 1024-	0018

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(Complete only if Criterion B is marked above.)		
_		
Cultural Affiliation		
_		
Architect/Builder		
_		

Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Elkhorn Commercial Historic District is significant at the local level under **Criterion A** in the area of Community Planning and Development for the influence that the railroad, and later the Lincoln Highway, played in bringing people to Elkhorn and spurring the development of downtown. The district is also locally significant in the area of Commerce as a center for local residents and nearby farm families to shop for goods and services. Proximity to businesses was particularly vital before the widespread adoption of the automobile and the construction of a robust highway system made it easier for people to travel farther to meet their needs. Development of Elkhorn began in the 1860s. The town was officially incorporated as a city in 1886. The period of significance begins in 1886, the date of the town's incorporation and the construction date of the oldest extant commercial building in the district. The period of significance ends in 1931, the year of construction of the district's most recently constructed building that is also more than 50 years old, and the year after the Lincoln Highway, which previously ran through the district and directed traffic to it, was re-routed. A few years later, in 1934, the Dodge Street Highway paving project, which diverted traffic away from downtown Elkhorn to the new four-lane highway built to the south, was completed.

Narrative Statement of Significance

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

*A note on street names and business addresses: After Elkhorn's annexation by Omaha in 2005, the streets and addresses of the absorbed city changed to match those of Omaha. Omaha's north-south running streets are numbered and its east-west running streets are named. In Elkhorn, Pacific Street became N. 205th Street, Madison Street became Corby Street, Railroad Avenue became Ohio Street, and Center Street became Elkhorn Drive. Main Street, which runs north-south, retained its name, although it was given the addition of "North" to the beginning at this time, or at an earlier unknown date. North Main Street is not a through street; rather it terminates a few miles north and south of downtown Elkhorn, which is likely why it retains its name. In the Statement of Significance below, original street names are given when discussing historic businesses, if their addresses or street location are known. However, the historic address

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as it relates to an extant building is not always known due to the street name changes and the lack of historic maps of downtown Elkhorn showing buildings with original addresses.

In downtown Elkhorn historically, Main Street was known as the lower street and Pacific Street (N. 205th Street) as the upper street. ¹⁰ Commercial development concentrated along these two streets in the blocks between Corby and Ohio Streets, with some development occurring along those side streets. Commercial development of Main Street extended to the north in the coming decades, but to a lesser extent than south of Corby Street. The narrative of development described below is thus focused upon those businesses that emerged on Main Street and Pacific Streets, between Corby and Ohio Streets, unless otherwise noted.

Establishment of Elkhorn

White settlers began to homestead in the vicinity of Elkhorn in the 1850s. William Janney originally owned the 40 acres of land on which Elkhorn later arose. In 1865 George Crawford and William Janney built a small hotel building in what became Elkhorn. This was done in anticipation of the extension of the Union Pacific Railroad's line in 1866.

The railroad set up a refueling and layover station at Elkhorn while laying rail tracks for its westward expansion. They called it Elkhorn Station and it quickly developed into a permanent town. In 1867, George Crawford and H.O. Jones platted the town on 40 acres. Elkhorn Station underwent several name changes during its first few decades until the town finally settled on Elkhorn permanently. Elkhorn incorporated as an independent city in 1872 but had to give up its charter within a few years due to economic difficulties. It was an unincorporated village for about a decade, until it successfully re-incorporated in 1886. 12

Community Planning and Development in the Railroad Era

The Union Pacific Railroad fostered the development and growth of Elkhorn, attracting residents and encouraging the creation of a downtown business district centered on N. Main Street and Pacific Street (N. 205th Street). Elkhorn's railroad line and depot were located adjacent to the city's downtown business district, south of Ohio Street. The railroad made it convenient to move products and people in and out of Elkhorn, especially if the destination was also on the rail line. The depot was located on the south side of the rail tracks, between Main and Pacific (N. 205th) Streets. The Union Pacific Railroad built a bridge across the Elkhorn River about two miles west of downtown as it continued its westward expansion to the nearby town of Waterloo, founded in 1871, and beyond. The downtown as it continued its westward expansion to the nearby town of Waterloo, founded in 1871, and beyond.

George Crawford opened Elkhorn's first store in 1867, on a lot south of the railroad tracks. ¹⁵ It was moved to the north side of the tracks shortly thereafter, in response to the

¹⁰ The Douglas County Gazette, "Fine New Building Being Built by New Firm," July 25, 1919.

¹¹ Elkhorn Women's Club, *Elkhorn, Nebraska: The First Century of Progress*, 3-4. These name changes included first Chicago, then Elkhorn again, and then Douglas.

¹² Elkhorn Women's Club, *Elkhorn*, *Nebraska: The First Century of Progress*, 5.

¹³ Elkhorn Women's Club, Elkhorn, Nebraska: The First Century of Progress, 4-6.

¹⁴ Natalie Kammerer, "The Early History of Waterloo, Nebraska," Douglas County Historical Society, August 12, 2021.

¹⁵ Elkhorn Women's Club, Elkhorn, Nebraska: The First Century of Progress, 5-6.

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development of that area for Elkhorn's downtown. ¹⁶ Crawford also built several other buildings in what became the downtown, including a hotel, a blacksmith shop, and a warehouse. ¹⁷ Early businesses included two general stores, one operated by Crawford and the other by A.S. Steward. There was also a livery stable, general store, saloon, blacksmith shop, and harness shop. The town had a post office as well. In the coming years, the post office moved around downtown to various commercial buildings, a typical trend in small towns that did not have a dedicated post office. ¹⁸

People who settled in Elkhorn around the time of the Union Pacific Railroad established Elkhorn Station included Irish immigrants and Civil War veterans, who helped to build the railroad. People with German, Swedish, English, and Danish lineage also settled in the town. ¹⁹ The 1900 federal census revealed that, by that time, almost half of the 299 residents of the village of Elkhorn had been born in Nebraska. About thirty percent immigrated from other countries, with the majority born in Bohemia (comprised of what is now primarily the Czech Republic). Commonly, the mother and father of a household were immigrants from other countries, with their children born in Nebraska. ²⁰

The first and only newspaper ever published at Elkhorn, the *Elkhorn Independent*, was founded by resident F.J. Crawford, son of George Crawford, in 1875. It struggled to gain readership and folded within a year.²¹ From 1892 to 1918, Elkhorn had a weekly paper, the *Elkhorn Exchange*, a local edition of *The Waterloo Gazette* (later called the *Douglas County Gazette*), published in nearby Waterloo. Besides this paper, news about Elkhorn was also shared, to a lesser extent, in Omaha's major newspapers, the *Omaha World Herald* and the *Omaha Bee*.²² These papers, particularly the *Douglas County Gazette*, presented news on businesses and residents in Elkhorn.

As with other cities in the pre-automobile era, people depended upon horse-operated transportation to move themselves and goods within the city and to destinations not served by the railroad. Between the late 1860s and 1871, Elkhorn founder George Crawford operated a stage-coach line between Elkhorn and Lincoln, which was also used by people in Omaha seeking to reach Lincoln, as no rail line existed between the two cities until the Burlington & Missouri (B&M) Railroad built a line in 1871. Movement by horse or foot within the city benefited from a new iron bridge over the Elkhorn River, constructed in 1876, about two miles west of downtown and made passage easier for those in Elkhorn wanting to go to Waterloo, Fremont, and other places west of the Elkhorn River.²³

Horses and buggies were a common site in Elkhorn, as well as other cities, early on. Hitching rails and posts were set up outside businesses so farmers and other visitors coming from

¹⁶ Andreas History, "Elkhorn Station."

¹⁷ Elkhorn Women's Club, Elkhorn, Nebraska: The First Century of Progress, 5-6.

¹⁸ Elkhorn Women's Club, *Elkhorn, Nebraska: The First Century of Progress*, 4; A.T. Andreas, *History of the State of Nebraska* (Chicago, IL: The Western Historical Company, 1882), "Douglas County, Other Towns and Communities, Elkhorn Station;" Patsy Schmidt, interview with author, February 1, 2024.

¹⁹ Mead and Hunt, "Reconnaissance Survey of the Community of Elkhorn," Nebraska Historic Buildings Survey (2008), 2.

²⁰ U.S. Census Bureau, United States Census, 1900, Village of Elkhorn, Douglas County, Nebraska.

²¹ Andreas, *History of the State of Nebraska*, "Douglas County, Other Towns and Communities, Elkhorn Station."

²² Arthur C. Wakeley, *Omaha: The Gate City and Douglas County Nebraska: A Record of Settlement, Organization, Progress and Achievement* (Chicago: S.J. Clarke Publishing Company, 1917), 304-306, 312.

²³ Elkhorn Independent, "Local News," January 7, 1876.

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a distance could secure their horses before patronizing downtown business. Several downtown businesses catered to the storage of horses and the sale of items for their care and upkeep. Nicholas Witt ran a livery at 111 N. Main Street (on N. Main between Corby and Ohio Streets). There were also several blacksmiths on Railroad Avenue (now Ohio Street) and harness shops on Main Street and Pacific Street (now N. 205th Street).²⁴

The farms that surrounded Elkhorn were instrumental to its economy, producing the crops and providing the meat that was processed and then either sold in Elkhorn or shipped elsewhere to sell. To store products like wheat, barley, and corn, prior to or after shipping, storage structures such as corn cribs were built downtown on lots near the railroad.²⁵ H.J. Rolf, H.A. Nolte, Theodore Van Last, Clyde Hollister, and John Seefus were grain dealers who had businesses on Railroad Avenue (Ohio Street) and Pacific Street (N. 205th Street) in the late nineteenth century. The grain elevator that stands today on Ohio Street, near the intersection with N. 205th Street, succeeded other elevators built on this site, which included an elevator built in 1874 (destroyed by fire in 1879). The extant elevator's date of construction is unclear. It was either built in 1893, or c. 1915.²⁶

Besides agricultural products, commodities like animal furs were also shipped from the Elkhorn railroad depot to be sold elsewhere. George Crawford shipped fur from Elkhorn to St. Louis, Missouri in 1868 and 1869.²⁷ Flour produced at a local mill was another commodity shipped from Elkhorn to other destinations. An early local mill was Elkhorn Roller Mills, operated by Charles Schleip, at 312 Center Street (Elkhorn Drive) in the early 1900s. In 1901 the mill had a capacity of 45 barrels of flour daily and used a Dubuque Turbine, rather than a water wheel, for operation. In addition to being shipped, the flour was sold in local stores operated by Henry Kreymberg, Charles Witte, and John Greggerson.²⁸ A few years later, in 1908, the Micky Brothers Co. founded a flour mill on land adjacent to the railroad tracks at 91 E. Railroad Avenue (Ohio Street). In the 1920s the mill was powered with a diesel engine. By 1934, the mill employed 14 people and processed 400,000 bushels of wheat annually for flour and animal feed. This was sold locally or shipped to other states ranging from Iowa to New Hampshire. This mill remained in operation, under later ownership, until the late 1940s.²⁹

Masonry products were also produced in, or adjacent to, the boundaries of the downtown Elkhorn historic district. It had a concrete block factory by the early 1900s. The factory was operated by William Hopper. The company's name changed during operation and included Hollister-Hopper and Hopper Brothers. The company's manufacturing area was on the lot north of the Main Street Gallery. These cement blocks were used as foundations for homes around town as

²⁴ Elkhorn Women's Club, *Elkhorn, Nebraska: The First Century of Progress*, 65.

²⁵ Elkhorn Women's Club, Elkhorn, Nebraska: The First Century of Progress, 6-7.

²⁶ Patsy Schmidt, interview with author, February 1, 2024; Mead and Hunt, "Reconnaissance Survey of the Community of Elkhorn," 2.

²⁷ Elkhorn, Nebraska: The First Century of Progress, 5-6.

²⁸ Elkhorn Exchange, "Elkhorn," April 19, 1901.

²⁹ Updike Company purchased the mill from Micky Brothers and ran it for several years, before it folded sometime before 1922. In 1922, the Blackburn family purchased the mill for Blackburn Milling Company. In the 1920s the mill was powered with a diesel engine. By 1934, the mill was processing 4000,000 bushels of wheat annually for flour and feed. Blackburn shut down the mill sometime before 1949 and in that year Omaha Cold Storage purchased the site, dismantled the mill, and rebuilt it into a mixed feed plant. *Douglas County Gazette*, "Current History: Blackburn Milling Company," February 9, 1934; *Douglas County Gazette*, "Omaha Cold Storage Co. to Open Plant at Elkhorn," September 16, 1949.

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well as for the concrete block commercial building on Main Street (2701 N. Main Street).³⁰ There was also a brick manufacturing company, Lindenberger & Robinson, operated by L.B. Lingberger and George Robinson.³¹ They might have provided the brick for many of the downtown buildings.

To serve the financial needs of area businesses, residents, and farmers, Elkhorn's first bank opened in the late 1880s. In 1887 or 1888, J.M. Brunner and B.B. Baldwin founded the State Bank of Elkhorn. Early on, the bank occupied a frame building on the northwest corner of Corby and N. 205th Streets where the brick one-story building at 2802 N. 205th Street is today. In 1915, Commercial National Bank of Fremont acquired a controlling interest in it. In 1916, the bank owners built a new masonry building on Pacific Street (N. 205th Street) at 2616 N. 205th Street, which provided physical evidence of the bank's desire to present itself as stable and enduring to current and future depositors. By 1917, this bank had the distinction of being "the oldest rural bank in the county." Unfortunately, the State Bank closed in the 1933 after declaring insolvency.

Elkhorn's population was 113 in 1880, the first year it was tracked by the U.S. Census. Elkhorn's population more than doubled by 1890, to 325. In the next two decades, the city's population declined, standing at 299 in 1900 and 291 by 1910. The next two decades, the city's population declined, standing at 299 in 1900 and 291 by 1910. Elkhorn's Despite its population stagnation by the early twentieth century, Elkhorn's town boosters remained confident in their town's progress and capable of dealing with unexpected losses to their commercial district. The most notable loss occurred in 1895, when a fire caused by a wayward cinder from the railroad tracks destroyed one block of buildings on the west side of Main Street between Railroad Avenue (Ohio Street) and Center Street (Elkhorn Drive). Destroyed property included a grain elevator; a livery barn and hotel; a building containing a residence, barber shop, and restaurant; a building containing a blacksmith shop and residence; a milliner shop; a grocery store; and a residence. Elkhorn's volunteer fire department, which had been established in 1891, helped to lessen the destruction from spreading beyond the block and kept down the flames so some household goods and merchandise could be rescued before the buildings were destroyed.

The buildings destroyed by the fire and most of Elkhorn's other early buildings were frame buildings with wood siding. Wood was relatively affordable and plentiful locally but susceptible to easy destruction by fire. Some of the early buildings were false- fronted, to give them the appearance of a more grandiose building. Some were ornamented with wood details in the

³⁰ Patsy Schmidt, interview with author, February 1, 2024

³¹ Elkhorn Women's Club, Elkhorn, Nebraska: The First Century of Progress, add in page.

³² Douglas County Gazette, "State Bank of Elkhorn Bought by Commercial," April 2, 1915; Wakeley, Omaha: The Gate City and Douglas County Nebraska, 203.

³³ Douglas County Gazette, "State Bank of Elkhorn Bought by Commercial," April 2, 1915.

³⁴ Douglas County Gazette, "State Bank of Elkhorn Bought by Commercial," April 2, 1915. Wakeley, Omaha: The Gate City and Douglas County Nebraska, 203.

³⁵ Douglas County Gazette, "Notice for Bids on State Bank of Elkhorn Bank Property," February 9, 1934; Douglas County Gazette, "Legal Notice," August 23, 1940.

³⁶ The census in 1890 may have been padded, as it was in Omaha, which explains the decline by 1900 and 1910. The padding was likely done to give the state more voting power at a federal level. History Nebraska, "Publications: Census of 1900."

³⁷ Elkhorn Women's Club, *Elkhorn, Nebraska: The First Century of Progress*, 21; *Douglas County Gazette*, "Elkhorn in Flames," April 19, 1895.

³⁸ Elkhorn Women's Club, Elkhorn, Nebraska: The First Century of Progress, 17.

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Victorian style. After the 1895 fire, more buildings in Elkhorn's downtown were constructed of brick or concrete block, including those that went up on the Main Street block where the fire occurred.

In 1897, Elkhorn's oldest extant two-story brick commercial building (2620 N. Main Street) was erected on Main Street, replacing one of the buildings destroyed by the fire. In 1901, Ed Hall operated a double store, consisting of a drug store and a hardware store out of the two-story building. The two stores were connected on the interior by an arched doorway. A local newspaper described Hall as the "leading merchant of Elkhorn." In 1900, C.C. Holling founded Holling Lumber Company on the furthest south lot of that same Main Street block. It remained at its downtown location until at least 1968.⁴⁰

While commercial buildings dominated in Elkhorn's downtown district, particularly on Main Street, a handful of residences were built. There were also several small hotels were in operation during the period of significance. The hotels' proximity to the railroad depot made them ideal stopping points for those passing through Elkhorn. In addition to rooms, these hotels often provided meals for guests. The Grove Hotel at 202 Railroad Avenue (27502 Ohio Street) opened in 1886. Henry Thalken built and managed the Grove Hotel and an adjacent livery barn in 1886. He sold the property and moved to Ogallala at an unknown date. Mary Luitjen operated the Grove Hotel with her husband William from 1899 through the early 1900s. William died in 1911 but Mary retained ownership and Carl and Ida Hess took over operation by that year. Short-term and long-term visitors could also stay at Jonas Frye's hotel downtown, at 108 Main Street, or the boarding and rooming house of Harry Leisenberg, address unknown.

Some of the downtown buildings served as live-work spaces for their occupants. Dr. L. Richardson was a physician and surgeon in Elkhorn. In 1904 his office and residence was at an unknown downtown location on Main Street. Baker John Malek (122 N. Main) built a two-story frame building for a residence in 1906, which was located next to his existing building. He planned to remodel the existing building and have a grocery and restaurant there. Other buildings constructed as residences were converted for commercial purposes early in their history. Two buildings with residential forms, 2620 N. 205th Street and 2624 N. 205th Street, served commercial purposes in the early twentieth century. Anna McGrew converted the residence at 2620 N. 205th Street into a millinery and dress shop in the late 1890s after her store on N. Main Street was destroyed by the 1895 fire.

The town leaders' confidence in their town is perhaps best reflected in the construction of a town hall building in 1905 (DO09:1901-012). Contractor Alex McKenzie built the brick town hall on Corby Street, a half block off Main Street. A cornerstone on the building included the

³⁹ Elkhorn Exchange, Special Illustrated Trades' Edition "Elkhorn," April 19, 1901.

⁴⁰ Elkhorn, Nebraska: The First Century of Progress, 35. A modern apartment building now stands on this site at 2606 N. Main Street.

⁴¹ Douglas County Gazette, "Elkhorn News, Mr. and Mrs. Nolte..." October 27, 1904.

⁴² Douglas County Gazette, "Obituary," January 20, 1911; Patsy Schmidt, phone call with author, February 7, 2024.

⁴³ Elkhorn, Nebraska: The First Century of Progress, 67-68.

⁴⁴ Douglas County Gazette, Ad for "Dr L. Richardson," October 27, 1904.

⁴⁵ Douglas County Gazette, "Elkhorn News, John Malek is building..." May 10, 1906.

⁴⁶ Elkhorn Historical Society, Letter from Freda (Greggersen) Holt to Caroline (last name not provided), April 17, 1967. This letter discusses businesses in downtown Elkhorn during the late 1800s and early 1900s.

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following names: J.W. Housely, Henry Rasmus, Charles Witte, J.M. Bruner, and C.C. Holling.⁴⁷ Today it is individually listed as a local City of Omaha Landmark and on the National Register of Historic Places as the Elkhorn Town Hall.

Community Planning and Development in the Automobile Era

By the early 1900s, several updates to transportation technology and connectivity positively impacted Elkhorn's growth and development. Henry Ford's introduction of the Ford Model T in 1908, a car for the everyman, and his innovation of the automobile assembly line in 1913 made cars affordable and the favored means of transportation for most Americans, particularly those in sparsely populated states like Nebraska. To accommodate the automobile and facilitate travel between cities and states, road boosters often utilized existing roads; re-designating them with a unifying name and encouraging their improvement with paving. The most ambitious of these was the Lincoln Highway, the nation's first transcontinental highway.⁴⁸

Planning for the Lincoln Highway by automobile manufactures and businessmen began in 1912 and the highway was officially established and marking of the route began in 1913. Through Nebraska the highway covered 450 miles and generally followed the Platte River route, a major transportation route. Between Omaha and Elkhorn, the highway followed an established Omaha-to-Elkhorn road that was originally built in 1877. Early on much of the Lincoln Highway route was dirt, making for rough passage, particularly during wet weather⁴⁹. When paving with brick or concrete occurred it was done in one-mile sections, often through the "seedling miles" program, which utilized donated funds to "hard-surface small sections of roads" in an effort to encourage communities to undertake further paving.⁵⁰ Paving of the Nebraska sections began in 1915 with a portion that ran through Grand Island. The portion of the Lincoln Highway that ran through downtown Elkhorn was paved with a concrete base and brick pavers in 1920; in 1930 the highway was re-routed to different roads. It took until 1935 for the entire transcontinental route to be paved, with the final paved section being near North Platte.⁵¹

In Elkhorn, the Lincoln Highway route ran along previously existing streets in the downtown. The route came into downtown at the south on Main Street, crossing a bridge over the West Papillion Creek and then the Union Pacific Railroad tracks before arriving in the commercial district. Through downtown, it ran north on Main Street for a block until Center Street (now

⁴⁷ Elkhorn Women's Club, *Elkhorn, Nebraska: The First Century of Progress,* 57; Tyler Curnes, "Elkhorn Town Hall," National Register of Historic Places Registration Form (Washington, D.C.: U.S. Department of the Interior, National Park Service, 2022). It received an addition in 1930 for the city meeting hall, jail, and library and a renovation using WPA funds in 1940. This remained the town hall until 1966, when the town offices moved to 20601 Glenn Street. The building housed all town government services, including the volunteer fire department and the police department.

⁴⁸ In 1925, Lincoln Highway became known as U.S. Route #30, following the approval of the Federal Highway System Designation.

⁴⁹ Carol Ahlgren and David Anthone, "The Lincoln Highway in Nebraska: The Pioneer Trail of the Automotive Age," *Nebraska History* 73 (1992): 173-179.

⁵⁰ Mead and Hunt, "Historic and Architectural Resources of the Lincoln Highway in Nebraska," National Register of Historic Places Multiple Property Documentation Form (Washington, D.C.: U.S. Department of the Interior, National Park Service, 2002 and 2007).

⁵¹ Carol Ahlgren and David Anthone, "The Lincoln Highway in Nebraska: The Pioneer Trail of the Automotive Age," *Nebraska History* 73 (1992): 173-179.

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Elkhorn Drive) where it turned west and continued west to the adjacent town of Waterloo, and beyond. ⁵² The highway moved people, goods, and equipment across the nation. It greatly impacted the places through which it ran, including Elkhorn, attracting motoring tourists and truck drivers alike, benefiting the local economy when visitors stayed in lodgings and patronized local businesses. Locals in Elkhorn and the other cities through which it ran enthusiastically embraced the new highway. One trend, which occurred in Elkhorn, was to rename businesses to incorporate the Lincoln Highway name. The long-standing Grove Hotel changed its name to "The Lincoln Highway Hotel" in 1913. It retained this name for an unknown amount of time. ⁵³

In Elkhorn, as elsewhere, the automobile's popularity led to the replacement of horse-related industries with automobile-related ones. Automobile businesses sprouted up in Elkhorn's downtown, particularly along Main Street between Ohio and Corby Streets. One early example was the firm of Witt & Goodhard (2610 N. Main Street), which occupied a one-story brick building 43 by 120 feet built in 1917. This business was operated by H.N. (Nick) Witt and W.E. Goodhard. They sold and serviced automobiles. Witt had previously operated a garage as its sole proprietor. This previous business was called the Lincoln Highway Garage. After partnering with Goodhard, the business continued to be known as the Lincoln Highway Garage until 1924, when it became simply known as Witt & Goodhard. The men dissolved their partnership in November 1930 and Witt bought out Goodhard's interest. Goodhard then opened a hardware store in Elkhorn, at 132-134 N. Main Street (current address unknown). It is unknown how long the automobile business remained in the building at 2610 N. Main Street after Witt took over sole ownership.⁵⁴

Elkhorn's growth during the early automobile years is also reflected in non-automotive businesses that opened or constructed new buildings during this time. Peter Mangold, John Mangold, George Mangold, William Glandt, and Chris Glandt founded the Farmers State Bank in 1915.⁵⁵ The bank operated for several months out of V.E. Chamberlin's grocery store but purchased land on which to build a new stand-alone bank building (2619 N. Main Street) on land previously occupied by the Witt's Lincoln Highway Garage. The Farmers State Bank remained in this location until 1965.⁵⁶ Elkhorn's longstanding Elkhorn State Bank, founded in 1887 and

⁵² Mead and Hunt, "Reconnaissance Survey of the Community of Elkhorn," 4; RDG Crose Gardener Shukert, "A Preservation Plan for the Lincoln Highway in Elkhorn," December 2002.

⁵³ Elkhorn Women's Club, *Elkhorn, Nebraska: The First Century of Progress*, 30-31; Bob Adwers and Kathleen Fimple, "Lincoln Highway," National Register of Historic Places Registration Form (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1987); Ahlgren and Anthone, "The Lincoln Highway in Nebraska;" *Douglas County Gazette*, "Grove Hotel," articles from 1914-1934.

⁵⁴ Douglas County Gazette, "Elkhorn Newslets: The Lincoln Highway Garage...," March 19, 1914; Douglas County Gazette, "Ad "Lincoln Highway Garage," April 2, 1914; Douglas County Gazette, Ad "Lincoln Highway Garage," February 19, 1915; Douglas County Gazette, "Elkhorn Newslets: Myers Bros. started work...," May 18, 1917. Douglas County Gazette, "Elkhorn Locals: Nick Witt..." May 9, 1924; Douglas County Gazette, "Notice of Dissolution of Partnership," November 14, 1930; Douglas County Gazette, "New Hardware Store Opened at Elkhorn," December 26, 1930; Elkhorn Women's Club, Elkhorn, Nebraska: The First Century of Progress, 57.

⁵⁵ Elkhorn Women's Club, *Elkhorn, Nebraska: The First Century of Progress*, 36; *Douglas County Gazette*, "Articles of Incorporation," August 6, 1915. William and Chris Glandt were brothers.

⁵⁶ Douglas County Gazette, "Farmers State Bank Opens," April 2, 1915; Douglas County Gazette, "Elkhorn Farmers State Bank Plans New Bank Building," September 25, 1964. The bank moved to a new location at the northwest edge of town. It remains in operation today as the American Interstate Bank.

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previously located in a frame building one block north on Pacific Street, built a new one-story brick building in 1916 (2616 N. 205th Street).⁵⁷

In 1919, the two-story brick Glandt-Bull-Glandt building (also known as the Elkorn Auditorium Building) went up on the east side of Main Street (2615 N. Main Street). The new business firm of William Glandt, Chris Glandt, and Walter Bull commissioned the building. They intended the second story to be "used as a dance hall or [for] other public gatherings" and the ground floor "leased for stores." The upper story quickly became a community gathering spot. It was called the Elkhorn Auditorium and it hosted celebrations and ceremonies like school graduations until the 1950s. It also had a roller rink from the 1940s to the 1950s. The first floor had a gas station, the Diestel Garage, in the south bay while the other store bays held the Bull & Glandt hardware store and a drug store. The hardware store was operated by the building's first owners, Glandt, Glandt, and Bull. The Diestel Garage sold automobiles, including Fords, in addition to servicing them.⁵⁸

In 1920, twenty-two miles of the Lincoln Highway route in Douglas County, including Elkhorn, was paved with brick. The paving project began in Omaha and worked its way west to Elkhorn and then Waterloo across the Elkhorn River. Young Elkhorn locals, some of whom had recently returned from fighting in World War I, assisted in the paving project within Elkhorn, which finished on July 4, 1920. Elkhorn gained a public library in 1925, which was organized by the women's fraternal group, the Pythian Sisters. It was in a downtown building for two years, before moving to a private residence in 1927. In 1929, the library moved into the town hall (20515 Corby Street). Elkhorn's population steadily increased between 1920 and 1930, growing from 333 to 411.

Changes in the 1930s and Beyond

The proliferation of the automobile benefited the city residents by increasing connectivity to destinations difficult to reach by foot, even as additional road improvements outside the city diverted motoring traffic to other routes. The first change came in 1930, when the Lincoln Highway (by then called Highway 30) was re-routed, bypassing Omaha, Elkhorn, Waterloo, and Valley for a route further north that ran through Blair to Fremont. The second change came in 1934, when the state completed the four-lane Dodge Street highway project, which consisted of

⁵⁷ *Douglas County Gazette*, "Elkhorn notes - The bids on the new bank building..." July 21, 1916; Patsy Schmidt, interview with author, February 1, 2024. This bank closed in the 1930s due to the economic strain of the Depression and the government-imposed bank holiday.

⁵⁸ Douglas County Gazette, "Fine New Building Being Built by New Firm," July 25, 1919; Douglas County Gazette, "Walter L. Bull, Elkhorn, Buys Out His Partners," August 2, 1935; Patsy Schmidt, "History of Elkhorn Nebraska," video on Elkhorn Historical Society Facebook page, May 24, 2022; Patsy Schmidt, interview with author, February 1, 2024.

⁵⁹ Douglas County Gazette, "Contract Let for 22 Miles of Paving," February 27, 1920; Douglas County Gazette, "Lincoln Highway Paving has Started," May 21, 1920; Douglas County Gazette, "Paving Gang has Reached Elkhorn," June 25, 1920.

⁶⁰ Elkhorn Women's Club, *Elkhorn, Nebraska: The First Century of Progress*, 57; Patsy Schmidt, "History of Elkhorn Nebraska," video.

⁶¹ Elkhorn Women's Club, *Elkhorn, Nebraska: The First Century of Progress*, 57; *Douglas County Gazette*, "Elkhorn...The executive committee of the Elkhorn Library...," May 29, 1925.

⁶² Douglas County Gazette, "Elkhorn Public Library Notes," June 28, 1929.

⁶³ Douglas County Gazette, "Lincoln Highway Has Been Re-routed," August 1, 1930.

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18 paved miles extending from downtown Omaha west to a county road a few miles southwest of Elkhorn. The county road southwest of Elkhorn split, with offshoots extending to the north and south. The north portion extended two miles to Waterloo, the town adjacent to Elkhorn, and further northwest to other places.⁶⁴

The new Dodge Street Highway ran one-and-a-half miles south of downtown Elkhorn and diminished the need for people to use the old Lincoln Highway connection between Omaha and Elkhorn to move between those cities.⁶⁵ The loss of the Lincoln Highway designation and the construction of the Dodge Street Highway resulted in less passing traffic through downtown Elkhorn, which impacted the development of downtown. The best indicator of this impact is that no new buildings were constructed in downtown Elkhorn for nearly twenty years.

The final building added to downtown Elkhorn during the period of significance was in 1931, when John Diestel, operator of the Diestel Garage in the Auditorium Building, built a service station (2607 N. Main Street), called Master Service Station, south of his existing business. This new service station was run by Henry Frost, who took over its ownership in 1936 and renamed it Frost Master Service. In addition to servicing cars, the business sold and serviced appliances, including refrigerators and the first televisions in Elkhorn. The concrete block building replaced a residence, reflecting the district's evolution into a single-purpose commercial district, especially Main Street between Corby and Ohio Streets. The building had a deep setback from the street, "allowing plenty of room for motorist to drive in." The building had gasoline pumps in front and was equipped to wash cars and service them. Elkhorn.

Although downtown Elkhorn's urban built development stagnated in the 1930s and 1940s, the Dodge Street improvements reduced the travel time to Elkhorn and led to Elkhorn's growth outside the downtown core. Elkhorn's population rose nominally from 429 in 1940 and 476 by 1950 but in the succeeding decades grew at a more rapid pace due to the development of former farmsteads and other undeveloped land into housing developments. These developments occurred outside Elkhorn's boundaries but were absorbed as additions. They included the two-phase Suburban Homes 1 (April 1957) and 2 (February 1953) and Winterburn Heights (July 1962). With the accessibility of Dodge Street and the increase in housing options, Elkhorn transitioned to a commuter town, with people living in Elkhorn and driving to jobs in Omaha or other larger cities nearby. A population explosion occurred from 1960 onwards, growing from 749 in 1960, to 1,184 in 1970, and 1,344 in 1980.

Elkhorn's expanding suburban population brought with it a shift in where commercial enterprises chose to locate themselves to be more strategic and accessible for customers. Many of Elkhorn's new suburban residents preferred retail options that were easily accessible by automobile and had amble parking options. On the edges of Elkhorn, adjacent to major roadways, strip

⁶⁴ Elkhorn Women's Club, *Elkhorn, Nebraska: The First Century of Progress*, 59; *Douglas County Gazette*, "Four-Lane Highway to Be Completed This Year," July 20, 1934. Today these roads are U.S. Highway 6, Nebraska Link 28B, and U.S. Route 275. U.S. Highway 6 through Nebraska generally follows what was historically the Detroit-Lincoln-Denver Highway, established as a route between the three cities in 1911.

⁶⁵ Douglas County Gazette, "Four-Lane Highway to Be Completed This Year."

⁶⁶ Patsy Schmidt, phone call with author, February 7, 2024.

⁶⁷ Douglas County Gazette, "New Master Service Station Formally Opened at Elkhorn This Week," November 27, 1931.

⁶⁸ Patsy Schmidt, "History of Elkhorn Nebraska," video on Elkhorn Historical Society Facebook page; *Douglas County Gazette*, "New Master Service Station Formally Opened at Elkhorn This Week;" Elkhorn Women's Club, *Elkhorn, Nebraska: The First Century of Progress*, 21, 35.

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malls and automobile services were built; designed for the convenience of passing motorists rather than window shoppers.⁶⁹ With the diversion of major roads away from the city core, businesses within downtown Elkhorn received less passing traffic and potential customers. Some businesses followed the shift away from downtown, moving to more automobile-focused locations. One example was the relocation of the Farmers State Bank (later called American Interstate Bank) to the northeast edge of town in 1964 (3331 N 204th Street).⁷⁰ The types of businesses in downtown Elkhorn changed, as people no longer relied upon them to provide necessities. By the 1960s, the downtown was made up of specialty stores, services, and restaurants. In 1967, downtown businesses included Frost Master Service, four bars, a barber shop, a beauty salon, a cleaner, a doctor and dentist office, and a drug store.⁷¹

Elkhorn gained a college campus in 1980, when Metropolitan Community College established the Elkhorn Valley campus about one-and-a-half miles southeast of downtown Elkhorn. Between 1990 to 2000, Elkhorn's population shot up from 1,398 to 6,062. This population boom occurred due to several annexations Elkhorn undertook of adjacent land in the 1990s. ⁷² Elkhorn's success was attractive to its larger neighbor, Omaha, and in 2005, Elkhorn was forced to submit to annexation by Omaha, with its population and tax dollars then absorbed into Omaha. ⁷³

Conclusion

In conclusion, the Elkhorn Commercial Historic District is historically significant under Criterion A in the areas of Community Planning and Development and of Commerce. Despite no longer being a separate municipality, the extant buildings in downtown Elkhorn have helped the community to maintain its small-town pride in its own unique history as a railroad and Lincoln Highway town. Many of the buildings within the district date from the period when Elkhorn was a burgeoning city benefiting from its adjacency to transportation routes and the raw materials provided by nearby farms. The recent construction of several new buildings and the improvements made to existing buildings within the district boundaries reflect the community's continued embrace of its history and confidence in its future.

⁶⁹ The first strip mall opened about a mile east of downtown Elkhorn in 1983, on 203rd and Wirt Streets.

⁷⁰ Douglas County Gazette, "Elkhorn Farmers State Bank Plans New Bank Building," September 25, 1964.

⁷¹ Elkhorn Women's Club, *Elkhorn*, *Nebraska: The First Century of Progress*, 69-74.

⁷² Omaha World Herald, "The history of Elkhorn," July 9, 2018.

⁷³ David Drozd and Jerry Diechert, Nebraska Historical Populations: Quick Reference Tables," University of Nebraska Omaha, January 2018. https://www.unomaha.edu/college-of-public-affairs-and-community-service/center-for-public-affairs-research/documents/nebraska-historical-population-report-2018.pdf

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Previous documentation on file (NPS):

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

Elkhorn Commercial Historic District		Douglas, Nebraska
Name of Property		County and State
Primary location of additional of State Historic Preservation Other State agency — Federal agency — Local government — University — X Other — Name of repository: _Elks		lenn St., Omaha, NE_
Historic Resources Survey Nun	nber (if assigned):	
10. Geographical Data		
Acreage of Property: Approx.	4.5 acres_	
Use either the UTM system or latitude/longitude Coordinates (enter coordinates to 6 decimal places) Datum if other than WGS84: 1. Latitude: 41.282375 2. Latitude: 41.282704 3. Latitude: 41.282814 4. Latitude: 41.283333 5. Latitude: 41.283470 6. Latitude: 41.283475 7. Latitude: 41.283474 8. Latitude: 41.283474 8. Latitude: 41.283599 9. Latitude: 41.283502 10. Latitude: 41.283576 12. Latitude: 41.28223 13. Latitude: 41.28223 13. Latitude: 41.282038 15. Latitude: 41.282063 16. Latitude: 41.282237		47 59 71 10 33 58 38 59 24 50 10 22 56
Or UTM References Datum (indicated on USGS map)	:	
NAD 1927 or	NAD 1983	
1. Zone: Easting:	Northing:	

Elkhorn Con Name of Prope	nmercial Historic District erty		Douglas, Nebraska County and State
2. Zone:	Easting:	Northing:	·
3. Zone:	Easting:	Northing:	
4. Zone:	Easting:	Northing:	

Verbal Boundary Description

(Describe the boundaries of the property.)

The boundaries encompass buildings on the east and west sides of N. Main Street between Corby Street and Ohio Street, on Ohio Street between N. Main Street and N. 205th Street, on the west side of N. 205th Street between Corby Street and Ohio Street, the lot at the northwest corner of N. 205th and Corby Streets, on the south side of Corby Street between Main Street and N. 205th Street.

Boundary Justification

(Explain why the boundaries were selected.)

The boundary for the Elkhorn Commercial Historic District encompasses the commercial buildings and one structure located within the downtown business district that developed historically and retain integrity today.

11. Form Prepared By

name/title:	Caitlin Benton	<u> </u>		
organization:	Alley Poyner Machi	etto Architectu	re	
street & numbe	r: <u>1516 Cuming St</u>	reet	_	
city or town: _(Omaha	state: <u>NE</u>	zip code:	68102
e-mail: cbento	on@alleypoyner.com			
telephone: 402	2-341-1544			
date: August 2	23, 2024			

Additional Documentation

Submit the following items with the completed form:

Maps: A USGS map or equivalent (7.5- or 15-minute series) indicating the property's location.

See below.

Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

See below.

Name of Property

Douglas, Nebraska County and State



Latitude/Longitude

#1. 41.282375, -96.237136 **#2.** 41.282704, -96.237047 **#3.** 41.282814, -96.237659

#4. 41.283333, -96.237471 **#12.** 41.282223, -96.236210 **#5.** 41.283270, -96.237110 **#13.** 41.282200, -96.236122 **#6.** 41.283455,-96.237033 **#7.** 41.283474, -96.236768 **#14.** 41.282038, -96.236166 **#15.** 41.282063, -96.236420 **#8.** 41.283599, -96.236738 **#16.** 41.282237, -96.236395

#9. 41.283502, -96.236269 **#10.** 41.283653, -96.236224 **#11.** 41.283576, -96.235760



Figure 1: Elkhorn Commercial Historic District Map. Dotted line indicates district boundaries. (Base map from Google Maps, 2024).

Name of Property

Douglas, Nebraska County and State



Figure 2: Plat of Elkhorn from Platbook of Douglas and Sarpy Counties (National Publishing Co., 1889).

Name of Property

Douglas, Nebraska County and State



Figure 3: Map of District

Name of Property

Douglas, Nebraska County and State

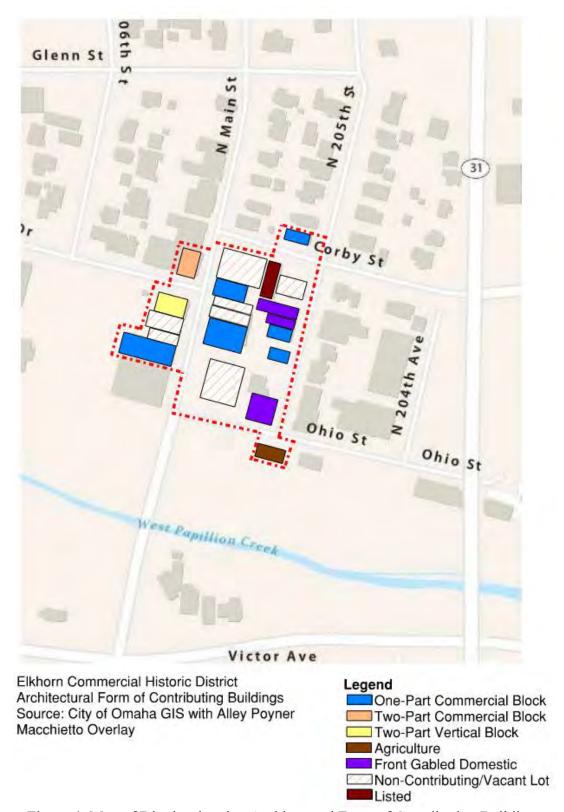


Figure 4: Map of District showing Architectural Form of Contributing Buildings

NPS Form 10-90	00
OMB Control No. 1024-001	18

Name of Property

Douglas, Nebraska County and State

Additional items:

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

Photographs

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

Photo Log

Name of Property: Elkhorn Commercial Historic District
City or Vicinity: Omaha
erty of Vielinty. <u>Sinana</u>
County: <u>Douglas County</u> State: <u>NE</u>
Photographer: <u>Caitlin Benton</u>
Date Photographed: _December 1, 2023

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

- 1 of 12: N. Main Street, looking north from Ohio Street.
- 2 of 12: N. Main Street, looking north from Ohio Street.
- 3 of 12: N. Main Street, looking south from Elkhorn Drive.
- 4 of 12: N. Main Street, looking south from Corby Street.
- 5 of 12: Elkhorn Drive, looking east to N. Main Street.
- 6 of 12: Corby Street, looking east from N. Main Street.
- 7 of 12: Corby Street, looking west from N. 205th Street.
- 8 of 12: Corby Street, looking north to N. 205th Street.
- 9 of 12: N. 205th Street, looking south from Corby Street.
- 10 of 12: N. 205th Street, looking north from Ohio Street.
- 11 of 12: Ohio Street, looking east from N. Main Street.
- 12 of 12: Looking northeast to the railroad tracks and Ohio Street from N. Main Street.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act. as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 - 60-100 hours

Tier 2 - 120 hours

Tier 3 - 230 hours

Tier 4 - 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.























