

***Standing Structures Identification and Evaluation
Tecumseh Historic Square Preservation
City of Tecumseh, Johnson County, Nebraska***

***Control Number 13214
Project Number ENH-49(46)***

March, 2014

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Introduction:

This report is submitted to meet the requirements of historic property identification under Section 106 of the National Historic Preservation Act of 1966 as amended, and implementing regulations at 36 CFR Part 800. The City of Tecumseh in Johnson County, Nebraska received federal historic preservation enhancement funds to repair their existing brick streets in the downtown commercial area and to provide accessible sidewalks throughout downtown. Historic Resources Group, Inc. (HRG) conducted the standing structures resource evaluation to fulfill Section 106 of the National Historic Preservation Act as amended and implementing regulations at 36 CFR Part 800. HRG conducted the field survey during the month of May, 2013. This report will identify historic standing structures and recommend National Register eligibility. Tecumseh is the county seat of Johnson County in the southeast portion of the state. The project will be contained primarily within the downtown square. The immediately surrounding neighborhoods (within one to two blocks) and commercial buildings in the historic square will be included in the project area of potential effect. This report will serve only to identify historic resources and not evaluate project effects. Upon concurrence with historic property identification, and further refinement of the project activities, a supplemental report identifying potential project effects and appropriate treatments for historic resources will be prepared.

Project Description:

The Project is generally described as a Reconstruction of existing brick streets and existing concrete walkways. The Project Study Area, as shown on the attached aerial, includes brick paved streets, concrete paved parking, concrete paved walkways, and concrete curb and gutters. The brick surfacing has either deteriorated in place, been repaired/replaced with materials such as asphalt or concrete, or has remained in good condition. The same brick streets have over time settled or heaved creating uneven surfaces. The concrete paved parking areas, concrete paved walkways, and concrete curb and gutters range in condition from fair to poor and lack consistent width, type, or location.

The Project will include removing all existing brick, relaying the existing brick that are in good condition, and replacing the balance of the degraded brick with an acceptable brick that is either the same or similar type of brick as the existing. During this process not only will the brick roadway be replaced, but both the existing roadway profile and cross section deficiencies will be improved. In all areas of the brick roadway a granular sub-surface drainage system will be incorporated to primarily address the structural integrity of the brick system and secondarily address a portion of the storm sewer surface runoff. All edges of the brick street will be contained by either a newly installed concrete curb and gutter, newly installed concrete pavement, or an abutting existing street. In combination with the street pavement improvements, various off-street parking areas around the square will either be installed or replaced with concrete pavement. Additionally, all existing walkways installed between the back of curb and the front of the existing buildings around the outside perimeter of the courthouse square will be replaced with concrete complying with current ADA regulations. Concrete walks along both sides of the streets extending radially one block away from the main courthouse square will also be replaced with concrete sidewalks that maintain both a consistent location and width.

From visible reviews and records research, coal chutes exist below the walkways at several of the buildings surrounding the courthouse square. These coal chutes are no longer in use and have been filled in or abandoned over time by their respective building owners. During the walkway improvement process, each of the coal chutes will be exposed, observed for existing conditions, and then properly abandoned prior to placement of the new concrete walkways.

Similar to the coal chutes there is a series of underground storage vaults along one of the businesses at the northwest corner of 4th & Broadway Streets. These storage vaults are no longer in use and are in poor condition. During the walkway improvements process, each of the underground storage vaults will be exposed, observed for existing conditions, and then properly abandoned prior to placement of the new concrete walkway.

To properly address the significant elevation difference between the street and sidewalk along the west side of 3rd Street, South of Clay Street a newly installed retaining wall is planned. A similar situation exists in front of the City office building, which will be corrected by a combination ramp and retaining wall system complying with current ADA regulations.

Along with all of the surface pavement improvements, utility infrastructure improvements are planned due to their deteriorating condition and location under pavement. Replacement of the existing cobra style street lights, installed in the late 1980s located along the outside perimeter of the square, with period correct energy efficient street lighting will complement and match the lights currently located on the inside perimeter of the courthouse square. The proposed historic style lighting will both enhance the historic character of the district and reference (but not exactly replicate) the types of lights historically used in the square as identified through historic photographs. New storm sewer inlets will be placed at the southern end of both 3rd Street and 4th Street so the storm water surface drainage from the streets can be collected and directed into the existing buried storm sewer system. The network of existing water pipes around the perimeter of the courthouse square will be replaced and located under the new pavement. All utility improvements, excluding the water system, are considered participating. Although the water system improvements will not be funded by the project, they will be included during construction of the pavement improvements due to the proposed installation location.

Temporary pedestrian access will be required to maintain business access during construction. Construction will be phased so only one street at a time will be under construction. During this time, one street will be closed and a detour route posted that would avoid the historic square. The detour route will be north on 2nd St. and 5th St. to Jackson St. However, access to the square will be maintained via the other three streets that will not be under construction at that time.

AREA OF POTENTIAL EFFECT

The area of potential effect (APE) for Section 106 purposes is defined at Sec. 800.16(d) in the regulations as the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The area of potential effect is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking. The APE for this undertaking encompasses an area to include the downtown

commercial core where the actual construction activity will take place as well as the streets surrounding the downtown core where the detour route will be located. Construction activity will be limited to the brick streets and sidewalks in the commercial core. No activity is planned for the surrounding neighborhood streets or right-of-way. As such the only potential impacts to the residential neighborhood will be caused by the detour route. Limited traffic and controlled construction will limit the detour routes to small portions of the project at any one time. It is anticipated that one-half to one block of the downtown brick streets will be under construction at a time. The APE for the Tecumseh Historic Square Preservation project includes a rectangular area bounded by the half block north of Jackson Street to the north, 6th Street to the east, the railroad tracks to the south, and 1st Street to the west. This includes the limits of construction and also identifies the detour route on the west, north, and east boundaries of the project. The project map at Figure 1 below identifies the APE for this undertaking.

This report will incorporate all standing structures, adjacent sidewalks, curbs, and subterranean features within the APE for the undertaking as well as any potential for the presence of historic districts. The field investigation identified and documented all standing structures within the APE that were historic (approximately 50 years old or older), listed in or eligible for listing in the National Register of Historic Places (NRHP), as well as properties that were previously surveyed by the Nebraska State Historic Preservation Office (SHPO). This area retains primarily commercial, governmental and single family residential properties.



Figure 1 Tecumseh Historic Square Preservation APE

METHODOLOGY

Properties were identified in this report through field survey and archival research. HRG utilized personnel fully qualified under the Secretary of the Interior's Standards for Professional Qualifications for both standing structures and archeology. Methodology and evaluation recommendations were built utilizing information in the Nebraska State Historic Preservation Office's *Nebraska Historic Resources Survey and Inventory Manual* (2010) and the *Nebraska State Historic Preservation Office, National Historic Preservation Act, Archeological Properties Section 106 Guidelines* (2006). Information obtained regarding properties identified within the APE is included in this report and gathered in the following manner.

National Register Criteria for Evaluation

When evaluating historic properties, the National Register of Historic Places is the primary device by which they are identified for protection under Section 106 of the National Historic Preservation Act of 1966. Criteria for determinations of eligibility are set forth in 36 CFR Part 60.4 (70) and are described in *National Register Bulletin 15 How to Apply the National Register Criteria for Evaluation*. In order for a property to be determined eligible it must retain a high degree of historic integrity and possess significance. Location, design, setting, materials, workmanship, feeling and association are the seven aspects of integrity defined by the NRHP. In general most of the seven integrity aspects must be present for a property to convey historic significance. Historic significance may then be present in one of four categories: important historic events; significant people in history; significant architecture, design, or property type; and potential to yield important historic information. These integrity and significance issues are bolstered by the following field survey and archival research descriptions.

Field Survey

The project area was initially examined to determine the type of resources present and the approximate area to be included in the survey. An on-site analysis of each property was conducted in May of 2013 to assess the existing condition, integrity, and significance of properties within the APE. Information gathered included identifying a style, property type, approximate construction date, as well as alterations, additions, and integrity issues. Any properties surveyed were digitally photographed and location identified on a map.

Archival Research

Most archival information was provided from the files of the Nebraska State Historic Preservation Office. These include files on previously surveyed properties within the study area, along with historic contextual information, and National Register nominations where appropriate. Web sites were also consulted to assist in documenting construction dates and regional and local history. In Tecumseh a variety of businesses hold historic photographs. These were consulted during field survey in May to collect information regarding the historic appearance of the square.

Existing Documentation:

This environmental study area is contained in downtown Tecumseh. The area has been included in several previous studies undertaken by the Nebraska State Historic Preservation Office (SHPO). Many,

but not all of the properties identified in this report were studied as part of the documents listed below. Additional consultation and preliminary discussions regarding historic resources present in the area has been conducted with the Nebraska SHPO. These studies are identified below and were consulted as part of this effort to identify historic properties in the APE.

- *Tecumseh Architectural District National Register Nomination*, Dave Murphy, June 1975
- *Johnson County Courthouse National Register Nomination*, Barbara Beving Long, November 1989
- *Tecumseh Opera House National Register Nomination*, D. Layne Ehlers, April 1988
- *Reconnaissance Level Survey for Johnson County, Nebraska Historic Building Survey*, Alley Poyner Macchietto Architecture, 2010
- *Central Business District Master Plan*, Kirkham Michael, August 2002

Tecumseh retains a unique status as a historic town because much of the town both residential and commercial is currently listed in the NRHP as part of the Tecumseh Architectural District. Because the district boundaries extend well outside the APE for this undertaking, all buildings within the APE are currently National Register listed, and a vast majority of those buildings contribute to the historic district. This study will evaluate the current condition of those buildings and assign a current status as to whether or not the individual resources contribute to the district. As such a greater emphasis will be placed on the evaluation of non-contributing resources, with the understanding and acceptance that all buildings are currently listed as part of the architectural district.

Any resources that were not included in previous studies, National Register nominations, or surveys are evaluated here. These resources are limited and include the historic brick streets in the commercial district, the objects and structures in the courthouse square, and several subterranean features of the district that are associated with buildings and not considered archeological resources. This report will serve only to identify historic resources and not evaluate project effects. Upon concurrence with historic property identification, and further refinement of the project activities, a supplemental report identifying potential project effects and appropriate treatments for historic resources will be prepared.

Summary:

This field survey utilized information available through the Nebraska SHPO county historic files. The Johnson County survey completed in 2010 identified contributing and non-contributing properties in the Tecumseh Historic District. That information along with contemporary field survey support the recommendations made in this report.

Historic Summary:

The first permanent residents in Johnson County established a settlement approximately three miles southeast of Tecumseh in 1855, and by the following year a small group formed a hamlet along the north fork of the Big Nemaha River which was later called Tecumseh. Johnson County became officially established by the Territorial Legislature in 1857 and was named after Col. Richard M. Johnson, a military officer and vice president under Martin Van Buren. Tecumseh secured the identity of county seat in 1858 and constructed a courthouse which stood for 30 years before the current building replaced it. The county and the town continued to grow and after passage of significant settlement laws such as the Homestead Act and the Pacific Railroad bill the county population reached nearly 7,600 people by 1880 with the first railroad through Johnson County in 1873. Johnson County reached its population peak by 1900 and has steadily declined since that time.

Tecumseh secured early success because of its location as a transportation center serving shipping needs from Missouri River towns such as Brownville and Nebraska City to western settlements. Tecumseh served these transportation needs by construction a bridge across the river, stores, hotels, blacksmith shop, schools, residences and other infrastructure support. Tecumseh's business core continued to evolve to serve the needs of its growing population and incorporated specialized businesses and technology to serve more permanent settlement such as flour mills, banks, lawyers, physicians, restaurants and newspapers. The city modernized by implementing a paving system in 1910 resulting in the brick streets present today. Today the city remains the county seat and serves the economy with many established and new businesses supporting the community.

Tecumseh Architectural District National Register Nomination

This district was listed in the National Register of Historic Places in 1975. The nomination identifies architectural resources throughout the city of Tecumseh with a period of significance from 1872 -1920 and is not limited to residential or commercial districts as is the modern standard for evaluation. The nomination does not specifically identify National Register significance criteria, however the significance statement in the nomination would support listing under criteria A and C. The nomination encompasses approximately 50 square blocks including the downtown core and surrounding residential neighborhoods. Figure 2 below shows the historic district boundaries identified in the 1975 document.

The Nebraska SHPO completed a Johnson County survey in 2010, supported by the federal historic preservation fund (HPF) grant allocated to their office every year. At that time, the contributing and non-contributing resources within the Tecumseh Architectural District were reevaluated and a new map drawn identifying those resources. The findings of that report are generally incorporated here. Some of the counts in the district are further updated as part of the findings in this report. The map at Figure 2 shows the boundaries of the historic district.

The Johnson County Survey documented that there are 528 primary buildings extant in the district, with 373 buildings considered contributing and 145 non-contributing. Only a portion of this total number is within the APE for this undertaking. There are approximately 150 buildings within the APE with only 8 of those buildings identified as non-contributing. Two properties within the district, the Johnson County Courthouse and the Opera House, are both individually listed in the National Register.

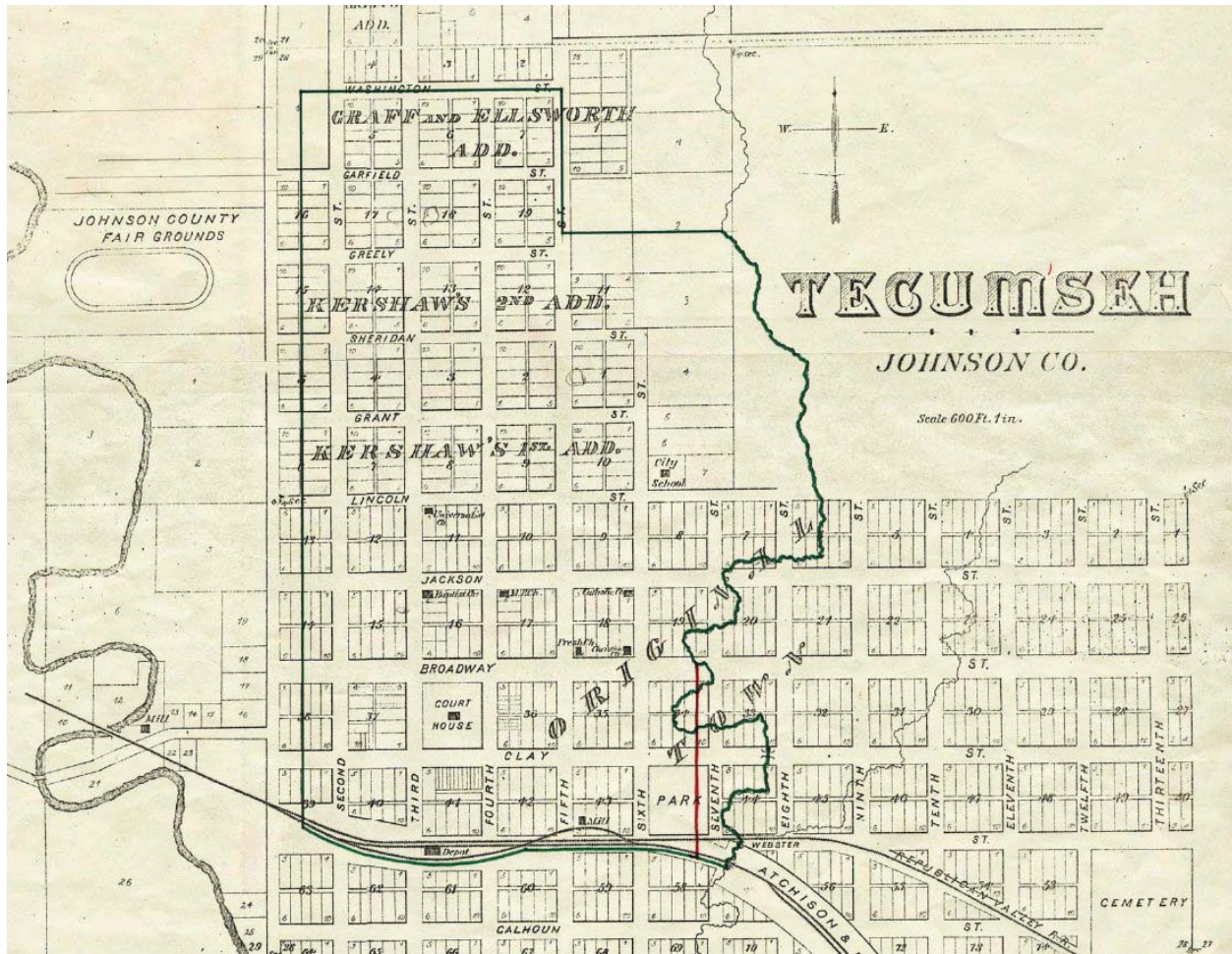


Figure 2. Tecumseh Architectural District boundaries

Tecumseh Architectural District Buildings within the APE

The properties identified in the table below (Figure 3) are all included in both the Tecumseh Architectural District as well as the APE for this undertaking, and are currently listed in the National Register. There are also two individually listed properties, the Johnson County Courthouse (NRHP 1990) and the Opera House (NRHP 1988). Residential properties on the outskirts of the courthouse square are included because the detour route identified will include streets in these neighborhoods. No construction activity will take place in the neighborhoods. Because this area is already listed in the National Register and the properties all contribute to the district, minimal additional information has been gathered to document the properties outside of the courthouse square commercial area.

Those few buildings that are identified as non-contributing have either not met the 50 year age recommendation or have been significantly altered from their historic appearance.

Figure 3. Table of properties in Tecumseh Architectural District

NeHRSI #	Dates	Name	Address	Eligible
JO07-001	1888-1889	JOHNSON COUNTY COURTHOUSE	SWC 3RD & CLAY	Listed - Individ.
JO07-002	1889-90	FORMER CITY HALL/FIRE STATION	122 4TH ST	Listed - District
JO07-003	1871-76	PRESSON-SIMPSON HOUSE	263 S 3RD	Listed - District
JO07-004	1907	SIMPSON LIVERY	263 S. 3RD	Listed - District
JO07-005	1915	BURLINGTON NORTHERN DEPOT	S BWTN 3RD-4TH	Listed - District
JO07-009		FRAME HOUSE W/ GLACIAL TILL	288 2ND	Listed - District
JO07-010		House	270 BROADWAY	Listed - District
JO07-011	C1903	HASSETT, GEORGE W, HOUSE	155 N 3RD	Listed - District
JO07-012		BAPTIST CHURCH	333 JACKSON	Listed - District
JO07-027		House	404 JACKSON	Listed - District
JO07-028		METHODIST CHURCH	190 N 4TH ST	Listed - District
JO07-029	C1872	JOHNSON CO JAIL	183 N 4TH	Listed - District
JO07-030	1906-07	CARNEGIE LIBRARY	ES 5TH N OF BROADWAY	Listed - District
JO07-031		CATHOLIC CHURCH	186 5TH ST	Listed - District
JO07-034	C1880	CHITTENDENS STORE	177 S 3RD	Listed - District
JO07-036	1901	HOPKINS BLOCK	348 BROADWAY	Listed - District
JO07-037		BRICK BLOCK COURTHOUSE & ENVIRONS	362 BROADWAY	Listed - District
JO07-038	1885	ELLSWORTH BLDG	398 BROADWAY	Listed - District
JO07-039		McCLANAHAN HOUSE	570 JACKSON	Listed - District
JO07-045	1930S	COMMUNITY BUILDING	355 CLAY	Listed - District
JO07-049		FLOUR MILL	274 S 5TH ST	Listed - District
JO07-050		House	144 S 5TH	Listed - District
JO07-053	1880	TECUMSEH OPERA HOUSE	123 S 3RD	Listed - District
JO07-056		House	290 JACKSON	Listed - District
JO07-060	C 1937	TECUMSEH POST OFFICE	484 BROADWAY	Listed - District
JO07-063	C1900	WILSON, RUDOLPH, HOUSE	469 JACKSON	Listed - District
JO07-065		Commercial Building	107 South 3rd	Listed - District
JO07-065		COMMERCIAL BUILDING	107 South 3rd	Listed - District
JO07-068	1970	HOUSE	246 1ST ST	Non-contributing
JO07-083		HOUSE	171 2ND ST	Listed - District
JO07-084		HOUSE	168 N 2ND ST	Listed - District

JO07-085		HOUSE	142 N 2ND ST	Listed - District
JO07-086		HOUSE	109 S 2ND ST	Listed - District
JO07-087		HOUSE	126 S 2ND ST	Listed - District
JO07-088		HOUSE	143 S 2ND ST	Listed - District
JO07-089		HOUSE	123 BROADWAY	Listed-District
JO07-090		HOUSE	124 BROADWAY	Listed-District
JO07-091		HOUSE	153 BROADWAY	Listed - District
JO07-092		HOUSE	150 BROADWAY	Listed - District
JO07-093		HOUSE	170 BROADWAY	Listed - District
JO07-094		HOUSE	188 BROADWAY	Listed - District
JO07-095		HOUSE	205 BROADWAY	Listed - District
JO07-096		HOUSE	210 BROADWAY	Listed - District
JO07-097		HOUSE	232 BROADWAY	Listed - District
JO07-098		HOUSE	237 BROADWAY	Listed - District
JO07-099		HOUSE	173 3RD ST	Listed - District
JO07-100		HOUSE	396 JACKSON	Listed - District
JO07-101		Commercial building buildingINESS	202 N 3RD ST	Listed - District
JO07-102		HOUSE	203 3RD ST	Listed - District
JO07-103		HOUSE	241 3RD ST	Listed - District
JO07-164	1965	HOUSE	249 4TH ST	Listed - District Non-Con
JO07-165	1968	HOUSE	242 4TH ST	Listed - District Non-Con
JO07-166	1968	HOUSE	232 4TH ST	Listed - District Non-Con
JO07-167		HOUSE	161 5TH ST	Listed - District
JO07-168		HOUSE	185 5TH ST	Listed - District
JO07-169		HOUSE	226 5TH ST	Listed - District
JO07-170		HOUSE	235 5TH ST	Listed - District
JO07-174		HOUSE	242 5TH ST	Listed - District
JO07-249		Commercial building	109 S 3RD ST	Listed - District
JO07-250		Commercial building	117 S 3RD ST	Listed - District
JO07-251		Commercial building	143 S 3RD ST	Listed - District
JO07-252		Commercial building	125 S 3RD ST	Listed - District
JO07-253		Commercial building	151 S 3RD ST	Listed - District
JO07-254		Commercial building	155 S 3RD ST	Listed - District

JO07-255		Commercial building	171 S 3RD ST	Listed - District
JO07-256		Commercial building	173 S 3RD ST	Listed - District
JO07-257		Commercial building	175 S 3RD ST	Listed - District
JO07-258		Commercial building	179 S 3rd	Listed - District
JO07-259		Commercial building	185 S 3RD ST	Listed - District
JO07-260		Commercial building	197/195 S 3RD ST	Listed - District
JO07-261		Commercial building	301/305 CLAY	Listed - District
JO07-262		Commercial building	335 CLAY	Listed - District
JO07-263		Commercial building	381 CLAY	Listed - District
JO07-264		Commercial building	408 CLAY	Listed - District
JO07-265		Commercial building	186 S 4TH ST	Listed - District
JO07-266		Commercial building	152 S 4TH ST	Listed - District
JO07-267	c. 1970	Commercial building	134 S 4TH ST	Listed - District Non-Con
JO07-269		Commercial building	386 BROADWAY	Listed - District
JO07-270		Commercial building	332 BROADWAY	Listed - District
JO07-271		Commercial building	318 BROADWAY	Listed - District
JO07-272		Commercial building	320 BROADWAY	Listed - District
JO07-273		Commercial building	310 BROADWAY	Listed - District Non-Con
JO07-274		Commercial building	310 BROADWAY	Listed - District Non-Con
JO07-275		Commercial building	133 N 3RD ST	Listed - District
JO07-276		Commercial building	134 N 3RD ST	Listed - District
JO07-277		WAREHOUSE	152 N 3RD ST	Listed - District
JO07-279		Commercial building	130 CLAY	Listed - District
JO07-280		Commercial building	194 CLAY	Listed - District
JO07-281		Commercial building	218 CLAY	Listed - District
JO07-282		Commercial building	252 CLAY	Listed - District
JO07-283		Commercial building	266 CLAY	Listed - District
JO07-284		Commercial building	235 CLAY	Listed - District
JO07-285		Commercial building	263 CLAY	Listed - District
JO07-286		Commercial building	287 CLAY	Listed - District
JO07-287		HOUSE	429 BROADWAY	Listed - District
JO07-288		HOUSE	451 BROADWAY	Listed - District
JO07-289		HOUSE	467 BROADWAY	Listed - District

JO07-290		CHURCH	493 BROADWAY	Listed - District
JO07-291		Commercial building	NEC BROADWAY & 4TH	Listed - District
JO07-292		Commercial building	462 BROADWAY	Listed - District
JO07-293		Commercial building	440 BROADWAY	Listed - District
JO07-294		Commercial building	454 BROADWAY	Listed - District
JO07-295		HOUSE	526 BROADWAY	Listed - District
JO07-296		HOUSE	556 BROADWAY	Listed - District
JO07-298		HOUSE	557 BROADWAY	Listed - District
JO07-299		Commercial building	571 BROADWAY	Listed - District
JO07-300	1965	BANK	160 N 4TH ST	Listed - District Non-Con
JO07-301		HOUSE	423 CLAY	Listed - District
JO07-302		GARAGE	427 CLAY	Listed - District
JO07-303		DUPLEX	445/449 CLAY	Listed - District
JO07-304		Commercial building	479 CLAY	Listed - District
JO07-305		STORE	515 CLAY	Listed - District
JO07-309		HOUSE	259 S 5TH ST	Listed - District
JO07-310		GARAGE	255 S 6TH ST	Listed - District
JO07-315		HOUSE	256 S 4TH ST	Listed - District
JO07-316		HOUSE	242 S 4TH ST	Listed - District
JO07-317		OUT BUILDING	253 S 4TH ST	Listed - District
JO07-319		Commercial building	SEC CLAY & S 3RD ST	Listed - District
JO07-320		Commercial building	221 S 3RD ST	Listed - District
JO07-321		Commercial building	235 S 3RD ST	Listed - District
JO07-322		OUT BUILDING	250 S 2ND ST	Listed - District
JO07-392		HOUSE	564 JACKSON	Listed - District
JO07-393		HOUSE	548 JACKSON	Listed - District
JO07-394		HOUSE	490 JACKSON	Listed - District
JO07-395		HOUSE	470 JACKSON	Listed - District
JO07-396		DUPLEX	452 JACKSON	Listed - District
JO07-397		HOUSE	406 JACKSON	Listed - District
JO07-398		HOUSE	445 JACKSON	Listed - District
JO07-399		HOUSE	366 JACKSON	Listed - District
JO07-400		HOUSE	268 JACKSON	Listed - District

JO07-401		HOUSE	248 JACKSON	Listed - District
JO07-402		HOUSE	230 JACKSON	Listed - District
JO07-403		HOUSE	208 JACKSON	Listed - District
JO07-404		GARAGE	245 JACKSON	Listed - District
JO07-405		HOUSE	245 JACKSON	Listed - District
JO07-406		HOUSE	233 JACKSON	Listed - District
JO07-407		HOUSE	192 JACKSON	Listed - District
JO07-408		HOUSE	148 JACKSON	Listed-District
JO07-409		HOUSE	161 JACKSON	Listed - District
JO07-410		HOUSE	151 JACKSON	Listed - District
JO07-411		HOUSE	133 JACKSON	Listed-District
JO07-424		HOUSE	135 N 6TH ST	Listed - District
JO07-425		HOUSE/ CHURCH	596 BROADWAY	Listed - District
JO07-430		HOUSE	161 S 6TH ST	Listed - District
JO07-431		HOUSE	530 CLAY	Listed - District
JO07-432		HOUSE	456 CLAY	Listed - District
JO07-433		HOUSE	149 S 5TH ST	Listed - District
JO07-434		HOUSE	159 S 5TH ST	Listed - District
JO07-435		HOUSE	128 S 5TH ST	Listed - District
JO07-436		HOUSE	154 5TH ST	Listed - District

Tecumseh Brick Streets

The brick streets in the historic commercial core of Tecumseh have not been evaluated as part of previous studies in the area. The Tecumseh Architectural District which was listed in the NRHP in 1975 and it included a significant portion of the platted community at the time. The boundaries of the historic district boundaries are identified below, and extend from roughly Washington Street on the north, the railroad tracks to the south, roughly between 7th and 8th Street following an ephemeral creek to the east, and the half block between First and Second Street on the west. This area includes both residential and commercial neighborhoods.

The historic photos below show images of early downtown Tecumseh prior to paving the streets. The downtown streets that include Clay, Broadway, 3rd and 4th Streets were defined by a very broad right-of-way to accommodate stopping and parking in the middle of the street. Before the paving project historic images indicate that the sidewalks were very close to the same grade as the street with a simple step to accommodate the change in surfacing material. The commercial district paving project took place in about 1913. Few historic documents are available identifying the extent of work during this period. Around this time Clay, Broadway, 3rd and 4th Streets were paved with brick paving bricks, concrete sidewalks were added, and crosswalks were identified at the outer edges of the commercial district. The concrete sidewalks have been altered and repaired multiple times since this date, however, the brick streets remain intact and in fair condition around the courthouse square commercial area.

The brick streets retain a high degree of historic integrity. The materials have not changed, the wide right-of-way which allows for parking both down the middle of the street and angled parking on both sides of the street has been retained, and no cross walks have been defined since the brick pavers were installed. Aside from materials and craftsmanship, the setting, feeling, and association of the streets contribute greatly to the overall integrity of the historic district. The continuity of historic commercial buildings, the courthouse square, and surrounding off-square buildings such as the jail and post office, support a sound historic district with a high degree of historic integrity.

The photos below show historic images of the square before and after the paving project as well as current images of the condition of the streets. The historic brick streets are recommended as a contributing feature to the existing historic district. Figure 4 shows the extent of the historic streets in the commercial area. Because the curb and sidewalk have been altered and replaced over the years the recommended historic boundary for the streets includes the brick road surface itself with no associated or ancillary supporting features.

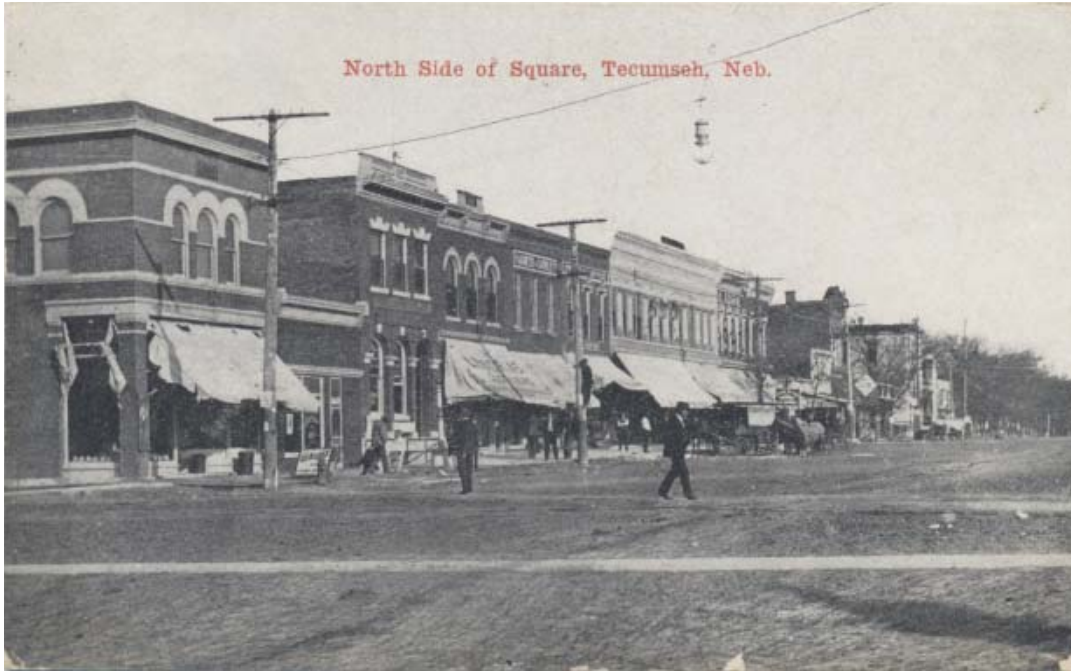
Concrete sidewalks were part of the 1913 paving project. Historic images show that the sidewalk configuration today remains similar to the configuration after this paving project. The sidewalks have a one to two step grade difference from the street, and those steps are visible in historic images. This change in grade is most likely an adaptation implemented during the construction of the street to accommodate the paving. There is no evidence to support that the grade change itself has achieved any historic significance, but was merely a reaction to the existing grade condition. The sidewalk itself

however, has lost its historic integrity. The concrete has been replaced and repaired multiple times through the years. Although the general configuration remains the same, the materials and workmanship have been lost. Boundaries for the sidewalk as a non-contributing resource to the district are generally not identified, however, because the sidewalk abuts two historic resources, in this case the brick street, and the buildings themselves, it is important to identify boundaries. The sidewalks are defined by the transition of materials between the brick streets and the building footprints. Terminal points of the sidewalk boundary includes where the material transitions to grass or any other surfacing that is a variant from the concrete sidewalk material itself. Concrete aprons in front of buildings with recessed storefronts are part of the building and not part of the sidewalk.

Although the sidewalks themselves are not eligible, there are two features associated with the Ellsworth Building at 398 Broadway, a light well and an exterior stair accessing the basement that are considered contributing features associated with the building and not the sidewalk.



North Side of Tecumseh Square, 2013



North Side of Tecumseh Square, ca. 1900. Image shows the dirt roads prior to the paving project in 1913.



West Side of Tecumseh Square, ca. 1915. Image shows street condition after the 1913 paving project



West Side of Tecumseh Square, ca. 1915. Image shows paving condition after the 1913 paving project.

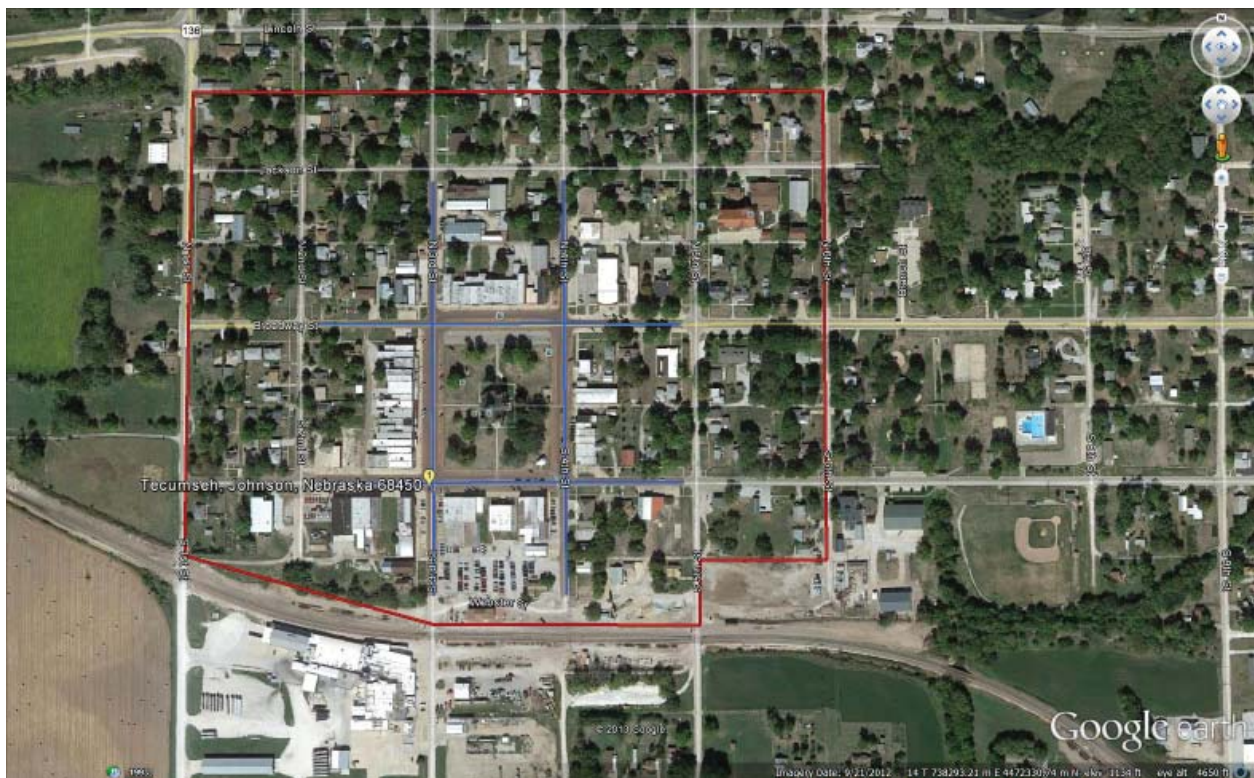


Figure 4. Google aerial image showing the brick streets in blue line and the APE represented in red

The image at Figure 5 identifies the detour route proposed by this undertaking. The detour route will shift through the immediately adjacent blocks during active construction.

Courthouse Square Evaluation

The Johnson County Courthouse was listed in the NRHP in 1989 for its significance under both criteria A and C. The site is approximately 2.5 acres and the historic boundary as identified in the National Register nomination includes the square city block historically associated with the public courthouse square. Included within the square are several commemorative and memorial objects including a stone Grand Army of the Republic Statue erected in 1903, a cannon dating to the Spanish American War, a World War I honor roll plaque on a concrete base, a granite column dedicated to “All Who Served”, a small brick support building dating to approximately 1890, a curved band shell constructed in 1945, and a historic marker with text documenting the history of Tecumseh. The courthouse building itself is approached by four walkways, one each in the center of the blocks accessing the four entrances at the cardinal directions. Not all of these features are considered contributing elements to the courthouse square national Register nomination. For example, the band shell is identified as a non-contributing feature to the nomination primarily because its age at the time of listing did not meet the recommended 50 year age standard. The band shell is recommended a contributing feature to the nomination as part of this study.

The courthouse square has been defined as a public governmental block since the initial plan of Tecumseh was platted. The square retains most of its green space that is currently utilized to commemorate important events in regional and national history. The access points to the courthouse have remained the same and date to the construction of the building. However, the courthouse grounds and landscaping plan have changed significantly from the landscaping evidenced in historic photographs. Tree plantings are the most notable change. Because the landscape has changed significantly through time, the character defining features of the courthouse square include the building at its center, the center block access points to the building, and the green space surrounding the building. The plantings themselves have evolved over time and do not reflect the historic planting scheme of the square.

Contributing features to the courthouse square’s significance include the following:

- Grand Army of the Republic Statue (object)
- Band shell (structure)
- Brick building (building)

Non-contributing and minor features to the courthouse square include the following:

- Historical marker
- Cannon
- World War I honor roll plaque
- Tank
- Marine column

Courthouse square lighting has recently been replaced with more period appropriate light fixtures. The light fixtures reflect fixtures that were present during the historic period, but are not exact replicas of

those fixtures. The new fixtures replaced overhead cobra style lights and have a more appropriate size, scale, and aesthetic to the historic square.



Courthouse Square Bandshell, 1945 (contributing)



Courthouse Square GAR Statue, 1903 (contributing)



Courthouse Square storage building, c. 1890 (contributing)



Courthouse Square Historic Marker (non-contributing)



Courthouse Square World War I Plaque (non-contributing)



Courthouse Square Tank (non-contributing)



Courthouse Square Marine Column (Non-contributing)

Archeological Resources

An archeological site file search was conducted by Stacy Stupka-Burda, an archeologist meeting the Secretary of the Interior's Professional Standards, to identify previously recorded archeological resources within the APE identified in Table 1. No archeological sites have been recorded within the APE for this undertaking. Because of the location of this project within the city limits of Tecumseh and the densely built commercial square, no further archeological survey or field work is recommended.

Non-archeological subterranean resources

- **Water main line**
- **Coal Chutes**
- **Vaults**

All non-archeological subterranean resources were evaluated by both a fully qualified architectural historian and archeologist. Each property was evaluated for its potential eligibility as a structure as well as its potential for significance under National Register Criterion D for its potential to yield information. The Ellsworth Building located at 398 Broadway is the only standing structure in the APE with associated contributing subterranean resources. This building has a light well and an exterior below ground stair that was constructed as part of the property. Both these resources are considered contributing features to the building. Both of these resources will be maintained as part of this undertaking, and because they are currently identified as contributing resources to the Ellsworth Building, they were not individually evaluated as separate subterranean resources.

Water Main Line

Water mains serving the city of Tecumseh are located under the streets within the APE for this undertaking. The existing water mains are primarily cast iron with some lead and galvanized steel at the service connection points, and were constructed sometime between 1920 and 1930 as identified by Kirkham Michael in their August 2002 *Central Business District Master Plan*. According to this study the water mains in the downtown core are primarily located within the diagonal parking areas under the brick pavement around the courthouse square. There have been several water main failures over the last 10 to 15 years signaling that the system has reached the end of its useful life to serve modern water

and pressure needs. The water mains are under sized and do not allow for required pressure needs particularly as they serve fire hydrant requirements for fire suppression within the historic square commercial square. The water mains are not recommended eligible as part of this report. The lines do not retain historic significance as they are not representative of early or significant engineering, physical integrity has been diminished because of alterations to line connections over time, and the represents a functional service feature of the city of Tecumseh and does not retain significance. There is no potential for the water main line to yield information that is not already well established in the historic record, and therefore, the resource is not recommended eligible under Criterion D.

Coal Chutes

Support systems in historic buildings are often manifested at both the interior and exterior of the building envelope. Comfort systems such as heating, cooling, and ventilating evolve over time and are noticeable today by the compressors located outside residences and historically by features such as coal chutes and storage rooms/tanks for flammable items such as coal, propane, or wood. Systems such as electrical and plumbing were often later additions depending on the construction dates and property locations whether urban or rural. These types of support systems contribute to the functionality of a historic property, but do not contribute to the historic significance of a property.

Coal chutes in the commercial buildings around courthouse square in Tecumseh are located in basement and foundation walls. The openings are in the lower level foundation wall which faces the courthouse square. These openings vary in size and were typically between 3 to 4 feet square. The coal chutes provided direct access for the fuel source into the building. Openings in the sidewalk would have provided an area where coal could be directly shoveled from above ground directly into the below sidewalk openings to the basement where the coal burning furnaces were located. Coal chutes became obsolete as heating sources changed to electric or natural gas and the openings were immediately closed to help maintain climate control in the buildings. A variety of materials were utilized to close the openings including concrete masonry units, boards, and bricks. The sidewalk has been altered and repaved over the years and the openings to access coal chutes no longer exist.

The photos below are representative examples of coal chutes remaining in some of the historic buildings around the courthouse square. These openings are generally small in nature, between three and four feet square, and have been in-filled over time with a variety of materials. In Tecumseh's courthouse square, many of the buildings with coal chutes also had associated grates or openings on the sidewalk where the coal deliveries could be made. These openings have been covered because they are no longer in use.

Though these coal chutes are physical manifestations of the functionality of the historic buildings around the courthouse square, the features are minor in nature, and do not contribute to the significance of the historic properties. It is important to note that the buildings surrounding the square are currently listed in the National Register as part of the Tecumseh Architectural District. As such the coal chutes are part of the building walls and, therefore are listed in the register as part of the building. However, the coal chutes do not represent a significant individual feature or system that would

independently eligible outside the building. The coal chutes are not eligible as historic archeological resources under criterion D. There is no potential for these features to yield significant information as these features are well documented in the historical record.



117 North 3rd Street, Coal Chute



123 South 3rd Street, coal chute



318 Broadway, coal chute



Tecumseh Historical Society, coal chute



Lutheran Family Services, coal chute








Lutheran Family Services, sidewalk above coal chute







Underground Storage Vaults





Under the sidewalk next to the building at 398 Broadway is a large subdivided open storage vault. This storage area is located under the sidewalk, and is not part of the building at 398 Broadway. These open rooms subterranean rooms are in poor structural condition with exposed rebar protruding from spalling concrete and steel beams that have been significantly diminished from rust and water damage. This structural integrity issue and severe deterioration are contributing to the diminished structural integrity of the sidewalk. Historically these areas are not uncommon and could have a variety of purposes from materials storage to ventilation. Throughout time many of these types of storage areas have been infilled due to lack of use, and structural integrity issues. This underground storage feature does not retain significance, does not contribute to part of a broader theme in Tecumseh, and is not recommended eligible.

Tables:



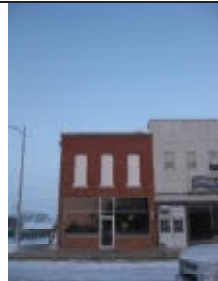




The resources identified in the table as Figure 5 provide a tabular list of the properties surveyed in and around the Courthouse Square as part of this undertaking.

<i>Image</i>	<i>Name/Information</i>	<i>Address</i>	<i>Survey Number</i>
	Johnson County Courthouse – Individually listed in the NRHP 1989		<i>JO07-001</i>
	Tecumseh City Hall	<i>122 4th Street</i>	<i>JO07-002</i>
	<i>Burlington Northern Depot</i>		<i>JO07-005</i>
	<i>First United Methodist Church</i>	<i>190 N. 4th Street</i>	<i>JO07-028</i>
	<i>Johnson County Jail</i>	<i>183 N. 4th St.</i>	<i>JO07-029</i>


	<p><i>Carnegie Library</i> 1907</p>	<p><i>ES 5th St. North of Broadway</i></p>	<p><i>JO07-030</i></p>
	<p><i>Brick Block Courthouse environs</i> 1885</p>	<p><i>362 Broadway</i></p>	<p><i>JO07-037</i></p>
	<p><i>Ellsworth Building</i></p>	<p><i>398 Broadway, contributing exterior subterranean stairs and light well.</i></p>	<p><i>JO07-038</i></p>
	<p><i>Community Building</i></p>	<p><i>355 Clay</i></p>	<p><i>JO07-045</i></p>
	<p><i>Tecumseh Opera House</i> 1880</p>	<p><i>123 South 3rd</i></p>	<p><i>JO07-053</i></p>
	<p><i>Tecumseh Post Office</i></p>	<p><i>484 Broadway</i></p>	<p><i>JO07-060</i></p>

		<p><i>Brick Commercial Block</i></p>		<p><i>JO07-248</i></p>
		<p><i>Brick Commercial Block (Napa Auto Parts)</i></p>	<p><i>109 S 3rd St.</i></p>	<p><i>JO07-249</i></p>
		<p><i>Brick Commercial Block</i></p>	<p><i>117 S 3rd St.</i></p>	<p><i>JO07-250</i></p>
		<p><i>Commercial Block</i></p>	<p><i>143 S 3rd St</i></p>	<p><i>JO07-251</i></p>
		<p><i>Commercial Building</i></p>	<p><i>125 S 3rd</i></p>	<p><i>JO07-252</i></p>

		<i>Brick Commercial Building</i>	<i>151 S 3rd St.</i>	<i>JO07-253</i>
		<i>Brick Commercial Building</i>	<i>155 S 3rd St.</i>	<i>JO07-254</i>
		<i>Brick Commercial Building</i>	<i>171 S 3rd St.</i>	<i>JO07-255</i>
		<i>Brick Commercial Building</i>	<i>173 S 3rd St.</i>	<i>JO07-256</i>
		<i>Brick Commercial Building</i>	<i>175 S. 3rd St.</i>	<i>JO07-257</i>

		<i>Brick Commercial Building</i>	<i>179 S. 3rd</i>	<i>JO07-258</i>
		<i>Brick Commercial Building</i>	<i>185 S 3rd St.</i>	<i>JO07-259</i>
		<i>Brick Commercial Building</i>	<i>197/195 S 3rd St.</i>	<i>JO07-260</i>
		<i>Brick Commercial Building</i>	<i>301-305 Clay St.</i>	<i>JO07-260</i>
		<i>Brick Commercial Building</i>	<i>335 Clay St</i>	<i>JO07-262</i>
		<i>Brick Commercial Building</i>	<i>381 Clay St</i>	<i>JO07-263</i>
		<i>Brick Commercial Building</i>	<i>186 S. 4th St.</i>	<i>JO07-265</i>

	<i>Brick Commercial Building</i>	152 S. 4 th St.	J007-266
	<i>Brick Commercial Building</i>	366 Broadway	J007-269
	<i>Brick Commercial Building</i>	332 Broadway	J007-270
	<i>Brick Commercial Building</i>	318 Broadway	J007-271
	<i>Brick Commercial Building</i>	320 Broadway	J007-272
	<i>Brick Commercial Building (non-contributing)</i>	310 Broadway	J007-273
	<i>Brick Commercial Building</i>	133 N. 3 rd	J007-275
	<i>Brick Commercial Building</i>	134 N. 3 rd	J007-276

		<i>Lumber Yard</i>	<i>152 N. 3rd St.</i>	<i>JO07-277</i>
		<i>Brick garage</i>	<i>218 Clay</i>	<i>JO07-281</i>
		<i>Brick Commercial Building</i>	<i>252 Clay</i>	<i>JO07-282</i>
		<i>Brick Commercial Building</i>	<i>266 Clay</i>	<i>JO07-283</i>
		<i>Brick Auto Dealership</i>	<i>235 Clay</i>	<i>JO07-284</i>
		<i>Brick Commercial Building</i>	<i>263 Clay</i>	<i>JO07-285</i>

		<i>Brick Commercial Building</i>	<i>287 Clay</i>	<i>JO07-286</i>
		<i>Brick Commercial Building</i>	<i>NEC Broadway and 4th</i>	<i>JO07-291</i>
		<i>Brick Commercial Building (non-contributing)</i>	<i>462 Broadway</i>	<i>JO07-292</i>
		<i>Stone Commercial Building</i>	<i>440 Broadway</i>	<i>JO07-293</i>
		<i>Stone Commercial Building</i>	<i>454 Broadway</i>	<i>JO07-294</i>
		<i>Wood Frame Commercial building</i>		<i>JO07-301</i>
		<i>Commercial Building</i>	<i>479 Clay</i>	<i>JO07-304</i>
		<i>Brick Commercial Building</i>	<i>SEC Clay and 3rd St.</i>	<i>JO07-319</i>

		<i>Brick Commercial Building</i>	<i>221 S. 3rd St.</i>	<i>JO07-320</i>
		<i>Brick Commercial Building</i>	<i>235 S 3rd St.</i>	<i>JO07-321</i>
		<i>Metal Building</i>	<i>250 S 2nd St.</i>	<i>JO07-322</i>
		<i>Non-contributing building</i>	<i>310 Broadway</i>	<i>JO07-273 and 274</i>
		<i>Brick</i>	<i>134 S. 4th St.</i>	<i>JO07-267</i>

Archeology Evaluation

Cultural Resources Evaluation of Archeological Resources

Prepared by: Karen Steinauer
Nebraska State Historical Society, Highway Archeology Program
January 2014

Area of Potential Effects (APE)

The APE for archeological properties was chosen to adequately identify any historic properties that may be potentially altered by this undertaking. The APE for *direct* effects includes the area of construction activity described in the preceding Project Description; specifically, reconstruction of the existing brick streets and concrete walkways in the Tecumseh downtown commercial core, with possible ground disturbance up to a depth of 10 feet (See Figure 6 below). There are no construction activities planned along the detour route or surrounding streets warranting their inclusion in the archeological APE. Definition of a broader *indirect* APE for secondary or cumulative impacts is not required in this instance.

Archeological Resources

An archeological evaluation was conducted by Highway Archeology Program Manager Rob Bozell and Highway Archeologist Karen Steinauer from November 2013 through January 2014. A review of the Nebraska State Historical Society Cultural Resources Geographic Information System (NCRGIS) archeological resources database and historic maps disclosed that there are no previously recorded archeological properties within the APE.

A visual reconnaissance was conducted on January 24, 2014 of the direct physical APE which showed the project location to be entirely within the densely built commercial square that has been previously impacted by standing structures, utilities and/or roadways. As a result, efforts were focused on addressing two concerns, 1) the NRHP eligibility of the below grade “vaults” attached or immediately adjacent to the commercial buildings as *archeological features*, and 2) the ground disturbance associated with the relocation of the water lines.

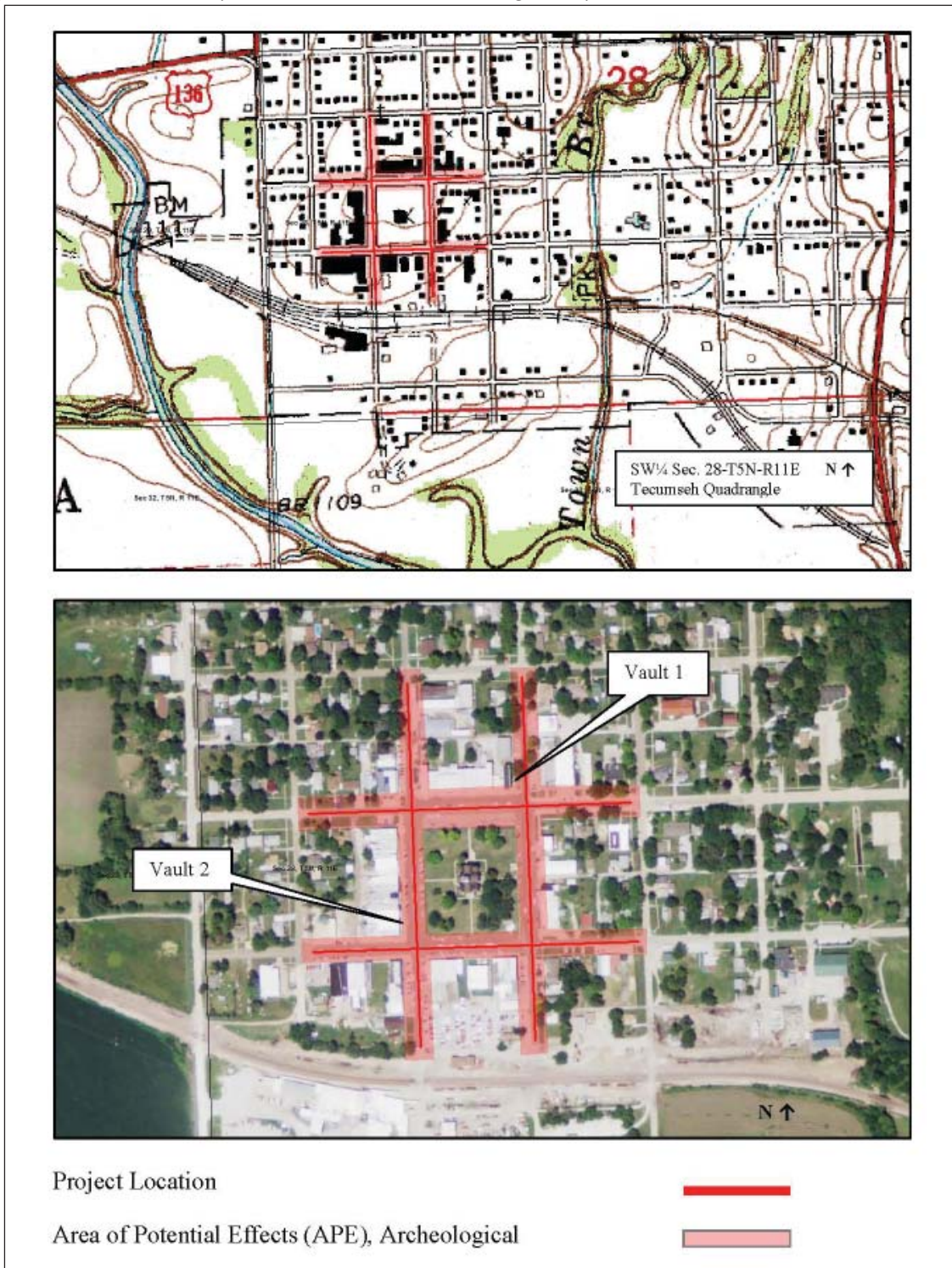
Access to all but two of the underground vaults beneath the public sidewalk has been blocked by previous construction closing the doorways and possibly infilling the spaces (Melissa Dirr Gengler, Douglas Goracke and Michael Kleffner, personal communication January 24, 2014). One exposed feature (Vault 1) is a large subdivided vault beneath the sidewalk at the intersection of Broadway and Fourth Streets. It is separated from the building at 398 Broadway by an open exterior stairwell that provides entry. Constructed of a mix of building materials (concrete block, steel, brick and wood) and with a series of manhole covers in the sidewalk above, its function is unknown but assumed to be for storage. Examination of the other visible feature (Vault 2), extending from the east basement wall of the building at 185/193 South Third Street, showed it to have been last utilized for the storage of coal, with some large fragments present on the floor of the vault. The feature walls were of brick, distinct from the block limestone walls of the main structure, with a doorway for ingress and a 4-paned window allowing interior light from the main basement into the feature. For photographs, see the “Coal Chutes” and “Underground Storage Vaults” sections of this Report.

Coal was the common heating source for most homes and buildings in southeast Nebraska around the turn of the century which is well documented in the archival record. Coal from the “Wamego” formation found about three miles south of Tecumseh was a local source in the late 1800 to early 1900’s (Rapp and Beranek 1984:98). As the use of coal diminished, coal and boiler rooms have been renovated over time for general storage or other purposes. In Tecumseh, informants relate that most have been abandoned and in some instances filled in to stabilize the sidewalks above for safety reasons. While the exact number of these features and their locations is not precisely known, none of the below grade vaults, accumulated floor debris, or infill materials have the potential to answer significant research questions about the history of coal usage or community development and commerce in Tecumseh beyond what is available through archival sources. Further, the existing commercial buildings surrounding the square appear to be built subsequent to original wooden buildings associated with the establishment of the town in the 1860-70’s and lack potential to yield information about that earlier time period of initial settlement of Tecumseh. The storage vaults are recommended not eligible for inclusion on the NRHP under Criterion D as archeological properties in their own right due to a lack of ability to contribute important information to our understanding of human history. Evaluation of the vaults as contributing features to the associated architectural properties or district is addressed under “Historic Non-Archeological Subterranean Features” in this Report.

The Tecumseh Commercial Square is situated on a prominent rise above the North Fork of the Big Nemaha River and several smaller tributaries – a southeast Nebraska topographic setting typical of those containing burials and other important site types (Holen et al. 1996). Due to previous development around the square, there is low potential for intact significant prehistoric surface remains to be present. No additional field work is recommended prior to construction. However, given the prominent landform, there is some potential for buried deposits in situ. As a precaution, it is recommended that coordination between the project manager, the contractor, and a qualified archeologist be initiated prior to construction, to establish a protocol in the event of a post-review discovery and possibly develop a monitoring program for the trenching for the water lines after removal of brick streets.

It is recommended that there are no archeological historic properties present in the APE.

Figure 6 Tecumseh Historic Square Preservation APE for Archeological Properties



References:

Coal for Home Heating, <http://www.nebraskahistory.org/publish/publicat/timeline/coal-heating-homes.htm>, accessed January 24, 2014.

City of Tecumseh: Photo Albums, <http://www.tecumsehne.com/historical-photos.html>, accessed January 29, 2014.

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1996 *A Geoarchaeological Survey of the South Fork Big Nemaha Drainage, Pawnee and Richardson Counties, Nebraska*. Nebraska Archaeological Survey Technical Report 95-02 (draft), 96-02 (final report) University of Nebraska State Museum. Prepared for the Nebraska State Historic Preservation Office.

Rapp, William and Susan Beranek,

1984 *The Industrial Archeology of Nebraska*. J-B Publishing Company, Crete, Nebraska.