

2025 Historic Education Programming Design Education Service



117 S Walnut
117 S Walnut St. Arnold, NE

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Purpose

THE PROJECT

This document is intended to serve as a design education resource for property owners, with resources to help redevelop their storefront to its original, historic nature.

This work has been carried out by the Nebraska Main Street Network (NMSN) as part of our ongoing commitment to supporting community revitalization and historic preservation efforts across the state. We are sincerely grateful to the Nebraska State Historical Society and the National Park Service**. for awarding the Historic Preservation Educational Programming–Statewide Grant (HPEP), which made this project possible. The grant has enabled us to engage directly with communities, providing this resource at no cost. In addition to facilitating the evaluation of buildings in each participating Nebraska Main Street Community, the program also supports three educational workshops focused on historic preservation.

***DISCLAIMER:**

The Nebraska Main Street Network provides these design case studies as an educational tool for member communities. The illustrations are conceptual in nature only and take no specific consideration of local codes, standards, permit process or design review.

****** This material was produced with assistance from the Historic Preservation Fund, administered by the National Park Service, Department of the Interior under Grant Number P23AF01076 and P24AF01925. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.

Scan the QR code to visit
the HPEP virtual database:



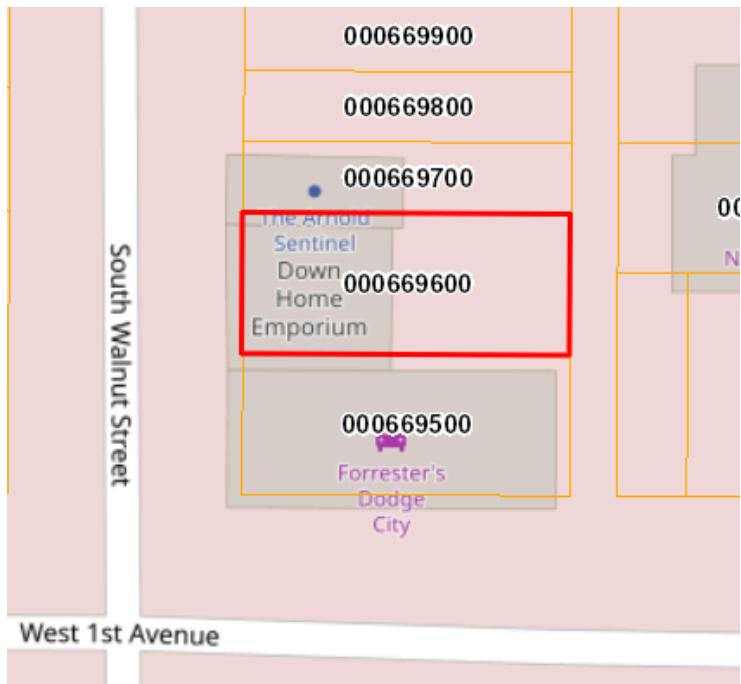
[https://nebraskamainstreet.org/
news-events/2025-hpep/](https://nebraskamainstreet.org/news-events/2025-hpep/)

Community Information

ARNOLD (GOOGLE MAPS)



BUILDING SITE (CASS COUNTY GIS)



NEBRASKA
MAIN STREET
NETWORK



Coordinating Program

Building Information

Community: Arnold, Nebraska

Building Name: Fisher Building

Parcel ID: 000669600

Site Address: 117 S Walnut St. Arnold, NE

Owner Name: Four County Boutique LLC C/O Makenna Johnson

Owner Address: PO Box 371 Arnold, NE 69120

Tax District Code: 111

Zoning: Commercial

Overlays: N/A

Future Land Use: N/A

Flood Zones: N/A

Construction Date: 1940 (According to Assessor's Report)

Latest Remodel: 2022- Awning

National Register: Y N

Date Listed: N/A

Architectural Style: Traditional Commercial

Construction Material: Masonry

Value Year: 2025

Building Value: \$37,526

Land Value: \$4,032

Total Value: \$41,558

Lot Size: 5,376 Sq.Ft.

Vacant Square Footage: Exact Unknown

Occupied Square Footage: Exact Unknown

Usable Square Footage: Exact Unknown

Total Square Footage: 2,668 Sq.Ft.

Total Floors: 1

Current Use(s): Commercial Retail

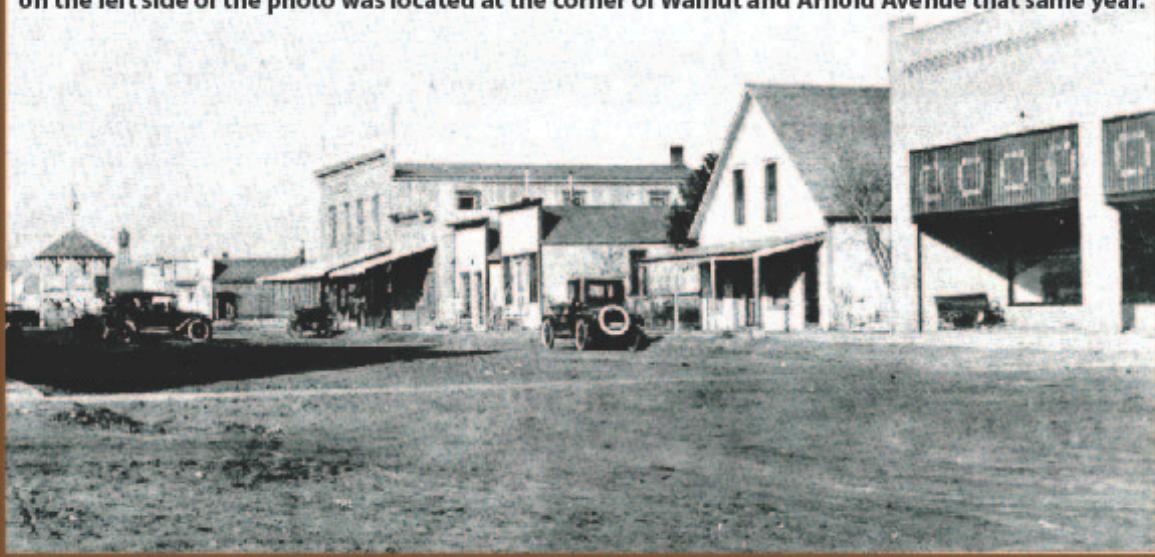
Previous Use(s): Commercial

Previous Use Date:

Building History

Fisher Building – 1890

This photo of the east side of Main Street was taken circa 1918. The Fisher Building is the second building from the right, next to the L. P. Rose Building that was completed in 1916. The Grandstand on the left side of the photo was located at the corner of Walnut and Arnold Avenue that same year.



as a small office for Dr. Willis Anderson in the 1890s, eventually came to be known as the Fisher Building throughout several years.

Image from Arnold Rotary Club Historic Markers

A timeline based on the historical marker:

1890s-early 1900s – Doctor's Office	1973-1992 – Main Street Shoppe
1907 – Post Office	1992-2006 – Bean's Boutique
1911-1917 – Blacks Shoe Shop	2007-2011 – Classic Coyote
1914 – Dr. Dunn's Office	2011-2014 – Chelsea's Emporium
1918-1926 – Shaw's Barber Shop	2015 – Flower Girl
1926 – Model Barber Shop	2016-2018 – Floral Shop
1926-1927 – Beauty Shop	2018-2019 – Sugar Sand Boutique
1927- December fire	2020-present – Four County Boutique
1927-1938 – Shoe Store	/Salon
As of 10/13/1938, brick was being laid for the New Fisher Building.	The original structure was often home to the shop owners whose business resided at the lower levels. The downstairs was home to many businesses at one time prior to the fire.
Late 1930s-1940s – Variety Store	
1947-1955 – Variety Store	
1955-1957 – Variety Store	
1960s-1973 – Sundry Shop	



Design Education Service

NEBRASKA MAIN STREET NETWORK

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DESIGN ASSISTANCE REQUEST FORM

The Nebraska Main Street Network provides design assistance to official Main Street communities. Rooted in historic preservation, a range of services are offered to individual property / business owners and Main Street Managers within the designated Main Street District as part of a community's program.

SERVICES AVAILABLE

Preservation Consultation

Discuss project assessing historical character and current physical condition of the building prior to any design decisions.

Building/Property Design Recommendations

Provide conceptual design recommendations, which may include sketches, renderings, material information, precedent projects, etc.

Public Space Design Recommendations

Address accessibility and provide conceptual design recommendations for public space such as pocket parks, streetscapes, and parking areas.

Programming + Design Planning

Assess interior and exterior spaces for best use and future potential including individual buildings and limited downtown areas.

Signage

Provide recommendations on signage type, placement, and size in relationship to building façade utilizing business branding provided.

Other

Describe the design problem in the scope of work section and Staff will determine how best to assist.

Education Consultation

Design Staff can provide (virtual and in-person) education sessions for specific community needs

Office Use Only	
Date Received	_____
Date Approved	_____
Payment Received	_____
Design Team	_____

NEBRASKA MAIN STREET SIGNATURES

Executive Director (Printed): _____

Executive Director (Signed): _____ Date: _____

Email: _____ Phone: _____

APPLICANT INFORMATION

DATE OF REQUEST

Applicant's Name: _____

Main Street City: _____

Main Street Manager: _____

Phone: _____ Email: _____

SCOPE OF WORK

MAIN STREET FOUR-POINT APPROACH

DESIGN | ECONOMIC RESTRUCTURING | PROMOTION | ORGANIZATION

DESIGN

Enhancing the downtown's physical environment by capitalizing on its best assets including historic buildings, and creating an inviting atmosphere through attractive window displays, parking areas, building improvements, streetscapes and landscaping. The Main Street program also focuses on instilling good maintenance practices in the commercial district, enhancing the physical appearance of the district by rehabilitating historic buildings, encouraging appropriate new construction, developing sensitive design management systems and integrating long-term planning.

DESIGN IS...

COMPREHENSIVE

For successful, sustainable, long-term revitalization, a comprehensive approach, including activity in each of Main Street's Four Points, is essential.

SELF-HELP

No one else will save your Main Street. Local leaders must have the will and desire to mobilize local resources and talent. Only local leadership can produce long-term success by fostering and demonstrating community involvement and commitment to the revitalization effort.

ASSETS

Identifying and capitalizing on existing assets: Business districts must capitalize on the assets that make them unique.

QUALITY

Emphasize quality in every aspect of the revitalization program. Concentrate on quality projects over quantity.

INCREMENTAL

Incremental: Baby steps come before walking. Incremental change leads to much longer-lasting and dramatic positive change in the Main Street area.

CHANGE

Changes in attitude and practice are slow but definite – public support for change will build as the Main Street program grows and consistently meets its goals. Change also means engaging in better business practices, altering ways of thinking, and improving the physical appearance of the commercial district. A carefully planned Main Street program will help shift public perceptions and practices to support and sustain the revitalization process.

PARTNERSHIPS

Both the public and private sectors have a vital interest in the district and must work together to achieve common goals of Main Street's revitalization. Each sector has a role to play and each must understand the others strengths and limitations in order to forge an effective partnership.

NEBASKA MAIN STREET DESIGN CASE STUDY PROGRAM

WHAT WE DO

THE PROGRAM

Design is an essential component of a successful Main Street revitalization program's activities. The physical appearance and condition of buildings and public spaces are vital to economic development efforts in today's competitive business climate. Historic preservation and adaptive reuse are key in ensuring important community assets are retained and continue to serve a useful purpose. The Nebraska Main Street program provides design assistance to designated local Main Street programs through the Nebraska Main Street District Design Case Study Program. All Nebraska Main Street Network member communities are eligible to request this program. For designated Main Street communities this service is cost-share contract. For all other members, the actual cost of the program will be paid for by the requesting community.

DESIGN TEAM

1 Main Street design professional (consultant) & 1 Nebraska Main Street Network staff member.

THE PROJECT

Building, façade or storefront rehab, sign design/graphics, paint, awnings or canopies, building maintenance issues, landscaping/streetscape & public spaces*, interior store merchandising/window display*.

PROCESS

Pre-visit briefing and planning session, initial community presentation/training with Q&A, site visits, team work time & presentation prep, wrap up community presentation with Q&A, final project report.

NEBASKA MAIN STREET RESPONSIBILITIES

On and off site management of the program, select Main Street design professional (consultant), host pre-visit briefing and planning session, on-site materials, supplies and equipment, assemble, print and distribute final project report, assist community with implementation.

COMMUNITY RESPONSIBILITIES

Selecting projects for the case studies, commitment of participation from building and business owners, meeting room for initial and wrap up presentations, workspace for design team w/internet access, completed forms and photos provided pre-visit, post-visit written evaluation, implementation of recommendations.

DESIGN PROFESSIONAL RESPONSIBILITIES

Willingness to share time and expertise, laptop and other necessary on-site tools, provide content for final project report.

*services not currently offered; to be added to design program at a later time



NEBASKA MAIN STREET DESIGN CASE STUDY PROGRAM

WHAT WE DO CONTINUED

COSTS

Designated Nebraska Main Street communities fee-for-service cost share contract & member communities fee-for-service contract for actual cost. Non-member community requests for these services will be taken on a case by case basis.

OUTCOME

Final project report with illustrations and written recommendations (will not include cost estimates).

DESIGN ASSISTANCE FORM

SERVICES AND REQUIREMENTS

SERVICES AVAILABLE

PRESERVATION CONSULTANT

Discuss project assessing historical character and current physical condition of the building prior to any design decisions.

BUILDING/PROPERTY DESIGN RECOMMENDATIONS

Provide conceptual design recommendations, which may include sketches, renderings, material information, precedent projects, etc.

PUBLIC SPACE DESIGN RECOMMENDATIONS

Address accessibility and provide conceptual design recommendations for public space such as pocket parks, streetscapes, and parking areas.

PROGRAMMING + DESIGN PLANNING

Assess interior and exterior spaces for best use and future potential including individual buildings and limited downtown areas.

SIGNAGE

Provide recommendations on signage type, placement, and size in relationship to building facade utilizing business branding provided.

OTHER

Describe the design problem in the scope of work section and Staff will determine how best to assist.

EDUCATION CONSULTATION

Design Staff can provide (virtual and in-person) education sessions for specific community needs.

REQUIREMENTS

INFORMATION

You will need information on the property/building, budget, and schedule.

PHOTOGRAPHS

Make sure photos are well lit and show the building features clearly. The entire building should be shown in the photo. If the building is on the corner, make sure the front and side are visible. If the building is infill (in between buildings) make sure the whole front of the building is visible.

CASE STUDY

BUILDING CONDITION



BUILDING CONDITION

GOOD FAIR POOR

AESTHETIC CONDITION

GOOD FAIR POOR

MAIN CONCERNS

Storefront

Signage

CONDITION DEFINITION

GOOD

It is intact, structurally sound, and performing its intended purpose. There are few or no cosmetic imperfections. It needs no repair and only minor or routine maintenance.

FAIR

There are early signs of wear, failure, or deterioration, although the feature or element is generally structurally sound and performing its intended purpose. There is failure of a sub-component of the feature or element. Replacement of up to 25 percent of the feature or element is required.

Replacement of a defective sub-component of the feature or element is required.

POOR

It is no longer performing its intended purpose. It is missing. It shows signs of imminent failure or breakdown. Deterioration or damage affects more than 25 percent of the feature or element and cannot be adjusted or repaired. It requires major repair or replacement.

CASE STUDY

BUILDING EVALUATION | 117 S WALNUT | ARNOLD



BUILDING INFORMATION

Evaluation Team: Aly Ramage (NMS Executive Director), Melissa Dirr-Gengler (HRG, Inc., Board Secretary)

Evaluation Date: December 15, 2025

Building Name: 117 S Walnut

Building Address/ Location: 117 S Walnut St. Arnold, NE

Building Use (current): Commercial

Building Use (Historically): Commercial

Building Style/ Period: 1900s Commercial Style

Building Materials/ Elements: Masonry

CASE STUDY

BUILDING EVALUATION | 117 S WALNUT ST. | ARNOLD

STOREFRONT

The existing storefront comprises two distinct storefronts, each with a recessed entry. One entry retains a glass and aluminum door, while the second entry has been infilled with painted panels. Storefront windows have been replaced with aluminum frames and fixed pane glass, and the transom area has been infilled with white panels across the entirety of the façade.

RECOMMENDATIONS

Retain both recessed entrances. Remove infill panels at transom area and return transparency to those areas. If a second door is not required at the recessed entry that has been infilled, the infill panels could be removed and replaced with glass panels to mimic the impression of a door and more closely follow the rhythm of the storefront.

If transom panels are not removed, it is suggested to paint the panels and the aluminum window framing a darker color to limit the bright contrast between the earthy color of the brick and the bright white of the infill panels.

SIGNAGE

Existing signage appears to be painted on the window only.

RECOMMENDATIONS

Additional signage could be added in the transom areas, or an awning could be considered on one or both sides of the storefront, and signage added to the fabric awning. Existing painted signage could be made larger and clearer to be read more clearly from a distance.

SOURCE: [Secretary of the Interior's Standards for the Treatment of Historic Properties](#).

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CASE STUDY

BEFORE | 117 S WALNUT ST. | ARNOLD



GENERAL STATEMENT

This one story brick storefront has a double commercial bay with recessed entrances and infilled transoms. The building has detailed brick work at the cornice with a series of soldier course and horizontal brick forming a basket pattern toward the concrete or stone cap. It is a solid contributing commercial front to the downtown district. It appears there may be some water infiltration at the roof or cornice line that could be monitored from the appearance of discolored brick, or was repointed or cleaned at some point. The building is in good condition.

CASE STUDY

AFTER | 117 S WALNUT ST. | ARNOLD

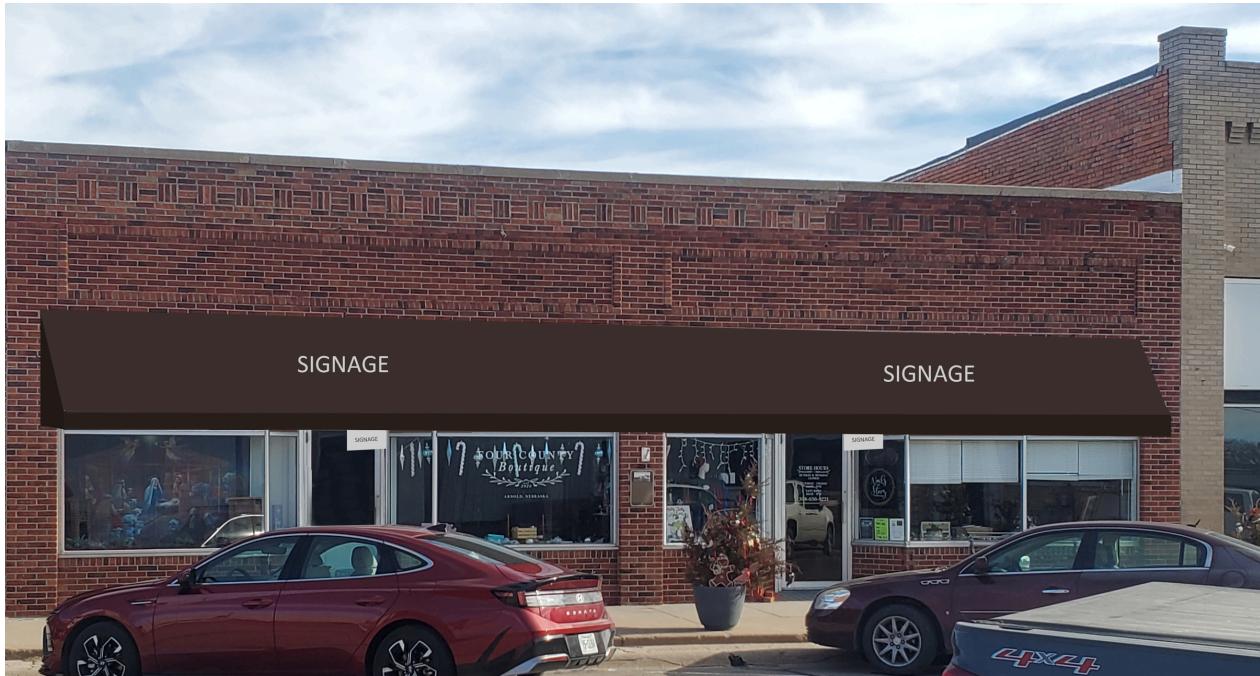


GENERAL STATEMENT

The generated image depicts what painting the transom a more earthy tone would look like. Additionally, a door has been added on the entrance to the left of the image to provide access into that business space. If a business uses both bays, but prefers one entrance, they may have a sign directing a pedestrian to the main entrance.

CASE STUDY

AFTER | 117 S WALNUT ST. | ARNOLD



GENERAL STATEMENT

The generated image demonstrates a shared awning with two separate businesses listed. Alternative options would be having two different awnings, one per business. If a business overtakes both bays, the large awning could have the business name centered on the canvas. Adding two small awnings will likely be the most flexible option, depending on the needs of the building/businesses.

GLOSSARY OF TERMS

1. APPURTENANCE

An additional object added to a building; typical includes vents, exhaust hoods, air conditioning, etc.

2. AWNING

An architectural projection, which provides weather protection, identity or decoration, and is supported by the building in which it is attached. It is composed of a lightweight rigid retractable skeleton structure over which another cover is attached that may be a fabric or other materials. Awnings are typically sloped.

3. BUILDING PERMIT

A building permit is a document of authorization issued by the city when an individual or company wants to build a new structure or begin construction on an existing structure for expansion or repair. Applicant must have already completed the process to obtain a Certificate of Appropriateness (COA.)

4. CERTIFICATE OF APPROPRIATENESS

A document that grants approval for an exterior modification to a building. COA may be required before the city will issue any permits.

5. COLUMN

A slender upright structure, generally consisting of a cylindrical shaft. A base and a capital; piller. It is usually a supporting or ornamental member in a building.

6. CONTRIBUTING BUILDING

A building, structure, object or site within the boundaries of the district that adds to the historic architectural qualities, or archaeological values for which the historic district is significant.

7. CORNICE

The continuous projection of at the top of a wall. The top course of molding of a wall when it serves as a crowning member.

8. DEMOLITION

The complete destruction of a building or structure; or removal of more than 30 percent of the perimeter walls; or removal of any portion of a street facing facade. Certificate of Appropriateness and city permits will be required.

9. DEMOLITION BY DECONSTRUCTION

The selective dismantlement of building components, specifically for re-use, recycling, and waste management.

10. DEMOLITION BY NEGLECT

Allowing a property to fall into a serious state of disrepair so as to result in deterioration, which would produce a detrimental effect upon the life and character of the property itself.

GLOSSARY OF TERMS

11. DESIGN REVIEW COMMITTEE

A committee consisting of Main Street Advisory Board members that review applications for a Certificate of Appropriateness. After review, the DRC provides their recommendation for approval to the rest of the Main Street Advisory Board.

12. DETERIORATE

To diminish or impair in quality, character, function, or value, also to fall into decay or ruin.

13. ENTABLATURE

Refers to the superstructure of moldings and bands that lie horizontally above columns, resting on their capitals. It is the upper section of a classical building, resting on the columns and constituting the architrave, frieze, and cornice.

14. FAÇADE

Front or principal face of a building, any side of a building that faces a street or other open space.

15. FASCIA

A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or "eaves," sides of a pitched roof. The rain gutter is often mounted on it. .

16. FENESTRATION

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

17. FRIEZE

A horizontal band that runs above doorways and windows or below the cornice. It may be decorated with designs or carvings. In classic architecture, architectural ornament consisting of a horizontal sculptured band between the architrave and the cornice.

18. GLAZING

Fitting/securing glass into windows and doors.

19. INCENTIVE GRANT/FACADE GRANT

A grant program developed by the Main Street Advisory Board that is designed to encourage building owners/tenants to restore/renovate their property

20. KICK PLATE

A protective plate at the bottom of a door to prevent scuffing/damage to the door.

GLOSSARY OF TERMS

21. MAINTENANCE

The work of keeping something in proper condition, upkeep. Activities required or undertaken to conserve as nearly, and as long, as possible the original condition of an asset or resource while compensating for normal wear and tear. The needed replacement of materials is done in-kind.

22. MASONRY

Construction materials, typically bound together by mortar, such as stone, brick, concrete block, or tile.

23. MOLDING

A decorative band or strip of material with a constant profile or section designed to cast interesting shadows. It is generally used in cornices and as trim around window and door openings.

24. MUNTIN

A bar member supporting and separating panes of glass in a window or door.

25. NON-CONTRIBUTING BUILDINGS

A building, structure, object, or site within the boundaries of the district that does not add to the historic associations, historic architectural qualities, or archaeological values for which the historic district is significant.

26. ORDINARY MAINTENANCE AND REPAIR

Any work, the sole purpose of which is to prevent or correct deterioration, decay, or damage, including repair of damage caused by fire or other disaster and which does not result in a change in the existing appearance and materials of a property.

27. PARAPET

A low protective wall or railing or wall-like barrier along the edge of a raised structure such as a roof, bridge, terrace, or balcony. Where extending above a roof, it may simply be the portion of an exterior wall that continues above the line of the roof surface or may be a continuation of a vertical feature beneath the roof such as a fire wall or party wall.

28. PEDIMENT

A triangular section framed by a horizontal molding on its base and two sloping moldings on each of its sides. Usually used as a crowning member for doors, windows, and mantles.

GLOSSARY OF TERMS

29. PRESERVATION

The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials, and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a preservation project.

30. PROPORTION

The relationship between actual dimensions of elements to each other and to the overall facade. Often proportions are expressed as mathematical ratios drawn from architectural theories of ancient Greece and Renaissance Italy. A design element such as a window may have the same shape as adjacent windows but may appear out of proportion.

31. REHABILITATION

The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

32. RESTORATION

The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a restoration project.

33. SIGN

Any device that uses letters, numerals, emblems, pictures, outlines, characters, spectacle delineation, announcement, trademark, logo, illustrations, designs, figures, or symbols for advertising purposes. The term "sign" shall also include any use of color such as bands, stripes, patterns, outlines, or delineations displayed for the purpose of commercial identification (corporate colors) that comprises more than twenty percent (20%) of any facade or visible roof face. This term shall also include all flags other than Governmental Flags.

34. SIGN PERMIT

A city document that is needed to gain approval for a sign or other specific renovations. An approved Certificate of Appropriateness (COA) will be required before obtaining the permit.

35. TRANSOM WINDOW

A small window or series of panes above a door, or above a casement or double hung window.



NEBRASKA
MAIN STREET
NETWORK



GLOSSARY OF TERMS

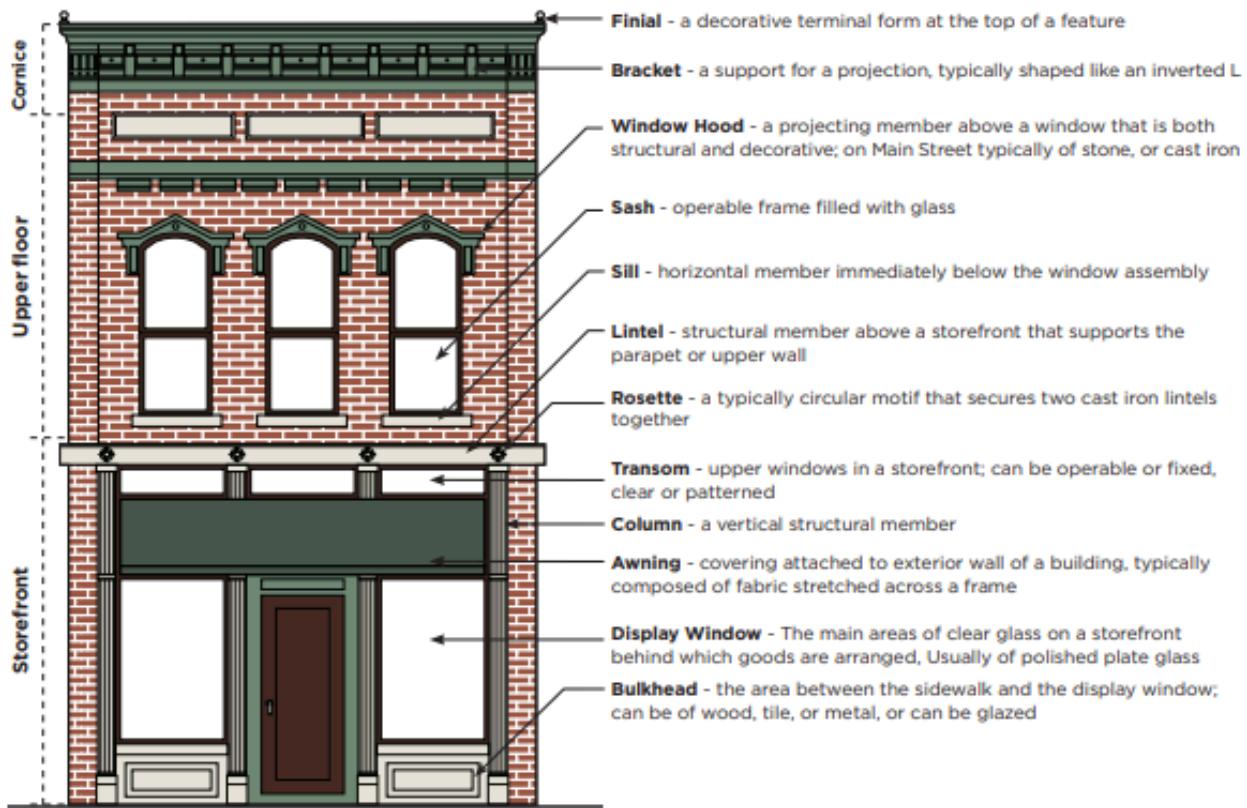
36. TUCK-POINTING/REPOINTING

Tuck-pointing or repointing describes the restoration of historic brick buildings by removing mortar between masonry joints and replacing it with lime-based mortar. This term applies to restoration work on both building facades and chimneys. Prior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a preservation project.

37. WINDOW PARTS

The moving units of a window are known as sashes and move within the fixed frame. The sash may consist of one large pane of glass or may be subdivided into smaller panes by thin members called muntins or glazing bars. Sometimes in nineteenth-century houses windows are arranged side by side and divided by heavy vertical wood members called mullions.

ANATOMY OF A MAIN STREET BUILDING



Summary/Action Steps

Summary

The Design Education packets include general building information, history, and recommendations on restoring the building's historic character. 119 S Walnut is a double-bay commercial building that is in overall good shape, but could use some aesthetic upgrades.

Recommendations outlined in the packet include adding a canvas awning, color scheme changes, signage changes, and assessing potential water leakage in the parapet. While it is generally recommended to have an awning, the recessed entrances provide an area of respite for pedestrians. It is recommended to start with the smaller, less costly improvements before deciding on the addition of an awning.

Additional local resources not included in the packet's resource section include the Arnold Economic Development Corporation, the Arnold Community Foundation Fund, and the Mid-Nebraska Community Foundation. It is recommended to use these resources to access additional funding and information.

Action Steps

Suggested Action Steps

1. Review the Design Education packet for general building information, history, and restoration recommendations.
2. Prioritize improvements, create a budget, and get in contact with the appropriate professionals if necessary. (Architect, Engineer, Codes Official, etc.)
3. Evaluate the parapet for potential water leakage and address any issues found.
4. Implement smaller, less costly improvements first, such as updating the color scheme and signage.
5. Consider the addition of a canvas awning after initial improvements, taking into account the recessed entrances that provide pedestrian respite.
6. Explore additional funding and guidance through local resources such as the Arnold Economic Development Corporation, the Arnold Community Foundation Fund, and the Mid-Nebraska Community Foundation.

7 FOUR COUNTY
Boutique

ARCGOLD, NEBRASKA

STORE HOURS
MONDAY - SATURDAY
CLOSED
10:00 AM - 6:00 PM
308-656-8221

Resources- Organizations

Certified Local Governments (CLG)

<https://history.nebraska.gov/historic-preservation/certified-local-governments-clg/>

Program partnership between local governments, NSHS, and NPS to help tell your community's story.

Creative Districts (CD)

<https://www.artscouncil.nebraska.gov/explore/creative-districts/>

The Nebraska Creative District Program utilizes the arts as an economic driver to support communities in Nebraska by telling their stories and elevating the value of the arts.

Main Street America (MSA)

<https://mainstreet.org/>

Main Street America leads an inclusive, impact-driven movement dedicated to reenergizing and strengthening older and historic downtowns and neighborhood commercial districts nationwide

National Register of Historic Places

<https://history.nebraska.gov/historic-preservation/national-register-historic-places/>

The National Register of Historic Places is a list of historic places that tell the stories of the people and events that form America's collective identity.

Nebraska State Historical Society (NSHS)

<https://history.nebraska.gov/historic-preservation/>

We provide a variety of programs for all people who are interested in preserving the places that help tell the many stories of Nebraska's history.

Technical Preservation Services (TPS)

<https://www.nps.gov/orgs/1739/index.htm>

Technical Preservation Services develops historic preservation standards and guidance on preserving and rehabilitating historic buildings, administers the Federal Historic Preservation Tax Incentives program for rehabilitating historic buildings, and sets the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Resources- Design

Design Education Service

<https://nebraskamainstreet.org/news-events/resources/design-project-archive.html>

The design education service provides case studies as an educational tool for partner communities. Illustrations are conceptual in nature only and take no specific consideration of local codes, standards, permit process, or design review.

Directory of Craftspeople

<https://history.nebraska.gov/digital-resources/historic-preservation-digital-resources/>
Search "Directory of Craftspeople"

The Directory of Craftspeople lists individuals or businesses that have experience in historic restoration work. It is recommended that you do your own research on the company or individual prior to hiring.

Energy Efficiency & Historic Preservation

<https://nebraskamainstreet.org/news-events/resources/>
"Energy Efficiency & Historic Preservation"

This guide by Rebuild Nebraska gives a broad view of the steps one must take when implementing energy efficiency projects in historic buildings. Not only does it break down the steps in detail, but serves as an organizing tool to renovating historic buildings.

National Register Listing Misconceptions

<https://www.youtube.com/watch?v=-XQqsdJ1Tes>

In this video, representatives from Heritage Ohio break down each of the Standards in a more digestible format evidence from real projects.

Resources- Design

Secretary of Interior's Standards

<https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm>

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Resources- Design

Secretary of Interior's Standards- A Breakdown

<https://www.youtube.com/watch?v=-XQqsdJ1Tes>

In this video, representatives from Heritage Ohio break down each of the Standards in a more digestible format evidence from real projects.

Secretary of Interior's Standards- Definitions

<https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

Preservation

Sustaining the existing form, integrity, and materials of a historic property.

Rehabilitation

Making possible a compatible use for the property through repair, alterations, and additions while preserving features that convey the historic, cultural, and architectural values.

Restoration

Accurately depicting the form, features, and character of a property as it appeared at a particular period of time.

Reconstruction

New construction depicting the form, features, and detailing of a former structure to replicate its appearance at a specific period of time.

Training on Historic Preservation Application

<https://www.nps.gov/orgs/1739/training-hpca.htm>

Advanced training on historic preservation certification applications

Resources- Economic Vitality

Economic Value of Historic Buildings

<https://nebraskamainstreet.org/news-events/resources/>
["Value of a Building to a Main Street District"](#)

Vacant Lot

A vacant lot in a downtown generates next to zero revenue to the public or private sectors and often costs the taxpayer to pay for maintenance and care. Empty lots are an ongoing expense liability to a community and to a downtown. Even parking lots are not a wise investment, especially in small rural communities because the cost to build and maintain those parking lots outweighs the financial return. "Free parking" is a myth.

Vacant or Underutilized Building

A vacant or underutilized building in a downtown generates little to no revenue to the public or private sectors and owners write them off as losses on their taxes. The burden of taxation is then placed on those who take care of their properties and utilize them to full capacity. Safety is also a major issue.

Cost of a Main Street Building Vacancy (from Place Economics Washington, DC)

- Loss of rent (commercial & residential)
- Loss of property value
- Loss of property and sales taxes
- Loss of utility, telephone, & internet revenue
- Loss of loan demand, bank fees, deposits & interest
- Loss of revenue from maintenance and repairs
- Loss of revenue from printing, copying & supplies
- Loss of insurance premiums
- Loss of legal and accounting fees
- Loss of property management fees
- Loss of advertising, marketing and PR expenditures
- Loss of payroll and payroll taxes
- Loss of profit & compensation to the business owner
- Loss of potential income for workers elsewhere in the community.

Fully Utilized Building

A fully utilized building in a downtown generates income, tax revenue, housing opportunities, jobs and businesses as well as spin-off businesses and activities that create vitality in the district. Not only does a rehabilitated building generate revenue but it helps give individual identity and a special character to the community increasing a sense of pride among residents. It's also a strong selling point for potential businesses and employees to locate or remain in the community.

Resources- Economic Vitality

Census Bureau

<https://data.census.gov/>

Get census data about your community.

Economic Impact of Historic Preservation

<https://www.placeeconomics.com/resources/the-cumulative-impact-of-the-historic-preservation-fund/>

This publication by Place Economics demonstrates the economic impact of the historic preservation fund.

ESRI

<https://www.esri.com/en-us/home>

ESRI provides tools to further understand your community, including personalities, markets, and spending potentials of residents. Free features include the tapestry segmentation tool, while others include costs.

Misconceptions About Adaptive Reuse

<https://rdgusa.com/news/common-myths-about-historic-preservation-and-adaptive-reuse>

Demo or Reno? RDG's publication highlights the common misconceptions about adaptive reuse of historic properties. The cost of demolition and new construction is almost always more expensive than renovation.

Resources- Promo. & Org.

Using Storytelling to Grow Engagement

<https://mainstreet.org/the-latest/news/using-storytelling-to-grow-engagement-and-reinforce-the-value-of-your-main-street-program>

Examples of how to effectively communicate your efforts.

Marketing Your Space

<https://rpa.org/work/reports/vacant-storefront-toolkit>

This vacant storefront toolkit talks about how to activate, market, and create a business plan.

Community Partnership

<https://mainstreet.org/resources/knowledge-hub/publication/community-building-and-partnerships>

This toolkit helps to promote community engagement through partnerships. Must be an MSA member to access.

Community Engagement

<https://mainstreet.org/resources/knowledge-hub/publication/inclusive-community-engagement-workbook>

This toolkit helps to include community individuals, promoting volunteerism. Must be an MSA member to access.

Funding- Orgs. & Businesses

Allo

<https://www.allocommunications.com/community-connect/>

Allo provides their Community Connect service, providing affordable internet to residents and non-profits.

Community Development Block Grants (CDBG)

<https://opportunity.nebraska.gov/programs/community/cdbg/>

The federal Community Development Block Grant (CDBG) program provides funding for community and economic development projects in order to encourage additional federal, state and private resource investment.

Community Development Resources (CDR)

<https://cdr-nebraska.org/>

CDR works to provide capital, technical assistance, and training opportunities for small businesses in the state of Nebraska.

Department of Economic Development (DED)

<https://opportunity.nebraska.gov/programs/>

Community, business, economic recovery, housing, incentives, talent, and resource grants.

SBA- Small Business Development Centers

<https://www.sba.gov/funding-programs/grantsx>

Manufacturing, Research and Development, Grants for community organization

USDA

<https://www.usda.gov/farming-and-ranching/financial-resources-farmers-and-ranchers/grants-and-loans>

Housing assistance, Rural Development Loan & Grant Assistance

Funding- Grants & Programs

AMEX Backing Small Business Grants

<https://mainstreet.org/about/partner-collaborations/backing-small-businesses>

AMEX Backing Small Business Grants support small businesses up to \$10,000.

Bricks & Mortar

<https://history.nebraska.gov/historic-preservation/bricks-and-mortar-roof-grant/>

The program funds tuck-pointing and roof related preservation projects.

Brownfields

<https://www.epa.gov/brownfields>

The program provides grants and technical assistance to assess and safely clean up and sustainable reuse contaminated properties.

Community Heart and Soul Grants

<https://www.communityheartandsoul.org/seed-grants/>

\$10,000 seed grant for resident-driven groups in small communities.

MicroTIF

<https://opportunity.nebraska.gov/micro-tif/>

Refer to your local government for more information

National Parks Service Tax Incentives for Preserving Historic Properties

<https://www.nps.gov/subjects/taxincentives/index.htm>

“The Federal Historic Preservation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings.”

Funding- Grants & Programs

Nebraska Historic Tax Incentive Programs

<https://history.nebraska.gov/historic-preservation/historic-tax-incentive-programs/>

There are three tax incentive programs :

1. Nebraska Historic Tax Credit
 - a. <https://history.nebraska.gov/historic-preservation/nebraska-historic-tax-credit-nhtc/>
2. Federal Historic Tax Credit
 - a. <https://history.nebraska.gov/historic-preservation/federal-historic-tax-credit/>
3. Valuation Incentive Program
 - a. <https://history.nebraska.gov/historic-preservation/valuation-incentive-program/>

RCDI

<https://www.rd.usda.gov/programs-services/community-facilities/rural-community-development-initiative-grants>

“RCDI grants are awarded to help non-profit housing and community development organizations, low-income rural communities and federally recognized tribes support housing, community facilities and community and economic development projects in rural areas”

Rural Business Development Grants (RDBG)

<https://www.rd.usda.gov/programs-services/business-programs/rural-business-development-grants/ne>

“The purpose of the program is to promote economic development and job creation projects through the awarding of grant funds to eligible entities.”

Rural Workforce Housing Fund (RWHF)

<https://nebraskamainstreet.org/news-events/resources/design-project-archive.html>

Funds are invested in eligible projects to increase the supply and reduce costs of workforce housing.

T-Mobile Hometown Grants

<https://mainstreet.org/the-latest/events/apply-now-t-mobile-hometown-grants>

Towns with a population of 50,000 or less will receive project funds of up to \$50,000.

Appendix

A. County Assessor Report

B. Historic References

Parcel Information

<u>Parcel ID:</u>	000669600
<u>Map Number</u>	669600
<u>State Geo Code</u>	2455-00-0-00001-001-0007
<u>Cadastral #</u>	
<u>Images</u>	Photo #1 Photo #2 Site Plan #1
<u>Current Owner:</u>	FOUR COUNTY BOUTIQUE LLC C/O MAKENNA L JOHNSON PO BOX 371 ARNOLD, NE 69120
<u>Situs Address:</u>	117 S WALNUT ST ARNOLD
<u>Tax District:</u>	111
<u>School District:</u>	ARNOLD SCHOOL 89, 21-0089
<u>Account Type:</u>	Commercial
<u>Legal Description:</u>	ORIGINAL TOWN BLOCK 1 LOTS 7-8 ARNOLD VILLAGE
<u>Lot Width:</u>	48.00
<u>Lot Depth:</u>	112.00
<u>Total Lot Size:</u>	5376.00 sq ft

Assessed Values

<u>Year</u>	<u>Total</u>	<u>Land</u>	<u>Outbuilding</u>	<u>Dwelling</u>
2025	\$41,558	\$4,032	\$0	\$37,526
2024	\$41,558	\$4,032	\$0	\$37,526

Yearly Tax Information

<u>Year</u>	<u>Amount</u>	<u>Levy</u>
2025	\$455.92	1.402546

2025 Tax Levy

<u>Description</u>	<u>Rate</u>
ARNOLD SCHOOL 89	0.67168100
ESU 10	0.01191200
LOWER LOUP NRD	0.02484100
ARNOLD FIRE 11	0.02200500
MID-PLAINS COMM COLLEGE	0.02000000
CUSTER CO AG SOCIETY	0.00492300
ARNOLD TWP 13	0.08644700
CUSTER COUNTY	0.21030100
ARNOLD VILLAGE	0.35043600

5 Year Sales History

No previous sales information is available (for the past 5 years).

Property Classification			
<u>Status:</u>	Improved	<u>Location:</u>	Urban
<u>Property Class:</u>	Commercial	<u>City Size:</u>	800-2,500
<u>Zoning:</u>		<u>Lot Size:</u>	<10,000 sq. ft.

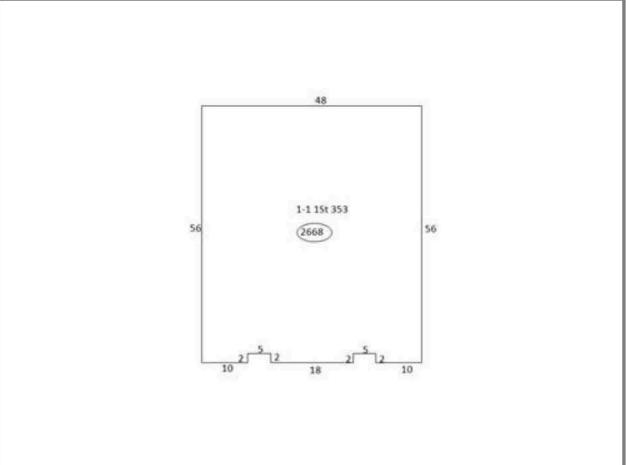
Property Notes	
Date	Note

Land Information			
<u>Lot Width (ft)</u>	<u>Lot Depth (ft)</u>	<u>Description</u>	<u>Lot Size</u>
48.00	112.00	5,376.00 FEET	5376.00 sq ft

Commerical Datasheet - Building			
<u>Occupancy</u>	<u>Size</u>	<u>Year Built</u>	<u>Perimeter</u>
100% Retail Store	2,668	1940	216

Dwelling Data		
<u>Description</u>	<u>Units</u>	<u>Value</u>

Outbuilding Data			
<u>Description</u>	<u>Units</u>	<u>Year Built</u>	<u>Cost</u>

Photo/Sketch	
	

Fisher Building – 1890

This photo of the east side of Main Street was taken circa 1918. The Fisher Building is the second building from the right, next to the L. P. Rose Building that was completed in 1916. The Grandstand on the left side of the photo was located at the corner of Walnut and Arnold Avenue that same year.



What had begun as a small office for Dr. Willis Anderson in the 1890s, eventually came to be known as the *Fisher Building* throughout several additions and remodels. Dr. Anderson's stay in Arnold was short lived and following his departure, the Silas Allen family (Richard Eliada Allen's parents) moved in and lived in it for several years. After moving off his homestead, Hiram Black purchased the building, added the second story and remodeled the original structure. The *Fisher Building* had a series of businesses located in different areas of the structure, often housing businesses simultaneously. It wasn't unusual for the owners of those businesses to also reside in the section of the building that they worked in. In 1907, Postmaster Ernestine Black ran the *Post Office* in the same section of the building where she resided. Mrs. Black also operated *Black's Shoe Shop* in the front of the *Fisher Building* from 1911-1917. In 1914, Dr. Dunn arrived in Arnold, taking up residence in the back room of the building, where he also had his office. Mr. & Mrs. Dale Shaw purchased the building from the Black's in 1918, and proceeded to open *Shaw's Barbershop* in a room unused by Dr. Dunn. The Shaws moved in to the doctor's old quarters after Dunn moved across the street to the Worrell Building (Reed's Food Center). Later on, Shaw sold the building to Charlie Fisher; perhaps that's when it first began to be called the "*Fisher Building*". Soon it was home and business to another family, the Comers when they came to town in 1926. Andrew (Andy) had first worked with Luther Ristine in the Northside Barber Shop, then in 1926 Comers bought Clarence Walker's *Model Barber Shop* which was located in the former Mrs. Black's Shoe Shop. The *Fisher Building* was north of the L.P. Rose/Spargo store, which had been built in 1916. The Comers had their living space on the 2nd floor of the Fisher Building and Clara (Fussy) Comer started her first beauty shop in Walker's *Model Barber Shop*. ~ After the December fire of 1927, the Ernestine Black shoe store was the only frame building left on the east side of the street still occupied by Comers living quarters and *Comers Barber and Beauty Shop*. C.P. Empfield directed construction of several stores to fill the gap between the Fisher Building (Comers) and Economy Department Store (Custer). ~ Sinclair Lucas' Drug store, W.R. Stewart's Real Estate office, Dewey Dunaway's Bakery, Clarence Marrs' Barber Shop, Gertrude Chamber's Rose Shop, and the Arnold Sentinel, were built under Empfield's direction. ~ After October of 1938, Charlie Fisher sold his building to Henry Vieth who had it moved just north of where the Veterinary Clinic is now. A Callaway man, Joe Savidge did the moving and foundations were being poured for a new brick building (present structure) before the debris from the old building was even cleared. Since that time, several businesses have occupied this brick building. Darlene (Hagler) Rimpley shared memories of a Dime Store owned and managed by Hazel Holub called *H. & H. Variety Store*. Hazel ran her store for nine years until marrying John Priess in 1947. Darlene remembers buying her school pencils and paper at the H&H store. Holub sold to Robert Slattery who taught at Arnold School. Mrs. Virgie Slattery and the children Helen, Charles, and Kathleen kept the "ten-cent" store open until 1955 and then sold to Bob and Donna Staab, who kept it open for only two years (1955-'57). The building was empty for a few years until Dee and Peggy Croghan opened their *Sundry Shop* running it for three years before selling to Pat (Hagler) Gale, circa 1973. Pat purchased Croghan's sundry items and moved into her new store, the *Main Street Shoppe*. Pat had opened the store just before Mother's day and discovered she had no greeting cards. Fortunately, the man who sold Hallmark Cards made a special trip to deliver cards to her and she sold every one of them. Pat also shared a funny anecdote. "A lady called me complaining that her hose broke and she wanted it replaced. Pat tried explaining to her that the 'party' hose she sold wouldn't break. It turns out that the lady had purchased 'garden hose' from the Western Auto store across the street. After running the store for 10 years, Pat was excited when Alice Halstead walked in one day and said, "I'd like to buy this store." So, in 1982, Alice Halstead became the new owner. She stated that, "Pat called the store *Main Street Shoppe*, and I kept that name the ten years I owned it." In June of 1992, Alice sold the store to Ronnie and Sharon Bean who renamed it *Beans Boutique*. Their Boutique was a variety store featuring glassware, cards, gifts, small appliances, and toys. They had only two helpers through all those years. After owning the store for fourteen years, they sold it in the summer of 2006, to Karin Moore. Karin and her husband Ed had come from Wyoming to join a relative Dan Miles, who already lived in Arnold. Karin owned it for about two years. She continued selling the same types of merchandise that the Bean's had marketed, specializing in novelty gifts. Jody Bailey had worked for Karin, and stated that she really enjoyed working there, even though it was on a part time basis. Besides running the store, Jody stripped the floors for refinishing, and did a lot of cleaning and painting. Deb Croghan Pittman became the next owner of the building selling stock similar to the previous owners. During Deb's ownership from 2007-2011, it was named *Classic Coyote*. From September 2011 to December 2014, Chelsea Hershey owned and ran *DownHome Emporium*. During Chelsea's ownership, she sold flowers, a variety of gifts, and had a large toy section. The Emporium also consigned local and handmade items. Chelsea fondly recalled the barn wood wall that she had made with her father. To this day, it's still a special attraction in the store. Having purchased it from the Croghans, Hershey later sold it to Tracy Peterson in the spring of 2015. Traci renamed the business *Flower Girl*. After a short stint in the business, Shavonne Schacher purchased the building from Traci and Shawn Peterson on December 27, 2016. Schacher already owned a floral shop selling fresh and artificial floral arrangements, children's toys, apparel, gifts, and candy bouquets. Knowing that she really wanted to pursue a degree in education, Shavonne left the floral business so that she could go back to college. In October of 2018, she leased the store to Brandi Hild who ran it up to February of 2019 selling floral arrangements and gifts. From 2019-2020, Roberta (Bobbi) Starr leased the building selling primarily clothing and accessories. Having lived in and loving the Sandhills, Bobbi chose the name *Sugar Sand Boutique* that was perfectly suited for her store and homeland. She stated, "At times the sand near our home looks like sugar." When the building became vacant in 2020, MaKenna Johnson and Tammy Weinman discussed the idea of renting the building or purchasing the building from Tammy's daughter Shavonne Schacher. Tammy stated, "We decided to purchase the building and start a clothing boutique." The purchase was made on December 1, 2020, and with remodeling completed, opening day was December 9, 2020. ~ Renovations included tearing out temporary walls, installing new flooring throughout, electrical wiring, and constructing a new bathroom. Then, the whole store got a fresh coat of paint. ~ The ladies decided to make part of the building into a salon so that MaKenna could offer full services in Arnold as a licensed cosmetologist. In addition to that, Barb Gunther contacted them about moving her "Nails For Starz" business into the new boutique. Barb's move to the new building was made in January of 2021. It's good to see the building occupied, with a new charming name *Four County Boutique*. (Some information for this marker was taken from the book "One Hundred Years On the South Loup" written by Norene Hall Mills. Written and prepared by Berni Crow 5/25/2021)

