



119 S Walnut
119 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



Building Information

Community: Arnold, Nebraska

Building Name: 119 S Walnut

Parcel ID: 000669500

Site Address: 119 S Walnut St. Arnold, NE

Owner Name: A-Z Ventures LLC C/O Andrew & April Tickle

Owner Address: 805 N Broadway St. Arnold, NE 69120

Tax District Code: 111

Zoning: Commercial

Overlays: N/A

Future Land Use: N/A

Flood Zones: N/A

Construction Date: 1935 (According to Assessor's Report)

Latest Remodel: N/A

National Register: Y N

Date Listed: N/A

Architectural Style: Traditional Commercial

Construction Material: Masonry

Value Year: 2025

Building Value: \$116,253

Land Value: \$4,032

Total Value: \$120,285

Lot Size: 6,376 Sq.Ft.

Vacant Square Footage: Exact Unknown

Occupied Square Footage: Exact Unknown

Usable Square Footage: Exact Unknown

Total Square Footage: 6,922 Sq.Ft.

Total Floors: 2

Current Use(s): Commercial

Previous Use(s): Vehicle Dealership and Storeroom

Previous Use Date: 2021

Building History

L.P. Rose (1915) - Spargo's (1942)



Image from Arnold Rotary Club Historic Markers

A timeline from the Historical Marker:

- 1907-1915 – Sauter-McCants Meat Market (upper floor prior to current building)
- 1915-1918 – L. P. Rose Hardware
- 1918-1940 – Steburg Funeral Parlor
- 1940-1942 – Varney Funeral Home
- 1942-1965 – Spargo Store
- 1965-1978 – Vernon Olson Gas
- 1978-1983 – Joyce Olson Gas
- 1983-1986 – Forester's Dodge City, Inc.
- 1986-2017 – TCM Land, LLC / Sandhills Motors (Vehicle Dealership)
- 2017-2021 – Sandhills Motors (Vehicle Dealership)
- 2021-present – Tickle DBA Touch of Grace Massage Therapy and Spa



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

Entry

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 | 119 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: L. Prose Hardware

Building Address/ Location: 119 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 | 119 S WALNUT ST. | ARNOLD

STOREFRONT

This double storefront has a stepped false front brick façade. The storefront has an infilled white panel with new aluminum and glass windows.

RECOMMENDATIONS

Infilled transom could be removed and new transom installed. If new transom is not desired infilled panels could be replaced or repainted with more appropriate color and used for signage panels.

Background could be a color that would blend with the brick wall surface.

An awning could also contribute to the character of the façade by covering the transom space and providing a new area for signage. This would also provide pedestrian respite and break-up the building façade.

ENTRY

Currently there is one transparent aluminum and glass entry door for the Oakbrook PT side of the building. The entry is surrounded by a blue/gray colored infill.

RECOMMENDATIONS

Exterior lighting could be added to enhance the entry. Sidelight panels could be added to enhance the appearance of the size of the opening. The transparency of the door is beneficial. Additional signage or branding could be added to the door to contribute to wayfinding at the business. The second recessed bay with no entry door could be painted a more sensitive color to the background brick color. Or, another door could be added to increase the natural light at the interior. If a second door is not desired, the possible addition of the an awning would mask the missing door. To further mask the missing entry bay another physical feature could be added in its place such as planting, additional signage, or lighting.

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

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CASE STUDY

BEFORE | 119 S WALNUT ST. | ARNOLD



GENERAL STATEMENT

This is a larger two-bay commercial block with projecting brick false front with intricate stepped brick work and cornice line. The building is in good condition and has a name plate of "L. Prose Hardware Co." carved at the cornice line. The cornice has a stepped brick pattern with a stepped projecting parapet wall. The double storefront has one entry door with the second entry area infilled. The building is in good condition.

CASE STUDY

AFTER | 119 S WALNUT ST. | ARNOLD



GENERAL STATEMENT

The generated image above shows what the storefront might look like if the transom is painted a similar color to the brick. Signage has been added to the transom to bring more attention to the corresponding businesses.

A door has been added to the recessed entry on the left side of the image, as well as lighting to highlight the entrances.

CASE STUDY

AFTER | 119 S WALNUT ST. | ARNOLD



GENERAL STATEMENT

The generated image shows what the storefront might look like if a canvas awning is added. The awning can have signage and additional information such as the address and other marketing.

The recessed entry on the left has been painted to be a similar color to the brick. Lighting has been added to the entry on the right to guide customers into the building.

CASE STUDY

AFTER | 119 S WALNUT ST. | ARNOLD



GENERAL STATEMENT

The image generated takes into account all of the suggestions, while the previous ones are more incremental. This image shows a new canvas awning, a second doorway, and lighting above the entrances. Ideally, all of these improvements would be pursued.

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

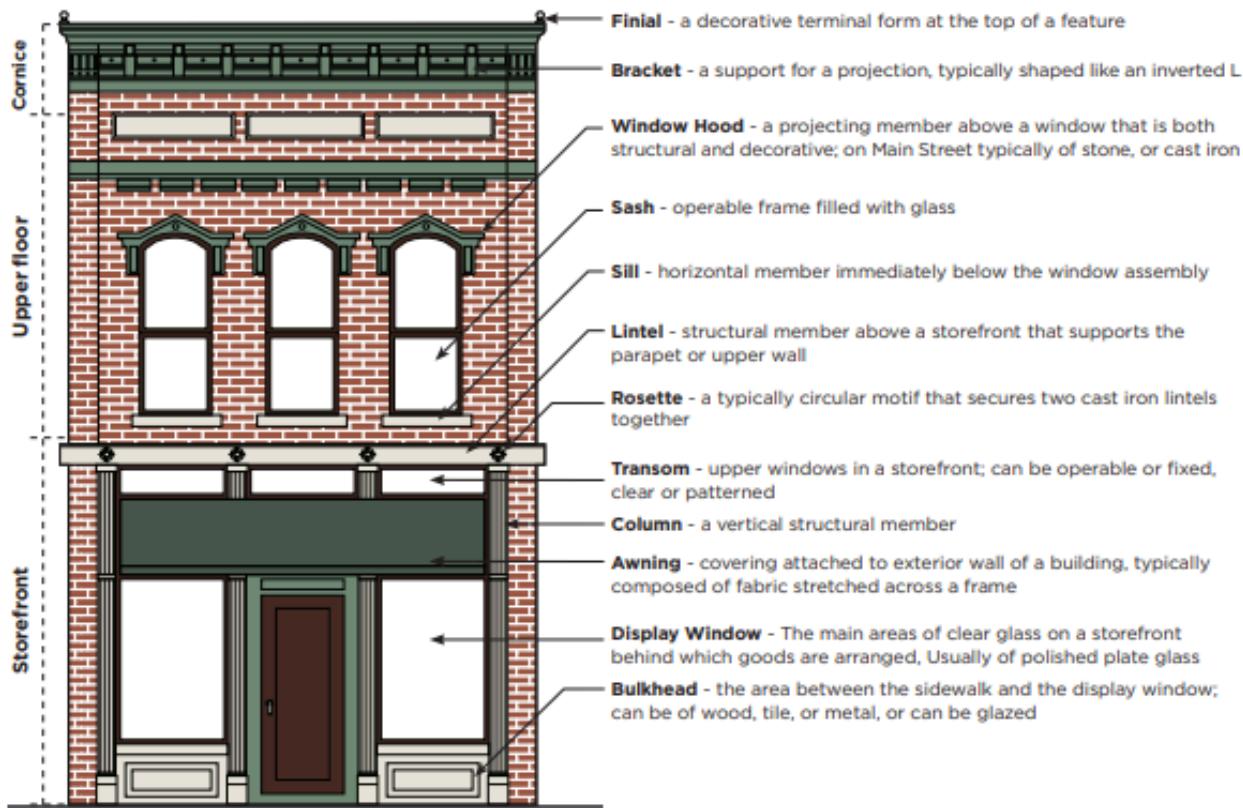
36. TUCK-POINTING/REPOINTING

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

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, improving signage, adding lighting, and improving the color scheme. While not all of these improvements have to be made, all of them combined would make the most aesthetically pleasing and functional storefront for pedestrians.

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 based on budget and desired impact, recognizing that combining all recommendations maximizes aesthetic appeal and functionality.
3. Evaluate and improve existing signage to create a more inviting storefront.
4. Add exterior lighting to increase visibility and pedestrian safety.
5. Update the building's color scheme to complement its historic design and attract attention.
6. Consider adding a canvas awning to enhance the building's historic character and curb appeal.
7. 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.

L.P. ROSE HARDWARE CO.

OAKBROOK PT

(308) 230-4440

Hours:
Monday 9am-5pm
Tuesday 9am-5pm
Wednesday 9am-5pm
Thursday 9am-5pm
Friday 9am-5pm
Saturday 9am-2pm
Sunday 1pm-4pm
Lumber & Building Center

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>	000669500
<u>Map Number</u>	669500
<u>State Geo Code</u>	2455-00-0-00001-001-0005
<u>Cadastral #</u>	Photo #1 Photo #2 Photo #3 Site Plan #1
<u>Images</u>	
<u>Current Owner:</u>	A-Z VENTURES LLC C/O ANDREW & APRIL TICKLE 805 N BROADWAY ST ARNOLD, NE 69120
<u>Situs Address:</u>	119 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 5-6 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

Year	Total	Land	Outbuilding	Dwelling
2025	\$120,285	\$4,032	\$0	\$116,253
2024	\$120,285	\$4,032	\$0	\$116,253

Yearly Tax Information

Year	Amount	Levy
2025	\$1,319.60	1.402546

2025 Tax Levy

Description	Rate
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

Sales Information

Sale Date	Sale Price	Book & Page	Grantor	Parcel Ids
08/17/2022	\$0.00	22 / 5344	TICKLE, ANDREW & APRIL (JT)	
12/10/2021	\$115,000.00	21 / 9993	TCM LAND LLC	

12/23/2025

Custer County Assessor

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.

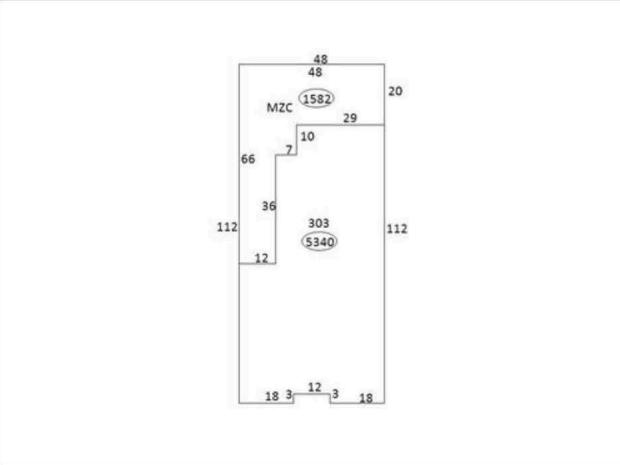
Property Notes	
Date	Note

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

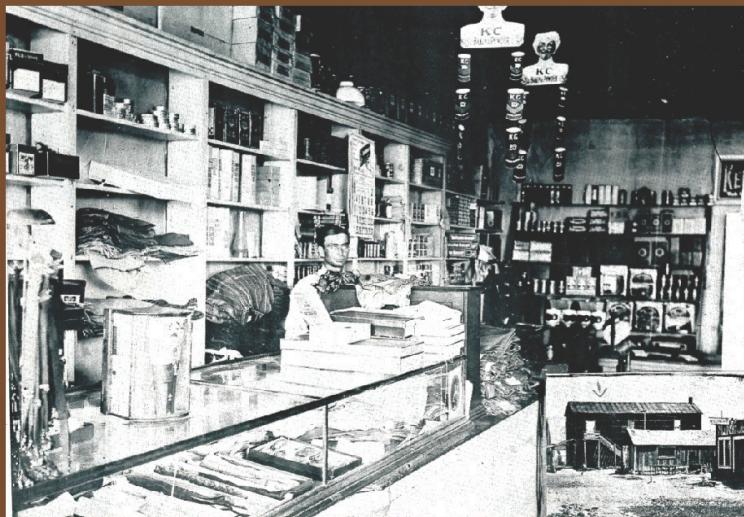
Commerical Datasheet - Building			
<u>Occupancy</u>	<u>Size</u>	<u>Year Built</u>	<u>Perimeter</u>
100% Automobile Showroom	5,340	1935	326

Dwelling Data			
<u>Description</u>	<u>Units</u>	<u>Value</u>	
Mezzaine, Storage	1,582	\$2,992	

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

Photo/Sketch	
 12/01/2021	

L.P. Rose (1915) - Spargo's (1942)



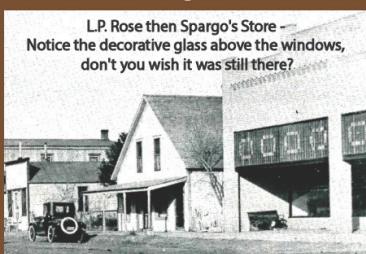
Sylvester (Ves) McCants' general store circa 1909 on the first floor of the Woodmen building (see inset).

It was later named Sauter -McCants Meat Market when he married Mary Sauter; her brother Elmer was also a partner in the business.

The outside entrance led to the upper Woodmen Hall, where many early dances occurred and home talent plays were presented.

(This is the building that L.P. Rose purchased in 1915 and tore down for his hardware store.)

John Owens was the first to build on this spot in 1884. His little frame "Machine Shop" was replaced several years later by Woodman Hall (see inset on main photo above). It had business space on the main floor and a meeting/dance hall on the second floor. It stood until 1915 when L.P. Rose began construction of the present building. On December 22, 1908, (at the north end of that block) a fire destroyed two buildings side by side, Mrs. Henry Imboden's hotel known as the "Grand Central", built by Robert Probert in 1887, and Robert "Probert's Hardware" built in 1884 (Custer Hotel Site). Probert's Hardware was owned by brothers-in-law George Unangst and Ayer Young at that time. ~Unangst's family lived in the back of the store. George had built a fire in the kitchen and had gone back into the living room when someone ran in from the street saying the store was on fire.~ Flames had already spread to a kerosene storage area and both buildings were completely destroyed by the fire. Imboden was forced to set up her hotel down the street in the Woodman Building (L.P. Rose/Spargo) ~Arnold had always been a dancing town, using every possible space for their dances – the upper floor of "Woodman Hall" (above Sauter-McCants Meat Market – 1907) was a popular spot for dances. Ves McCants sold dry goods and groceries on the upper floor for several years. Imboden moved in and her motel remained on the lower floor until (1915). L.P. (Louis P) Rose then bought this site that year and tore down the Woodman Building to begin construction of his hardware store (present building). When Louis Rose's hardware store was completed, the east side of main looked more up-to-date, and his store was ready for its June 1916 opening. Prior to building his hardware store, in 1914, Louis P. and Grace Rose had come from Miller Nebraska, purchased Maddox and Duckett's "Arnold Hardware" stock, incorporating their business with Gus Steburg and his son Leonard. ~Rose used the building for storage until his own building was completed by 1916.~ Leonard was the clerk of the L. P. Rose business. He took a short course in undertaking and then purchased undertaker Fred Brown's business and hardware stock. In 1918, Steburg's Funeral Parlor was partitioned off in the back of the new hardware store becoming the first establishment of its kind in Arnold. A unique old elevator is still part of the building; it was used to move the caskets up to the top floor and back to the basement, passing through the main level. ~Gus Steburg and his wife Elizabeth Lester (both licensed morticians) moved their funeral business from the Rose store to their home in 1940 (Varney Funeral Home).~ A balcony was added along the north wall of the L.P. Rose store to display furniture. At one time, it was discovered that the northeast corner of the building was settling so much that it had to be torn off and rebuilt. It seemed to have been originally built over an underground spring. Sometime later, L.P. remodeled the front of his building placing windows even with the sidewalk. In 1942, Rose ended 28 years of business in Arnold (1914-1942) when he sold his business to Robert Spargo. Robert and Avis (Huff) Spargo and their three daughters Kathleen, Joyce, and Jo came to Arnold from Callaway in 1937. At first, they purchased the Custer Café (PCA Building), then after one year, traded it to Clarence Pratt for a café across the street. Spargos went into the hardware business shortly after selling the café to Glen Myers. They purchased fixtures and remaining stock from Harold Goings' business (Worrell Building- south part of Reeds) after a 1940 fire damaged the building. When repairs were completed, Robert Spargo opened his first hardware store there, and the family lived in the back for a year before moving across the street to the Rose building 7/15/1942. Once there, Spargo added a line of work clothes, stoves, Aladdin lamps, shucking mittens and more to the present stock. They also did trade-ins for cream separators and washing machines, which kept them busy cleaning and repairing at night. Climbing to fix wind chargers was also added to their workload. Spargos brought bottled gas to Arnold and in 1956 bought the Callaway Seven Valleys Gas Company, managed by son-in-law Vernon Olsen. Kathleen and her husband Walt "Speck" Sanders managed the business after Robert Spargo left Arnold. During their years in Arnold, the Spargo family worked together with their three daughters and husbands, Kathleen (Fitzgerald-Sanders), Joyce (Vernon Olsen), and Jo (Jerry Keyser). Spargo's Store had its last sale in 1976 ending with a four-day auction, after 35 years in business. Other uses were found for the Spargo building after they left. ~Debbie Brosius ran a secondhand store there at one time. During Arnold's Centennial, Ray Preston and I were often found in the front of the Spargo store selling souvenirs, and visiting with folks celebrating Arnold's 100th birthday. We even dressed in pioneer clothing to show our spirit for Arnold's past 100 years.~ Timeline (From Custer County Courthouse) – L. P. Rose et al (1915) to 3/24/42; Gus Steburg 4/2/42; Robert Spargo 7/15/42; Spargo Store Inc. 1/14/65; Vernon Olson Mgr. et al 11/30/78 "Seven Valleys Gas"; Joyce Olson 7/1/83; Forrester's Dodge City Inc. 6/13/86; TCM Land LLL (Sandhills Motors-Vehicle Dealership) 10/26/17 to 2021. Most recently (12/10/21), Andrew and April Tickle became its newest owners after Sandhills Motors moved to a different community. They had looked at it before with Dena and Terry Mills, as a package deal, and passed on it at that time thinking it had too much space for their needs. About five months down the road good things happened... the selling price had been reduced and April saw a need for a large spa setting, allowing her to expand her services. They requested to view the building one more time, walked out, called the bank and then put in an offer. On December 10, 2021, they were the new owners! Andrew and April



Tickle DBA Touch of Grace Massage Therapy and Spa were thrilled to be owners of their new building. The Tickle's initial vision for the building was to make it a destination spa. With that in mind, they went to the drawing board to create a new entryway and add six rooms to efficiently utilize the open space. This added to the reception area along with the use of three office spaces that were already there. Their family and friends have done 90% of the work, having to hire out just a few tasks. With the purchase of the Spargo building, April's business went from two rooms to several rooms (each with its own special service).~Josh and Molly Magill will be leasing a portion of the space for their "Oakbrook Physical Therapy" practice.~ Tickle's Open House was held on April 26, 2022, with a grand opening and ribbon cutting scheduled for fall of 2022. Tickle's say the building still needs a few cosmetic changes, but considering the age of the building, April said, "It has good bones!" (Some information for this marker was taken from the book, "One Hundred Years On The South Loup" by Norene Hall Mills. Mo Sandford, April, and Andrew Tickle also contributed information. Written and prepared by Berni Crow 4/30/22.)

