RESOLUTION - EXHIBIT A
Building at 1902-06 South 13th Street
LANDMARKS HERITAGE PRESERVATION COMMISSION

RESOLVED BY THE LANDMARKS HERITAGE PRESERVATION COMMISSION
OF THE CITY OF OMAHA:

WHEREAS, the Landmarks Heritage Preservation Commission of the City of Omaha
requested on January 12, 1994, that the building located at 1902-06 South 13th Street be
designated a Landmark under the City of Omaha’s Landmarks Heritage Preservation
Ordinance; and,

WHEREAS, the building at 1902-06 South 13th Street is significant as a fine
representative of one of the earliest forms of multiple dwellings in Omaha, the St. Louis
flat; and,

WHEREAS, the building at 1902-06 South 13th Street, built in 1888, stands as one of the
best remaining examples of this building type in regard to its architectural integrity; and,

WHEREAS, the building at 1902-06 South 13th Street contributes significantly to the
historic identity of its South 13th Street neighborhood; and,

WHEREAS, this case application and supporting data are attached hereto as exhibits, and
incorporated herein by this reference.

NOW THEREFORE, BE IT RESOLVED BY THE LANDMARKS HERITAGE
PRESERVATION COMMISSION OF THE CITY OF OMAHA:

THAT, the building at 1902-06 South 13th Street be designated as a Landmark of the
City of Omaha.
APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic 1902-06 South 13th Street (D009:0113-046)
and/or Common

LOCATION
Street and Number 1902-06 South 13th Street

CLASSIFICATION

<table>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
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<td>Building(s)</td>
<td>X Private</td>
<td>X Occupied</td>
<td>Agriculture</td>
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<tr>
<td>Structure</td>
<td>Both</td>
<td>Unoccupied</td>
<td>Commercial</td>
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<td>Site</td>
<td>Public Acquisition</td>
<td>Work in Progress</td>
<td>Educational</td>
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<td>Object</td>
<td>In Process</td>
<td></td>
<td>Entertainment</td>
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<td>Military</td>
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OWNER OF PROPERTY
Name JAMES MCDOWELL
Phone Number 333-6686
Street and Number 12605 MARINVA
City, State and Zip Code OMAHA NE 68144

LEGAL DESCRIPTION
Lot 1, Block 7, Kountze's 4th Supplementary Addition, Omaha, Douglas County, Nebraska
DESCRIPTION

See attached sheets

SIGNIFICANCE

See attached sheets
United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property  
   historic name  N/A  
   other names/site number  1902-06 South 13th Street (D009:0113-046)

2. Location  
   street & number  1902-06 South 13th Street  
   city, town  Omaha  
   state  Nebraska  code NE  county Douglas  code 055  zip code 68110

3. Classification
   Ownership of Property  
   □ private  □ public-local  □ public-State  □ public-Federal  
   □ building(s)  □ district  □ site  □ structure  □ object
   Category of Property  
   □ building(s)  □ district  □ site  □ structure  □ object
   Number of Resources within Property  
   Contributing  1  buildings  1  sites  1  structures  1  objects  1  Total
   Noncontributing
   Number of related multiple property listing:

4. State/Federal Agency Certification
   As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this □ nomination □ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property □ meets □ does not meet the National Register criteria. □ See continuation sheet.

   Signature of certifying official  
   Date

   State or Federal agency and bureau

   In my opinion, the property □ meets □ does not meet the National Register criteria. □ See continuation sheet.

   Signature of commenting or other official  
   Date

   State or Federal agency and bureau

5. National Park Service Certification
   I, hereby certify that this property is:
   □ entered in the National Register.  See continuation sheet.  
   □ determined eligible for the National Register.  See continuation sheet.  
   □ determined not eligible for the National Register.  
   □ removed from the National Register.  
   □ other, (explain:)

   Signature of the Keeper  
   Date of Action
The two story brick building at 1902-06 South 13th Street was constructed in 1888 for use as stores and flats. The first floor consists of three commercial bays divided by two doors opening into stairways to three second-story apartments. The apartments also have entries from a two-story frame porch in the rear. It is a fine example of the St. Louis flat in Omaha and has good integrity both architecturally and functionally.

The building at 1902-06 South 13th Street is a two story brick store and flats with basement. Warren Dutcher and Bickel & Son constructed the building in 1888 for Elizabeth Gallagher (owner) at a cost of $15,000. According to the building permit, the owner was also the architect.

Located at the corner of 13th and Center Streets, this flat-roofed rectangular building measures 66' x 60' with a two story frame porch running the full length of the building in the rear. Exterior walls are of load-bearing masonry, as are the walls on both sides of the interior stairways separating the three first-floor commercial bays. These stairways, as well as the two-story frame porch in the rear, provide access to the second story apartments. The street-facing walls are of finished brick, with common brick back and south walls. Douglas Fir joists support oak flooring on both floors. Exterior stairs on the north provide access to the basement.

There is clear visual separation of the two floors. A continuous stone lintel extends the entire length of the facade. Below this lintel, the facade is mostly glass. A row of multi-paned transoms runs above large plate glass display windows, recessed shop doorways, and stairway doors. The double doors of the shops and the stairway doors also contain large areas of glass, and light enters the basement through large multi-paned windows beginning directly below the sills of the display windows. Brick pilasters with stone capital and base mark the ends of each bay,
8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
☐ nationally  ☐ statewide  ☑ locally

Applicable National Register Criteria ☐ A  ☐ B  ☑ C  ☐ D

Criteria Considerations (Exceptions) ☐ A  ☐ B  ☐ C  ☐ D  ☐ E  ☐ F  ☐ G

Areas of Significance (enter categories from instructions)                                      Period of Significance          Significant Dates
Architecture                                                                                       1888                                      N/A

Cultural Affiliation                                                                                   N/A

Significant Person                                                                                        Architect/Builder
☐ N/A                                                          William Dutcher  Bickel & Son

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

1902-06 South 13th is significant under Criterion C as a fine representative of the St. Louis flat in Omaha. This building type was the earliest form of multiple dwelling used in Omaha. The Omaha Historic Building Survey identifies few examples of this type of building, and 1902-06 South 13th is one of the best examples for both its architectural and functional integrity.

The building is significant under Criterion C as a fine representative of the St. Louis flat in Omaha. The St. Louis flat consists of commercial on the first floor with apartments above and was the first building type in Omaha designed specifically to accommodate multiple dwellings. In Omaha, these stores with flats are located along major transportation routes.

Both architectural and functional integrity are good. The current owner recently renovated the building. The exterior retains much of its historic appearance. There are a few noticeable differences: the cap stones are missing, the transom glass is painted, the doors for 1902 and 1904 are not original, the basement windows have ornamental grates, and the central pair of windows are no longer double hung. The remainder of the building, however, stands essentially as it was originally built. The interior has undergone some alteration, but original features do remain. One of the store bays still has the original wooden double doors, and two have the fourteen-foot tall stamped tin ceilings. The owner also has the original marble-topped counters from one bay in storage. Woodwork on both floors appears to be original, but the plaster was removed from the walls, leaving exposed brick. The front rooms and hallways on the second story retain their eleven-foot ceilings; the remainder of the ceilings

☐ See continuation sheet
9. Major Bibliographical References

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

[Select appropriate box] X See continuation sheet

Primary location of additional data:
- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

[Blank]

10. Geographical Data

Acreage of property: Less than one acre

UTM References

A  1 | 5 | 2 | 5 | 4 | 2 | 0 | 0 | 4 | 5 | 6 | 9 | 4 | 7 | 0
Zone Easting Northing

B  [Blank]
Zone Easting Northing

C  [Blank]

D  [Blank]

[Select appropriate box] X See continuation sheet

Verbal Boundary Description

Lot 1, Block 7, Kountze's 4th Supplementary addition, Omaha, Douglas County, Nebraska.

[Select appropriate box] X See continuation sheet

Boundary Justification

This boundary includes all historically associated property.

[Select appropriate box] X See continuation sheet

11. Form Prepared By

name/title: Dawn Landholm, Planner Specialist
organization: Omaha City Planning Department
date
street & number: 1819 Farnam Street
city or town: Omaha
state: NE
telephone: (402) 444-4905
zip code: 68183
Bibliography

Building Permits. City of Omaha Planning Department.


Mercier, Judy. Omaha, Nebraska. Interview and correspondence, August through October 1993.

Omaha City Directories. W. Dale Clarke Library.

Sanborn Fire Insurance Maps. City of Omaha Planning Department.
Case No. H1-93-26. APPLICANT: James McDowell requests LANDMARK DESIGNATION for 1902-06 South 13th Street. AREA TO BE DESIGNATED IS SHADED.

Map From:
1984 Omaha/Douglas County Historic Building Survey, Site #DO09:0113-046

Scale: 1"=100'
Landmarks Heritage Preservation Commission
April 26, 1994

H1-93-26

Honorable President

and Members of the City Council,

This Ordinance designates the building generally described as 1902-06 South 13th Street as a landmark. The applicant is James McDowell.

LANDMARKS HERITAGE PRESERVATION COMMISSION PUBLIC HEARING: On January 13, 1994, Kent Behrens, City Planner, presented the request for landmark designation. He stated that the building was constructed in 1888. He described the building and said that it was representative of the St. Louis flat style, which is one of the earliest forms of multiple dwellings in the city. He stated that this building contributes to the historic integrity of the South 13th Street commercial area.

Mr. James McDowell, owner, spoke on behalf of his request.

No one appeared in opposition.

Full summary attached.

LANDMARKS HERITAGE PRESERVATION COMMISSION RECOMMENDATION: Approval of the landmark designation.

PLANNING DEPARTMENT RECOMMENDATION: The designation, as requested meets the criteria for designation and is in conformance with the City's Master Plan.

PLANNING BOARD PUBLIC HEARING: At the Planning Board public hearing March 2, 1994, Mr. James McDowell, presented his request. He stated that he has been remodeling the building for the last five years. The only work left to be done on the exterior is the replacement of two of the front doors to be compatible with the last of the original doors.

No one appeared in opposition.

Full summary attached.

PLANNING BOARD RECOMMENDATION: Approval, 7-0.

Respectfully submitted,

Gary L. Pryor
Planning Director

6453u
ORDINANCE NO. 33264

AN ORDINANCE to designate the building generally described at 1902-06 South 13th Street as a Landmark, pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

Section 1. That the building generally described as 1902-06 South 13th Street, which is on the following described land, to wit:

Lot 1, Block 7, Kountze's 4th Supplementary Addition, City of Omaha, Douglas County, Nebraska.

Section 2. That for the reasons cited in the Landmarks Heritage Preservation Commission resolution, attached hereto as Exhibit A and made a part hereof by this reference, the historical value of the building generally described as 1902-06 South 13th Street is hereby deemed significant and worthy of preservation.

Section 3. That the "Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings", as may be from time to time amended, are hereby adopted as the design standards to be applied in the enforcement of this Ordinance and Chapter 24, Article II, of the Omaha Municipal Code.

Section 4. That the building generally described as 1902-06 is hereby designated pursuant to Section 24-61 of the Omaha Municipal Code, and hereby subject to all of the provisions of this Ordinance and Chapter 24, Article II, of the Omaha Municipal Code.
Section 5. That this Ordinance shall be in full force and take effect fifteen (15) days from and after the date of its passage.

INTRODUCED BY COUNCILMEMBER

[Signature]

APPROVED BY:

[Signature] 5/13/94
MAYOR OF THE CITY OF OMAHA DATE

PASSED MAY 10 1994 5-0

ATTEST:

[Signature]
CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:

[Signature]
Assist. CITY ATTORNEY

6454u
ORDINANCE NO. 33264

AN ORDINANCE to designate the building generally described at 1902-06 South 13th Street as a Landmark, pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st Reading APR 26 1994 Hearing
5/3/94

Hearing MAY 3 1994 Over To
5/10/94

Final Reading MAY 10 1994 Passed 5-0

Mary Hagenbarrett
CITY CLERK