NEBRASKA HISTORIC RESOURCES SURVEY AND INVENTORY

RECONNAISSANCE SURVEY OF

DOWNTOWN AND COLUMBUS PARK OMAHA

Prepared for:

City of Omaha

and

Nebraska State Historical Society

Prepared by:

Mead & Hunt, Inc.

August 2011
EXECUTIVE SUMMARY

The City of Omaha Certified Local Government (Omaha CLG), in cooperation with the Nebraska State Historical Society (NSHS), contracted with Mead & Hunt, Inc. (Mead & Hunt) to conduct a Nebraska Historic Buildings Survey (NeHRSI) in the Downtown and Columbus Park survey areas in Omaha. Mead & Hunt completed the survey and prepared this report between January and May 2011.

The survey area contains approximately 2,466 properties. Generally, the survey area is bounded by the Missouri River and Nebraska state line on the east; the Union Pacific Railroad corridor and Martha Street on the south; Cuming Street, Izard Street, and Abbott Drive on the north; and I-480/US 75 (North Freeway), and 30th Street on the west (see Figure 1. Map of Survey Area shown in Chapter 2).

The survey area generally consists of late nineteenth- and twentieth-century residential, institutional, government, and commercial resources. A large portion of the survey area is residential buildings, consisting of single-family homes, multi-family residences, and apartment buildings. The architectural styles of the dwellings range from front-gable vernacular forms to bungalows and Craftsman style homes, as well as Period Revival residences. A large portion of the institutional, governmental, and commercial properties are from the period following World War II. Fifty-five properties and five historic districts have previously been listed in the National Register (see Chapter 3). Five individual properties are Omaha Landmarks.

Mead & Hunt conducted a reconnaissance-level survey in accordance with the Secretary of the Interior's Standards for Archaeology and Historic Preservation and Standards for Identification and Evaluation and the NeHRSI survey standards. Surveyed properties were evaluated for their potential to be eligible for the National Register and for designation as an Omaha Landmark. The reconnaissance-level survey identified 33 individual properties and three historic districts as good candidates for National Register and Omaha Landmark designation. In addition, four individual properties are recommended for Omaha Landmark designation.

This report documents the results of historical research and field investigations. Chapter 1 of the report contains an overview of the historic development and outlines historic themes for the survey area. Chapters 2 through 5 of the report include a discussion of the survey methodology, a list of previously listed National Register properties, a description of architectural styles and associated historic contexts of properties documented within the survey area, Mead & Hunt’s recommendations for the National Register and Omaha Landmark designation and future research considerations, and an introduction to the survey process and its administrators. The report concludes with a list of the surveyed properties, a bibliography, and a glossary of terms used in the report.

Mead & Hunt would like to thank the following state and local organizations and individuals for assisting us with this study: Michael Leonard, James Krance, and Elisabeth Smith of the City of Omaha Planning Department; Gary Rosenberg of the Douglas County Historical Society; and Patrick Haynes, Jessie Nunn, and Bob Puschendorf of the Nebraska State Historic Preservation Office.
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CHAPTER 1. HISTORIC OVERVIEW

INTRODUCTION
This historic overview provides a brief context to consider the types of resources researched and documented in this survey. When possible, this overview presents information about specific historic resources documented during field survey (for a discussion of the field survey, see Chapter 2). When a surveyed property is mentioned, its Nebraska Historic Resources Survey Inventory (NeHRSI) site number follows its reference.

The survey area for this project is located in downtown Omaha and is bounded by South 29th Street, I-480 and North 31st Street on the west, Izard Street and Abbot Drive on the north, the Missouri River on the east, and the Union Pacific Railroad line on the south. See Chapter 2 for a map showing the survey boundaries.

DEVELOPMENT OF OMAHA THROUGH WORLD WAR II
Prior to incorporation in 1857, Omaha was platted in 1854 with a conventional grid layout, including 320 city blocks each measuring 264 feet square. Omaha served as the territorial capital for 13 years until the capital moved to Lincoln when Nebraska gained statehood on March 1, 1867. By 1870 the city limits extended to present-day 36th Street to encompass the survey area.¹

Omaha's location on the west bank of the Missouri River established it as a regional center of trade in the nation's westward movement. Steamboat trade on the Missouri River and the city's position on the nation's first transcontinental railroad lines strengthened Omaha's economy in the nineteenth century and contributed to population growth and commercial development. In the 1860s Omaha emerged as a transcontinental communication and transportation center. This occurred after the Western Union Telegraph Company erected telegraph wires west from Omaha in 1861, linking the Pacific and Atlantic Coasts. The transcontinental railroad also provided a foundation for the
commercial establishment of downtown Omaha. In 1862 President Abraham Lincoln chose Omaha as the eastern terminus for the transcontinental railroad of the Union Pacific (UP) Railroad, which was founded in the same year. The railroad was completed in 1869, and Omaha’s key position along these transcontinental systems identified it as the nation’s “Gate City” to California and the West. Within the decade between 1860 and 1870, Omaha’s population quadrupled, and it became Nebraska’s largest city. By 1880 eight other rail lines served Omaha and further aided the city’s development as an important agricultural, manufacturing, and commercial center.

During the 1880s Nebraska and Omaha experienced unparalleled growth. The state’s population doubled between 1880 and 1890, and Omaha used its position as the eastern terminus of the transcontinental UP railroad to develop as a major distribution center for Nebraska and the states westward to California. At this time, the “Old Market” area and areas adjacent to the railroad line developed in response to the UP Railroad’s (and later the Burlington Railroad’s) policy to promote traffic and facilitate wholesale jobbing. Jobbing, a business practice in which the jobber purchased goods directly from the manufacturer and sold directly to the store owner, emerged as a significant industry in Omaha during the 1880s. To support this industry, between 1870 and 1900 a concentration of 24 large-scale industrial and warehouse structures were erected between South 8th Street on the east, South 10th Street on the west, Dodge Street on the north, and Leavenworth Street on the south. Six- and seven-story-tall red brick buildings towering over cobblestone and red brick streets created a canyon-like feeling and lead to the area being known as “Jobber’s Canyon.” This dense concentration of warehouses, grocers, and dry goods outfitters was demolished in 1889 and replaced with parkland and the ConAgra headquarters.

 Omaha’s jobbers handled numerous wholesale products, including groceries, dry goods, hardware, fresh produce, paper, boxes, liquors, and agricultural implements. Wholesaling relied on the expediency and efficiency of the railroads to transport goods quickly, and the well-developed telegraph system in Omaha further enhanced the city’s ability to excel at this trade. Within the survey area, the National Register of Historic Places (National Register)-listed Old Market Historic District and Omaha Rail and Commerce Historic District feature large-scale commercial and warehouse buildings used for the wholesale jobbing trade and which reflect these important trends. Occurring contemporaneously with the rise of Omaha’s wholesaling industry was the emergence of Omaha as a livestock market. The Union Stockyard Company, located near the UP line in South Omaha (south of the downtown survey area), was incorporated in 1883.

In addition to wholesaling and stockyards, Omaha sustained a variety of other manufacturing industries, including soap factories, breweries, distilleries, coal, and lumber yards. Many of these industries constructed building complexes near the railroad lines to benefit from the convenient transportation of raw and finished products. In addition to the previously-listed districts in the survey area, the northern portion of the survey area along Burt and Capitol streets contains properties that are associated with manufacturing industries and were situated near the northern barge dock railroad tracks, while the eastern portion of the survey area historically included railroad yards, UP shops, and the Esarco smelter. Numerous other small factories, bakeries, and machine shops were interspersed throughout the survey area, including the Paxton-Mitchell Company’s machine shop in the southern portion of the survey area, at 1839 South 21st Street (DO09-0120-034). The U.S. Army Supply Depot, which was located on the transcontinental railroad within the southern portion of the survey area, played an important role in Omaha’s early history as it supplied the late nineteenth century Indian wars.
Chapter 1: Historic Overview

The economic and demographic growth of Omaha during the late 19th century was heavily influenced by the transcontinental railroad. In 1862, President Abraham Lincoln selected Omaha as the eastern terminus for the transcontinental railroad of the Union Pacific (UP) Railroad, which was completed in 1869, solidifying Omaha's position as a center of commerce and industry.

By 1880, eight other rail lines served Omaha, further aiding the city's development as a major commercial center. In 1869, the Chicago, Burlington, & Quincy Railroad rail lines were extended to Omaha, connecting it to Chicago and further promoting its growth.

During the 1880s, Nebraska and Omaha experienced unparalleled growth. The state's population doubled between 1880 and 1890, and Omaha's population grew from 102,000 in 1900 to 124,000 in 1910 and 191,000 in 1920. The major-ity of warehouses in downtown Omaha were built between 1875 and 1945, a period including both the economic boom of the 1880s and the post-1900 boom.

In addition to wholesaling and stockyards, Omaha sustained a variety of other manufacturing industries, including soap factories, breweries, distilleries, coal, and lumber yards. Many of these industries constructed building complexes near the railroad lines to benefit from the convenient transportation of raw and finished products. In addition to the previously-listed districts in the survey area, much of it in the Neoclassical Revival style. Architectural trends during this period also reflected the lasting influences of the Chicago Columbian Exposition of 1892, during which Neoclassical Revival architecture predominated.

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Occurring contemporaneously with the rise of Omaha's wholesaling industry was the emergence of Omaha as a livestock market. The Union Stockyard Company, located near the UP line in South Omaha (south of the downtown survey area), was incorporated in 1883.

The Omaha Rail and Commerce Historic District is roughly bounded by the UP and the Chicago, Burlington, & Quincy (CB&Q) railroad tracks, South 9th Street, Jackson Street, and South 15th Street. A southeast portion of the district extends south to Pacific Street. Building development within the district was predominately influenced by the railroads and warehousing and is representative of the overall commercial development of Omaha between 1887 and 1945 due to rail. Situated along the main line of the transcontinental UP railroad, the district features buildings that historically functioned as large wholesale jobbing warehouses; manufacturing, transfer and storage companies; and service businesses. Several buildings in the district are also individually listed in the National Register, including Union Station (DO09-0119-001, National Register 1971) and Burlington Station (DO08-0119-004, National Register 1974). Because this district has been listed in the National Register, it was not included in the survey.

During the 1880s, Nebraska and Omaha experienced unparalleled growth. The state's population doubled between 1880 and 1890, and Omaha used its position as the eastern terminus of the trans-continental UP railroad to develop as a major distribution center for Nebraska and the states westward to California. At this time, the “Old Market area” and areas adjacent to the railroad line developed in response to the UP Railroad's (and later the Burlington Railroad's) policy to promote traffic and facilitate wholesale jobbing. Jobbing, a business practice in which the jobber purchased goods directly from the manufacturer and sold directly to the store owner, emerged as a significant industry in Omaha during the 1880s.

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URBAN DEVELOPMENT AND THE STREETCARS

Before the 1890s, most residents of Omaha lived within walking distance from their place of work. As a result, early concentrations of worker cottages were constructed in close proximity to the industries and commercial businesses located near downtown and alongside the railroad corridor. The development of streetcars allowed residents to live further from their place of employment, the rail lines, and downtown. Streetcar transportation began in 1868, when the Omaha Horse and Railway Company established horse-drawn streetcar service. Within the survey area, early horse car lines were located along South 6th Street and South 13th Street. A cable car system was added in 1884 and lines were extended north of downtown along 18th Street and westward along Dodge Street. By 1889 the downtown area featured many streetcar routes, including a horse car line of the Omaha Street Railway along Farnam, Leavenworth, and St. Mary’s Streets and electric lines of the Omaha Street Railway and Omaha Motor Railway along portions of Leavenworth Street, Burt Street, and 11th and 16th Streets connecting Omaha with Council Bluffs’ street railway system.¹

The numerous streetcar companies eventually consolidated into the Omaha & Council Bluffs Company, which operated more than 160 miles of track that radiated out of the downtown area along major thoroughfares, including Cuming, Dodge, Farnam, and Leavenworth Streets, and connected Omaha to Council Bluffs.² By 1926, the height of the Omaha streetcar system, streetcar lines were found along the east-west corridors of Burt, Dodge, Farnam, St. Mary’s, and Leavenworth Streets and along segments of 6th, 11th, 14th, 16th, 18th, 20th, 24th, 28th, and 30th Streets in the survey area.³

At the same time as Omaha’s streetcar system was developing, the city undertook several civic improvement street grading projects that generally lowered the gradient of east-west streets, including Dodge, Douglas, Farnam, Harney, and St. Mary’s Streets. Proponents of these civic projects argued that re-grading efforts would improve Omaha’s commercial potential by making downtown more accessible and business friendly, especially on the west side of the downtown core. Examples of these projects include the lowering of Jones Street at 16th Street by 50 feet in the late 1890s, and the alteration of Farnam Street between 15th and 20th Streets on two occurrences. In 1883 the Farnam Street grade was cut by three feet along much of the corridor, and a 45-foot cut was also made at the intersection of 17th and Farnam Streets. The fill from the Farnam Street re-grading efforts was repurposed for grading between 20th and 24th Streets. In 1891 Douglas Street was re-graded between 17th and 20th Streets, resulting in the construction of new business blocks that replaced pre-existing frame buildings. These gradual lowering projects resulted in downtown expanding west beyond 20th Street. Perhaps the most visible of the street improvement projects is the re-grading of Dodge Street, which occurred between 1917 and 1921 and reduced the steep grade from 12 percent to 7 percent between 17th and 22nd Streets. The deepest cut in the Dodge Street project measured 20 feet, and as a result, side streets were also re-graded to meet the new elevation. While some buildings, such as Central High School on Dodge Street (DO09:0126-088) and the Scottish Rite Temple on Douglas Street (DO09:0124-007), accommodated the landscape changes by adding terraces and steps down to the revised street levels, other structures were demolished because of the inherent problems with maintaining their entryways and foundations.

One exception is St. Mary Magdalene Church (DO09:0124-001) at 109 South 19th Street, at the intersection with Dodge Street. A basement level and sanctuary were incorporated into the church and the entry was revised to accommodate the new street grade; the original 1902 cornerstone is now seen above the altered entrance at the base of the original Gothic arch portal facing 18th Street.⁴ The improvements to Omaha’s streetscape and its well-developed streetcar system stimulated the city’s physical expansion and spurred development along main thoroughfares with streetcar lines and improved accessibility. Real estate developers took advantage of the increased traffic and built single-family residences and apartments along street car lines. Neighborhood commercial businesses such as grocery stores, bakeries, and drugstores clustered at the intersections of streetcar lines.⁵ Many of the one- and two-story frame commercial buildings that lined the streets were later replaced by multiple-story brick buildings from the late 1800s through the 1920s.

Hotels, theaters, and mixed-use commercial blocks were constructed throughout downtown to serve the needs of residents and business travelers. Among the most impressive hotels in the survey area is the Art Deco-style Paxton, built in 1928 (DO09:0123-084). The streetcar lines also provided access to clusters of apartment complexes within the survey area, including the Lancaster Apartments (DO09:0205-083), Helen Apartments (DO09:0209-041), and LaMorada Apartments (DO09:0207-022) built to house the large influx of workers during this period. Large concentrations of housing and apartment buildings located west of the downtown survey area were lost during the construction of Interstate 80 (I-80).

IMMIGRATION AND SETTLEMENT

The development of the railroads and the precipitous rise of industry and commercial development resulted in the need for a great number of skilled and unskilled laborers during the late nineteenth and early twentieth centuries. Immigration during this period supplied much of the needed labor for the growing industries of Omaha. This growth brought a great influx of immigrants from Germany and Northern Europe prior to 1910 and from Bohemia and Southern Europe after 1910.⁶ Omaha attracted immigrants due to the jobs offered by the UP shops, smelters, wholesale trade, meatpacking plants, and other industries in and around the survey area.

¹ St. Mary Magdalene Church during the roadway lowering project, June 1920 (photo courtesy of the Durham Museum)
² Roadway construction along Dodge Street from 17th to 22nd Streets, near Central High School in 1920 (photo courtesy of the Durham Museum)
³ St. Mary Magdalene Church with new basement level, July 1921 (photo courtesy of the Durham Museum)
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St. Mary Magdalene Church during the roadway lowering project, June 1920 (photo courtesy of the Durham Museum)

St. Mary Magdalene Church with new basement level, July 1921 (photo courtesy of the Durham Museum)
Multiple Family Housing in Omaha

Like many cities across the country, Omaha experienced rapid growth during the nineteenth and early twentieth centuries as immigration and industrialization affected the area. Following the lead of New York City, developers in Omaha began constructing multiple-family housing units to accommodate the city's population growth.

The downtown survey area features a varied collection of multiple-family housing types, including variations based on regional influences and developer preferences. Included among the early types of multiple-family houses are row flats, which are a series of flats containing stacked units and located side by side, an example of which is the Campion House at the corner of Florence Boulevard and California Street (DO09:0128-010). As streetcar lines developed, a new type of multiple-family housing emerged: the "apartment house." Within Omaha, early twentieth century apartment buildings included several general types: four-plexes, a two-story apartment building with two units per floor; commercial apartment buildings, which featured a storefront space on the first level; eastern flats, which are two or three stories with two large units on each floor; and garden apartments in an H-, L-, or U-plan around a central courtyard. The National Register-listed Drake Court Apartments (DO09:0122-008) represent a unique apartment layout in Omaha, with apartments oriented along a two-block long linear courtyard that aligned with Jones Street. Downtown Omaha also features several post-World War II apartment high-rise buildings, including Rottick Condominiums (DO09:0122-041) and the Avenue Apartments (DO09:122-076), both of which feature cross plans and share a three-story parking garage.

Immigrant groups often brought specific trades and skills from the Old World. For example, immigrants from Germany, Austria, and Czechoslovakia were often trained brewers, foundry workers, engineers,asons, and saddlers. Italians often thrived as restaurant managers, cooks, bakers, and musicians. By 1880 one-third of Omaha's population was foreign-born and more than half claimed foreign ancestry. The different ethnic groups settled together in clusters within neighborhoods, usually close to their place of employment. Within these areas, immigrant groups developed tightly woven social networks, and established churches, schools, and other social institutions that reflected aspects of their culture. The need for immigrant labor tapered off during the economic depression of the 1890s, but returned by the turn of the century with expanding industry. The steady flow of immigrants continued into the twentieth century, and by 1930 Omaha's percentage of foreign-born residents was greater than the national average and other cities along the Missouri River.

Urban Development and the Automobile

The 1910s and 1920s brought the increased use of motor vehicles and altered city development patterns. Streetcars faced increased competition beginning in 1923 when the first city bus company began service. In 1925 the O&C&I added buses to extend service beyond its rail lines. Trucks increasingly replaced the railroad as the primary means of transporting goods, leading to the gradual decline of rail transportation and activity in the area surrounding the tracks. The automobile gained popularity at the same time and corner service and filling stations appeared along primary transportation corridors, such as the station at 1928 Leavenworth Street (DO09:0122-056).

The Lincoln Highway, which was designated in 1913, entered Omaha from the east on the Douglas Street Bridge. The route of the Lincoln Highway traveled along portions of Dodge and Farnam Streets, within the survey area. The Lincoln Highway spanned the nation and was intended to provide paved, toll free, and direct access across the U.S. Although the Lincoln Highway route was abandoned in Omaha in 1930, a number of resources in the survey area remain and developed concurrently with this prominent transcontinental route. Of particular note is Automobile Row, a commercial district along Farnam Street that historically extended between 24th and 31st Streets. Automobile rows developed in many American cities after 1900, when car companies sought to create districts where the sale and repair of cars would be easy and efficient. Dealerships along this stretch of Farnam Street included Hupmobile (DO09:0209-015), Drummond Motor Company (DO09:0209-015), and Studebaker (DO09:0209-018). The Hupmobile dealership at 2523 Farnam Street is the last known preserved Hupmobile dealership remaining in the U.S.

Generally, limited residential or commercial development occurred in the survey area from the onset of the Great Depression until after World War II. This period was marked by labor strife, including violent union struggles with the streetcar company in downtown Omaha and South Omaha. Among Omaha's significant business developments after World War II was the growth of professional industries in downtown.

Downtown Omaha during the Post-World War II Era

After World War II, buses and automobiles overtook streetcars as the dominant form of urban mass transit. The last streetcar line in Omaha was abandoned on March 4, 1955. Industrial development and rail transportation in the area also began to decline during this period, following the general national trend of trucking and suburban expansion and development.

Wide corridors of buildings were demolished to construct freeways in the decades after World War II. The last streetcar line in Omaha was abandoned on March 4, 1955. Industrial development and rail transportation in the area also began to decline during this period, following the general national trend of trucking and suburban expansion and development.

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Wide corridors of buildings were demolished to construct freeways in the decades after World War II. The last streetcar line in Omaha was abandoned on March 4, 1955. The postwar Omaha Motor Company, located at 2416 Farnam Street, date unknown (photo courtesy of DCHSA)
expansion of the Interstate Highway system in Omaha considerably affected the western and northern portion of the survey area with the loss of many blocks of buildings in these corridors. The construction of I-480 as a north-south belt route around downtown Omaha crosses the northern half of the survey area, roughly paralleling Cass Street, while also forming the western edge of the survey area. Additionally, U.S. 75 extends north of the I-480 corridor in the survey area as an upgraded freeway, developed during the postwar period.

Job growth in Omaha during the postwar period was consistent with trends seen in cities across the country; professional fields boomed as the American economy shifted from the production of goods in downtown Omaha to the provision of professional services. As a result, the need for office space for the rising managerial and professional class emerged. Often these corporate structures drew upon the International style and the industrial architecture of the Bauhaus as architects transformed the tall office building into a sealed box of curtain walls, banded glass windows with steel mullions, and polished surfaces. Omaha's postwar civic buildings ... wall beneath a latticed concrete grid, and the Fire Division Headquarters (DO09:0121-093), a study of Brutalism in Omaha.

The Northern Natural Gas Building (DO09:0124-027) is located at 2223 Dodge Street in Omaha, Nebraska. It is positioned on the northwest edge of the established downtown area. The building was designed by Latenser & Sons, a notable Omaha architectural firm, and completed in 1951, with a 15-story tower added in 1957. Although in operation since 1930, Northern Natural Gas expanded rapidly during the 1950s. As one of the first tall modern office buildings in downtown Omaha, the Northern Natural Gas Building anchored the company both physically and symbolically within the city's postwar ... is listed in the National Register under Criterion A: Commerce for its association with and significant role in Omaha's growing service economy during the postwar period and under Criterion C: Architecture for its embodiment of the Modern architectural style as applied to the tall office building.
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Downtown Omaha, c.1965 (photo courtesy of the City of Omaha)

**Lincoln Highway in Nebraska**

Within Nebraska, the Lincoln Highway crossed 13 counties and 47 towns until exiting the state at Bushnell near the state's western border with Wyoming. The early route generally followed the route of the Platte River and the UP Railroad line. With the exception of Omaha, much of the original route was located on railroad right-of-way. In 1920 the state of Nebraska took over the Lincoln Highway as part of the state highway system and continued to improve the route. Following the designation of the U.S. numbered highway system in 1926, new sections of the Lincoln Highway were constructed and co-designated as U.S. 30. The greatest change to U.S. 30 and the Lincoln Highway, at this time, was the 1930 bypass around the north side of Omaha to Blair, Nebraska. Without notifying Omaha or Council Bluffs government officials, the Lincoln Highway Association ordered several crews of workers to remove the markers from the original route to the new one in the middle of the night.

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I-480 construction in Omaha, c.1960-c.1970 (photo courtesy of the Nebraska Department of Roads)

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**Lincoln Highway in Nebraska**

After World War II, the city of Omaha witnessed an economic shift from an economy centered on industry, commerce, and wholesale to a service economy. As the stockyards and meatpacking industries declined, insurance, banking, finance, regional headquarters, and real-estate industries grew. Well-known for its wealth of insurance companies, including Mutual of Omaha and Woodmen of the World (DO009:0124-008), two additional companies became crucial to the local economy: Northwestern Bell and Northern Natural Gas.

**Northern Natural Gas Building**

Downtown Omaha, c.1965 (photo courtesy of the City of Omaha)

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OMAHA IN THE MODERN ERA

Since the postwar period, downtown Omaha has witnessed continued development. Among the development efforts was the construction of an increasing number of parking garages and parking lots, teardowns of historic structures, redevelopment and rehabilitation of historic buildings in the Old Market and Omaha Rail and Commerce Historic Districts for continued commercial and residential use as urban apartment and condominium lofts, and development of the Queen Center and Civic Center. As mentioned above, the demolition of the historic Jobber's Canyon district resulted in the development of the Heartland of America Park between I-480 and the Missouri River, which opened in 1989. CoAg's world headquarters complex also occupies 30 acres of the former historic district. Conceptualized in the 1970s and completed thereafter, the Central Park Mall (Gene Leahy Mall) between Farnam Street and Douglas Street and extending from South 8th Street on the east to South 14th Street on the west also represents the city's urban renewal efforts to redevelop the downtown landscape.

Within the northern half of the survey area Creighton University has expanded to accommodate their hospital complex and collegiate sporting fields. Much modern development has also occurred east of Creighton University. In April 2011 the TD Ameritrade Park opened to house both Creighton University baseball and the NCAA Collegiate World Series. The Qwest Center and Convention Center (soon to be known as CenturyLink Center) opened in 2003, displacing the Omaha Civic Auditorium as the city's preferred sporting and entertainment venue. The construction of numerous hotels and national retail stores and the redevelopment of historic buildings for condominium usage have also occurred within the recent development of Omaha's North downtown area.

CREIGHTON UNIVERSITY

Located in the northwest corner of the survey area, Creighton University, founded by John and Edward Creighton, was established as a private Jesuit Roman Catholic University in 1878.

Creighton College in 1878; the building is located at 24th and California Streets and is now part of the Administration Building (photo courtesy of DCHSA)

Among the oldest buildings on campus are St. John's Collegiate Church (DO09:0213-001), dedicated in 1888, and Creighton Hall (DO09:0213-002), which opened in 1890. Until the dedication of St. Cecilia's Cathedral in the National Register-listed Gold Coast Historic District and the movement of wealthy residents west from downtown, St. John's Church served as a center for worship for Omaha's most influential and wealthy Catholics, and played a unique role in Omaha's Catholicism by serving as both a collegiate and parish church. An Art Deco-style administration building was added to the university campus in 1929 as an addition to the older red brick Creighton Hall.

Despite Creighton University's late nineteenth century beginnings, it was during the postwar period that the campus witnessed a construction boom in response to rising enrollment numbers. Beginning in 1945 the University established a building program expected to total nearly $2 million. The program envisioned modern buildings to house a medical school, student activities building, undergraduate library, and dormitories. The first construction, as a result of this postwar expansion program, began in 1955 on the men's dormitory and cafeteria, Degelman Hall (DO09:0213-016). Subsequent additions to the campus were made throughout the 1950s and 1960s (DO09:0213-017 through DO09:0213-023) and evoke conservative modern collegiate architecture with brick walls, flat roofs, ribbon windows, and "panoramic expansions of glass." When completed in the late 1960s, Creighton University's appearance was fully that of a modern University.

NOTES


2 Larsen and Cottrell, 31; Stacey C. Pilgrim, "Omaha Rail and Commerce Historic District," National Register Nomination Form, National Park Service, 1996.

3 Penelope Chatfield, Daniel Kidd, and D. Murphy, "Old Market Historic District," National Register Nomination Form, National Park Service, 1976; Pilgrim, "Omaha Rail and Commerce Historic District."


5 Omaha City Planning Department, A Comprehensive Program for Historic Preservation in Omaha, 51.

6 Chatfield, Kidd, and Murphy, "Old Market Historic District," Pilgrim, "Omaha Rail and Commerce Historic District."


9 Orr, 185, 339.


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Mary Rodgers Benedum Hall, Creighton University Campus

Since the postwar period, Creighton University has continued to expand to the west and east, particularly with the construction of the Creighton University Medical Center, which replaced the historic St. Joseph’s Hospital in the 1970s. St. Joseph’s Hospital was originally located at 10th and Martha Streets, and has since been demolished. More recently, Creighton’s facilities have expanded eastward from their historic core, particularly from 17th Street to 24th Street. With this expansion the University returned to the red brick and masonry architectural themes of the late 1800s, as reflected in red brick dormitories, soccer stadium, and campus-related structures.

See Clipping File for Creighton University, Douglas County HISTORICAL SOCIETY (Omaha, Neb.)

NOTES


5 Omaha City Planning Department, A Comprehensive Program for Historic Preservation in Omaha, 51.


9 Orr, 185, 339.


14 Omaha City Planning Department, A Comprehensive Program for Historic Preservation in Omaha, 35.
16 Orr, 30.
CHAPTER 2.  
SURVEY METHODS AND RESULTS

INTRODUCTION
This chapter describes the methods used to conduct the survey and the results of the survey. The City of Omaha retained Mead & Hunt to identify and document historic and architectural properties within the Downtown and Columbus Park survey areas. Architectural historians from Mead & Hunt conducted a reconnaissance-level NeHRSI during January and February 2011. The survey builds upon previous survey efforts undertaken by the Omaha CLG. For more information on the NeHRSI and the Omaha CLG, see Chapter 5.

SURVEY METHODS

Objectives
The purpose of the survey is to identify properties that appear to retain sufficient historic integrity to meet NeHRSI survey criteria within the survey area. Properties meeting survey criteria were then evaluated to determine if they qualified as candidates for designation as Omaha Landmarks or listing in the National Register, both individually and collectively as contributing properties within possible historic districts. The completion of a reconnaissance-level survey results in a description of the types of historic properties within the survey area and recommendations of properties that may qualify for local and/or National Register designation (see Chapter 4).

Survey Methodology
The purpose of a reconnaissance-level NeHRSI is to provide data on properties of architectural and historical importance through research, evaluation, and documentation. Research is limited to a background review of the history of the development of the survey area. Properties that meet NeHRSI survey criteria are identified and documented with photographs and basic physical descriptions. Their geographic locations are plotted on city maps.

Survey Area
The survey area contains approximately 2,418 properties. Generally, the survey area is bounded by the Missouri River and Nebraska state line on the east; the Union Pacific Railroad corridor and Martha Street on the south; Cuming Street, Izard Street, and Abbott Drive on the north; and I-480/US 75 (North Freeway) and 30th Street on the west (see Figure 1).

Research
Architectural historians investigated published information about the history, culture, and settlement of the survey area at the Omaha Public Library and the Douglas County Historical Society. Additionally, NeSHPO staff and architectural historians from Mead & Hunt participated in a public
meeting in January 2011. One goal of this meeting was to encourage residents to share information about local history and properties associated with historic events or important persons.

Previously Documented Properties

Previously documented properties were evaluated and included in the survey results if they appeared to meet National Register or local criteria and retained sufficient historic integrity. There are 55 individual National Register-listed properties and five National Register-listed Historic Districts located within the survey area (see Chapter 3 for a complete listing of National Register-listed properties). Four Omaha Landmarks are located within the survey area (see Chapter 4 for a complete listing of Omaha Landmark properties).

Evaluation

Mead & Hunt conducted the field survey in January and February 2011. During the field survey, architectural historians drove accessible public streets in the survey area and identified properties that appeared to possess historical or architectural significance and retained historic integrity as outlined in the NeHRSI Manual (2010 Edition). Generally, the NeHRSI Manual follows National Park Service (NPS) guidelines, which state that a property must:

- Be at least 50 years old, or less than 50 years in age but possessing exceptional significance – following NeHRSI guidelines, Mead & Hunt included properties that fell a few years outside the 50-year mark if they were significant or unusual property types, even though they did not possess exceptional significance.
- Be in its original location – generally, historical associations are absent when a property is moved from its original location.
- Retain its physical integrity – for a property to retain physical integrity, its present appearance must closely resemble its appearance during the time the property derives its significance. Common alterations causing the loss of integrity include: the replacement of original features with modern ones, such as new windows or porches; the construction of additions, particularly additions that are less than 50 years in age; the loss of original features, such as porches and porch columns; or defining architectural details; and the installation of modern siding materials, such as aluminum and vinyl. Properties that display such physical changes were generally excluded from the survey because they did not retain physical integrity.

Because single-family and multiple-family dwellings are the most common resource within building surveys, their evaluation requires a strict integrity standard. Due to the large number of these properties in the survey area, only properties that displayed architectural interest and retained a high degree of physical integrity were documented.

Documentation

Architectural historians documented properties that meet the survey criteria as outlined in the NeHRSI Manual and according to the specific requirements of the Omaha CLG. Property locations were recorded on city plat maps, according to Geographic Information System (GIS) coordinates derived during field survey from a database provided by the Omaha CLG. Photographic documentation included a minimum of two digital images of each property, with representative streetscape views to demonstrate notable features within the survey area.

Products submitted to the City of Omaha include the survey report, digital images, maps, a database, and research files.

Survey limitations and biases

Only those properties visible from the public right-of-way and not obscured by other buildings, foliage, or other obstructions were documented during field survey. Properties were evaluated largely on design and architectural features. Information received from area residents helped identify properties associated with historic events or important persons.

National Register of Historic Places

The National Register is the official federal list of districts, sites, buildings, structures, landscapes, and objects significant in American history, architecture, archaeology, engineering, and culture. A property can be significant at the local, state, or national level. To qualify for listing in the National Register, properties generally must be at least 50 years old, possess historical or architectural significance, and retain physical integrity.

To be listed in the National Register, a property's significance must be demonstrated by one or more of the following National Register criteria for evaluation established by the NPS:

- **Criterion A** – Association with events or activities that have made a significant contribution to the broad patterns of our history.
- **Criterion B** – Association with the lives of persons significant in our past.
- **Criterion C** – Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- **Criterion D** – Holds the potential to provide important information about prehistory or history.

Previous documentation

Previously documented properties may qualify if they fall into one of the following categories:

- Religious properties deriving significance from architectural or artistic distinction or historical importance.
- Moved properties that are significant for architectural value.
- Birthplaces or gravesites if there is no other appropriate site directly associated with a significant person’s productive life.
- Cemeteries that derive primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.
- Reconstructed buildings when built in a suitable environment.
- Commemorative properties with significant design, age, tradition, or symbolic value.
- Properties less than 50 years old that are of exceptional importance.

Integrity, meaning the ability of a property to convey its significance, is important in determining the eligibility of a property. A property’s integrity must be evident through physical qualities, including:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

The Glossary of Architectural Styles and Survey Terms defines the seven elements of integrity. For more information on the National Register, see Chapter 5.
meeting in January 2011. One goal of this meeting was to encourage residents to share information about local history and properties associated with historic events or important persons.

Previously Documented Properties

Previously documented properties were evaluated and included in the survey results if they appeared to meet National Register or local criteria and retained sufficient historic integrity. There are 55 individual National Register-listed properties and five National Register-listed Historic Districts located within the survey area (see Chapter 3 for a complete listing of National Register-listed properties). Four Omaha Landmarks are located within the survey area (see Chapter 4 for a complete listing of Omaha Landmark properties).

Evaluation

Mead & Hunt conducted the field survey in January and February 2011. During the field survey, architectural historians drove accessible public streets within the survey area and identified properties that appeared to possess historical or architectural significance and retained historic integrity as outlined in the NeHRSI Manual (2010 Edition). Generally, the NeHRSI Manual follows National Park Service (NPS) guidelines, which state that a property must:

- Be at least 50 years old, or less than 50 years in age but possessing exceptional significance – following NeHRSI guidelines, Mead & Hunt included properties that fell a few years outside the 50-year mark if they were significant or unusual property types, even though they did not possess exceptional significance.

- Be in its original location – generally, historical associations are absent when a property is moved from its original location.

- Retain its physical integrity – for a property to retain physical integrity, its present appearance must closely resemble its appearance during the time the property derives its significance. Common alterations causing the loss of integrity include: the replacement of original features with modern ones, such as new windows or porches; the construction of additions, particularly additions that are less than 50 years in age; the loss of original features, such as porches and porch columns, or defining architectural details; and the installation of modern siding materials, such as aluminum and vinyl. Properties that display such physical changes were generally excluded from the survey because they did not retain physical integrity.

Because single-family and multi-family dwellings are the most common resource within building surveys, their evaluation requires a strict integrity standard. Due to the large number of these properties in the survey area, only properties that displayed architectural interest and retained a high degree of physical integrity were documented.

Documentation

Architectural historians documented properties that met the survey criteria as outlined in the NeHRSI Manual and according to the specific requirements of the Omaha CLG. Property locations were recorded on city plat maps, according to Geographic Information System (GIS) coordinates derived during field survey from a database provided by the Omaha CLG. Photographic documentation included a minimum of two digital images of each property, with representative streetscape views to demonstrate notable features within the survey area.

Products submitted to the City of Omaha include the survey report, digital images, maps, a database, and research files.

Survey limitations and biases

Only those properties visible from the public right-of-way and not obscured by other buildings, foliage, or other obstructions were documented during field survey. Properties were evaluated largely on design and architectural features. Information received from area residents helped identify properties associated with historic events or important persons.

National Register of Historic Places

The National Register is the official federal list of districts, sites, buildings, structures, landscapes, and objects significant in American history, architecture, archaeology, engineering, and culture. A property can be significant at the local, state, or national level. To qualify for listing in the National Register, properties generally must be at least 50 years old, possess historical or architectural significance, and retain physical integrity.

To be listed in the National Register, a property’s significance must be demonstrated by one or more of the following National Register criteria for evaluation established by the NPS:

- **Criterion A** – Association with events or activities that have made a significant contribution to the broad patterns of our history.

- **Criterion B** – Association with the lives of persons significant in our past.

- **Criterion C** – Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

- **Criterion D** – Holds the potential to provide important information about prehistory or history.

Cemeteries, birthplaces, gravesites, religious properties, moved buildings, reconstructed properties, commemorative properties, and properties that have achieved significance within the last 50 years are usually considered ineligible for listing in the National Register. However, these properties may qualify if they fall into one of the following categories:

- Religious properties deriving significance from architectural or artistic distinction or historical importance.

- Moved properties that are significant for architectural value.

- Birthplaces or gravesites if there is no other appropriate site directly associated with a significant person’s productive life.

- Cemeteries that derive primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.

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- Design

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- Materials

- Workmanship

- Feeling

- Association

The Glossary of Architectural Styles and Survey Terms defines the seven elements of integrity. For more information on the National Register, see Chapter 5.
**Survey Results**

**Illustrated Discussion of Significant Historic Contexts**

The survey identified 211 properties that met survey criteria (see Appendix A). Properties are related to 10 historic contexts developed by the NeSHPO and listed in the NeHRSI Manual (see Table 1 for a summary of surveyed properties by context). Each historic context outlines a particular theme in Nebraska history and includes a list of associated property types related to each historic context. Historic contexts, including examples of properties documented under the contexts in the survey, are presented below. Properties recommended as candidates for the National Register or Omaha Landmark designation are listed in Chapter 4.

**Association**

The association context relates to organizations of people, other than religious or governmental, that have a common interest. An example is the Scottish Rite Temple located at 202 South 20th Street (DO09:0124-007).

**Commerce**

The historic context of commerce is concerned with the buying and selling of commodities that are transported from one place to another. Associated property types in the survey area include stores that provide a variety of products or services and structures related to the processing industry, such as grain elevators. The survey identified a number of properties under this context, including the commercial building located at 1401 Jackson Street (DO09:0121-104) and the M&R Building located at 1407 Harney Street (DO09:0123-061).

**Communication**

The communication context relates to the transfer of information from person to person or from point to point. The survey identified one property under this context, the KETV building located at 2665 Douglas Street (DO09:0209-078).

**Diversion**

The theme of diversion is related to those activities designed to relax and amuse people and includes recreational and entertainment properties. The Archway between the Old Market and the Central Park Mall located on 11th Street at Farnam Street (DO09:0123-097) and the Joslyn Memorial Art Museum, located at 2200 Dodge Street (DO09:0126-007) are examples of this context.

**Education**

The education context relates to the processes of teaching and learning. The survey documented buildings associated with Creighton University. The earliest buildings on the main campus were designed in the Italianate and Art Deco styles. A large portion of the buildings associated with Creighton University were built in the postwar period and reflect the emerging Modern style. One such property is the Ahmanson Law Center, located outside the main Creighton campus at 2208 California Place (DO09:0128-079).

**Government**

Government includes public buildings used for governmental functions and services, such as administrative offices, courthouses, police and fire stations, and post offices. Architectural styles and forms vary widely, depending on building function, but often tend toward formal and Neoclassical styles in earlier periods and modern or functional styles in more recent periods. An example is Fire Station Number 4, located at 999 North 16th Street (DO09:0129-002).
**Survey Results**

**Illustrated Discussion of Significant Historic Contexts**

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![Scottish Rite Temple located at 202 South 20th Street (DO09:0124-007)](image1)

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![KETV Building located at 2665 Douglas Street (DO09:0209-078)](image2)

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![Commercial Building located at 1401 Jackson Street (DO09:0121-104)](image3)

![M&R Building located at 1407 Harney Street (DO09:0123-061)](image4)

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![Archway located on 11th Street at Farnam Street (DO09:0125-007)](image5)

![Joslyn Memorial Art Museum located at 2200 Dodge Street (DO09:0126-007)](image6)

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![Ahmanson Law Center located at the corner of Cass Street and 21st Street (DO09:0128-079)](image7)

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![Fire Station Number 4 located at 999 North 16th Street (DO09:0129-002)](image8)
Chapter 2: Survey Methods and Results

Reconnaissance Survey of Columbus Park/Downtown Omaha

Survey Results

Illustrated Discussion of Significant Historic Contexts

The survey identified 211 properties that met survey criteria (see Appendix A). Properties are related to 10 historic contexts developed by the NEHPO and listed in the NeHRSI Manual (see Table 1 for a summary of surveyed properties by context). Each historic context outlines a particular theme in Nebraska history and includes a list of associated property types related to each historic context. Historic contexts, including examples of properties documented under the contexts in the survey, are presented below. Properties recommended as candidates for the National Register or Omaha Landmark designation are listed in Chapter 4.

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Settlement
The historic context of settlement pertains to the division, acquisition, and ownership of land. Residential properties are the primary property type associated with settlement in the survey area. Single-family dwellings represent the largest pool of buildings evaluated and were documented if they appeared to be good examples of architectural styles or forms within the survey area and retained a high degree of integrity (for definitions of architectural styles and terms, refer to the Glossary of Architectural Styles and Survey Terms). A description of the residential architecture styles documented during the survey is presented below.

Developed in England by a group of architects who rejected the opinion of their peers that the Gothic Revival was the only proper architectural style, the Queen Anne style was popular in the United States between 1880 and 1910. Queen Anne houses are characterized by irregular massing and ornamental detail, including asymmetrical facades often display wraparound verandas, steeply pitched roofs with a dominant front gable, and towers or turrets. An example of the Queen Anne style is the house located at 1318 South 25th Street (DO09:0203-006).

Romanesque Revival architecture was popular between 1875 and 1900. Romanesque Revival buildings commonly feature round-topped arches occurring over windows, porch supports, or entrances; masonry walls with decorative patterns; asymmetrical facades; and towers. An example of the Romanesque Revival style is located at 611 North 16th Street (DO09:0127-001).

Popular between 1900 and 1920, American Foursquare houses generally have large massing, two stories with a square plan, a hip roof, and a full-width front porch. An example of an American Foursquare is the house at 2711 Poppleton Avenue (DO09:0203-036).

Period Revival styles were popular between 1900 and 1940 and reflect a variety of characteristics associated with the Period Revival movement. The two Period Revival styles found in the survey area are the Classical Revival and Dutch Colonial Revival forms. Classical Revival architecture relies heavily on a classically derived entrance to communicate its architectural heritage. Symmetry of design, side gable roofs with dormers, columns, and shutters are all elements of the style. An example of Classical Revival architecture found within the survey is the quadplex located at 536 South 26th Avenue (DO09:0207-012).

Dating from the 1910s to 1940s, Dutch Colonial Revival houses typically feature a steeply pitched gambrel roof, usually containing enough space for a full story. Separate dormer windows or a continuous shed dormer are common, and a full-width porch is usually included under the main roof line. The house located at 902 South 25th Street (DO09:0205-086) is an example of the Dutch Colonial Revival style.

Religion
The context for religion relates to the institutionalized belief in, and practice of, faith. Religious properties are not usually eligible for the National Register unless the property derives its primary significance from architectural distinction or historical importance. The Grace Tabernacle Church of God in Christ, located at 818 North 18th Street (DO09:0130-003), is an example of this context.

Services
The theme of services relates to properties that contain support facilities for an area, such as public utilities, health care, food service, and banking. An example of this context is the Farm Credit Union building, located at 206 South 19th Street (DO09:0124-032).
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Developed in England by a group of architects who rejected the opinion of their peers that the Gothic Revival was the only proper architectural style, the Queen Anne style was popular in the United States between 1880 and 1910. Queen Anne houses are characterized by irregular massing and ornamentation achieved through the use of complex volumes, textural variety, polychromatic detailing, and decoration. Asymmetrical facades often display wraparound verandas, steeply pitched roofs with a dominant front gable, and towers or turrets. The house located at 1318 South 25th Street (DO09:0203-006) is an example of the Queen Anne style.

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Popular between 1900 and 1920, American Foursquare houses generally have large massing, two stories with a square plan, a hip roof, and brick, clapboard, stucco, or concrete-block exterior. Large urban residences often use this form, which also often includes a hip roof, wide overhanging eaves, central dormers, and a one-story full-width front porch. An example of an American Foursquare is the house at 2711 Poppleton Avenue (DO09:0205-036).

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Services
The theme of services relates to properties that contain support facilities for an area, such as public utilities, health care, food service, and banking. An example of this context is the Farm Credit Union building, located at 206 South 19th Street (DO09:0124-032).
During the postwar period, the automobile and wide availability of land influenced significant changes in the plan of a single-family house. The Ranch form, with its elongated main mass, became the dominant postwar house type throughout the country between 1950 and 1970, and as a result, the postwar suburb is often defined by its architectural uniformity. The Ranch form is typically asymmetrical and consists of one story with a low-pitched roof and wide eaves. The form may include a rambling floor plan, large picture window on the facade, and additional architectural features such as integrated planters, wrought-iron supports, wide chimneys, elevated windows, and roof cutouts. A garage or carport was nearly always incorporated into the main block of the house.

Variations within the Ranch form include exterior cladding, which may be siding, brick, stone, or some combination thereof; roof form, and window type. An example of a Ranch house with stone veneer is located within the survey area at 2553 Hickory Street (DO09:0201-012).

Craftsman-style houses were constructed throughout the United States between 1910 and 1940. Craftsman buildings commonly exhibit low pitched or sweeping-gable roofs with exposed rafters, one-and-one-half stories, and brick or stucco exteriors. Elements of the style may also include contrasting wood bands or courses and multi-pane, double-hung sash windows. An example of a Craftsman-style bungalow found within the survey area is located at 2703 Poppleton Avenue (DO09:0203-037).

As smaller, more modest dwellings with simple horizontal lines, Craftsman-style bungalows have wide projecting roofs, one or two large porches, and plain woodwork. Large chimneys, dormers, and exposed brackets were also common. An example of a Craftsman-style house within the survey area is located at 2703 Poppleton Avenue (DO09:0203-037).

Vernacular forms include properties not architect-designed. Local builders commonly borrowed features from high-style architecture that were popular during the early twentieth century, and constructed these buildings using locally available materials. Details may include cornice returns, clipped gables, side bay windows, and dormer windows. The most common vernacular examples are front gable or side gable forms with narrow massing, often only one or two rooms wide, with a symmetrical fenestration pattern and modest architectural detailing. An example of the front gable form is the house at 1205 South 27th Street (DO09:0203-009).

Transportation
Transportation relates to the carrying, moving, or conveying of materials and people from one place to another. Examples of associated property types may include trails, roads, bridges, gas and service stations, railroad and bus stations, and airport terminals. Transportation-related properties include the service garage at 603 South 24th Street (DO09:0122-075) and the numerous segments of brick streets still visible throughout downtown, one of which is located on 18th Street between Jackson Street and Leavenworth Street (DO09:0122-071).
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Craftsman-style bungalow located at 1330 South 24th Street (DO09:0203-041)

Craftsman house located at 2703 Poppleton Avenue (DO09:0203-037)

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Craftsman-style residence at 2553 Hickory Street (DO09:0201-012)

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Front gable house at 1205 South 27th Street (DO09:0203-009)

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Service garage at 603 South 24th Street (DO09:0122-075)

18th Street between Jackson Street and Leavenworth Street (DO09:0122-071)
Table 1. Numerical Summary of Survey Results

<table>
<thead>
<tr>
<th>Historic Context</th>
<th>Number of Properties</th>
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<tr>
<td>Association</td>
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<td>Commerce</td>
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<td>Diversion</td>
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<td>Education</td>
<td>16</td>
</tr>
<tr>
<td>Government</td>
<td>4</td>
</tr>
<tr>
<td>Religion</td>
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<tr>
<td>Services</td>
<td>6</td>
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<tr>
<td>Transportation</td>
<td>25</td>
</tr>
<tr>
<td>Settlement</td>
<td>77</td>
</tr>
</tbody>
</table>

Total number of historic properties within survey area: 2,446
Total number of surveyed properties: 211

Figure 1. Map of Survey Area, prepared by the City of Omaha
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Total number of historic properties within survey area: 2,446

Total number of surveyed properties: 211
This chapter provides a listing, with photographs, of the 55 individual properties and five historic districts in the survey area that are currently listed in the National Register. Eight individual properties have been recognized as Omaha Landmarks. In addition, two historic districts are Omaha Landmarks. Properties are listed in numerical order by the NeHRSI number.

The City of Omaha has two National Register Multiple Property Documents (MPDs) that relate to properties in the downtown survey area: Apartments, Flats and Tenements in Omaha, Nebraska from 1880-1962 and Attached Dwellings of Omaha, Nebraska from 1880-1962. Individual properties have been listed in the National Register under the cover of these MPDs.

**NATIONAL REGISTER-LISTED PROPERTIES**

- **Beebe & Runyan Furniture Showroom and Warehouse**
  - DO99:0068-001
  - 105 South 9th Street
  - Built in 1913
  - Renaissance Revival Style
  - Listed 23 July 1998

- **Eggers-O’Flyng Building**
  - DO99:0119-001
  - 901 South 15th Street
  - Built in 1902, 1912, 1918, 1928
  - Renaissance Revival Style
  - Listed 13 December 1991; also within Omaha Commerce and Rail Historic District

- **Union Station**
  - DO99:0119-001
  - 901 South 10th Street
  - Built in 1931
  - Art Deco Style
  - Listed 5 November 1971
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<tr>
<th>Property Name</th>
<th>DO09:0122-0051615</th>
<th>Address</th>
<th>Year Built</th>
<th>Architecture Style</th>
<th>Listed Date</th>
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</thead>
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<td>Aquila Court</td>
<td></td>
<td>145 S 16th Street</td>
<td>1923</td>
<td>Renaissance Revival Style</td>
<td>28 August 1974</td>
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<td>1722 St. Mary's Ave</td>
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<td>21 September 1978</td>
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<td>Kennedy Building (Union Outfitting Building)</td>
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<td>3 February 1979, also within Omaha Commercial and Rail Historic District</td>
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<td>1906</td>
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Aquila Court
DO09:0122-0051615 Howard Street
Built in 1923
Renaissance Revival Style
Listed 28 August 1974

Anderson Building
DO09:0122-042701 South 24th Street
Built in 1924
Sullivanesque Style
Listed 20 November 2009

Steiner Rowhouse #2
DO09:0122-0501906 Jones Street
Built in 1911
Renaissance Revival Style
Listed 3 July 1991

Berkeley Apartment
DO09:0122-052649 South 19th Avenue
Built in 1915
Eclectic Style
Listed 19 July 1996

Steiner Rowhouse #1
DO09:0122-053638 South 19th Street
Built in 1909
Renaissance Revival Style
Listed 3 July 1991

Federal Office Building
DO09:0123-002106 South 15th Street
Built in 1933-1934
Art Deco Style
Listed 17 March 2009

Christian Specht Building
DO09:0123-0061110 Douglas Street
Built in 1884
Renaissance Revival Style
Listed 1977

Kirschbraun & Sons Creamery Warehouse
DO09:0123-007901 Dodge Street
Built in 1917
Commercial Style
Listed 23 July 1998

Burlington Headquarters Building
DO09:0123-0081004 Farnam Street
Built in 1879, 1886, 1899
Italianate Style
Listed 4 December 1974

Nash Building (McKesson-Robbins Warehouse)
DO09:0123-009900 Farnam Street
Built in 1905-1907
Commercial Style
Listed 16 May 1985

Hill Hotel
DO09:0121-011509 South 16th Street
Built in 1919
Commercial Style
Listed 20 April 1988

Bemis Bag Building
DO09:0121-029614 South 11th Street
Built in 1887, 1902
Commercial Style
Listed 11 January 1985, also within Omaha Commercial and Rail Historic District

Anheuser-Busch Office Building
DO09:0121-0301215 Jones Street
Built in 1887
Romanesque Revival Style
Listed 2 March 1979, also within Omaha Commercial and Rail Historic District

Kennedy Building (Union Outfitting Building)
DO09:0122-001500 South 18th Street
Built in 1921
Commercial Style
Listed 24 August 1979

Flatiron Building
DO09:0122-0021722 St. Mary's Avenue
Built in 1911-1912
Georgian Revival
Listed 21 September 1978

Mary Rogers Kindell House
DO09:0122-0059226 St. Mary's Avenue
Built in 1905-1906
Period Revival Style
Listed 23 August 1974

Kreschmann & Sons Cemetery Warehouse
DO09:0123-0061110 Douglas Street
Built in 1884
Renaissance Revival Style
Listed 23 August 1974

Standard Oil Company Building
DO09:0122-0021722 St. Mary's Avenue
Built in 1911-1912
Georgian Revival
Listed 21 September 1978

Mary Rogers Kindell House
DO09:0122-0059226 St. Mary's Avenue
Built in 1905-1906
Period Revival Style
Listed 23 August 1974
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<th>Style</th>
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<td>Neoclassical Revival</td>
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<td>Douglas County Courthouse</td>
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<td>1701 Farnam Street</td>
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<td>1001 Farnam Street</td>
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<td>306 South 10th Street</td>
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<td>Georgian Revival</td>
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<td>Northern National Gas Headquarters Building</td>
<td>0123-027</td>
<td>2223 Dodge Street</td>
<td>1921</td>
<td>Modern Style</td>
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<td>Poppleton Block</td>
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<td>1001 Farnam Street</td>
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<td>Commercial Italianate Style</td>
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<td>1504 Harney Street</td>
<td>1930</td>
<td>Art Deco Style</td>
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<td>0124-010</td>
<td>1823 Farnam Street</td>
<td>1910-1912</td>
<td>Second Renaissance Revival</td>
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### Chapter 3: Previously Listed National Register Properties

#### Reconnaissance Survey of Downtown and Columbus Park Omaha

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<th>Address</th>
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<td>J.L. Brandeis &amp; Son Store Building</td>
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<td>Multi-Use Building</td>
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#### Additional Listings

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<th>Listed Date</th>
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<td>Classical and Classical Revival Style</td>
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<td>Astor Building</td>
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<td>301 South 16th Street</td>
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<td>9 March 2000</td>
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<tr>
<td>Ford Warehouse Building/Spencer Brothers</td>
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<td>1956</td>
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</table>
Chapter 3: Previously Listed National Register Properties

**NATIONAL REGISTER-LISTED HISTORIC DISTRICTS**

**Drake Court and Dartmore Apartments Historic District**
Located along Jones Street between South 20th Street and South 24th Street, this complex of 19 multi-family residential buildings was built by the Drake Realty Construction Company (see Figure 2). The buildings combine the Georgian Revival style and the Prairie style. It was listed in the National Register on November 10, 1980, and is an Omaha Landmark District.

**Howard Street Apartments Historic District**
Roughly bounded by 44th Street, South 42nd Street, 43rd Street, and 44th Street, this area was part of the jobber district of the city (see Figure 4). It consists of warehouses and light-industrial buildings used for distribution of goods from the railroad line. The earliest buildings were constructed in the late nineteenth century, with development continuing into the twentieth century. It was listed in the National Register on March 23, 1979, and is an Omaha Landmark District.

**Old Market Historic District**
Roughly bounded by Hickory Street, South 22nd Street, Woolworth Avenue, and the UP Railroad, this historic district consists of a number of brick buildings that date from the last two decades of the nineteenth century (see Figure 5). Established as a supply depot for the U. S. Army’s Department of the Platte, the supply depot was reused during World War I and after the formation of the Civilian Conservation Corps to supply camps with needed goods. The district includes eight contributing and five noncontributing buildings and was listed in the National Register on July 26, 1979.
Chapter 3: Previously Listed National Register Properties

Reconnaissance Survey of Downtown and Columbus Park Omaha

Drake Court Apartments and Dartmore

Howard Street Apartments

NATIONAL REGISTER-LISTED

HISTORIC DISTRICTS

Drake Court and Dartmore Apartments Historic District
Located along Jones Street between South 20th Street and South 24th Street, this complex of 19 multi-family residential buildings was built by the Drake Realty Construction Company (see Figure 2). The buildings combine the Georgian Revival style and the Prairie style. It was listed in the National Register on November 10, 1980, and is an Omaha Landmark District.

Howard Street Apartments Historic District
Roughly bounded by 22nd Street, South 24th Street, and 10th Street, this area was part of the jobber district of the city (see Figure 4). It consists of warehouses and light-industrial buildings used for distribution of goods from the railroad line. The earliest buildings were constructed in the late nineteenth century, with development continuing into the twentieth century. It was listed in the National Register on March 23, 1979, and is an Omaha Landmark District.

November 22, 1996. The district includes 17 resources, 16 of which are contributing.
Omaha Rail and Commerce Historic District

Roughly bounded by Jackson Street, 15th Street, 8th Street, and the UP Railroad corridor, this historic district consists of industrial, commercial, and warehouse buildings that were integral to the development of Omaha’s commercial and industrial economy based along the railroad in the late nineteenth and early twentieth centuries (see Figure 6). It was listed in the National Register on July 19, 1996.

Nicholas Street Historic District

Additionally, the National Register-listed Nicholas Street Historic District is located immediately adjacent to the survey area (see Figure 7).

OMAHA LANDMARK PROPERTIES

Ansonia Apartments, located at 2221-2223 Jones Street, included in the Drake Court and Dartmore Apartments Historic District

Nicholas Street Historic District

Broatch Building, located at 1205 Harney Street and within the Old Market Historic District

Medlar Building, located at 416 South 14th Street

Ansonia Apartments, located at 2221-2223 Jones Street, included in the Drake Court and Dartmore Apartments Historic District

Goodrich Building, located at 1415 Farnam Street

Parlin Orendorff and Martin Plow Company Building, located at 707 South 11th Street and within the Omaha Rail and Commerce Historic District

Medlar Building, located at 416 South 14th Street

Ansonia Apartments, located at 2221-2223 Jones Street, included in the Drake Court and Dartmore Apartments Historic District

Goodrich Building, located at 1415 Farnam Street

Parlin Orendorff and Martin Plow Company Building, located at 707 South 11th Street and within the Omaha Rail and Commerce Historic District
Omaha Rail and Commerce Historic District

Roughly bounded by Jackson Street, 15th Street, 8th Street, and the UP Railroad corridor, this historic district consists of industrial, commercial, and warehouse buildings that were integral to the development of Omaha’s commercial and industrial economy based along the railroad in the late nineteenth and early twentieth centuries (see Figure 6). It was listed in the National Register on July 19, 1996.

Nicholas Street Historic District

Additionally, the National Register-listed Nicholas Street Historic District is located immediately adjacent to the survey area (see Figure 7).

OMAHA LANDMARK PROPERTIES

- Ansonia Apartments, located at 2221-2223 Jones Street, included in the Drake Court and Dartmore Apartments Historic District
- Broatch Building, located at 1209 Harney Street and within the Old Market Historic District
- Goodrich Building, located at 1475 Farnam Street
- Horbach Building, located at 1205-1209 Harney Street and within the Old Market Historic District
- Medlar Building, located at 1475 Farnam Street
- Nicholas Street Historic District
- Parlin Orendorff and Martin Plow Company Building, located at 707 South 11th Street and within the Omaha Rail and Commerce Historic District
- Ansonia Apartments
- Goodrich Building
- Horbach Building
- Medlar Building
- Nicholas Street Historic District
- Parlin Orendorff and Martin Plow Company Building
Chapter 3: Previously Listed National Register Properties

Reconnaissance Survey of Downtown and Columbus Park Omaha

St. John's Collegiate Church, located at 2500 California Street on the campus of Creighton University

Union State Bank Building/Service Life Building, located at 1908 Farnam Street

Figure 2. Drake Court Historic District Boundary, map provided by the City of Omaha

Figure 3. Howard Street Apartments Historic District Boundary, map provided by the City of Omaha

Figure 4. Old Market Historic District Boundary, map provided by the City of Omaha
St. John’s Collegiate Church, located at 2500 California Street on the campus of Creighton University

Union State Bank Building/Service Life Building, located at 1908 Farnam Street

Figure 2. Drake Court Historic District Boundary, map provided by the City of Omaha

Figure 3. Howard Street Apartments Historic District Boundary, map provided by the City of Omaha

Figure 4. Old Market Historic District Boundary, map provided by the City of Omaha
Chapter 3: Previously Listed National Register Properties

Reconnaissance Survey of Downtown and Columbus Park Omaha

Figure 5. Omaha Quartermaster’s Historic District Boundary, map provided by the City of Omaha

Figure 6. Omaha Rail and Commerce Historic District Boundary, map provided by the City of Omaha

Figure 7. Nicholas Street Historic District Boundary, map provided by the City of Omaha

Figure 8. Omaha Bess and Commerce Historic District Boundary, map provided by the City of Omaha
Figure 5. Omaha Quartermaster's Historic District Boundary, map provided by the City of Omaha

Figure 6. Omaha Rail and Commerce Historic District Boundary, map provided by the City of Omaha

Figure 7. Nicholas Street Historic District Boundary, map provided by the City of Omaha

Reconnaissance Survey of Downtown and Columbus Park Omaha
CHAPTER 4.
RECOMMENDATIONS

INTRODUCTION
One purpose of the NeHRSI of the Downtown and Columbus Park survey areas is to identify properties that may be eligible for listing in the National Register or appear to be good candidates for Omaha Landmark designation. National Register listing is an honorific status given to properties that possess historic or architectural significance at the local, state, or national level. Omaha Landmark designation criteria and the procedure to designate individual properties and districts in the city of Omaha are outlined in Omaha’s Landmark Heritage Preservation Ordinance (for more information, see Chapter 5).

Fifty-five National Register-listed properties and five National Register-listed Historic Districts are located within the survey area. In addition, eight Omaha Landmarks are located within the survey area. See Chapter 3 for a complete listing of National Register-listed and Omaha Landmark properties.

The Scottish Rite Temple at 202 South 20th Street (DO09:0124-007) and the Farm Credit Union Building at 206 South 19th Street (DO09:0124-032) have been recommended potentially eligible for the National Register, and National Register Nominations are currently underway. In addition, Florence Boulevard (DO09:0128-020 and DO09:0130-058) is part of the Omaha Park and Boulevard System, which has been recommended as potentially eligible for the National Register. The boulevard is the only resource within the survey area that is included within the Park and Boulevard System. A National Register Nomination for the Park and Boulevard System is underway.

NATIONAL REGISTER AND OMAHA LANDMARK RECOMMENDATIONS
As a result of this survey, Mead & Hunt recommends 33 individual properties and three districts as potentially eligible for listing in the National Register. These properties retain good integrity and possess the characteristics and significance that may allow them to be listed in the National Register. During a reconnaissance-level survey, research efforts are limited and most properties are identified based on their architectural style and historic integrity. As a result, most properties are recommended for listing under Criterion C: Architecture and demonstrate a significant architectural type or method of construction. Some properties, such as religious properties, may also need to meet National Register Criteria Considerations to be eligible for listing. Additional intensive-level research on potentially eligible properties and review by the NeSHPO is necessary before a final decision is made on eligibility in order to pursue National Register listing.
Properties recommended as candidates for listing in the National Register are illustrated below under their primary NeHRS historic context. All properties recommended eligible for listing in the National Register may also be candidates for Omaha Landmark designation. For a discussion of historic contexts, see Chapter 2. See Table 2 for a listing of properties that are recommended as candidates for designation as an Omaha Landmark only.

Table 2. Recommended Candidates for Omaha Landmark Designation Only

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Address</th>
<th>Survey Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shoman-Thayer Building</td>
<td>1311 Howard Street</td>
<td>DO09:0121-013</td>
</tr>
<tr>
<td>Redfield Lithograph</td>
<td>1081 Howard Street</td>
<td>DO09:0122-034</td>
</tr>
<tr>
<td>Jazz Building</td>
<td>1419 Farnam Street</td>
<td>DO09:0123-081</td>
</tr>
<tr>
<td>Mixed-use Building</td>
<td>1624 Cuming Street</td>
<td>DO09:0130-063</td>
</tr>
</tbody>
</table>

Summary of the Proposed Creighton University Campus Historic District

Description of the District
The proposed Creighton University Campus Historic District lies within the main campus. The preliminary boundaries include the North Freeway on the west, Burt Street on the north, South 24th Street on the east, and Cass Street and I-480 on the south (see Figure 8). The main campus consists of a small number of historic buildings built between 1888 and 1930 in the Gothic Revival and Art Deco styles, and a large number of buildings from the 1950s and 1960s in the Modern style that coincide with a massive expansion campaign by the University that continues into the present.

Significance Statement
The proposed Creighton University Campus Historic District is recommended eligible under Criterion A: Education and Criterion C: Architecture as a collection of collegiate educational buildings that represent the University's history and rapid expansion in the post-World War II era.

Summary of the proposed Travor Brothers Apartment Building Historic District

Description of the District
The proposed Travor Brothers Apartment Building Historic District is situated on the west side of the survey area and includes 11 properties. Preliminary boundaries for the district include the properties flanking 20th Avenue between Jones Street on the east and St. Mary's Avenue on the north (see Figure 9). Distinctive features of the district include the brick paved street along 20th Avenue and similarly designed brick multiple-family dwellings, which include 10 duplexes and one triplex with a store-flat facing St. Mary's Street. The apartment buildings in this district reflect the Travor Brothers' Company's impact on Omaha's housing market.

Significance Statement
The Travor Brothers Apartment Building Historic District is recommended eligible under Criterion A: Community Planning and Development and Criterion C: Architecture as a representative and intact collection of two-story duplexes constructed and managed by the Travor Brothers' Company, an important early twentieth-century multiple-family housing developer in Omaha. This collection of buildings has previously been identified as potentially eligible by NeHPO staff.

Potential Creighton University Campus Historic District

Potential Travor Brothers’ Apartment Building Historic District

Summary of the proposed St. Mary’s Avenue Postwar Commercial District

Description of the District
The proposed St. Mary’s Avenue Postwar Commercial District is situated on the west end of the survey area and includes three commercial properties. Properties within the district are located on the south side of St. Mary’s Avenue. The district is generally bounded by St. Mary’s Avenue on the north, 24th Street on the east, Jones Street on the south, and 26th Street on the west (see Figure 10). The area reflects small-scale post-World War II commercial development with modern architectural features, including flat roofs and large expanses of glass, on the immediate outskirts of downtown Omaha.

Statement of Significance
The proposed St. Mary’s Avenue Postwar Commercial District is recommended eligible for the National Register under Criterion A: Commerce and Criterion C: Architecture as a collection of postwar commercial structures that represent commercial development spreading west of the downtown core in the 1950s.
Properties recommended as candidates for listing in the National Register are illustrated below under their primary NeHRS historic context. All properties recommended eligible for listing in the National Register may also be candidates for Omaha Landmark designation. For a discussion of historic contexts, see Chapter 2. See Table 2 for a listing of properties that are recommended as candidates for designation as an Omaha Landmark only.

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<td>DO09:0123-081</td>
</tr>
<tr>
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### Summary of the Proposed Creighton University Campus Historic District

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The proposed Creighton University Campus Historic District lies within the main campus. The preliminary boundaries include the North Freeway on the west, Burt Street on the north, South 24th Street on the east, and Cass Street and I-480 on the south (see Figure 8). The main campus consists of a small number of historic buildings built between 1888 and 1930 in the Gothic Revival and Art Deco styles, and a large number of buildings from the 1950s and 1960s in the Modern style that coincide with a massive expansion campaign by the University that continues into the present.

#### Significance Statement
The proposed Creighton University Campus Historic District is recommended eligible under Criterion A: Education and Criterion C: Architecture as a collection of collegiate educational buildings that represent the University's history and rapid expansion in the post-World War II era.
Reconnaissance Survey of Downtown and Columbus Park Omaha

Figure 8. Proposed Creighton University Campus Historic District Boundaries

Figure 9. Proposed Travis Brothers Apartment Building Historic District Boundaries

Figure 10. Proposed St. Mary’s Avenue Postwar Commercial District Boundaries
Reconnaissance Survey of Downtown and Columbus Park Omaha

Figure 8. Proposed Creighton University Campus Historic District Boundaries

Figure 9. Proposed Travis Brothers Apartment Building Historic District Boundaries

Figure 10. Proposed St. Mary’s Avenue Postwar Commercial District Boundaries
Reconnaissance Survey of Downtown and Columbus Park Omaha

Chapter 4: Recommendations

**Commerce**

- Omaha Wire Products Building at 1525 South 24th Street, DO09:0116-002
- Paxton Mitchell Company Warehouse Building at 1039 South 21st Street, DO09:0120-034
- Redfield Lithograph at 3901 Howard Street, DO09:0122-034
- J.F. Bloom Co. Building at 1702 Cuming Street, DO09:0130-002
- Office Building at 1909 Burt Street, DO09:0128-059
- Paxton Hotel at 1016 Douglas Street, DO09:0123-006
- King Fong's Restaurant/Cafe Beautiful at 315 South 16th Street, DO09:0125-010
- Lerner Department Store at 325 South 16th Street, DO09:0125-079

**Diversion**

- J.F. Bloom Co. Building at 1702 Cuming Street, DO09:0125-002
- KETV Building at 2665 Douglas Street, DO09:0209-078

**Government**

- Hupmobile Building at 2523 Farnam Street, DO09:0209-032
- Fire Station Number 12 at 717 South 27th Street, DO09:0207-025
- Paxton Hotel at 1403 Farnam Street, DO09:0123-088
- M. J. Mitchell Company Warehouse Building at 1093 South 21st Street, DO09:0120-034
- Omaha Wire Products Building at 1525 South 24th Street, DO09:0116-002
- Fire Station Number 4 at 999 North 16th Street, DO09:0129-002
- Hupmobile Building at 2523 Farnam Street, DO09:0209-032

**Communication**

- J.F. Bloom Co. Building at 1702 Cuming Street, DO09:0125-002
- KETV Building at 2665 Douglas Street, DO09:0209-078
- Fire Station Number 12 at 717 South 27th Street, DO09:0207-025
Reconnaissance Survey of Downtown and Columbus Park Omaha

**Commerce**

- Omaha Wire Products Building at 1525 South 24th Street, DO09:0116-002
- Paxton Mitchell Company Warehouse Building at 1039 South 21st Street, DO09:0129-034
- Redfield Lithograph at 1901 Howard Street, DO09:0122-034
- J.F. Bloom Co. Building at 1702 Cuming Street, DO09:0130-002
- Hupmobile Building at 2523 Farnam Street, DO09:0209-033
- Paxton Hotel at 1403 Farnam Street, DO09:0125-084

**Diversion**

- Office Building at 1909 Burt Street, DO09:0128-059
- Juday Memorial Art Museum at 2200 Dodge Street, DO09:0126-007
- Fire Station Number 4 at 999 North 16th Street, DO09:0129-002
- Fire Station Number 12 at 717 South 27th Street, DO09:0207-025

**Government**

- Office Building at 1909 Burt Street, DO09:0128-059
- J.F. Bloom Co. Building at 1702 Cuming Street, DO09:0130-002
- Hupmobile Building at 2523 Farnam Street, DO09:0209-033
- Paxton Hotel at 1403 Farnam Street, DO09:0125-084

**Communication**

- Office Building at 1909 Burt Street, DO09:0128-059
- J.F. Bloom Co. Building at 1702 Cuming Street, DO09:0130-002
- Hupmobile Building at 2523 Farnam Street, DO09:0209-033
- KETV Building at 2665 Douglas Street, DO09:0209-078
Religion

- St. Ann's Church at 2229 Poppleton Avenue, DO09:0118-001
- Kountze Memorial Lutheran Church at 2650 Farnam Street, DO09:0120-003
- St. Mary Magdalene Church at 109 South 19th Street, DO09:0124-001
- St. Peter's Church Complex at 2796 Leavenworth Street, DO09:0207-024
- Grace Tabernacle Church of God in Christ at 818 North 18th Street, DO09:0209-001

Services

- Omaha Public Power District Electric Substation at 421 South 20th Street, DO09:0122-017
- Condominiums at 604 South 22nd Street, DO09:0122-041

Settlement/Architecture

- Duplex at 818-820 South 19th Street, DO09:0120-009
- The Avenue Apartments at 2235 St. Mary's Avenue, DO09:0122-076
- Campion House at 514 Florence Boulevard, DO09:0128-019
Religion

- St. Ann’s Church at 2229 Poppleton Avenue, DO09:0118-001
- Kountze Memorial Lutheran Church at 2650 Farnam Street, DO09:0130-003
- St. Mary Magdalene Church at 109 South 19th Street, DO09:0124-001
- Kountze Memorial Lutheran Church at 2650 Farnam Street, DO09:0130-003
- Grace Tabernacle Church of God in Christ at 818 North 18th Street, DO09:0209-001
- St. Peter’s Church Complex at 2706 Leavenworth Street, DO09:0207-024
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- Duplex at 818-820 South 19th Street, DO09:0126-009
- Rorick Condominiums at 604 South 22nd Street, DO09:0122-041
- The Avenue Apartments at 2235 St. Mary’s Avenue, DO09:0122-076
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- The Avenue Apartments at 2235 St. Mary’s Avenue, DO09:0122-076
- Campion House at 514 Florence Boulevard, DO09:0128-019
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Chapter 4: Recommendations

Reconnaissance Survey of Downtown and Columbus Park Omaha

Some properties included in the survey possess a distinctive architectural style and retain a high degree of integrity, but were not old enough at the time of the survey to be considered eligible for the National Register. The following properties will likely be eligible when they reach 50 years of age. However, additional research and review by the NeSHPO may be necessary.

- LaMorada (King’s Court) Apartments at 555 South 26th Street, DO09:0205-003
- Helen Apartments at 2364 Harvey Street, DO09:0209-041
- Chiodo Double House, 913 South 25th Street, DO09:0205-007
- Olympian Apartments at 563 South 28th Street, DO09:0207-001
- Transportation
  - Auto Garage at 475 South 26th Street, DO09:0122-003
  - Miller Knuth Garage at 1725 Howard Street, DO09:0122-020
  - Service Station at 1928 Leavenworth Street, DO09:0122-056
- Douglass Street Parking Garage at 2021 Douglas Street, DO09:0124-059, 1970
- Office Building at 210 South 19th Street, DO09:0124-060, c.1965
- Omaha Police Headquarters at 505 South 15th Street, DO09:0121-108, c.1965
- Omaha Fire Division Headquarters at 1516 Jackson Street, DO09:0121-109, c.1965
- Heider Hall at 302 North 22nd Street, DO09:0126-024, c.1970

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Chapter 4: Recommendations, Page 51
Some properties included in the survey possess a distinctive architectural style and retain a high degree of integrity, but were not old enough at the time of the survey to be considered eligible for the National Register. The following properties will likely be eligible when they reach 50 years of age. However, additional research and review by the NeSHPO may be necessary.

- **LaMorada (King’s Court) Apartments at 559 South 26th Street, DO09:0205-003**
- **Helen Apartments at 254 Harney Street, DO09:0209-041**
- **Auto Garage at 435 South 20th Street, DO09:0122-003**
- **Miller Knuth Garage at 1725 Howard Street, DO09:0122-020**
- **Service Station at 1928 Leavenworth Street, DO09:0122-056**
- **Douglas Street Parking Garage at 2021 Douglas Street, DO09:0124-059, 1970**
- **Office Building at 209 South 19th Street, DO09:0124-060, c.1965**
- **Heider Hall at 302 North 22nd Street, DO09:0126-024, c.1970**
- **Omaha Police Headquarters at 505 South 15th Street, DO09:0121-108, c.1965**
- **Omaha Fire Division Headquarters at 1516 Jackson Street, DO09:0121-109, c.1965**
- **Chiodo Double House, 913 South 25th Street, DO09:0205-007**
- **Ormond Apartments at 563 South 25th Street, DO09:0207-061**
- **Heider Hall at 302 North 22nd Street, DO09:0126-024, c.1970**
- **Office Building at 209 South 19th Street, DO09:0124-060, c.1965**

Reconnaissance Survey of Downtown and Columbus Park Omaha
FUTURE SURVEY AND RESEARCH NEEDS

While conducting the NeHRSI fieldwork within the survey area, several topics and resource types were identified that would benefit from further research and intensive survey efforts to help interpret downtown Omaha's history.

Additional information and research for the following properties and districts may identify potential Criteria A and B associations, further develop historic contexts, and assist with evaluating the resources for National Register significance.

Potential North 16th Street Commercial District

The potential North 16th Street Commercial District represents a cluster of mixed-use commercial and residential properties along the east side of North 16th Street between Mike Fahey Street and California Street, north of downtown. While the properties have some integrity loss, further research is recommended to develop the historic context for this immediate area and determine whether this concentration of properties is potentially eligible under Criterion A: Commerce.
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Potential Automobile Historic District

A concentration of automobile-related resources is located along Farnam Street and Harney Street between South 25th Avenue and South 27th Avenue. This part of Farnam Street was part of the Lincoln Highway and a number of service stations and car dealerships were present along the route during its heyday. One of the resources within this potential historic district, the Hupmobile Building (D008-0209-033), which is the last known extant Hupmobile dealership in the United States, is recommended as individually eligible for the National Register, and one building, the Peerless Motor Company Building (D008-0209-030), is already listed in the National Register. Further research is recommended to determine National Register eligibility under Criterion A: Transportation and Commerce and to further identify the historic boundary.

Intensive-Level Survey and Historic Context for Downtown Omaha

Downtown Omaha contains a large number of individually eligible and listed Omaha Landmarks and National Register properties as well as historic districts. Due to this concentration of listed and eligible properties, the downtown area may qualify as an overall historic district, and other thematic districts may be present. Completing an intensive-level survey and developing an in-depth historic context for downtown Omaha would assist in identifying the important historic themes and significant concentrations of properties that could qualify for listing in the National Register. The intensive survey could include the identification of noncontributing and modern properties within downtown, which would assist in identification of historic district boundaries. This Intensive-Level Survey and Historic Context would build upon the results of this reconnaissance-level survey.

Please see Appendix B for preliminary district information prepared by the City of Omaha Planning Department.

Intensive-Level Survey of Postwar Professional Architecture in Omaha

A large number of postwar professional and office buildings are located throughout downtown and Omaha and represent the movement of services outward from the city center during the 1950s and 1960s. Completing an intensive-level survey and developing a historic context would assist in identifying the important themes of postwar professional development and identify significant concentrations of resources that may be eligible for listing in the National Register. This work would continue the Omaha CLG and NeSHPO’s efforts to document postwar development in Omaha by supplementing previous residential-focused surveys with their commercial and professional counterparts.

Municipal and Civic Structures Multiple Property Document

The city of Omaha retains a number of municipal and civic structures from various points in its history, including but not limited to fire stations, police stations, maintenance buildings, and public utility structures. An intensive-level citywide survey of these properties could develop a typology of municipal and civic buildings based on form, use, materials, and architectural style. Once the survey and evaluation are complete, a National Register Multiple Property Document (MPD) could be completed to provide a historic context for these properties and identify criteria for eligibility. Within the framework of an MPD, individual properties can be nominated to the National Register and recognized for their significance.

A Proactive Role of Preservation within the Survey Area

The neighborhoods within the survey area have a significant amount of historic preservation potential, whether in commercial or residential areas. Using locally sponsored preservation tools, the city and local preservation-oriented groups can foster preservation efforts within the survey area. The goal is to have preservation become an embraced community value, similar to public safety and quality education.

A variety of preservation activities include:

- Working with neighborhood associations to understand area history and to include preservation as a priority of their future plans and organization.
- Organizing events to increase public education on preservation issues.
- Designating local landmarks and districts.
- Listing properties in the National Register.
- Promoting walking tours.
- Strengthening local historical societies, preservation-oriented groups, and museums.
- Continuing survey efforts on behalf of Omaha CLG and the NSHS.

Preservation tools available include:

- Promoting tax credits to help stimulate downtown and neighborhood revitalization. The preservation and continued use of the historic buildings in the survey area can contribute to a vibrant and economically viable community. The historic tax credit program and the adaptive reuse of historic buildings are two tools of preservation. For buildings that are individually listed in the National Register or are located within and contributing to a National Register-listed historic district, the Internal Revenue Service administers a 20-percent rehabilitation tax credit for approved rehabilitation projects. These projects must be applied to properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes.

Non-historic buildings, or buildings that were constructed before 1936 but that are not listed in the National Register or located within a National Register-listed historic district, may qualify for an Internal Revenue Service-administered 10 percent tax credit for non-residential use rehabilitation projects.

- Promoting the use of state and federal tax credits, including VIP, available for properties listed in the National Register: See Chapter 5 for additional information.

For more information on tax credits contact the NPS or visit their brochure on the web at www2.cr.nps.gov/tps/tax/brochure2.htm or the NSHS web site at http://www.nebraskahistory.org/histpres/tax.htm.

- Establishing local design guidelines.
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- Promoting the use of state and federal tax credits, including VIP, available for properties listed in the National Register. See Chapter 5 for additional information.

For more information on tax credits contact the NPS or visit their brochure on the web at www2.cr.nps.gov/tps/tax/brochure2.htm or the NSHS web site at http://www.nebraskahistory.org/histpres/tax.htm.

- Establishing local design guidelines.
Design guidelines recommend practices to improve and protect the visual character and defining features of a historic commercial district or neighborhood. They offer property owners guidance for the sensitive rehabilitation of the exterior of historic buildings.

Design guidelines could suggest techniques for the restoration of storefronts, appropriate alterations, or suitable replacement of windows. For example, property owners could learn appropriate cleaning and repointing methods for masonry that would not damage the structural stability of the bricks, yet would still renew the appearance of a building.

Each community can tailor a set of guidelines to a particular area to address issues for specific building types. Design guidelines should follow the Secretary of the Interior's Standards for Rehabilitation, prepared by the NPS.

For more information or design guidelines contact the Omaha CLG or the NSHS (see Organizational Contacts in Chapter 5).
Design guidelines recommend practices to improve and protect the visual character and defining features of a historic commercial district or neighborhood. They offer property owners guidance for the sensitive rehabilitation of the exterior of historic buildings.

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For more information or design guidelines contact the Omaha CLG or the NSHS (see Organizational Contacts in Chapter 5).
CHAPTER 5.

PRESERVATION IN NEBRASKA

INTRODUCTION
Throughout much of Nebraska’s history, preservation was the province of dedicated individuals and organizations working alone in local communities. However, since the passage of the National Historic Preservation Act of 1966, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts. In Nebraska, the Director of the NSHS serves as SHPO. Staff of the NSHS Historic Preservation Division forms the NeSHPO.

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include the following:

• Conducting and maintaining a statewide historic resources survey.
• Administering the National Register program.
• Assisting local governments in the development of historic preservation programs and certification of qualifying governments.
• Administering tax incentive programs for the preservation of historic buildings, including the Valuation Incentive Program (VIP).
• Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.
• Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal agencies.

What follows is a brief discussion of NeSHPO programs, followed by staff contact information. Though described individually, it is important to note that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the overall mission of the NSHS.

NEBRASKA HISTORIC RESOURCE SURVEY AND INVENTORY (NeHRSI)
Originally called the Nebraska Historic Buildings Survey (NeHBS), survey activity has been a part of the Nebraska State Historical Society since 1961. Surveys are typically conducted on a county-by-county basis or by individual cities. Information from these surveys and survey conducted by other government agencies and the public contribute to the statewide inventory of historic resources, which currently stands at 73,000 documented sites, reflecting Nebraska’s rich architectural and historic heritage. Surveys funded by the NeSHPO are conducted by researchers who drive every rural...
The advantages of achieving CLG status include:

- A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
- Contributing buildings within local landmark districts may be eligible for preservation tax incentives without being listed in the National Register.
- Through the use of their landmark and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use regulations relating to historic properties.

The NeHRSI provides a basis for preservation and planning at all levels of government and for individual groups or citizens. The survey normally includes properties that convey a sense of architectural significance. When possible and known, NeHRSI also documents properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed examination of historic properties. Additionally, as NeHRSI is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. The survey is not the end result, but a starting point for public planners and individuals who value their community's history.

The NeHRSI is funded in part with the assistance of a federal grant from the U.S. Department of the Interior, National Park Service. For more information, please contact the NeSHPO.

**National Register of Historic Places**

One of the goals of NeHRSI is to help identify properties that may be eligible for listing in the National Register. The National Register is the United States' official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in the country's history or prehistory. These properties and objects may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national levels.

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed. It is important to note what listing a property in the National Register means, or perhaps more importantly, does not mean.

The National Register does not:

- Restrict, in any way, a private property owner's ability to alter, manage or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner's objection.
- Allow the listing or an historic district over a majority of property owners' objections.

Listing a property on the National Register does:

- Provide prestigious recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available, including federal tax incentives and the VIP program.

For more information, please contact the National Register Coordinator at the NeSHPO.

**Certified Local Governments**

An important objective of the NeHRSI is to translate the federal preservation program, as embodied by the National Historic Preservation Act, to the local level. One element of this goal is to link local governments with a nationwide network of federal, state, and local organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality that has adopted preservation as a priority. To become a CLG a local government must:

- Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.
- Promote preservation education and outreach.
- Conduct and maintain some level of a historic building survey.
- Establish a mechanism to designate local landmarks.
- Create a preservation commission to oversee the preservation ordinance and the CLG program.

The advantages of achieving CLG status include:

- A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
- Contributing buildings within local landmark districts may be eligible for preservation tax incentives without being listed in the National Register.
- CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
- CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
- Finally, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community's history.

Certification of a local government for CLG status comes from the NeSHPO and the NP, and there are general rules to follow. A community considering CLG status is given broad flexibility with those guidelines when structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and grants assistance from the NeSHPO.

**Omaha Certified Local Government**

The City of Omaha qualified as a CLG in 1985. The Planning Department’s Historic Preservation Administrator manages the program. A chief responsibility of a CLG is to maintain a survey of local historic properties. The survey gathers data related to the city’s historic resources. A survey defines the historic character of a community or
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Since the adoption of the City of Omaha’s preservation ordinance in 1977, the Landmarks Heritage Preservation Commission staff has been involved in ongoing survey activities. CLG grant funds have been used to conduct historic surveys in the Omaha area for many years. The Omaha-Douglas County Historic Buildings Survey contains data on more than 6,000 buildings in the city’s jurisdictional area. This computerized catalog system includes information concerning property location, ownership, use, date of construction, architectural style, and other pertinent information. Historic survey data is now integrated into the city of Omaha’s GIS.

Data contained in the Omaha-Douglas County Historic Buildings Survey is coordinated with the NeHRSI maintained by the NeSHPO. Both the local and state survey data are accessible to the public, although certain information such as the location of vacant properties or archaeological sites may be restricted to the public.

**OMAHA LANDMARKS HERITAGE PRESERVATION COMMISSION**

In 1977 the Omaha City Council adopted the Landmarks Heritage Preservation Ordinance, the first comprehensive preservation ordinance in Nebraska. Patterned after legislation that had proved successful in Seattle, New York, and Savannah, the Omaha ordinance contained provisions for the creation of a commission that has the ability to designate structures and districts of local significance, regulate work done on designated buildings, and identify and implement overall goals and objectives for preservation in the city.

The 1977 ordinance created the Landmarks Heritage Preservation Commission (Commission). Nine members compose the Commission: an architect, a curator, a professional historian, three members active in a preservation-related field, two laypersons, and an owner or operator of a business or property within a landmark heritage preservation district. Commission members are appointed by the Mayor to terms of three years, subject to confirmation by the City Council. The Commission selects its own chairman and rules of procedure. The body generally meets monthly, if there is an agenda, which may include state or local nominations, review of work to a historic building, or approval of grant funding. Special meetings may also be held by call of the chairman.

For more information, please call the Preservation Administrator at the Omaha Planning Department listed below.

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**PRESERVATION TAX INCENTIVES**

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or Local Landmark historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agricultural outbuildings may also qualify.

A certified rehabilitation is one that conforms to the Secretary of the Interior’s Standards for Rehabilitation. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and the community. The program is not necessarily intended to reconstruct or restore historic buildings to exact/original specifications.

The tax incentive program in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.
- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- Helping to broaden the tax base.
- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.
- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property—usually by listing the property in the National Register—and certification of the historic rehabilitation is made by both the NeSHPO and the NPS. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office.

For more information, please contact the Project Coordinator at the NeSHPO.

**VALUATION INCENTIVE PROGRAM**

The VIP is a property tax incentive that assists in the preservation of Nebraska’s historic buildings. Through the valuation preference, the assessed valuation of a historic property is frozen for eight years at the year rehabilitation started. The valuation then rises to its market level over a four-year period. To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local government ordinance.
- Be substantially rehabilitated, which means the project must be worth at least 25 percent of the property’s base-year assessed value.
- Be rehabilitated in accordance with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Buildings must be a qualified historic structure and the NeSHPO must approve the rehabilitation before construction work starts in order to qualify for the tax freeze benefits. The tax freeze benefits the owners of the historic properties and the community by:

- Providing a real economic incentive to rehabilitate historic buildings.
- Increasing the long-term tax base of a community.
- Helping stabilize older, historic neighborhoods and commercial areas.
- Encouraging the promotion, recognition, and designation of historic buildings.
- Allowing participation by local governments that enact approved historic preservation ordinances.

For more information about VIP, please contact the Project Coordinator at the NeSHPO.

**FEDERAL PROJECT REVIEW**

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process,
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For example, if the Federal Highway Administration (FHWA), via the Nebraska Department of Roads, contemplates construction of a new highway, the FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed, or eligible for inclusion, in the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been determined eligible for listing. This process is to take place early enough in the planning effort to allow for alternatives that would avoid adverse effects to historic properties.

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For more information about Section 106 review, please contact the Review and Compliance Coordinator at the NeSHPO.

**PUBLIC OUTREACH AND EDUCATION**

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The aforementioned descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source—the National Historic Preservation Act—they work best when they work together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve the public.

For more information about the NeSHPO or the programs discussed, call (402) 471-4787 or (800) 833-6747. Additional information is available at the Nebraska State Historical Society web page at www.nebraskahistory.org.

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- Nancy Gillis – Bancroft
- Nancy Haney – Lyman
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- Audrey York – Lincoln
<table>
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<tr>
<th>NeHRSI #</th>
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<td>DO09:0066-001</td>
<td>Commercial Building</td>
<td>819 South 7th Street</td>
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<td>Omaha Public Power Substation</td>
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<td>Warehouse</td>
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<td>House</td>
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<td>Bridge</td>
<td>16th Street Viaduct</td>
<td>Transportation</td>
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<td>Bridge</td>
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<td>Paxton Mitchell Company</td>
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<td>DO09:0121-044</td>
<td>Fepco Building</td>
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<td>E. F. Electronic Building</td>
<td>514 South 13th Street</td>
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<td>DO09:0121-061</td>
<td>The Lotus</td>
<td>1207 Howard Street</td>
<td>Commerce</td>
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<td>J. P. Cooke Building</td>
<td>1309 Howard Street</td>
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| DO09:0207-057 | Commercial Building        | 2451 St. Mary's Avenue           | Commerce      |
| DO09:0207-058 | Miller Electric Company    | 2501 St. Mary’s Avenue           | Commerce      |
| DO09:0207-059 | J. D. Casey Company        | 2656 St. Mary's Avenue           | Commerce      |
| DO09:0207-060 | U.F.C.W. District Union - AFLCIO | 2502 Leavenworth Street        | Association   |
| DO09:0207-061 | House                     | 702 South 25th Street            | Settlement    |
| DO09:0207-062 | House                     | 2507 Jones Street                | Settlement    |
| DO09:0207-063 | House                     | 2511 Jones Street                | Settlement    |
| DO09:0207-064 | House                     | 607 South 25th Avenue            | Settlement    |
| DO09:0207-065 | Transwood                 | 2565 St. Mary’s Avenue           | Commerce      |
| DO09:0207-066 | Jones Street and 26th Avenue | 2600 South 26th Avenue          | Settlement    |
| DO09:0207-069 | Dunklau Building           | 2650 Farnam Street               | Commerce      |
| DO09:0207-070 | Office Building            | 2570 Farnam Street               | Commerce      |
| DO09:0207-071 | Judah Castor Company       | 2600 Farnam Street               | Commerce      |
| DO09:0207-072 | American Plastics          | 2562 Farnam Street               | Commerce      |
| DO09:0207-073 | Commercial Building        | 2558 Farnam Street               | Commerce      |
| DO09:0207-074 | Office Building            | 314 South 27th Avenue            | Settlement    |
| DO09:0207-075 | 27th Avenue                | 318-320 South 27th Avenue        | Settlement    |
| DO09:0207-076 | Service Station            | 2669-2687 Farnam Street          | Commerce      |
| DO09:0207-077 | Office Building            | 315 South 27th Avenue            | Settlement    |
| DO09:0207-078 | Helen Apartments           | 317 South 27th Avenue            | Settlement    |
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| DO09:0207-080 | 26th Street                | 2523 Farnam Street               | Transportation|
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| DO09:0207-086 | 26th Street                | 26th Street between Farnam Street and Douglas Street | Commerce  |
| DO09:0207-087 | 26th Street                | 124 South 24th Street            | Commerce      |
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| DO09:0207-091 | 26th Street                | 2767 Farnam Street               | Commerce      |
| DO09:0207-092 | 26th Street                | 2626 Harvey Street              | Commerce      |
| DO09:0207-093 | 26th Street                | 27th Avenue between Farnam Street and Dewey Avenue | Transportation|
| DO09:0207-094 | 26th Street                | 2751 Farnam Street               | Commerce      |
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<td>Rigge Science Center</td>
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Creighton University Newspaper Clippings File at the Douglas County Historical Society, Omaha, Neb.


Morearty, Edward F. *Omaha Memories: Recollections of Events, Men and Affairs in Omaha, Nebraska, from 1879 to 1917.* Omaha, Neb.: Swartz Printing Company, 1917.

Omaha City Planning Department. *A Comprehensive Program for Historic Preservation in Omaha.* Omaha, Neb.: Landmarks Heritage Preservation Commission, 1980.


**Art Moderne Style** (circa 1930-1950). An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

**Association**. Link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

**Balloon frame**. A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

**Bay window**. A decorative window that projects out from the flat surface of an exterior wall, often polygonal in design. Bay windows are often seen on Queen Anne style buildings.

**Boom-Town** (circa 1850-1880). See false-front.

**Brackets**. Support members used under overhanging eaves of a roof, usually decorative in nature.

**Building**. A building is erected to house activities performed by people.

**Bungalow/Craftsman Style** (circa 1890-1940). An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

**Circa, Ca., or c.** At, in, or of approximately, used especially with dates.

**Clapboard**. Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

**Colonial Revival** (circa 1900-1940). An architectural style that relies heavily on a simple, classically derived entrance to indicate the style’s architectural heritage. Colonial Revival houses often feature symmetrical forms and elevations, side gable roofs with dormers, columns, and shutters.

**Column**. A circular or square vertical support member.
Commercial Vernacular Style (circa 1860-1930). A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.

Contemporary (circa 1950-1980). A style that relies on minimal architectural detail and harmony with nature, through the integration of the building into the landscape. Contemporary architecture often features large expanses of glass, geometrical and angular shapes, and flat roofs. In some cases, Contemporary houses are modified Ranch and Split-level forms.

Contribution (National Register definition). A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.

Cross-Gable (circa 1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

Design. Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.

Dormer. A vertical window projecting from the roof. Variations of dormer types can be based on the dormer's roof form, for example shed dormer, gable dormers, and hipped dormers.

Dutch Colonial Revival Style (circa 1900-1940). A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

Eclectic Style (circa 1890-1910). An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.

Elevation. Any single side of a building or structure.

Eligible. Properties that meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places.

Evaluation. Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (National Register) listing is determined.

Extant. Still standing or existing (as in a building, structure, site, and/or object).

False-front (circa 1850-1880). A vernacular building form, which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as “boom-town.”

Feeling. Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

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

Foursquare Style (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.

Front Gable (circa 1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

Gable. The vertical triangular end of a building from cornice or eaves to ridge.

Gabled Ell (circa 1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an “L”-shaped plan.

Gable end. The triangular end of an exterior wall.

Gable roof. A roof type formed by the meeting of two sloping roof surfaces.

Gambrel roof. A roof type with two slopes on each side.

High Victorian Gothic (circa 1865-1900). This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.

Hipped roof. A roof type formed by the meeting of four sloping roof surfaces.

Historic context. The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.
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Reconnaissance Survey of Downtown and Columbus Park Omaha

**Integrity.** Authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.

**Italianate Style** (circa 1870-1890). A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

**Keystone.** A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

**Late Gothic Revival Style** (circa 1880-1920). A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure. The pointed-arch window openings remain a key feature, however, designs are more subdued than those of the earlier period.

**Location.** Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

**Materials.** Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

**Mediterranean Revival** (circa 1900-1940). These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

**Minimal Traditional** (circa 1935-1950). Loosely based on the Tudor Revival and Colonial Revival style, Minimal Traditional homes are small, unadorned cottage-sized structures characterized by a side gable form with shallow eaves and a front-gable entry vestibule.

**Multiple Property Nomination.** The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

**National Register of Historic Places** (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Officers.

**National Register of Historic Places Criteria.** Established criteria for evaluating the eligibility of properties for inclusion in the National Register. See Chapter 2, Survey Methods and Results.

**Neo-Classical Style** (circa 1800-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

**Noncontributing** (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property, or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

**Noncontributing** (NeHRSI definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHRSI criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHRSI inventory; however, exceptions do exist.

**Object.** An artistic, simple, and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

**One-story Cube** (circa 1850-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.

**Period of Significance.** Span of time in which a property attained the significance for which it meets the National Register criteria.

**Pony truss bridge** (circa 1880-1920). A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.

**Portico.** A covered walk or porch supported by columns or pillars.

**Potentially eligible.** Properties that may be eligible for listing on the National Register pending further research and investigation.

**Property.** A building, site, structure, and/or object situated within a delineated boundary.

**Property type.** A classification for a building, structure, site, or object based on its historic use or function.

**Queen Anne Style** (circa 1880-1900). A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.

**Ranch** (circa 1945-1970). An architectural form that was the dominant postwar house type throughout the country. These houses have a one-story elongated main mass, asymmetrical facade, and low-pitched roof with wide eaves. Additional characteristic features include a large picture window on the facade, elevated windows, integrated planters, wrought-iron porch supports, wide chimneys, roof cutouts, and an attached garage or carport.
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<thead>
<tr>
<th>Term</th>
<th>Definition</th>
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<tbody>
<tr>
<td>Setting</td>
<td>Quality of integrity applying to the physical environment of a historic property.</td>
</tr>
<tr>
<td>Shed roof</td>
<td>A roof consisting of one inclined plane.</td>
</tr>
<tr>
<td>Side Gable (circa 1860-1940)</td>
<td>The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.</td>
</tr>
<tr>
<td>Significance</td>
<td>Importance of a historic property as defined by the National Register criteria in one or more areas of significance.</td>
</tr>
<tr>
<td>Site</td>
<td>The location of a prehistoric or historic event.</td>
</tr>
<tr>
<td>Spanish Colonial Revival Style (circa 1900-1920)</td>
<td>These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs, and arched porches. Some facades are enriched with curvilinear and decorated roof lines.</td>
</tr>
<tr>
<td>Structure</td>
<td>Practical constructions not used to shelter human activities.</td>
</tr>
<tr>
<td>Split-level (circa 1955-1975)</td>
<td>A house form that is characterized by a one-story main mass resting on a raised foundation and connected to a two-story mass partially below grade, thus resulting in three floor levels of divided living space. Influenced by the Ranch, Split-level houses often feature horizontal lines, low-pitched roofs, overhanging eaves, and attached garages.</td>
</tr>
<tr>
<td>Stucco</td>
<td>A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.</td>
</tr>
<tr>
<td>Tudor Revival Style (circa 1920-1940)</td>
<td>A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.</td>
</tr>
<tr>
<td>Turret</td>
<td>A little tower that is an ornamental structure and projects at an angle from a larger structure. Two-story Cube (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.</td>
</tr>
<tr>
<td>Vernacular</td>
<td>A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.</td>
</tr>
<tr>
<td>Workmanship</td>
<td>Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.</td>
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RECONNAISSANCE SURVEY
OF
DOWNTOWN AND COLUMBUS
PARK OMAHA