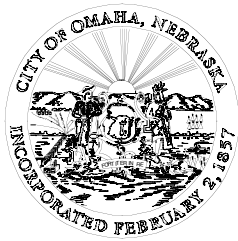

**Reconnaissance Survey of Portions of
South Central Omaha
Nebraska Historic Buildings Survey**

Prepared for:

City of Omaha and
Nebraska State Historical Society



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Historic photographs within the report are used courtesy of John Bluvas, president of the Dahlman Neighborhood Association. Images shown in the glossary are adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, Vol. 2, Architecture* (Madison, Wis.: State Historical Society of Wisconsin, 1986). Other images are survey photographs taken by Mead & Hunt during November and December 2005.

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 (NeHBS) of portions of the city of Omaha. Mead & Hunt completed the survey and prepared this report between November 2005 and June 2006.

The survey area contains approximately 2,043 properties. The survey area for this project is bounded generally by Martha and Dorcas Streets on the south; the Missouri River on the east; and the railroad corridor on the north and west (see Figure 1. Map of Survey Area shown in Chapter 1).

The survey area generally consists of late nineteenth and early twentieth-century single- and multiple-family dwellings and commercial, industrial, and transportation resources. The Omaha Rail and Commerce Historic District and ten individual properties are listed in the National Register of Historic Places (National Register) and six individual properties are designated as Omaha Landmarks (see Appendix A).

Mead & Hunt conducted the 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 NeHBS survey standards. Surveyed properties were evaluated for their potential to be eligible for the National Register and for designation as an Omaha Landmark. Omaha Landmark properties were also evaluated for their potential to be eligible for the National Register. The reconnaissance survey identified sixteen individual properties as candidates for National Register or Omaha Landmark designation.

This survey report documents the results of historical research and field investigations. Chapter 1 of the report contains an overview of the historical development and outlines historic contexts for the survey area. Chapters 2 through 4 of the report include a discussion of the survey methodology, a description of architectural styles and associated historic contexts of properties documented within the survey area, Mead & Hunt's recommendations for 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: Lynn Meyer and James Krance of the City of Omaha Planning Department; Gary Rosenberg of the Douglas County Historical Society; Jill Dolberg, Stacy Stupka-Burda, and Bob Puschendorf of the Nebraska State Historic Preservation Office; and the staff of the NSHS Archives and Library and the Omaha Public Library.

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Chapter 1

Historic Overview of Survey Area

Introduction

This narrative provides a brief overview of the historic development of the survey area and important themes associated with its development. The bibliography following Chapter 4 provides a list of sources for further reading on the history of Omaha and additional detail on the important themes identified within the survey area. When possible, this overview presents information about specific historic resources documented during field survey (for a discussion of the field survey, see Chapter 3).

The survey area for this project is bounded generally by Martha and Dorcas Streets on the south; the Missouri River on the east; and the railroad corridor on the north and west. For a map showing the survey area boundaries, see Chapter 2. The survey area is located south of downtown Omaha and north of South Omaha. Portions of the survey area comprise hilly terrain bordering the river. The railroad corridor of the Union Pacific Railroad (UP) and the Chicago, Burlington and Quincy Railroad (CB&Q) comprise the northern tip of the survey area.

Nebraska Historic Buildings Survey Site Numbers

Each surveyed property in the Nebraska Historic Buildings Survey (NeHBS) is assigned a site number. Site numbers begin with an abbreviation of the county - DO is the abbreviation for Douglas County. Each county abbreviation is followed by a sequential two-digit number assigned to communities within each county - 09 is the two-digit number for the city of Omaha. This number is then followed by a four-digit city plat map number, and a three-digit number that refers to the specific resource mapped on each city plat map (i.e., DO09:0098-012). When a surveyed property is mentioned, its NeHBS site number follows its reference. If a property in the survey area is listed in the National Register of Historic Places (National Register), the date it was listed is identified following the NeHBS site number.

Early Development of the City of Omaha

An 1854 plat of the Omaha area included the northern portion of the survey area roughly bounded by the railroad and extending south to approximately William Street. The city of Omaha was incorporated in 1857. Active promotion by early settlers and business interests resulted in the city serving as the territorial capital. When Nebraska gained statehood in 1867, the capital was moved to Lincoln.

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Omaha's location on the Missouri River's west bank initially established it as a regional center of trade in the westward movement of settlers. Outfitters supplied goods for settlers, miners, and traders heading west by steamboat and railroad. After the Western Union Telegraph Company strung telegraph wires west from Omaha, eventually linking the Pacific and Atlantic coasts, and the Omaha-based UP Railroad joined with the Central Pacific Railroad further west to create the first transcontinental railroad, Omaha emerged as a transcontinental communications and transportation center in the 1860s. Its key position along these transcontinental networks identified Omaha as the nation's "Gate City" to California and the West. As development increased, Omaha's population quadrupled from 4,000 in 1860 to over 16,000 in 1870, and it emerged as Nebraska's largest city.¹

The survey area includes concentrations of industrial development along the railroad corridor and the banks of the Missouri River. The survey area also includes residential and commercial development related to the many immigrant workers and residents attracted to area industries during the late nineteenth and early twentieth centuries. As such, transportation, industry, commerce, and residential development, particularly related to first and second generation immigrant populations, are important themes in the survey area.

Transportation

The Missouri River borders the survey area on the east. Omaha emerged as the head of Missouri River steamboat trade in the late 1850s and local merchants exchanged cargo with other cities several times a week. As a result, industrial development was prolific along the river banks within the survey area.

In 1863 President Lincoln designated Omaha as the eastern terminus of the UP, the eastern half of the nation's first transcontinental railroad. Construction of the railroad in Omaha began in 1865, and the UP continued to build westward, joining with the Central Pacific at Promontory Point, Utah, in 1869. As the first railroad west of the Missouri River and the first transcontinental railroad, the UP was the primary railroad serving the west coast. Omaha contained the corporate headquarters and the main repair shops of the UP, thus greatly contributing to the general development of the city.²

The route of the transcontinental railroad through Omaha provided a foundation for the establishment of trade in downtown Omaha. Its location as the eastern terminus of the UP and as a primary river port helped Omaha develop strong industrial and commercial economies. By 1880 eight other rail lines served Omaha and further aided the development of Omaha as an important agricultural market and manufacturing center.

The CB&Q was the second major railroad to serve Omaha. Beginning as the Burlington and Missouri River Railroad during the 1860s and becoming the CB&Q in 1904, its corridor is located south of downtown and together with the UP defines the northern and western boundaries of the survey area. The line reached Omaha from the west in 1869 and paralleled several of the UP lines around the city and the survey area. The Omaha line of the CB&Q was a branch line largely dedicated to passenger trains.

Industry and Commerce

After the UP constructed a railroad bridge (located outside survey area) across the Missouri River in 1872, industrial development in Omaha occurred along the rail lines south of downtown. Industrial buildings served by the railroad soon covered the areas surrounding the railroad tracks.



*Distilling factory of the Metz Brewing Company,
D009:0064-076*

Livestock and smelting were among the city's primary industries. Stockyards developed along the UP in the area that later became the city of South Omaha. The Omaha and Grant Smelting Company was established in 1870. It processed silver, lead, and copper ore from western mining regions and was one of the first industries to provide work for a large number of employees. The location of these

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industries along the railroad, northeast of South 10th Street and Dodge Street (outside the survey area to the north), allowed ores to be easily shipped in from western states. By the end of the 1880s it was among the largest smelters in the world.³ The proximity of these two industries to the survey area helped attract workers, many of whom were immigrants that settled in the survey area.

In addition, Omaha sustained a variety of other industries, including soap factories, breweries, distilleries, 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 particular, the northern portion of the survey area contains areas that developed from manufacturing and processing industries, which were situated along the railroad tracks and Missouri River and included: the large storage warehouses of the Chicago Lumber Company of Omaha (DO09:0117-077) near South 14th Street and Pierce Street; the Metz Brewing Company (DO09:0064-076, formerly the Willow Springs Brewing Company) at South 3rd Street and Hickory Street; a soap factory near South 2nd Street and Hickory Street; the Lininger Implement Company (DO09:0066-001) near South 5th Street and Pacific Street; the Paxton and Vierling Iron Works Foundry (nonextant) northeast of South 18th Street and William Street; and the Metropolitan Utilities Distribution Gas Plant (DO09:0114-025) west of South 20th Street and Dorcas Street. A review of historic maps revealed that numerous other small factories, bakeries, and machine shops were interspersed throughout the survey area.

Wholesale jobbing began in Omaha in 1880 as a new type of commerce. A wholesale jobber purchased goods directly from the manufacturer, transported these goods via the railroads, and sold them directly to small businesses through traveling salesmen. Omaha jobbers handled a wide variety of wholesale products including groceries, dry goods, hardware, fruits, paper, and liquor.⁴

The area north of the UP transcontinental railroad tracks and adjacent to the river developed as a large commercial and warehouse area used primarily for the wholesale jobbing trade. This development encouraged growth southeast of the central business district in the 1880s, which comprises much of the survey area. The UP encouraged commercial and industrial growth through marketing efforts that

promoted the benefits of the extensive transportation network. Service-oriented commercial businesses also developed to serve the needs of the employees of the wholesale jobbers and other industries.

The Omaha Rail and Commerce Historic District

Located in the southeast corner of downtown Omaha, the Omaha Rail and Commerce Historic District is roughly bounded by the UP and the CB&Q railroad tracks, South 9th Street, Jackson Street, and South 15th Street. A southeast portion extends south to Pacific Street. Building development within the district was predominately influenced by the railroads and significant to the overall commercial development of Omaha between 1887 and 1945. Situated along the main line of the transcontinental 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 (DO09:0119-003, National Register 1971) and Burlington Station (DO09:0119-004, National Register 1974). Portions of this historic district are adjacent to, and included within the survey area. For a list of National Register-listed properties within the survey area, see Chapter 3. For further information on the Omaha Rail and Commerce Historic District, contact the Omaha CLG.

(Stacey C. Pilgrim, "Omaha Rail and Commerce Historic District," National Register Nomination Form: National Park Service, listed 1996. Because this district was listed in the National Register, it was not included in the survey. However, information was reviewed to establish a context for the survey area.)

As a result of the financial panic of 1893, industry and commerce in Omaha suffered a severe setback. The UP fell into receivership and curtailed operations. The 1898 Trans-Mississippi and International Exposition brought prosperity back to Omaha and a thriving economy developed at the turn of the century, resulting in the expansion of industry, commerce, and agricultural processing. As a result, Omaha continued its position as a leader of storage and distribution west of the Mississippi River. The city grew in population from 102,000 in 1900, to 124,000 in 1910, and 191,000 in 1920.⁵

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Urban Development and Streetcars

Before the 1880s, most residents of Omaha lived within walking distance from their place of work. Early worker cottages were constructed in close proximity to the industries and commercial businesses located near downtown and along the railroad corridor. Examples of early worker cottages remain in the northeastern corner of the survey area and consist of narrow, one-story, frame, front gable structures with interior chimneys. The Credit Foncier Addition to the city of Omaha, located near the Missouri River, was platted in 1867 and contains a number of extant worker cottages, especially along Woolworth Avenue, such as 411 Woolworth Avenue (DO09:0064-066).



*Worker cottage at 411 Woolworth Avenue,
DO09:0064-066*

The Original Gold Coast of Omaha

Early business leaders and owners in Omaha constructed their homes not far from their factories and businesses near the downtown area. During the late nineteenth century, many business leaders settled in the hills west of the business district, the area surrounding Capitol Hill, and the bluffs along South 10th Street within the survey area. This area south of downtown was near the hub of the railroads, contained picturesque views of the Missouri River bluffs, and was generally bounded by Leavenworth Street on the north, Bancroft Street on the south, the Missouri River on the east, and South 16th Street on the west. Some of the most elite of Omaha's early settlers built stately homes designed by prominent architects in this area. The hills along South 8th and South 10th Streets, from Mason Street to Riverview Park, became the first concentrated "Gold Coast" of Omaha in the 1880s.⁶



1918 Real Estate Atlas showing portions of the Original Gold Coast of Omaha (courtesy of Douglas County Historical Society)

A portion of this elite neighborhood development is still visible along South 10th Street within the survey area. The Forest Hill Plat of the city, platted in 1886, contains several high-style, architect-designed homes. The Cornish Residence (DO09:0117-005, National Register 1974) at 1404 South 10th Street was built in 1886 for Colonel Joel Cornish, president of the National Bank of Commerce, shortly after he moved to Omaha.⁷ The house is among the city's best examples of French Second Empire architecture.⁸ The Bishop George Worthington Residence (DO09:0117-010) at 1240 South 10th Street, also built in 1886, is a large, Victorian style mansion.



Cornish Residence at 1404 South 10th Street, DO09:0117-005 (listed in the National Register)

A concentration of large, architect-designed residences also developed to the east in the First Addition to Forest Hill (platted in 1906) and the Forest Hill Park (platted in 1908) plats. These areas developed later and generally contained houses that were smaller than the mansions along South 10th Street. Located on some of the highest elevations in the area, these homes afforded some of the best views of the city and the river. Architect Thomas Kimball designed the residence at 802 Worthington Avenue (DO09:0064-002).

Streetcars

The development of streetcars allowed residents to live further from their place of employment and downtown. Streetcar transportation began in 1868, when the Omaha Horse and Railway Company established horse-drawn streetcar service. South 6th Street and South 13th Street were early horse car lines. A cable car system was added in 1884 and lines were extended south of downtown. By 1889 South 11th Street and South 16th Street were added as electric lines under the ownership of the Omaha Motor Railway. The route of the streetcar line along South 11th Street was later moved to South 10th Street.

The well-developed streetcar system stimulated the physical expansion of Omaha and spurred development along main streetcar thoroughfares. Real estate developers took advantage of the increased traffic and built single-family residences and apartments along street car lines. Neighborhood commercial facilities, such as grocery stores, bakeries, and drugstores clustered at the intersections of streetcar lines. South 13th Street emerged as a major transportation route connecting the city of Omaha to South Omaha by streetcar.⁹ Many one- and two-story frame commercial buildings lined the street and were later replaced by multiple-story brick buildings from the late 1890s through the 1920s. Hotels, theaters, and mixed-use commercial blocks were constructed along South 13th Street to serve the needs of residents. The historic streetcar lines of South 6th Street, South 10th Street, South 11th Street, and South 16th Street also contained clusters of apartment complexes to house workers within the survey area, including the Albion Apartments (DO09:0117-024) located at 1109 South 10th Street, and the Dunsany Apartments (DO09:0117-022) located at 1113 South 10th Street.

The Omaha and Council Bluffs Railway and Bridge Company

The Omaha and Council Bluffs Railway and Bridge Company (O&CB) was incorporated in 1886 in order to span the Missouri River and connect Omaha with Council Bluffs, Iowa. It was among the earliest major electric street railway systems in the nation. By 1902 the existing street railways in Omaha were consolidated under the O&CB. The O&CB Street Railway Company Car Barn (DO09:0117-120) at South 10th Street and Pierce Street housed street cars and was the last active barn in the city. The O&CB line ceased on March 4, 1955.

(Omaha City Planning Department. *A Comprehensive Program for Historic Preservation in Omaha*. Omaha: Landmarks Heritage Preservation Commission, 1980, 39; Orr, Richard. *O&CB: Streetcars of Omaha and Council Bluffs*. Omaha: Richard Orr, 1996. 154.)

Immigration and Settlement

The development of the railroads led to the precipitous rise of industry, commercial development, and 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 1910.¹⁰ Omaha attracted immigrants due to the jobs offered by the UP shops, smelters, wholesale trade and meatpacking plants, and other industries in and around the survey area.

Different 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, and saddlers. Italians often thrived as restaurant managers, cooks, bakers, and musicians.¹¹ These trades and skills were often reflected in the services and commercial activities of Omaha. Research indicates that the survey area contained large numbers of commercial buildings and dwellings constructed by immigrants.

By 1880 one-third of Omaha's population was foreign-born and over half claimed foreign ancestry. The different ethnic groups settled in clusters around certain neighborhoods, usually close to their place of employment. Within these nodes, immigrant groups developed tightly woven neighborhoods, and

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established churches, schools, and other social institutions that reflected aspects of their culture.¹² The need for immigrant labor tapered off during the economic depression of the 1890s, but returned by the turn of the century with the expansion of packing and wholesale jobbing industries, railroad shops, and smelters. 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.¹³

Churches in the survey area were closely associated with immigrant ethnic groups. Due to the large number of Czechs and Italians in the survey area, several large Catholic congregations developed in the area. St. Wenceslaus Church (DO09:0115-001) was established in 1877 at South 13th Street and William Street and generally served the Czech community. St. Philomena's Cathedral and rectory (DO09:0117-002, National Register 1980), designed by Thomas Kimball, was constructed between 1908 and 1910, and generally served the Italian community. In 1958 the name of the church was changed to St. Frances Cabrini.

Germans and Poles

Between 1880 and 1930, Germans were the largest immigrant population group in Omaha. Unlike other ethnic groups in Omaha, German immigrants generally did not cluster in clearly defined neighborhoods, instead settling in a more dispersed pattern south of downtown and within the survey area.¹⁴ In the few instances where Germans did settle in clusters, they formed areas of concentrated dwellings and commercial development like other immigrant groups. Within the survey area, there were concentrations of Germans between South 8th Street and South 16th Street and along the railroad tracks south of Burlington Station.

Also within the survey boundaries, the area south of the railroad corridor and west of South 16th Street contained an area of German Catholics. This settlement was centered on South 16th Street and Center Street and includes St. Joseph's Church (DO09:0116-003, National Register 1986) established in 1887 to serve German-speaking Catholics. A small Polish settlement also developed near St. Joseph's Church. Protestant Germans settled in a concentration centered on South 11th Street and Center Street and built a German Methodist Episcopal Church in 1886.¹⁵

Czechs and Little Bohemia

Beginning in the 1860s, Czechs started to emigrate to this country, primarily from Bohemia and Moravia, and settled in the Great Plains, especially in Nebraska. Many early Czech settlers were drawn to Nebraska by the efforts of Edward Rosewater and John Rosicky, editors of *Pokrok Zapadu*, a Czech language newspaper founded in Omaha by Rosewater in 1871. These Czech-born editors urged other Czechs to settle in Nebraska and obtain free land.¹⁶ As a result of these promotions, it is estimated that more than one in eight Czech immigrants who came to America settled in Nebraska. Czechs became one of the state's dominant immigrant groups.

By 1880 nearly 900 Czechs resided in Omaha and represented the most concentrated ethnic group in the city.¹⁷ Many early Czech immigrants worked for the smelters and the railroads, while others started their own businesses to provide services to other Czech residents. With the growth of the meatpacking industry in the early twentieth century, many Czech immigrants found employment at the packing houses south and west of the survey area.

Czech immigrants settled in a highly concentrated area in the southwestern portion of the survey area. This dense ethnic enclave was generally bounded by South 10th Street on the east, South 16th Street on the west, Pierce Street on the north, and Martha Street on the south. The heart of the neighborhood was a commercial district centered on the intersection of South 13th Street and William Street, which extended along South 13th and South 14th Streets.¹⁸



Economic center of Little Bohemia, South 13th Street and William Street (photo courtesy of John Bluvás)

Referred to as "Praha" (Prague) or "Bohemian Town," the area developed as a densely populated, nearly homogenous community that by 1880 contained nearly all the Czechs living in Omaha. The

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influx of Czech immigrants to the community resulted in numerous businesses and social and religious institutions that catered to Czech residents. The Prague Hotel (DO09:0117-003, National Register 1987), located on the southwest corner of South 13th Street and William Street, was the center of the commercial district. Gottlieb Storz erected the three-story brick building in 1898 as the only hotel catering to Bohemians between Chicago and the Pacific Coast. Other businesses in Bohemian Town included a general store, grocery, dry goods store, bakery, dance hall, and St. Wenceslaus Church. By 1913 the commercial area contained a shoemaker, saloon, milliner, and doctor.¹⁹

By 1920 an estimated 3,500 immigrants lived in Bohemian Town.²⁰ The Prague Hotel was a focal point for visitors and commerce, and the Sokol Auditorium (DO09:0113-001), constructed in 1926 at the corner of South 13th Street and Martha Street, housed many of the Czech community's social activities. Sokols were fraternal organizations founded in Bohemia to promote equality, harmony, and fraternity. As one of four in Omaha, the Sokol Auditorium was utilized for meetings by twenty-five Bohemian lodges as well as ethnic Italians and American groups.²¹ The hall also offered recreation classes for its members.

Italians and Little Italy

Italians immigrated to Omaha as early as the 1850s from the northern Italian Provinces of Piedmont, Lombardy, and Liguria, and eastern American cities. In the 1880s Omaha attracted a second wave of Italians, predominately from the Calabria region, who sought employment with the railroads and smelters. After gaining financial stability, many Italian workers established businesses, such as fruit and vegetable markets, barber shops, and restaurants. The workers often retained industrial employment while their family ran a private business. Omaha's first Italian enclave developed during the 1890s near the intersection of South 24th Street and Poppleton Street, directly west of the survey area.

Within the survey area, a concentration known as "Little Italy" developed largely due of the efforts of two brothers from Sicily. Joseph Salerno and his brother, Sebastiano, immigrated to Omaha in 1895 and 1897, respectively. Joseph set up a shoe repair

shop at South 6th Street and Pierce Street, and Sebastiano established a shoe and clothing store at South 10th Street and Pierce Street. The two brothers prospered and in 1904 Sebastiano was appointed as an agent for a steamship company. In this position, he encouraged friends from Sicily to emigrate and offered to set them up with boarding and jobs in Omaha, especially at the nearby UP shops.²²

The Salerno brothers' efforts resulted in a pronounced increase in Italian immigration to Omaha and set the stage for future waves of Italian immigration. Beginning in 1905, the third wave of Italians, mostly Sicilians, began to settle along South 6th Street in the hills south of downtown. Many Italian immigrants sent a portion of their earnings back to Sicily with hopes that their families could eventually join them. Additional waves of Sicilians arrived between 1912 and 1913 and following World War I.²³



*Santa Lucia Hall in Little Italy at 725 Pierce Street,
DO09:0065-011*

Little Italy was generally bounded by Pacific Street on the north, Center Street on the south, the Missouri River on the east, and South 10th Street on the west.²⁴ Historically, the area was comprised largely of Sicilians. The economic heart of Little Italy was a small commercial area centered on South 6th Street that extended west along Pierce Street. This area included a grocery store, clothing and shoe stores, and the Bank of Sicily, which was established by the Salerno brothers in 1908.²⁵

A majority of the homes in this area are characterized as one- and two-story frame, front gable dwellings. Boarding houses were also popular since immigrants needed immediate shelter and some only planned a temporary visit.²⁶ A cluster of multiple-family brick

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flats (DO09:0065-047-049) was constructed along South 6th Street. Many early vernacular worker cottages in the area were constructed along the river bluffs and accessed by steep streets.

Italian Supper Clubs

Local history provides accounts that Little Italy was a bootlegging hub during prohibition. After the repeal of the Eighteenth Amendment to the Constitution in 1933, many of the taverns established during prohibition gave way to Italian supper clubs. Many Italian families continued this supper club tradition in the 1940s and 1950s and established restaurants serving traditional Italian and American cuisine. Many of these supper clubs remain in the vicinity of Little Italy and display vivid signboards, often with neon accents, directing customers to their establishments. Examples include Piccolo's (DO09:0114-026), Cascio's (DO09:0115-183), Angie's (DO09:0117-156), and Caniglia's (DO09:0065-001).



Caniglia's Signboard near corner of South 7th Street and Pierce Street, DO09:0065-001

(Federal Writers' Project. *Omaha: A Guide to the City and Environs*. Edited by Linda Miller. *American Guide Series*. [Omaha]: [Omaha Public Library], 1981, 161.)

Post World War I Development

Due to the rapid industrial, commercial, and residential development during the early twentieth century, the boundary separating Omaha and South Omaha became increasingly blurred as the two cities grew together. In 1915 South Omaha was annexed by the city of Omaha and industry continued to thrive south of downtown, and the stockyards of South Omaha became the second largest livestock market in the United States in 1916.²⁷ Continued growth and new technology during this period resulted in the need to expand industrial building complexes within the survey area, such as the Metropolitan Utilities Distribution Warehouse and Repair Shop (DO09:0116-011) at South 20th Street and Center Street.



*Service station at corner of South 13th Street and Dorcas Street, DO09:0113-036
(photo courtesy of John Bluvas)*

The 1920s brought the increased use of motor vehicles and altered city development patterns. The streetcars started to face competition in 1923 when the first city bus company began service. In 1925 the O&CB added buses to extend service beyond its rail lines. Trucks increasingly replaced the railroad as industry's primary means of transport, 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, such as the stations at 2203 South 16th Street (DO09:0113-052) and 2201 South 13th Street (DO09:0113-036). City improvements made during this period included the fire station (DO09:0113-050) constructed at 2201 South 11th Street in 1923.

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Omaha Fire Station at 2201 South 11th Street, DO09:0113-050 (photo courtesy of John Bluvás)

Despite the thriving industries of Omaha in the early twentieth century, new federal restrictions on immigration in the 1920s stopped the arrival of new immigrants to the ethnic neighborhoods within the survey area. The concentrations of Germans, Poles, Italians, and Czechs began to merge and dissipate as residents moved from the area. As the packing industry grew, many Czechs moved from the survey area to South Omaha to be closer to packing houses where they found employment. Later concentrations of Czechs developed on the east side of South Omaha.

Generally, there was limited residential or commercial development 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. Among Omaha's significant business developments after World War II was the growth of professional industries, which stimulated development in downtown, but failed to spread south into the survey area.

After World War II, buses and automobiles overtook streetcars as the dominant form of urban mass transit. The last line was abandoned on March 4, 1955.²⁸ Industrial development and rail transportation in the area also began to decline during this period, following the general nationwide trend of suburban relocation. Several warehouse complexes were demolished along the rail lines and the Missouri River, including the Paxton and Vierling Iron Works Foundry.

Wide corridors of the city were demolished to construct freeways in the decades after World War II.

However, the survey area remained relatively intact. The firmly established ethnic communities generally retained the residential and commercial character of their preceding generations and the survey area includes many buildings from this era that may be associated with ethnic settlement patterns and buildings types. Many of the buildings retain their form or display minor alterations, such as the workers cottage at 312 Woolworth Avenue (DO09:0065-091), or the raised-basement house at 1409 William Street (DO09:0117-072). As such, these buildings may require further study to understand their association with ethnic groups and settlement patterns in the survey area.

The 1950s and 1960s brought many changes to the survey area. With the founding of Grace University in 1943, many of the stately mansions, workers cottages, and the Bishop Worthington Hospital (nonextant) south of Pierce Street and east of South 10th Street were demolished to provide space for the expanding campus. Included in the current Grace University complex is the former St. Catherine's Hospital (DO09:0065-094), which was acquired by the university in 1977. Pockets of modern residential development constructed with exaggerated stylistic elements are located west of South 13th Street and Pacific Street and in the northwestern corner of the survey area.

Historically the survey area was the site of industry, railroads, and ethnic neighborhoods. The UP and the CB&Q (now the Burlington Northern Santa Fe) railroad tracks still frame the area, and many remnants of Little Italy, Bohemian Town, and the original Gold Coast endure, which makes this area distinct within the city.

Notes

¹ Lawrence H. Larsen and Barbara J. Cottrell, *The Gate City: A History of Omaha* (Boulder, Colo.: Pruett Publishing Company, 1982), 31.

² William W. Kratville, *Railroads of Omaha and Council Bluffs. Images of Rail* (Chicago: Arcadia, 2002), n.p.

³ Omaha City Planning Department, *A Comprehensive Program for Historic Preservation in Omaha* (Omaha: Landmarks Heritage Preservation Commission, 1980), 29.

⁴ Stacey C. Pilgrim, "Omaha Rail and Commerce Historic District," National Register of Historic Places, National Park Service, 1996, 20.

Notes Cont...

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

⁶ Margaret P. Killian, *Born Rich: A Historical Book of Omaha*, ed. Sharon M. Wiesner (Omaha, Nebr.: Assistance League of Omaha, 1978), 32.

⁷ Persijis Kolberg, "Cornish Apartments," National Register of Historic Places, National Park Service, 1974, n.p.

⁸ Omaha City Planning Department, *A Comprehensive Program for Historic Preservation in Omaha*, 78.

⁹ Richard Orr, *O&CB: Streetcars of Omaha and Council Bluffs* (Omaha: Richard Orr, 1996), 39.

¹⁰ Mead & Hunt Inc. "Reconnaissance Survey of Portions of South Omaha," Minneapolis, Minn., Mead and Hunt Inc, 2005, 5.

¹¹ Killian, *Born Rich: A Historical Book of Omaha*, 33.

¹² Omaha City Planning Department, *A Comprehensive Program for Historic Preservation in Omaha*, 35.

¹³ Mead & Hunt Inc. "Reconnaissance Survey of Portions of South Omaha," 5.

¹⁴ Lynn Bjorkman, "Saint Joseph Parish Complex," National Register of Historic Places, National Park Service, 1986, n.p.

¹⁵ Bjorkman, "Saint Joseph Parish Complex," n.p.

¹⁶ Lynn Bjorkman, "Prague Hotel," National Register of Historic Places, National Park Service, 1987, n.p.

¹⁷ Omaha City Planning Department, *A Comprehensive Program for Historic Preservation in Omaha*, 38.

¹⁸ John Bluvas and Bluvas Marcy, "Dahlman Neighborhood: Chronology of Businesses and Institutions 1880-1998," Omaha, Nebr., 1998, iii.

¹⁹ Bjorkman, "Prague Hotel," n.p.

²⁰ Bluvas and Bluvas Marcy, "Dahlman Neighborhood: Chronology of Businesses and Institutions 1880-1998," iii.

²¹ Omaha City Planning Department, *A Comprehensive Program for Historic Preservation in Omaha*, 37.

²² Omaha City Planning Department, *A Comprehensive Program for Historic Preservation in Omaha*, 51.

²³ Federal Writers' Project, *Omaha: A Guide to the City and Environs*, ed. Linda Miller, *American Guide Series* ([Omaha]: [Omaha Public Library], 1981), 161.

²⁴ Bluvas and Bluvas Marcy, "Dahlman Neighborhood: Chronology of Businesses and Institutions 1880-1998," iii.

²⁵ Omaha City Planning Department, *A Comprehensive Program for Historic Preservation in Omaha*, 51.

²⁶ Bluvas and Bluvas Marcy, "Dahlman Neighborhood: Chronology of Businesses and Institutions 1880-1998," iii.

²⁷ Mead & Hunt Inc. "Reconnaissance Survey of Portions of South Omaha," 6.

²⁸ Orr, *O&CB: Streetcars of Omaha and Council Bluffs*, 30.

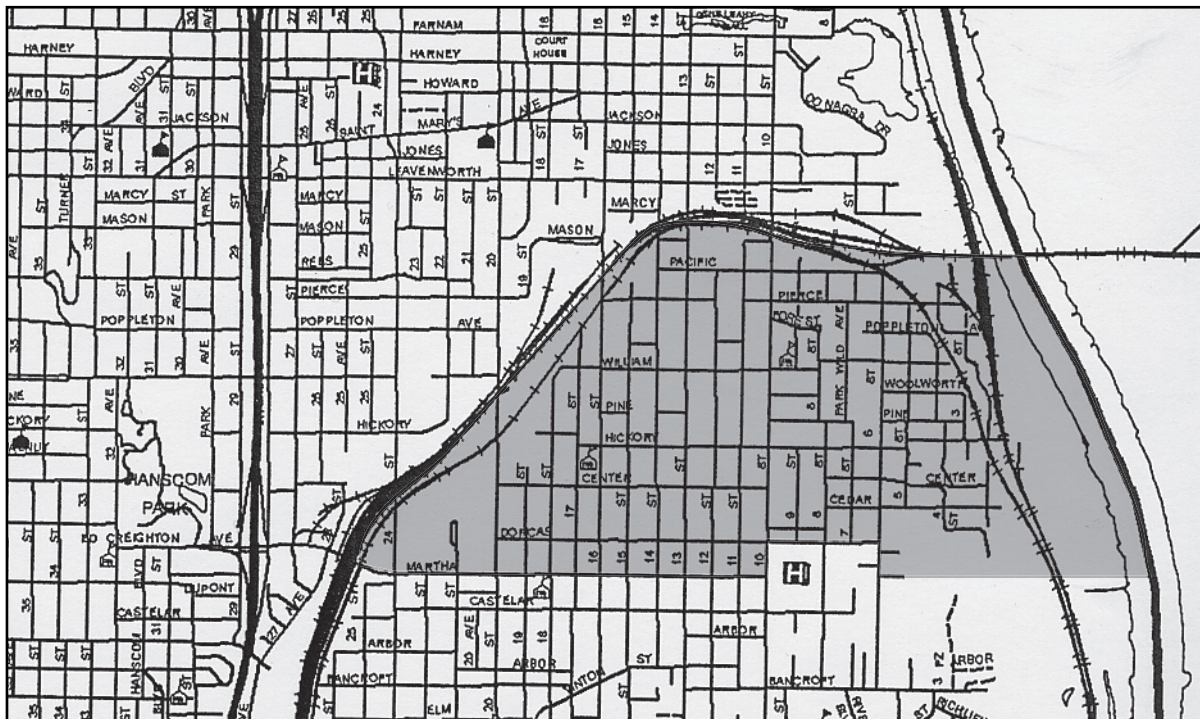


Figure 1. Map of Survey Area

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 significant historic and architectural properties within portions of the city of Omaha. Architectural historians from Mead & Hunt, Inc. (Mead & Hunt) conducted a reconnaissance-level Nebraska Historic Buildings Survey (NeHBS) during November and December 2005. The survey builds upon previous survey efforts undertaken by the City of Omaha Certified Local Government (Omaha CLG). For more information on the NeHBS and the Omaha CLG, see Chapter 4.

Survey Methods

Objectives

The purpose of the survey was to identify significant properties that appeared to retain sufficient historic integrity to meet NeHBS 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 of Historic Places (National Register) both individually and collectively as contributing properties within possible historic districts. 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 3).

Survey Methodology

The purpose of a reconnaissance-level NeHBS 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 NeHBS survey criteria are identified and documented with photographs, basic physical descriptions, and geographic locations that are plotted on city maps.

Survey Area

The survey area contains approximately 2,043 properties. Generally, the survey area is bounded by Martha and Dorcas Streets on the south, the Missouri River on the east, and the railroad corridor and Interstate 480 on the north and west.

Research

Architectural historians investigated published information about the history, culture, and settlement of the survey area at the Nebraska State Historical Society Library/Archives, Douglas County Historical Society, and the W. Dale Clark Branch of

Chapter 2. Survey Methods and Results

the Omaha Public Library. Additionally, staff of the Omaha CLG and Nebraska State Historic Preservation Office (NeSHPO) and architectural historians from Mead & Hunt participated in a public meeting in November 2005. 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. Properties designated as Omaha Landmarks and not listed in the National Register were evaluated for National Register eligibility. Properties listed in the National Register, either individually or as part of a district, have already been recognized and were not included in the survey (see Appendix A).

Evaluation

Mead & Hunt conducted the field survey between November and December 2005. During the field survey, architectural historians drove known 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 *NeHBS Manual* (March 15, 2005). Generally, the *NeHBS 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 NeHBS 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.

Commercial buildings were evaluated individually and as possible contributing properties of a historic district. In accordance with NeHBS guidelines, an altered first-floor storefront on a multi-story commercial building did not eliminate the building from the survey. The NeHBS acknowledges that the first-floor storefronts of commercial buildings are often modernized. If a commercial building retained historic wall surfaces, cornices, and second-level window openings, and appeared to have architectural interest, it was generally included in the survey.

Documentation

Architectural historians documented properties that met the survey criteria as outlined in the *NeHBS 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 two black-and-white photographs and 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, black-and-white photograph contact prints and negatives, 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.

-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 define the seven elements of integrity. For more information on the National Register, see Chapter 4.

Survey Results

Illustrated Discussion of Significant Historic Contexts

The survey identified 169 properties that met survey criteria (see Appendix B). Properties are related to nine historic contexts developed by the NeSHPO and

Chapter 2. Survey Methods and Results

listed in the *NeHBS Manual*. 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 major historic contexts in the survey, are presented below. Properties recommended as candidates for the National Register or Omaha Landmark designation are listed in Chapter 3.

Association

The association context relates to organizations of people, other than religious or governmental, that have a common interest. The survey identified two properties under this context, including the Sokol Auditorium (DO09:0113-001), which is a candidate for local and National Register designation and listed in Chapter 3.

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 include stores that provide a variety of products or services. Commercial properties found within the survey area include one- and two-story brick commercial buildings located along major thoroughfares and within neighborhoods to accommodate local needs. Architectural styles and forms reflected in commercial buildings include Italianate, Commercial Vernacular, and Neoclassical Revival. Numerous commercial properties were documented, such as the Swoboda Bakery Building located at 1420 William Street (DO09:0117-012) and the commercial buildings at 1730 and 1732 South 13th Street (DO09:0115-080 and DO09:0115-081).



*Swoboda Bakery Building at 1420 William Street,
DO09:0117-012*



*Commercial buildings at 1730 and 1732 South 13th
Street, DO09:0115-080 and DO09:0115-081*

Concentrations of commercial buildings are located along South 13th Street, South 16th Street, and South 10th Street, and near Pierce Street and South 6th Street. The survey area includes portions of the Omaha Rail and Commerce Historic District. This district was influenced by its proximity to railroads and is significant to the commercial development of Omaha between 1887 and 1945. Following survey methodology, properties within this district were not included in the survey results.

Diversion

The theme of diversion is related to those activities designed to relax and amuse people and includes recreational and entertainment properties. The survey identified two associated property types, including the Krug Tavern (DO09:0117-014), which is a candidate for local and National Register designation and listed in Chapter 3.

Education

The education context relates to the processes of teaching and learning. The survey identified one public school, Train Elementary School (DO09:0064-007), which is a candidate for local and National Register designation and listed in Chapter 3.

Government

The theme of 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 Revival styles in earlier periods and modern or functional styles in more recent periods. An example of a government building documented during the

survey is the Omaha Fire Department Station, located at 2201 South 11th Street (DO09:0113-050), which is a candidate for local and National Register designation and listed in Chapter 3.



Omaha Fire Department Station at 2201 South 11th Street, DO09:0113-050

Industry

This context relates to the making of products from raw materials, and the storage, processing, preparation, and packaging of these products. Examples of associated property types include manufacturing and storage plants, mills, factories, and processing facilities. Industrial properties identified within the survey include the former Willow Springs Brewing Company at 209 Hickory Street (DO09:0064-076) and the Metropolitan Utilities Distribution Warehouse and Repair Shop at 1725 South 20th Street (DO09:0116-011).



Former Willow Springs Brewing Company at 209 Hickory Street, DO09:0064-076



Metropolitan Utilities Distribution Warehouse and Repair Shop at 1725 South 20th Street, DO09:0116-011

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. The survey identified two properties under this theme, including Caniglia's Restaurant (DO09:0065-001), which is a candidate for local and National Register designation and listed in Chapter 3.

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. Residential properties – including single-family dwellings, multiple-family dwellings, row houses, apartment buildings – represent the largest pool of buildings evaluated, and were documented if they appeared to be good examples of architectural styles 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). Below is a description of the residential architecture styles documented during the survey.

Queen Anne houses date from the late nineteenth and early twentieth centuries and display frame construction with irregular form. Details include decorative shingle work, porches with scroll work, spindles, turrets, and a variety of wall materials. The house at 1417 South 14th Street (DO09:0115-059) is an example of a Queen Anne style house.

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*Queen Anne house at 1417 South 14th Street,
DO09:0115-059*

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. Examples of American Foursquares include the houses at 1902 South 15th Street (DO09:0113-017) and 1522 Park Wilde Avenue (DO09:0064-038).



*American Foursquare house at 1902 South 15th Street,
DO09:0113-017*

Craftsman and Craftsman-style bungalows commonly exhibit low pitched or sweeping-gable roofs with exposed rafters, one-and-one-half stories, and brick or stucco exteriors. This building style was common during the 1920s and 1930s in both rural and urban houses. Examples include a Craftsman residence at 825 William Street (DO09:0117-152) and the house at 814 Dorcas Street (DO09:0063-004).



*American Foursquare house at 1522 Park Wilde Avenue,
DO09:0064-038*



Craftsman house at 825 William Street, DO09:0117-152



*Craftsman-style house at 814 Dorcas Street,
DO09:0063-004*

Period Revival styles were popular during the early decades of the twentieth century and reflect a variety of characteristics associated with the period revival movement. Period Revival styles found in the survey area include Colonial, Neo-Classical, and Tudor Revival. Colonial and Neo-Classical Revival houses often feature a hip or gable roofline, a full-width porch supported by classical slender columns, multiple bays, accentuated front door, cornice returns, and multi-pane windows. Tudor Revival houses often feature half-timbering, multi-gabled

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rooflines, decorative chimneys, and large window expanses subdivided by a multitude of mullions. Dating from the 1910s to 1930s, these houses typically display frame construction with stucco or brick veneer. An example of a Tudor Revival house is at 1436 South 11th Street (DO09:0115-138). The house located 905 William Street (DO09:0117-150) is an example of the Colonial Revival style.



*Tudor Revival house at 1436 South 11th Street,
DO09:0115-138*



*Neo-Classical Revival house at 905 William Street,
DO09:0117-150*

Vernacular forms include properties not architect-designed. Local builders commonly constructed these buildings with local styles using locally available materials. Vernacular houses sometimes include features borrowed from high-style architecture that were popular during the early twentieth century. Many of the residential properties within the survey area exhibit vernacular forms. Examples usually are of wood-frame construction, with a symmetrical fenestration pattern, hip-roof front porches, and modest architectural detailing. Commonly displayed details include corner gable returns, clipped gables, side bay windows, and dormer windows.

Front and side gable houses – The most common worker housing type found in the survey area is one-and-one-half or two stories and consist of front gable or side gable roof forms with narrow massing, often only one or two rooms wide. Dwellings commonly exhibit either a front entryway with a porch, a side entryway with a rear one-story elongated frame addition with a shed roof. These houses display few decorative elements, but may include cornice returns and porches.

Other common forms within the survey area include raised-basement houses, which are frame houses erected on a full raised brick basement; and rear houses, which consist of single lots with a second house located behind a house on the front portion of the lot.

Examples of the front gable form are the houses at 2217-2221 South 17th Street (DO09:0114-024) and the house at 2213 South 14th Street (DO09:0113-040). The house at 2220 South 17th Street (DO09:0114-008) is an example of a side gable dwelling. An example of the raised-basement type is at 1409 William Street (DO09:0117-072). 1421 1/2 South 14th Street (DO09:0115-061) is an example of a rear house.



*Front gable houses at 2217-2221 South 17th Street,
DO09:0114-024*

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*Front gable worker's cottage at 2213 South 14th Street,
DO09:0113-040*



Rear house at 1421 1/2 South 14th Street, DO09:0115-061



*Side gable house at 2220 South 17th Street,
DO09:0114-008*



*Raised-basement, front gable house at 1409 William
Street, DO09:0117-072*

Transportation

Transportation relates to the carrying, moving, or conveying of materials and people from one place to another. Examples of associated property types include trails, roads, bridges, gas and service stations, railroad and bus stations, and airport terminals. Transportation properties include the service station at 2201 South 13th Street (DO09:0113-036) and the railroad bridge over South 7th Street north of Pacific Street (DO09:0066-008).



*Service station at 2201 South 13th Street,
DO09:0113-036*



*Concrete railroad bridge over South 7th Street, located
north of Pacific Street, DO09:0066-008*

Table 1. Numerical Summary of Survey Results

Total number of properties within survey area	2,043
Total number of properties identified	169
Historic Context	Number of Properties
Association	2
Commerce	25
Diversion	2
Education	1
Government	1
Industry	8
Services	3
Settlement	121
Transportation	6
Total	169

Chapter 3

Recommendations

Introduction

One purpose of the reconnaissance-level Nebraska Historic Building Survey (NeHBS) of portions of Omaha is to identify properties that may be eligible for listing in the National Register of Historic Places (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 the city's Landmark Heritage Preservation Ordinance (for more information, see Chapter 4).

Ten individual properties and a portion of one historic district within the survey area are listed in the National Register. Six individual properties are designated as Omaha Landmarks (see Appendix A). Properties designated as Omaha Landmarks were also evaluated to determine if they are eligible for listing in the National Register.

National Register and Omaha Landmark Recommendations

As a result of this survey, Mead & Hunt, Inc. (Mead & Hunt) recommends sixteen individual properties

as good candidates for designation as an Omaha Landmark or listing in the National Register. These properties are associated with significant historic themes within the survey area and retain good integrity. No possible historic districts were identified during the survey. Research efforts are limited during a reconnaissance-level survey and properties are identified primarily on their architectural merit, method of construction, and historic integrity on portions of the property visible from the public right-of-way. As such, additional research is needed to determine if properties qualify for designation for their association with historic trends in Omaha or for their merit for architecture or design. Some properties, such as religious properties, may also need to meet additional National Register considerations to be eligible for designation. Additional intensive-level research and review by the Nebraska State Historic Preservation Office (NeSHPO) and the Omaha Certified Local Government (Omaha CLG) are necessary before pursuing Omaha Landmark or National Register designation.

Properties recommended as candidates for designation as an Omaha Landmark or listing in the National Register are illustrated below under their primary NeHBS historic context. For a discussion of historic contexts, see Chapter 2.

Chapter 3. Recommendations

Settlement/Architecture



J. Grossman and the W.H. Lee Houses at 1446 and 1450 South 17th Street as examples of Queen Anne architecture, DO09:0116-009 and DO09:0116-010



Frank Swoboda House at 1503 Park Wilde Avenue as an example of Renaissance Revival architecture, DO09:0064-006



W.R. Matthews House at 802 Worthington Avenue as an example of Neoclassical Revival architecture, DO09:0064-002



Albion Apartments at 1109 South 10th Street as an example of Renaissance Revival architecture, DO09:0117-024



R.S. Deems House at 810 Worthington Avenue as an example of Neoclassical Revival architecture, DO09:0064-001



Dunsany Apartments at 1113 South 10th Street as an example of Renaissance Revival architecture, DO09:0117-022

Education



*Train Elementary School at 1615 South 6th Street,
DO09:0064-007*



*Metropolitan Utilities Distribution Gas Plant at 1824
South 20th Street, DO09:0114-025*

Government



*Omaha Fire Department at 2201 South 11th Street,
DO09:0113-050*

Diversion



*Krug Tavern at 1402 William Street,
DO09:0117-014*

Services



*Caniglia's Restaurant at 1114 South 7th Street,
DO09:0065-001*

Industry



*Chicago Lumber Company of Omaha Storage Facilities at
1234 South 14th Street, DO09:0117-077*

Chapter 3. Recommendations



*Chicago Lumber Company of Omaha Office Building at
1324 Pierce Street, DO09:0117-011*

Commerce



*Kopecky Hotel at 1429 South 13th Street,
DO09:0115-106*

Association



*Sokol Auditorium at 2234 South 13th Street,
DO09:0113-001*

Future Survey and Research Needs

While conducting the NeHBS of portions of the city of Omaha, several topics and resource types were identified that would benefit from further research and intensive survey efforts to help interpret this area of Omaha's history.

Ethnic Study of Settlement Patterns

The survey area has a rich social and ethnic history. Italians, Czechs, and other ethnic groups formed concentrated settlements, while Germans and Poles commonly interspersed throughout the area during settlement. The survey area contains concentrations of vernacular houses, commercial buildings, and properties that may have an association with ethnic settlement patterns. These properties may represent significant property types or methods of construction, such as early examples of worker cottages and raised-basement houses, which may be associated with ethnic settlement patterns and building practices.

The survey area also contains a later generation of properties that display enduring ethnic character. A number of Italian Supper Clubs were established beginning in the 1930s. Many of these restaurants include vivid signboards. Other ethnic related properties include the Bohemian Café (DO09:0117-088, 89, 90), Sokol Auditorium (DO09:0113-001), Santa Lucia Hall (DO09:0065-011), and the Sons of Italy building (DO09:0117-122). Kathleen Fimple's 1989 analysis of ethnic neighborhoods in Omaha serves as a good reference to locate ethnic enclaves in the survey area.

A comprehensive study of ethnic settlement patterns in the survey area would identify significant property types and integrity requirements needed for individual properties and districts to qualify for local designation or listing in the National Register.

Intensive Survey of Early Worker Housing

The survey area contains some of the earliest plats filed in the city of Omaha, such as the Credit Foncier Plat located on the eastern portion of the survey area near the river (platted in 1867), and Hartman's Addition located in the southwestern corner (platted in 1868). Other plats in the survey area date from the 1870s to the 1910s. The buildings constructed within these portions of the city comprise early vernacular worker cottages that are small with simple forms. These buildings may represent significant examples

of worker housing constructed in response to the establishment and growth of the railroads and other industries within the survey area in the late nineteenth century. During the survey, many small vernacular houses with simple forms displayed poor physical integrity. Common alterations included artificial siding, replacement windows, and modern additions.

An intensive survey would identify these vernacular forms and dates of construction, determine acceptable alterations, and document the remaining important resources in this portion of the city. The intensive survey could also identify properties that qualify for local designation or listing in the National Register.

Streetcar Context and Intensive Survey

The street railway system stimulated the physical expansion of Omaha and spurred development along main thoroughfares. The Omaha and Council Bluffs Railway and Bridge Company (O&CB) emerged as a major street railway system in Omaha after many existing street railway companies merged in the early twentieth century. The company constructed large warehouses to house streetcars when they were not in use. The survey area contains one of these remaining car barns (DO09:0117-120) at South 10th Street and Pierce Street.

The O&CB Street Railway Company Car Barn may be considered potentially eligible for designation as an Omaha Landmark and/or listing in the National Register for its association with transportation as one the last active streetcar barns in the city when the O&CB ceased service in 1955. Other O&CB properties have been documented during surveys of other portions of the city and should be used to evaluate this property for National Register and/or local designation criteria. A citywide context and intensive survey of properties associated with the street railway system would allow the Omaha CLG to identify integrity requirements needed for individual properties to qualify for local designation or listing in the National Register.

Railroad Grade Separation Corridor Intensive Level Study

Omaha's location as a major transcontinental railroad junction aided the development of the city. Its role as an important transportation hub allowed

the city to develop into a center for agricultural commerce, and processing and manufacturing industries.

The railroad corridor of the Union Pacific and the Chicago, Burlington and Quincy distinctly defines much of the survey area and represents a significant theme in the growth and development patterns. As such, the railroad beds, grade crossings, bridges, and other rail-related features are associated with important trends in the city's development. Further research and documentation should be completed on rail-related properties to identify integrity requirements needed for individual properties to qualify for local designation or listing in the National Register.

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, industrial, 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.

Chapter 3. Recommendations

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 successful downtown and surrounding neighborhoods. The historic tax credit program and the adaptive reuse of historic buildings are two tools of preservation. For buildings that were constructed before 1936, not eligible for the National Register, and used for non-residential uses, the Internal Revenue Service administers a 10 percent tax credit.

-Promoting the use of state and federal tax credits available for properties listed in the National Register. See Chapter 4 for additional information.

For more information on tax credits contact the National Park Service (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, such as commercial areas along South 13th Street, 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 4).

Chapter 4

Preservation in Nebraska

Throughout much of Nebraska's history, historic preservation was the province of dedicated individuals and organizations working alone in local communities. Since the passage of the National Historic Preservation Act of 1966, however, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts mandated by the Act. In Nebraska, the Director of the Nebraska State Historical Society (NSHS) serves as SHPO. The staff of the NSHS' Historic Preservation Division forms the Nebraska State Historic Preservation Office (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:

-Conducting and maintaining a statewide historic building survey.

-Administering the National Register of Historic Places (National Register) program.

-Assisting local governments in the development of historic preservation programs and certification of qualifying governments.

-Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.

-Administering a federal tax incentives program for the preservation of historic buildings.

In addition to these duties, Nebraska has a state-sponsored financial incentive for preservation called the Valuation Incentive Program, which the NeSHPO administers.

What follows is a brief description of NeSHPO programs, followed by a staff guide with telephone numbers. Though described separately, it is important to remember that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the mission of the NSHS.

Nebraska Historic Buildings Survey

The Nebraska Historic Buildings Survey (NeHBS) was begun in 1974. The survey is conducted on a county-by-county basis and currently includes more than 69,000 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors do not enter private property without permission. In addition to this fieldwork, surveyors research the history of the area to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county such as an historic highway or type of industry.

Chapter 4. Preservation in Nebraska

The purpose of the NeHBS is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the wealth of historic properties in their community. Properties included in the survey have no use restrictions placed on them, nor does the survey require any level of maintenance or accessibility by property owners. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHBS provides a basis for preservation and planning at all levels of government and for individual groups or citizens. Generally, the NeHBS includes properties that convey a sense of architectural significance. When possible and known, NeHBS also describes properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed “first look” at historic properties. Additionally, because the NeHBS is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. In short, the NeHBS is not an end in itself, but a beginning for public planners and individuals that value their community’s history.

For more information, please call the Survey Coordinator listed below.

National Register of Historic Places

One of the goals of the NeHBS is to help identify properties that may be eligible for listing in the National Register. The National Register is our nation’s 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 our history or prehistory. These properties 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 Mount Vernon 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 in the National Register.

It is important to note what listing a property in the National Register means or, perhaps more importantly, what it 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 of an historic district over a majority of property owners’ objections.

- Require public access to private property.

Listing a property in 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.

- Help promote community development, tourism, and economic development.

- Provide basic eligibility for financial incentives, when available.

For more information, please call the National Register Coordinator listed below.

Certified Local Governments

An important goal of the NeSHPO 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 (see below), without being listed in the National Register.

- Through the use of their landmarking and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use issues relating to historic properties.

- 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, but not least, 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 National Park Service, and there are general rules to follow. A community considering CLG status, however, is given broad flexibility within those rules when structuring its CLG program. The emphasis of the

CLG program is local management of historic properties with technical and economic 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 particular area and can provide the basis for making sound judgments in local planning.

Since the adoption of the city of Omaha's preservation ordinance in 1977, the Landmark Heritage Preservation Commission staff has been involved in ongoing survey activities. CLG grant funds have been used to conduct historic surveys in Omaha 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 Geographic Information System (GIS).

Data contained in the Omaha-Douglas County Historic Buildings Survey is coordinated with the NeHBS 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

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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, with special meetings held by call of the chairman.

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

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, as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), through the Nebraska Department of Roads, contemplates construction of a new highway, FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed in, or eligible for listing 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 process to allow for alternatives that would avoid adverse effects to historic properties; i.e., in the example above, the

modification of a new highway's right-of-way could avoid an archaeological site or historic barn.

It is important to note that public participation in this process is vital. The Section 106 process requires the federal agency to seek views of the public and interested parties if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHBS, and the National Register; but often the most valuable information comes from comments provided by the public. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action.

For more information about Section 106 review, please contact a member of the Federal Agency Review staff of the NeSHPO listed below.

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 a locally landmarked (by a CLG see above) historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agriculture-related outbuildings may also qualify.

A certified rehabilitation is one that conforms to the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. 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 a community. The program is not necessarily intended to reconstruct or restore historic buildings to exact, as-built 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 National Park Service. 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 call the Preservation Tax Incentives Coordinator listed below.

Valuation Incentive Program

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. Through the valuation preference, the assessed valuation of an historic property is frozen for eight years at the year rehabilitation is begun. The valuation then rises to its market level over a period of four years.

To be eligible for this state tax incentive, a building must:

-Be a qualified historic structure, either by listing in the National Register of Historic Places or by local landmark designation through an approved local ordinance.

-Be substantially rehabilitated, which means the project must be worth at least 25% 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 NeSHPO at the contact numbers listed below.

Public Outreach and Education

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spend considerable time conducting public meetings and workshops and disseminating information to the public.

The NeSHPO's goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

The above short descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs

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originate from a common source - the National Historic Preservation Act - they work best when they used 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 described above, please call (402) 471-4787 or 1-800-833-6747. Information is also available at the Nebraska State Historical Society web page at www.nebraskahistory.org.

Organizational Contacts

City of Omaha Planning Department and Omaha CLG

James Krance, Preservation Administrator
Telephone: (402) 444-5770
E-mail: jkrance@ci.omaha.ne.us

Nebraska State Historic Preservation Office

General information
Telephone: (402) 471-4787
E-mail: HPNSHS@nebraskahistory.org

Michael J. Smith, Director
Nebraska State Historical Society
State Historic Preservation Officer
Telephone: (402) 471-4745
nshs@nebraskahistory.org

L. Robert Puschendorf, Associate Director
Deputy State Historic Preservation Officer
Telephone: (402) 471-4769
E-mail: bpuschendorf@nebraskahistory.org

Teresa Fatemi, Staff Assistant
Telephone: (402) 471-4768
E-mail: tfatemi@nebraskahistory.org

Nebraska Historic Buildings Survey and Valuation Incentive Program (VIP)

Jill Dolberg, Survey Coordinator
Telephone: (402) 471-4773
E-mail: jdolberg@nebraskahistory.org

National Register of Historic Places

Stacy Stupka-Burda, National Register Coordinator
Telephone: (402) 471-4770
E-mail: sstupka-burda@nebraskahistory.org

Certified Local Governments

John Hitt, Program Assistant
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Preservation Tax Incentives

Melissa Dirr
Telephone: (402) 471-3352
E-mail: mdirr@nebraskahistory.org

Federal Agency Review (Section 106 Review)

Greg Miller, Historian
Telephone: (402) 471-4775
E-mail: [gmiller@nebraskahistory.org](mailto:gmilller@nebraskahistory.org)

Archaeology

Terry Steinacher, Archaeology Program Associate
Telephone: (308) 665-2918
E-mail: tsteinach@bbc.net

The personnel above, excluding Terry Steinacher, may also be reached by dialing 1-800-833-6747.

State of Nebraska Historic Preservation Board Members

Bill Chada – Grand Island
Melissa Connor, chair – Lincoln
George Haecker – Omaha
Nancy Haney – Lyman
Janet Jeffries-Beauvais – Crete
Jim McKee – Lincoln
Pat Phillips, President of NSHS Board of Trustees – Lincoln
Catherine Renschler – Hastings
Marianne Simmons – Fremont
Michael Smith, Secretary – Lincoln

Appendix A. Properties designated as Omaha Landmarks and/or listed in the National Register

Name	NeHBS Site No.	Status	
		Omaha Landmark	National Register
Burlington Station	DO09:0119-004		X
Center School (Lincoln School)	DO09:0115-005	X	X
Cornish Residence	DO09:0117-005		X
Gallagher Building	DO09:0113-046	X	X
Kuncl-Hruska House	DO09:0115-024	X	
Moses Block	DO09:0117-006		X
The Omaha Rail and Commerce Historic District	Various		X
Prague Hotel	DO09:0117-003		X
St. Joseph Parish Complex	DO09:0116-003	X	X
St. Matthias Episcopal Church	DO09:0115-003	X	X
St. Philomena's Cathedral	DO09:0117-002	X	X
Swoboda Bakery Building	DO09:0117-012		X

Appendix B. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
201 Cedar Street	House	DO09:063-003	Settlement
424 Center Street	House	DO09:0064-080	Settlement
1717 Center Street	House	DO09:0114-013	Settlement
814 Dorcas Street	House	DO09:0063-004	Settlement
1414 Dorcas Street	House	DO09:0113-031	Settlement
1817-1819 Dorcas Street	Houses	DO09:0114-015, 016	Settlement
1821 Dorcas Street	House	DO09:0114-017	Settlement
911 Forest Avenue	Apartment Building	DO09:0117-023	Settlement
813 Frances Street	House	DO09:0063-005	Settlement
824 Frances Street	House	DO09:0063-006	Settlement
908 Frances Street	House	DO09:0113-055	Settlement
920 Francis Street	House	DO09:0113-030	Settlement
209 Hickory Street	Willow Springs Brewery Complex	DO09:0064-076	Industry
210 Hickory Street	Industrial Building	DO09:0064-075	Industry
306 Hickory Street	House	DO09:0064-077	Settlement
308 Hickory Street	House	DO09:0064-074	Settlement
907 Hickory Street	House	DO09:0115-178	Settlement
912-914 Hickory Street	Duplex	DO09:0115-179	Settlement
1411 Hickory Street	House	DO09:0115-057	Settlement
1402 Martha Street	House	DO09:0113-032	Settlement
1408 Martha Street	House	DO09:0113-033	Settlement
2010, 2014 Martha Street	Houses	DO09:0114-018, 019	Settlement
1001 Pacific Street	Angie's Signboard	DO09:0117-156	Commerce
1402 Park Wild Avenue	House	DO09:0065-029	Settlement
1409-1411 Park Wild Avenue	Duplex	DO09:0065-002	Settlement
1503 Park Wild Avenue	Frank Swoboda House	DO09:0064-006	Settlement
1521 Park Wild Avenue	House	DO09:0064-045	Settlement
1522 Park Wild Avenue	House	DO09:0064-038	Settlement
1526 Park Wild Avenue	House	DO09:0064-037	Settlement
725 Pierce Street	Santa Lucia Hall	DO09:0065-011	Association
814 Pierce Street	Houses	DO09:0065-003, 004	Settlement
825 Pierce Street	Worker Cottage	DO09:0065-095	Settlement
901 Pierce Street & 1204 South 9 Street	House	DO09:0117-130	Settlement
1100 Pierce Street	Omaha & Council Bluffs St. Ry. Co.	DO09:0117-120	Transportation
1324 Pierce Street	Chicago Lumber Company of Omaha Office Building	DO09:0117-011	Commerce
309 Pine Street	House	DO09:0064-082	Settlement
Railroad bridge over South 7 Street north of Pacific Street	Railroad Bridge	DO09:0066-008	Transportation
Railroad bridge over South 20th Street	Railroad Bridge	DO09:0116-012	Transportation
1613 South 4 Street	House	DO09:0064-081	Settlement
1708 South 5 Street	House	DO09:0064-063	Settlement
1102 South 6 Street	Commercial Building	DO09:0066-002	Commerce
1310-1312 South 6 Street	Apartment Building	DO09:0065-047	Settlement
1314-1316 South 6 Street	Apartment Building	DO09:0065-048	Settlement
1318-1320 South 6 Street	Apartment Building	DO09:0065-049	Settlement
1615 South 6 Street	Train Elementary School	DO09:0064-007	Education

Appendix B. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
1906 South 6 Street	House	DO09:0064-060	Settlement
1114 South 7 Street	Caniglia's Restaurant	DO09:0065-001	Services
1115 South 7 Street	House	DO09:0065-037	Settlement
1425 South 8 Street	House	DO09:0064-003	Settlement
1311 South 9 Street	St. Catherine's Hospital Building	DO09:0065-094	Services
1711 South 9 Street	House	DO09:0064-079	Settlement
1931-1937 South 9 Street	Rowhouse	DO09:0063-001	Settlement
1109 South 10 Street	Albion Apartments	DO09:0117-024	Settlement
1113 South 10 Street	Dunsany Apartments	DO09:0117-022	Settlement
1208-1212 South 10 Street	Hunziker Building	DO09:0117-028	Settlement
1215 South 10 Street	House	DO09:0117-131	Settlement
1216 South 10 Street	House	DO09:0117-126	Settlement
1220 South 10 Street	House	DO09:0117-125	Settlement
1224 South 10 Street	House	DO09:0117-124	Settlement
1238 South 10 Street	Carriage House (Sons of Italy)	DO09:0117-122	Settlement
1240 South 10 Street	House	DO09:0117-010	Settlement
1301 South 10 Street	Apartment Buildings	DO09:0117-009, 026	Settlement
1323-1325 South 10 Street	Apartment Building	DO09:0117-029	Settlement
1401 South 10 Street	Apartment Building	DO09:0117-030	Settlement
1405 South 10 Street	Forrest Hill Apartments	DO09:0117-020	Settlement
1409-1411 South 10 Street	Apartment Building	DO09:0117-153	Settlement
1415-1417 South 10 Street	Apartment Building	DO09:0117-154	Settlement
1518-1520 South 10 Street	Apartment Building	DO09:0115-010	Settlement
1528-1530 South 10 Street	Apartment Building	DO09:0115-011	Settlement
1604 South 10 Street	House	DO09:0115-163	Settlement
1619 South 10 Street	Cascio's Signboard	DO09:0115-183	Commerce
1702 South 10 Street	Commercial Building	DO09:0115-164	Commerce
1714 South 10 Street	Commercial Building	DO09:0115-169	Commerce
1931-1933 South 10 Street	Duplex	DO09:0113-006	Settlement
1935-1937 South 10 Street	Duplex	DO09:0113-007	Settlement
1948 South 10 Street	House	DO09:0113-054	Settlement
1306 South 11 Street	House	DO09:0117-117	Settlement
1432 South 11 Street	House	DO09:0115-136	Settlement
1436 South 11 Street	House	DO09:0115-138	Settlement
1464 South 11 Street	House	DO09:0115-144	Settlement
2201 South 11 Street	Omaha Fire Station	DO09:0113-050	Government
1414 South 12 Street	House	DO09:0115-110	Settlement
1419 South 12 Street	House	DO09:0115-134	Settlement
1443 South 12 Street	House	DO09:0115-132	Settlement
1702 South 12 Street	House	DO09:0115-116	Settlement
1708 South 12 Street	House	DO09:0115-118	Settlement
1719 South 12 Street	House	DO09:0115-125	Settlement
1721 South 12 Street	House	DO09:0115-124	Settlement
1235 South 13 Street	John Kavilan House	DO09:0117-007	Commerce
1257 South 13 Street	John Phillips Blacksmith Shop	DO09:0117-008	Commerce
1260 South 13 Street	Commercial Building	DO09:0117-093	Commerce
1266 South 13 Street	Commercial Building	DO09:0117-091	Commerce
1405 South 13 Street	Bohemian Cafe Signboard	DO09:0117-157	Commerce
1406-1410 South 13 Street	Bohemian Cafe	DO09:0117-088, 89, 90	Services
1407 South 13 Street	Commercial Building	DO09:0117-102	Commerce
1418 South 13 Street	Commercial Building	DO09:0115-101	Commerce
1425 South 13 Street	Theater Building	DO09:0115-105	Diversion

Appendix B. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
1429 South 13 Street	Kopecky Hotel	DO09:0115-106	Commerce
1433-1437 South 13 Street	Whitesel Building	DO09:0115-107	Commerce
1445 South 13 Street	Commercial Building	DO09:0115-108	Commerce
1449 South 13 Street	Commercial Building	DO09:0115-109	Commerce
1468 South 13 Street	House	DO09:0115-090	Settlement
1622-1624 South 13 Street	Commercial Building	DO09:0115-091	Commerce
1702-1704 South 13 Street	Commercial Building	DO09:0115-088	Commerce
1706 South 13 Street	Service Station	DO09:0115-087	Transportation
1716 South 13 Street	Commercial Building	DO09:0115-086	Commerce
1718 South 13 Street	Commercial Building	DO09:0115-085	Commerce
1720 1/2 South 13 Street	House	DO09:0115-084	Settlement
1730-1732 South 13 Street	Commercial Buildings	DO09:0115-080, 081	Commerce
1946 South 13 Street	House	DO09:0113-039	Settlement
1958 South 13 Street	House	DO09:0113-053	Settlement
2201 South 13 Street	Service Station	DO09:0113-036	Transportation
2219 South 13 Street	House	DO09:0113-035	Settlement
2234 South 13 Street	Sokol Auditorium	DO09:0113-001	Association
1234 South 14 Street	Chicago Lumber Company of Omaha Warehouses	DO09:0117-077	Industry
1417 South 14 Street	House	DO09:0115-059	Settlement
1421 South 14 Street	House	DO09:0115-061	Settlement
1457 South 14 Street	Duplex	DO09:0115-065	Settlement
1718 South 14 Street	House	DO09:0115-054	Settlement
1912 South 14 Street	House	DO09:0113-028	Settlement
2202 South 14 Street	House	DO09:0113-027	Settlement
2213 South 14 Street	House	DO09:0113-040	Settlement
2214 South 14 Street	House	DO09:0113-025	Settlement
1242 South 15 Street	House	DO09:0117-053	Settlement
1263, 1265 South 15 St	Houses	DO09:0117-063, 064	Settlement
1416 South 15 Street	House	DO09:0115-036	Settlement
1451 South 15 Street	House	DO09:0115-040	Settlement
1465 South 15 Street	House	DO09:0115-043	Settlement
1706 South 15 Street	House	DO09:0115-031	Settlement
1708 South 15 Street	House	DO09:0115-030	Settlement
1722 South 15 Street	House	DO09:0115-027	Settlement
1902 South 15 Street	House	DO09:0113-017	Settlement
1908 South 15 Street	House	DO09:0113-018	Settlement
1947 South 15 Street	House	DO09:0113-048	Settlement
1948 South 15 Street	House	DO09:0113-020	Settlement
1956 South 15 Street	J. F. Vrana House	DO09:0113-021	Settlement
2229 South 15 Street	House	DO09:0113-051	Settlement
1201 South 16 Street	Manufacturing Building	DO09:0117-155	Industry
1241 South 16 Street	House	DO09:0117-039	Settlement
1719 South 16 Street	Duplex	DO09:0115-013	Settlement
1913 South 16 Street	House	DO09:0113-013	Settlement
1915 South 16 Street	House	DO09:0113-012	Settlement
2203 South 16 Street	Service Station	DO09:0113-052	Transportation
1446 South 17 Street	J. Grossman House	DO09:0116-009	Settlement
1450 South 17 Street	W. H. Lee House	DO09:0116-010	Settlement
1463-1465 South 17 Street	Duplex	DO09:0116-013	Settlement
1902 South 17 Street	House	DO09:0114-028	Settlement
2217-2221 South 17 Street	Houses	DO09:0114-024	Settlement

Appendix B. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
2220 South 17 Street	House	DO09:0114-008	Settlement
1902 South 18 Street	House	DO09:0114-006	Settlement
2202-2218 South 19 Street	Duplexes	DO09:0114-001, 014	Settlement
1725 South 20 Street	Metropolitan Utilities Distribution Warehouse	DO09:0116-011	Industry
1822-1824 South 20 Street	Metropolitan Utilities Distribution Gas Plant	DO09:0114-025	Industry
1915 South 20 Street	Manufacturing Building Complex	DO09:0114-020	Industry
1929 South 20 Street	Jubilee Manufacturing Company	DO09:0114-027	Industry
2202 South 20 Street	Piccolo's Restaurant	DO09:0114-026	Commerce
523 William Street & 1401 South 6 Street	Commercial Building	DO09:0065-061	Commerce
617 William Street	House	DO09:0065-052	Settlement
825 William Street	House	DO09:0117-152	Settlement
905 William Street	House	DO09:0117-150	Settlement
1323-1325 William Street	Commercial Building	DO09:0117-085	Commerce
1402 William Street	Krug Tavern	DO09:0117-014	Diversion
1409-1409 1/2 William Street	Houses	DO09:0117-048, 072	Settlement
1507 William Street	House	DO09:0117-044	Settlement
303 Woolworth Avenue	House	DO09:006-083	Settlement
312 Woolworth Avenue	House	DO09:0065-091	Settlement
411 Woolworth Avenue	House	DO09:064-066	Settlement
802 Worthington Street	W. R. Matthews House	DO09:0064-002	Settlement
810 Worthington Street	R. S. Deems House	DO09:0064-001	Settlement

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Glossary of Architectural Styles and Survey Terms

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.

Column. A circular or square vertical support member.

Glossary

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.

Contributing (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.



Example of Commercial Vernacular Style

Contributing (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHBS criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the NeHBS is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may “contribute” to a proposed National Register district.

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.



Example of Cross Gable building form



Example of Dormer

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.



Example of Gabled Ell building form

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.



Example of Front Gable building form

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.

Integrity. Authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period. (See Chapter 3, Research Design.)

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.

Glossary

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.

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 Offices (see Chapter 1, Introduction of this report).

National Register of Historic Places Criteria. Established criteria for evaluating the eligibility of properties for inclusion in the National Register. See Chapter 3, Research Design.

Neo-Classical Style (circa 1900-1920). 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 (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHBS 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 NeHBS 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 1870-1930). 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.



Example of One Story Cube building form

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.

Setting. Quality of integrity applying to the physical environment of a historic property.

Shed roof. A roof consisting of one inclined plane.

Side Gable (circa 1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.



Example of Side Gable building form

Significance. Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

Site. The location of a prehistoric or historic event.

Spanish Colonial Revival Style (circa 1900-1920). These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs, and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

Structure. Practical constructions not used to shelter human activities.

Stucco. 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.

Tudor Revival Style (circa 1920-1940). 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.

Turret. 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.

Vernacular. A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

Workmanship. Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

All images shown in glossary adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, vol. 2, Architecture (Madison, Wis.: State Historical Society of Wisconsin, 1986).