

June 23, 2023

Rachel Leibowitz
NPS-National Register of Historic Places
1849 C Street, NW
Mail Stop 7228
Washington, DC 20240

Re: Leavenworth Park Commercial Historic District, Omaha, Douglas County, NE

Dear Rachel Leibowitz,

Enclosed is the complete nomination packet for Leavenworth Park Commercial Historic District, in Omaha, Douglas County, Nebraska. The enclosed contents are as follows:

- One copy of the CLG disposition agenda approving the nomination
- The signed first page of the Leavenworth Park Commercial Historic District nomination;
- One copy with the true and correct copy of the nomination for the Leavenworth Park Commercial Historic District to the National Register of Historic Places in PDF format; and
- One copy of the photographs for the Leavenworth Park Commercial Historic District nomination in pdf format.

If you have any questions regarding the submitted materials, feel free to contact me at the phone number or email address below.

Sincerely,



Kelli Bacon
Certified Local Government & Outreach Coordinator / Interim National Register Coordinator
Nebraska State Historic Preservation Office

Email: hn.hp@nebraska.gov

Enclosures (3): 1 Copy of the CLG minutes approving the nomination of the nomination
1 Signed National Register nomination cover sheet and subsequent nomination
1 pdf containing the photographs of the nomination

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name Leavenworth Park Commercial Historic District

Other names/site number DO09:

Name of related multiple property listing Streetcar-era Commercial Development in Omaha, Nebraska

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & Number 3114-3120 St Mary's Ave & 3105-3512 Leavenworth Street

City or town Omaha State Nebraska County Douglas

Not for publication ☐ Vicinity ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ☐ national ☐ statewide ☒ local

Applicable National Register Criteria: ☒ A ☐ B ☐ C ☐ D


Signature of certifying official/Title:
History Nebraska

SHPO/Director

6/22/23
Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of Commenting Official

Date

Title

State of Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
- ☐ determined eligible for the National Register.
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other, (explain): _____

Signature of Keeper

Date of Action

National Register of Historic Places Registration Form

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Signature of Keeper

Date of Action

Leavenworth Park Commercial Historic District

Douglas County, Nebraska

Name of Property

County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

- ☒ Private
☐ Public-local
☐ Public-state
☐ Public-federal

Category of Property (Check only **one** box)

- ☐ Building(s)
☒ District
☐ Site
☐ Structure
☐ Object

Number of Resources within Property (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>20</u>	<u>7</u>	Buildings
<u>0</u>	<u>0</u>	Sites
<u>0</u>	<u>4</u>	Structures
<u>0</u>	<u>0</u>	Objects
<u>20</u>	<u>11</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions (Enter categories from instructions.)

COMMERCE/Specialty Store

COMMERCE/Restaurant

DOMESTIC/Multiple Dwelling

DOMESTIC/Single Dwelling

HEALTH CARE/Medical Business

HEALTH CARE/Office

INDUSTRY/Manufacturing Facility

OTHER/Storage

Current Functions (Enter categories from instructions.)

COMMERCE/Specialty Store

COMMERCE/Restaurant

DOMESTIC/Multiple Dwelling

OTHER/Storage

VACANT/NOT IN USE

WORK IN PROGRESS

7. Description

Architectural Classification (Enter categories from instructions.)

LATE 19th AND 20th CENTURY REVIVALS

LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS: Commercial Style

MODERN MOVEMENT: Art Deco

OTHER/NO STYLE

Materials (enter categories from instructions.)

Principal exterior materials of the property: Brick

Leavenworth Park Commercial Historic District

Douglas County, Nebraska

Name of Property**County and State****Description**

Summary Paragraph (Briefly describe the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Leavenworth Park Commercial Historic District includes approximately five blocks of Leavenworth Street generally extending from St. Mary's Avenue (east) to Leavenworth Park (west). The linear district sits just over one mile southwest of downtown Omaha, Douglas County, Nebraska. The historic district includes an intact cluster of commercial resources associated with the Omaha streetcar network, specifically with the line that ran along Leavenworth Street between 1889 and 1947. The district includes thirty-one resources, including twenty contributing buildings, seven non-contributing buildings, and four non-contributing structures. The four structures are parking lots today that contained buildings during the streetcar era. The historic one- and two-story commercial buildings were constructed along Leavenworth Street between 1916 and circa 1946 and represent modest architectural styles popular in the early twentieth century, including Commercial Style, Art Deco, Prairie, Neoclassical, and Minimal Commercial, applied to one- and two-part commercial blocks. Common alterations within the district include the replacement of historic storefronts and windows. The contributing buildings maintain their pedestrian orientation with no setbacks, and they range between one and two stories in height. The district retains historic integrity, meeting the registration requirements of an On-Line Commercial Cluster of the Streetcar-era Commercial District property type discussed in the "Streetcar-Era Commercial Development in Omaha" cover document.¹ The period of significance begins in 1916 with the construction of the oldest commercial resources and extends to 1947 with the end of streetcar service along this stretch of Leavenworth Street.

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

SETTING AND OVERALL DISTRICT CHARACTERISTICS

The Leavenworth Park Commercial Historic District is located just over one mile southwest of downtown Omaha (*Figure 1*). The linear district along Leavenworth Street sits within a turn-of-the-twentieth-century residential neighborhood two blocks west of I-480. The district takes its name from the circa 1900 Leavenworth Park, spanning Leavenworth Street between Turner Boulevard and 35th Street (*Figure 2*).² St. Mary's Avenue, opened in circa 1926, extends southwest from South 30th Street to Leavenworth Street. The large two-story brick building at 3114-3116 Leavenworth Street (Resource #1) anchors the east edge of the district where St. Mary's Avenue intersects Leavenworth Street. One-story brick commercial

¹ Emily Lenhausen & Amanda Loughlin, "Streetcar-era Commercial Development in Omaha, Nebraska (1868-1960)," National Register of Historic Places Multiple Property Documentation Form (2020): F39-F43.

² Leavenworth Park is a contributing site to the "Omaha Park and Boulevard System," National Register nomination, listed in 2013. The park's date of construction is not defined in the nomination; however, the park was in place by 1910, according to the Baist map of that year. No available Baist Maps list it as "Leavenworth Park." The date of the name is unknown. See Mead & Hunt, "Omaha Park & Boulevard System," National Register nomination (July 2011).

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buildings at the intersection of South 35th and Leavenworth streets anchor the west edge of the district. The district is approximately one-third of a mile long.

Leavenworth Street is a major east-west thoroughfare that connects downtown with the western edge of Omaha. The two-way street with its sixty-six-foot right-of-way accommodates two lanes of traffic in each direction with a single lane of parallel parking on both sides. The width of the road allowed for parallel streetcar tracks down the center of the street (*Figure 3*). Signaled intersections occur at Leavenworth, St. Mary's, and South 31st and at Leavenworth and Turner Blvd. Road signs control access to Leavenworth from the remaining cross streets in the district. Concrete sidewalks and curbs line all streets in the district. Paved alleys generally separate the commercial and residential resources on the south side of Leavenworth and at the west end of the district on the north side of Leavenworth Street. Except for the abutting Leavenworth Park, which spans Leavenworth Street, landscaping within the district is minimal.

The irregular district boundary encompasses the extant commercial resources clustered along the former streetcar line. The intersection of Leavenworth Street, St. Mary's Avenue, and South 31st Street marks the eastern terminus of the district. The alleys generally form the north and south boundaries, which jog to exclude resources that do not contribute to the historic district. These resources include non-commercial resources, such as the previously listed Leavenworth Park, vacant lots that historically contained buildings, and commercial resources that do not retain historic integrity or were constructed outside the period of significance.

The Leavenworth Park Commercial Historic District exhibits characteristics common to Omaha streetcar era historic districts. The twenty contributing buildings cluster are one- to two-story brick buildings built prior to 1947. The historic district extends along a street that saw streetcar activity between 1889 and 1947 (*Figure 4*), and the majority of functions within the individual resources were commercial in nature from specialty stores to entertainment. Contributing buildings typically abut one another and share zero-setbacks, which allow their main entrances to open directly onto the sidewalks, even those buildings with associated historic parking lots. The street was also historically wide enough to allow for streetcars and other vehicles to use the street simultaneously.³

INDIVIDUAL RESOURCES AND METHODOLOGY

The following thirty-one resources are within the boundaries of the historic district. Documented construction dates are from newspaper advertisements. "Circa" dates are based on available city directories, Sanborn Fire Insurance maps from 1918, 1952, and 1962, Baist Real Estate maps from 1910, 1918, and 1947, stylistic references, and building forms. In some instances, the Douglas County assessor provided a starting place for researching dates; although not all assessor dates were accurate to

³ Lenhausen & Loughlin, "Streetcar-era Commercial Development in Omaha," F-40.

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documented record, they are generally reliable to within ten years. To be considered contributing to the district, the resource had to be built within the nominated boundary during the period of significance (1916 to 1947) and retain historic integrity sufficient for communicating the historic commercial associations. Buildings constructed after the period of significance or open lots that historically contained buildings are counted as non-contributing. Contributing buildings retain the majority of their historic public-facing facades; storefront alterations are reversible and do not irrevocably damage historic openings. Parking lots and vacant lots were included in the resource count when they were substantial in size and/or replaced historic buildings. The resource count reflects twenty contributing buildings, seven non-contributing buildings (one of which is an outbuilding), and four non-contributing structures (parking lots).

3100 BLOCK OF ST. MARY'S AVENUE/LEAVENWORTH STREET – NORTH SIDE

St. Mary's Avenue was extended southwest from South 30th Street to intersect with Leavenworth Street in circa 1926. City directories from the period of significance list addresses on that portion of St. Mary's Avenue between South 31st Street and Leavenworth Street on both St. Mary's Avenue and Leavenworth Street.

1. 3114-3116 St. Mary's Avenue

[White & Jorgensen Attorney at Law]

Contributing Building

Non-Contributing Structure

DO09:0208-051 & -063 (parking lot)

Photo: 1

Legal Description: Jackson School Add, Block 0, Lot 1 (Parcel id: 1420800603; parcel address is 3114 St. Mary's Avenue)

Date of Construction: circa 1928⁴

Historic Functions: Commerce: Specialty Stores (Dry Cleaners; Bakery; Grocery); Domestic: Multi-Family

Description: This irregularly shaped two-story brick commercial building anchors the northeast corner of the historic district; its shape follows the angle of St. Mary's Avenue. The free-standing building fills the east half of its parcel, extending from St. Mary's north to the property line. The rear third of the building is a one-story mass; flat roofs behind parapets cover the building. The two-part commercial block features restrained classical detailing on its south and east elevations (denticulated cornice, pedimented entry bay, stone banding, quoining). Orange face brick and stone accents clad the south and east elevations; red common brick clads the remainder of the building.



⁴ This was constructed shortly after St. Mary's Avenue was extended to Leavenworth in circa 1926. The first listing for 3116 St. Mary's Avenue was in 1928 for the Cooperative Cleaners & Tailors, who incorporated in mid-1927 (*Omaha World-Herald* (7 July 1927): 18).

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The *primary elevation* faces southeast, paralleling St. Mary's Avenue. The south bay contains the primary entry into the upper floor. Two-story stone pilasters flank the bay; the tops of the pilasters have inset trefoil decoration. A pedimented stone parapet and cornice cap the bay. Historic lantern light fixtures flank the doors at the first story. The historic entrance features a pair of glazed wood doors and an arched five-light fixed transom. Stone rosettes decorate the arched casing above the transom, and a stepped stone lintel caps the entry opening. An inset stone plaque with brick soldier header pierces the bay between the first and second stories. A single 1/1 sash window with a transom pierces the second story. The masonry opening features a stone sill, architrave, and lintel. Brick corbelling lines the top of the bay below the stone cornice. The facade to the east of the entry bay features three unevenly wide storefronts at the first level and four evenly spaced windows in the second story. Stone banding spans the facade above the storefronts. The west and center storefronts have centered, inset, entries with tiled floors; the wide east storefront features a door at the west end of the bay. The single glazed wood doors (with storms) in each bay have transoms. Five covered masonry openings with stone sills pierce the bulkhead. The four second story masonry openings have stone sills and soldier brick headers. Each contains a tripartite window unit with narrow 1/1 sashes flanking a fixed center pane; transoms surmount each of the three windows. A stone cornice lines the upper facade above corbeled brick, and a brick parapet rises above the cornice. Stone quoining accents the corner of the second story. Stone coping lines the primary elevations; clay tile coping covers the remainder of the parapets.

The *east elevation* abuts the concrete alley. The stone banding and cornice and brick parapet on the primary elevation continues onto the east elevation. The first story east storefront on the southeast elevation wraps the corner of the east elevation. Two small windows with stone sills pierce the upper portion of the first story to the north of the storefront bay. Brick fills a former door opening at the north end of the wall. Five evenly spaced 1/1 windows with stone sills pierce the second story. A tan brick one-story addition (unknown date) extends to the north of the two-story east elevation.⁵ Two small windows with stone sills pierce the upper portion of the facade below a soldier brick course. A slab door is located at the north end of the elevation.

The utilitarian *north elevation* abuts the adjacent parcel to the north. Parging covers the north wall of the one-story addition. A non-historic mural depicting an urban streetscape, children on a street, and flowers, covers the parging. Two small windows with stone sills pierce the center of this wall. The north elevation of the two-story building consists of three wall planes. Two 1/1 windows pierce the visible second story of the east and center planes; a single 1/1 window pierces the first and second stories of the west, as well as a covered door at the first story. The utilitarian *west elevation* abuts the parking lot immediately to the west of the building. The elevation is also stepped into three wall planes. The south half of the elevation contains a non-historic glazed entry with sidelight near the north end of the wall

⁵ The current footprint is evident on the earliest aerial image (1950) available for this area of Omaha on Historic Aerials website.

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plane. A non-historic awning covers the entrance. Two historic masonry openings in the upper façade contain 1/1 windows with stone sills. The center wall plane steps back. Two small windows pierce the first story; two 1/1 windows pierce the second story. The one-story addition extends north of this plane. Four bays organize this elevation: garage bay, two small windows, and a slab pedestrian door. The second story of the main building that rises above the addition contains a single 1/1 window.

An asphalt-paved parking lot fills the rest of the block between the building and South 31st Avenue. During the period of significance, at least three commercial buildings occupied this portion of the current parcel (*Figures 3 & 7*). Access to the lot is from South 31st Avenue to the west. A non-historic vinyl privacy fence lines the north side of the lot; a landscaped buffer separates the lot from the fence. Fifteen marked parking stalls fill the lot.

Integrity: This building retains historic integrity and is a contributing resource to the district. The west parking lot is a non-contributing structure.

3100 BLOCK OF LEAVENWORTH STREET – SOUTH SIDE

2. 3105 (3131) Leavenworth Street

Safeway Store⁶

Contributing Building

DO09:0206-066

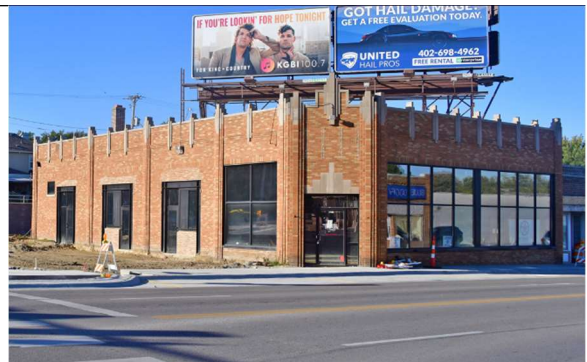
Photo: 2

Legal Description: Leavenworth Pointe Commercial, Block 0, Lot 1 (Parcel id: 1619152001) This was historically addressed 3131 Leavenworth Street.

Date of Construction: 1932⁷

Historic Functions: Commerce: Specialty Store (Grocery)

Description: This one-story Art Deco commercial building sits at the eastern edge of the district and occupies the southwest corner lots at the intersection of Leavenworth and South 31st streets. The building sets back from South 31st Street approximately seventy feet, as historically a paved parking lot occupied that part of the parcel between the building and street.⁸ Orange face brick clads the east and north elevations, as well as the canted northeast corner entrance wall, red common brick clads the south and visible portions of the west elevation. The adjacent building covers most of the west wall. A flat



⁶ This building is similar in design to the Safeway Store at 2219 Military Avenue in the Clifton Hill Commercial Historic District built in 1935.

⁷ References to this building begin in August 1932. An advertisement from late August notes the store would be closed for Labor Day, indicating the store had been open for business. *Omaha World-Herald* (5 August 1932): 14; “New Type Safeway Stores to Open Here,” *Omaha World-Herald* (25 August 1932): 2; *Omaha World-Herald* (30 August 1932): 14.

⁸ This area was under construction in September 2022. Pavement was removed and the site regraded.

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roof covers the building behind a parapet; a metal billboard structure extends up from the roof along with a square brick chimney. Stone accents decorate the parapets and entryway.

The *northeast elevation* is a single bay wide and contains the primary entrance. A non-historic glazed pedestrian door with sidelights fills the historic masonry opening; stair-stepped limestone panels create the lintel of the opening. Stacked brick pilasters flank the opening, extending to the parapet; vertically set stones cap the pilasters to form geometric capitals. A stepped parapet spans between the pilasters and features a decorative stone ornament. The *north elevation* parallels Leavenworth Street. Stacked brick pilasters flank the storefront opening that spans this elevation. The masonry opening features a soldier brick lintel. A non-historic glazed storefront system fills the historic masonry opening. Stacked brick pilasters with stone capitals divide the *east elevation* into four even bays. A band of soldier brick spans each bay. The north bay contains a non-historic storefront system within the historic masonry opening; the soldier brick band acts as lintel to the opening. The south three bays historically contained a pair of small rectangular windows just below the soldier brick banding (*Figure 5*). The windows in the two center bays have been removed, and new large openings cut into the bays to contain new storefront systems. The south bay retains its historic south window opening (with new window); a storefront system fills a new larger masonry opening at the north end of the bay. The utilitarian elevation faces the alley. A gutter lines the top of the elevation. Five small rectangular masonry openings with brick sills span the top of the wall; a slab door pierces the center of the wall.

Integrity: The building is a contributing resource to the district. Recent (2022-2023) changes to the exterior have altered the historic appearance of the east elevation, but the building continues to retain its historic character-defining Art Deco ornamentation, canted entrance, overall building massing, and location as an anchor to the district.

3. 3109 (3151) Leavenworth Street**Morell Printer****Contributing Building****DO09:0206-083***Photo: 2*

Legal Description: Leavenworth Pointe Commercial, Block 0, Lot 1 (Parcel address 3105) (Parcel id: 1619152001) This was historically addressed 3151 Leavenworth Street.

Date of Construction: circa 1925⁹

Historic Function: Commerce: Specialty Store (Printer)

Description: This brick one-part commercial block has a flat roof behind parapet that slopes south toward the alley.



⁹ First listed in the 1926 City Directory as 3151 Leavenworth Street. Address not listed in 1925 or previous years. Douglas County appraiser lists the date of construction as 1925.

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The adjacent buildings hide the east and west elevations. A non-historic but compatible storefront fills the historic masonry opening on the *primary (north) elevation*. Divided-lite display windows atop wooden bulkheads flank a centered inset entry comprised of single non-historic glazed aluminum door. Plywood covers the transom level spanning the storefront. Red tapestry brick clads the wall surrounding the storefront. A corbeled brick cornice with stone cap spans the upper façade with a patterned parapet above; stone coping lines the parapet. Four masonry openings pierce the narrow *rear (south) elevation*. A non-historic metal slab door fills the west bay; glass block windows fill the center two bays, and plywood covers the east opening. Parging covers the lower half of the brick wall, and a gutter lines the top of the wall.

Integrity: This building retains historic integrity and is a contributing resource to the district. Alterations to the primary elevation have prioritized the existing opening, and the configuration of the storefront is a historic configuration common to buildings of this age.

4. 3115 Leavenworth Street**[Galls]****Non-Contributing Building**

Non-Contributing Structure

DO09:0206-084 & -085 (parking lot)*Photo: 2*

Legal Description: Leavenworth Pointe Commercial, Block 0, Lot 1 (Parcel address 3105) (Parcel id: 1619152001)

Date of Construction: circa 1997 (building); 2021 (parking lot)¹⁰

Description: This one-story brick commercial building has a rectangular footprint and a flat roof. Tan brick clads the *north elevation* with red brick accents. Three large masonry openings pierce the elevation; a glazed storefront and entry fills the east opening; storefront windows fill the other two openings. These windows replaced four smaller windows on this elevation in 2021. Concrete block comprise the *west and south elevations*. The main entrance to the building is at the north end of the west elevation, accessed by a set of concrete steps. Three masonry openings pierce the south elevation. Storefront windows fill the west bay; a door and sidelight fill the center bay, and a pair of slab doors fill the east opening. The paved concrete parking lot spans the west side of the building and wraps around to the south. Curbs cuts along Leavenworth and the rear alley.



¹⁰ Dates based on historic Google streetview and aerials. The house replaced by the parking lot was demolished between May 2011 and September 2014.

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Integrity: Both the building and its associated parking lot are considered non-contributing. Both were constructed well after the period of significance, replacing two buildings that were here during the streetcar era.

5. 3161-3163 Leavenworth Street**Contributing Building****[Tienda La Huehueteca]****DO09:0206-086***Photos:* 2-3

Legal Description: Bartletts Addition, Block 0, Lot 16, excluding alley, W50 feet of E300 feet (Parcel address 3161) (Parcel id: 0537340000)

Date of Construction: circa 1933¹¹

Historic Functions: Health Care: Office (Dentist); Commerce: Specialty Store (Barber Shop; Cleaners); Domestic: Single-Dwelling

Description: This one-story building has an irregular footprint created by two storefronts in front of a rear dwelling. The two storefronts were historically independent of each other. Each commercial space has a front gable roof (asphalt shingles) behind a tan brick façade; the rear dwelling structure is almost as wide as both commercial buildings and has an offset gable roof (asphalt shingles). The *north elevation* of the east side of the building (3161) has a single glazed pedestrian door at the east side accessed from a concrete step; a single historic masonry opening pierces the wall to the west of the door. A fixed transom surmounts the fixed display window. A row of soldier bricks separates the first story from the parapet. A brick rectangle accents the parapet; stone coping lines the parapet. The *north elevation* of the west side of the building is wider than the east. Two masonry openings flank a centered glazed pedestrian door (non-historic). Fixed display windows fill the openings; plywood covers the tops of the windows. The upper façade repeats the design of the east building. Vinyl siding covers the east, south, and exposed west elevations. No openings pierce the *east elevation* of the store building. The rear dwelling structure sets back from the east wall of the store. A window and door pierce the wall. A garage bay pierces the east side of the *south elevation*. Metal siding covers this opening. The south elevation has no other openings. A narrow, paved driveway leads from Leavenworth Street to the rear parking area on the east side of the building.



Integrity: This building retains historic integrity and is a contributing resource to the historic district. The primary north elevation continues to communicate its commercial associations through its design and materials.

¹¹ Addresses first listed in the 1934 City Directory. Address not listed in 1933 or previous years. Building permit notice in the *Omaha World-Herald* (12 August 1933):22 states that the brick front of 3161 would be remodeled at a cost of \$200.

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Name of Property**County and State****6. 3165-3169 Leavenworth Street****Contributing Building****Wessman Building****DO09:0206-087***Photos: 2-4*

Legal Description: Bartletts Addition, Block 0, Lot 16, excluding alley, W50 feet of E350 feet (Parcel address 3165) (Parcel id: 0537350000)

Date of Construction: 1928¹²

Historic Function: Commerce: Specialty Stores (Salons, Plumber, Retail Shop); Domestic: Multiple-Dwelling

Description: This two-story tan-brick commercial building has an L-shaped footprint and occupies the north half of its parcel. The north half of the building is two stories; the rear half is one-story. The two-part commercial block has Prairie-style references such as simple decorative brick accents and red clay tile parapet. A parapet hides the flat roof; clay tiles cover the north, sloped parapet. Three bays organize the *primary (north) elevation*. A red terra cotta cornice separates the two stories and doubles as the header of the first story masonry openings. The east bay consists of a historic storefront with two display windows over a brick bulkhead and an inset glazed wooden door (at the west end of the opening). Historic prismatic glass spans the storefront level. The center bay is similar to the east bay. A single inset pedestrian door (non-historic) sits to the east of the two display windows. Two covered masonry openings pierce the brick bulkhead, and a prismatic glass transom spans the masonry opening. A historic glazed wooden pedestrian door with historic prismatic glass transom pierces the elevation between the center and west storefronts; this door connects to a stair to the upper story. The westernmost storefront is narrower than the other two. A display window sits above a brick bulkhead to the west of a non-historic glazed door. A three-light window pierces the bulkhead. Plywood fills the transom level; it is unknown if the historic transom is in place. A set of three 1/1 windows pierces the center of the upper story. Paired 1/1 windows flank this center window. All masonry openings have painted stone sills, stacked brick side courses, and soldier brick lintels. Stone blocks ornament the corners of the masonry openings. A soldier brick course lines the upper façade below the cornice. The end walls of the façade rises to flank the clay tile parapet. The painted brick *rear (south) elevation* is utilitarian. Six masonry openings pierce the first story. Plywood covers the four window openings and the west door. Door openings have segmental arch lintels, as do the upper story windows. A shed-roof appendage extends from the center of the upper façade onto the roof of the one-story rear mass. A covered stair lines the east side of the one-story mass and leads up to the second story. Three windows pierce the visible upper story of the *west elevation*.



¹² J.A. Wessman noted as constructing a two-story brick store building at 3169 for a cost of \$14,000 (\$242,991 in 2023) in August 1928. "Building in Omaha," *Omaha World-Herald* (26 August 1928): 33. Addresses first listed in the 1929 City Directory. Wessman lived in this building and operated a plumbing building, as well.

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Integrity: This building retains historic integrity and is a contributing resource to the historic district. The primary north elevation retains a majority of its character-defining materials and configuration.

**7. 3167 ½ Leavenworth Street
(Rear of 3165-3169 Leavenworth Street)**

**Non-Contributing Building
DO09:0206-088**

Legal Description: Bartletts Addition, Block 0, Lot 16, excluding alley, W50 feet of E350 feet (Parcel address 3165) (Parcel id: 0537350000)

Date of Construction: circa 1952¹³

Description: This one-story concrete block garage sits to the south of the Wessman Building and adjacent to the alley. The utilitarian building has a flat roof behind parapet. No openings pierce the south elevation. A garage bay and two windows (steel, four-lite units) pierce the east elevation. Plywood covers the three window masonry openings on the west elevation. Similarly, plywood covers the garage bay on the north elevation; a metal-slab pedestrian door pierces the wall to the east of this garage bay.



Integrity: This building is considered a non-contributing resource to the district because it was constructed after the period of significance.

8. 3171-3175 Leavenworth Street

**Non-Contributing Building
DO09:0206-089**

Photos: 3

Legal Description: Bartletts Addition, Block 0, Lot 16, excluding alley, W50 of E400 feet (Parcel address 3171) (Parcel id: 0537360000)

Date of Construction: circa 1957¹⁴

Description: This one-story minimal commercial building fills the north half of its parcel between adjacent commercial buildings. A concrete parking lot fills the remainder of the parcel. The tan tapestry brick building has a flat roof behind a short parapet with concrete coping. Three storefronts pierce the *north elevation*. Each consists of a set of three display windows over a brick bulkhead and an offset glazed aluminum pedestrian door with fixed transom. The east door is on the west side of the storefront; the other two



¹³ Unknown date of construction, but the garage appears to be in place by 1952, according to the historic aerial from that year.

¹⁴ Douglas County Appraiser states this was constructed in 1955. The address is not in the city directory from that year. The first mention of the address in the *Omaha World-Herald* is on June 14, 1957, page 8.

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have east doors. The *rear (south) elevation* consists of a painted concrete block wall with no parapet. Multi-lite steel windows pierce the east and west sides of the elevation next to pedestrian doors. A single pedestrian door pierces the center of the wall.

Integrity: This building is a non-contributing resource to the district because it was constructed nearly one decade after the end of the streetcar on Leavenworth Street. Despite its age, the building does not negatively impact the feel of the district, due in part to its one-story massing, zero setback, and use of tan brick.

3100 BLOCK OF LEAVENWORTH STREET – NORTH SIDE

9. 3152 Leavenworth Street

Contributing Building

O.P. Skaggs Company Grocery

DO09:0208-064

[Blue Door & Legend Comics]

Photos: 2,5

Legal Description: Redicks -WA- 2nd Add, Block 2, Lots 11 (building) & 12-13 (parking lot) (Parcel id: 2105400000)

Date of Construction: 1930, 1969¹⁵

Historic Function: Commerce: Specialty Store (Grocery)

Description: This free-standing one-part commercial block sits at the northwest corner of Leavenworth Street and South 31st Avenue. The orange brick building extends the full depth of the parcel today with the construction of the rear concrete block addition in circa 1970. A concrete parking lot covers the west two-thirds of the parcel. This portion of the property functioned as parking during the period of significance.¹⁶ The building has a flat roof behind parapet. The *primary elevation* faces south onto Leavenworth Street. Two historic storefront bays organize the elevation. The main (west) storefront contains a pair inset of glazed aluminum doors within an angled entry. Narrow display windows flank the doors above brick bulkheads. A pair of aluminum display windows atop a brick bulkhead pierces the main elevation wall to the west of the entrance. The east storefront bay contains a single inset pedestrian entry comprised of a glazed aluminum door and sidelight. A three-part display window atop a brick bulkhead pierces the remainder of the bay to the east of the entrance. Non-historic metal siding covers the transom level of the entire storefront. A row of soldier bricks spans the elevation above the transom, and a corbeled brick cornice lines the upper façade below a stepped parapet (with metal coping). The simple *east elevation* faces 31st Avenue. A two-part



¹⁵ *Omaha World-Herald* (2 March 1930): 41. William Redick having this building constructed; Gilmore Company contractor. The cost estimated at \$10,000 (\$175,619 in 2023). Historic aerials (historicaerials.com) indicate the rear addition was constructed sometime after 1969.

¹⁶ Available historic maps do not show any buildings on this portion of the parcel.

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display window atop brick bulkhead pierces the south end of the elevation; metal siding covers the transom level. A metal slab door with metal transom pierces the north end of the historic wall; a brick chimney rises from the north side of the elevation. The colored CMU addition extends to the north of the chimney, flush with the main east wall of the building. A nine-light storefront window fills a centered masonry opening that may have been a garage bay. No openings pierce the *north elevation*. Red common brick clads the *west elevation*. Two masonry openings pierce the north end of this wall: a non-historic pedestrian door with a non-historic storefront window to its north. Metal siding covers the centered opening in the west wall of the rear addition.

Integrity: This building retains historic integrity and is a contributing resource to the historic district. The public-facing elevations retain their historic configurations and design.

3200 BLOCK OF LEAVENWORTH STREET – SOUTH SIDE

10. 3201 Leavenworth Street

Contributing Building

DO09:0206-090*Photo:* 3

Legal Description: Bartletts Addition, Block 0, Lot 16, excluding S7.5 feet, E40 of W100 of E500 feet of lot 16 (Parcel id: 0537370001)

Date of Construction: circa 1928¹⁷

Historic Function: Unknown Commercial Function

Description: This one-story, one-part commercial block has a flat roof behind parapet. The brick building fills the north half of the parcel. A narrow, paved driveway spans the west side of the building; the adjacent building abuts the east elevation. A storefront fills most of the painted *primary (north) elevation*. The masonry opening has a soldier brick lintel. Display windows over brick bulkheads flank a centered non-historic pedestrian door with a transom. Wood paneling covers the door transom and display windows. A tripartite transom spans the windows and door with frosted fixed windows. A brick rectangle fills the upper façade below the stone coping of the parapet. The unpainted red brick west wall has a stepped parapet with tile coping. Eight bays organize this elevation. Door openings fill bays 2 and five; plywood covers each opening. Vegetation and a chain link fence obscure the *south (rear) elevation*.



¹⁷ This date based on Douglas County assessor record. The storefront design is similar to 3161-3163 Leavenworth, constructed in 1933. Address is not listed in city directories nor in newspapers.

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Integrity: This building retains historic integrity and is a contributing resource to the historic district. The public-facing elevation retains its historic configuration with storefront within historic masonry opening.

11. 3203 Leavenworth Street
Cavalieri Shoe Repair

Contributing Building
DO09:0206-091

Photo: 6

Legal Description: Bartletts Addition, Block 0, Lot 16, excluding alley, W17 feet of E457 feet (Parcel id: 0537380000)

Date of Construction: circa 1946¹⁸

Historic Function: Commerce: Specialty Store

Description: This small one-story red brick commercial building sits at the north end of its parcel. An asphalt parking area (unmarked) extends south from the building,



accessed by a concrete driveway along the east elevation. A flat roof covers the building behind a short parapet. Cast stone/concrete coping lines the front parapet; tile coping lines the stepped side parapets. Two bays organize the *primary (north) elevation*. The east bay contains a glazed pedestrian door with covered transom; a two-lite display window fills the west bay with rowlock sill. A small two-lite window pierces the wall below the display window. A simple corbeled parapet lines the upper façade. Three windows pierce the *east elevation*. Metal screening covers the center and north windows; plywood covers the south window. Each has a steel lintel and rowlock sill. The adjacent building obscures the *west elevation*. A small window and a pedestrian door pierce the *rear (south) elevation*.

Integrity: This building retains historic integrity and is a contributing resource to the historic district. The building represents the end of the period of significance.

¹⁸ Building permit issued in April 1946 to Ross Cavalieri for \$2,000 (\$32,260 in 2023), *Omaha World-Herald* (4 April 1946): 23. The permit in the paper stated 3205 Leavenworth, however, Robert Casey and family were still listed in city directories as living in a house at that address until 1951 when the Carl Jarl Locksmith Company was listed here. In 1948, Jarl was still at 1703 Leavenworth. Cavalieri was first listed at 3203 in the 1948 city directory. The county assessor lists the date of construction as 1946, and the building was in place by 1950, according to aerial images from that year at historicaerials.com.

Leavenworth Park Commercial Historic District

Douglas County, Nebraska

Name of Property**County and State****12. 3205 Leavenworth Street****Non-Contributing Building****Carl Jarl Locksmith Company****DO09:0206-092***Photo: 6*

Legal Description: Bartletts Addition, Block 0, Lot 16, excluding alley, W43 feet of E500 feet (Parcel id: 0537390000)

Date of Construction: circa 1948¹⁹

Description: This one-story commercial building sits approximately one foot to the west of the building to its east and extends half the depth of the parcel. Concrete pavement covers the rear portion of the parcel, connecting



to a paved driveway that spans the west side of the building. Red brick clads the front of the concrete block building, and a flat roof behind a shallow parapet covers the structure. Two bays organize the *primary (north) elevation*. A glazed aluminum door and sidelight fill the east bay; a pair of aluminum display windows fill the west bay with a rowlock sill. A course of basketweave brick spans the façade above the door and window. Metal coping caps the parapet. Vegetation and the adjacent building obscure the *east elevation*. Concrete piers divide the *west elevation* into five bays. A pedestrian door and small window pierce bay 2, and a single window pierces the center bay. Two bays organize the *south elevation*: a covered window at the west and a garage bay at the east.

Integrity: This building is a non-contributing resource to the district because it was constructed after the end of the period of significance, replacing a frame house that had been in place during the streetcar years. The building does not negatively impact the feel of the district, however, due part to its massing, zero setback, and use of brick.

¹⁹ Building permit issued in April 1946 to Ross Cavalieri for \$2,000 (\$32,260 in 2023), *Omaha World-Herald* (4 April 1946): 23 for "3205 Leavenworth." Robert Casey and family were still listed in city directories as living in a house at this address until 1951 when the Carl Jarl Locksmith Company was listed here. In 1948, Jarl was still at 1703 Leavenworth. The county assessor lists the date of construction as 1948, and the building was in place by 1950, according to aerial images from that year at historicaerials.com.

Leavenworth Park Commercial Historic District

Douglas County, Nebraska

Name of Property

County and State

13. 3207 Leavenworth Street

Contributing Building

B.J. Flanagan & Sons Sheet Metal Works

DO09:0206-093

Photo: 6

Legal Description: Bartletts Addition, Block 0, Lot 16, excluding alley, W21 feet of E521 feet (Parcel id: 0537400000)

Date of Construction: circa 1926²⁰

Historic Function: Industry: Manufacturing Facility

Description: This one-story, one-part commercial block fills most of its narrow parcel. Vegetation covers the south portion of the property. A flat roof behind parapet covers the concrete block building. Red face brick clads the *primary (north) elevation*. Stacked brick flanks the elevation. The storefront windows and entry doors are missing, but the historic masonry opening and configuration remain. Two brick bulkheads flank a centered inset entry bay. A coal door pierces the center of the east bulkhead. A row of soldier brick spans the masonry opening, and a decorative brick rectangle adorns the upper façade below a cast stone/concrete coping. No openings pierce the *east and west elevations*. The adjacent building partially obscures the west elevation. A single pedestrian door pierces the west end of the *south elevation*; a non-historic shingled awning covers the door. Evidence in the wall to the east of the door indicates there may have been a garage bay in this location historically.



Integrity: This building retains historic integrity and is a contributing resource to the historic district. Although missing the door and storefront, the public-facing elevation retains its historic configuration with storefront masonry opening.

²⁰ Building permit issued in April 1926 to BJ Flanagan for \$2,800 (\$33,161 in 2023) for a brick and concrete block store building *Omaha World-Herald* (23 April 1926): 36.

Leavenworth Park Commercial Historic District

Douglas County, Nebraska

Name of Property

County and State

14. 3215-3217 (3209 & 3215) Leavenworth Street

Non-Contributing Building

DO09:0206-094

Legal Description: Bartletts Addition, Block 0, Lot 16, W60 feet of E581 feet of N141 feet of Lot 16 (Parcel address is 3215) (Parcel id: 0537440011)

Date of Construction: circa 1952²¹

Historic Function: Commerce: Specialty Store, Professional Office

Description: This free-standing, one-story Modern Movement commercial building sits back from Leavenworth Street approximately twenty-five feet to accommodate vehicular parking along the north elevation. The rectangular masonry building fills most of the remainder of its parcel with concrete parking across the rear of the building. The flat roof has a slight parapet. Tan Roman bricks clad the *primary (north) elevation*; faux stone veneer clads the base of the elevation. Three bays organize the elevation. The east and center bays contain storefronts consisting of a pair of display windows with an offset glazed aluminum pedestrian door on the west side of the storefront. A fixed display window fills the west bay. Window masonry openings have steel lintels and rowlock sills. Metal coping covers the stepped parapet, and metal banding decorates the upper façade. The adjacent buildings obscure the *side (east & west) elevations*. Two metal slab doors pierce the *south elevation*. A gutter lines the upper façade.



Integrity: This building is a non-contributing resource to the district because it was constructed after the end of the period of significance, replacing buildings that had been in place during the streetcar years.

²¹ The city issued a building permit to Hastings Realty Company for 3209 Leavenworth Street for a \$16,000 (\$177,856 in 2023) store and office building in October 1952.

Leavenworth Park Commercial Historic District

Douglas County, Nebraska

Name of Property

County and State

15. 3219 Leavenworth Street
Missouri Valley Brace Company

Non-Contributing Building
Non-Contributing Structure
DO09:0206-095

Legal Description: Bartletts Addition, Block 0, Lot 16, W96 feet of E677 feet of N141 feet of Lot 16 (Parcel id: 0537440002)

Date of Construction: 1962²²

Description: This free-standing one-story commercial building sits approximately twenty-five feet south of Leavenworth Street in order to accommodate parking. In circa 2016 (according to historic Google streetviews), the parking area was converted into a landscaped pedestrian space with pergola. A paved parking lot covers the west half of the parcel and wraps around the south end of the building. A flat roof with short parapet covers the concrete block building. Four bays organize the *north elevation*. A divided-lite storefront fills the historic east masonry opening in bay 1; two fixed windows fill the center bays, and a glazed aluminum pedestrian door with sidelight fill the historic west masonry bay. Faux stone veneer clads this elevation, dating to the construction of the building. The painted *west elevation* faces the associated parking lot. Four masonry openings pierce this wall, including a garage bay, pedestrian door, and windows. One window pierces the painted *south elevation*. The adjacent building obscures the *east elevation*.



Integrity: This building and its parking lot are non-contributing resources because they were constructed after the end of the period of significance, replacing buildings that had been in place during the streetcar years.

²² The city issued a building permit to Don R Bohnenkamp in February 1962 for a \$22,000 (\$216,928 in 2023) store building; the Missouri Valley Brace Company's grand opening occurred in September 1962. *Omaha World-Herald* (15 February 1962): 40 & (16 September 1962): 108.

Leavenworth Park Commercial Historic District

Douglas County, Nebraska

Name of Property

County and State

**16. 3233 (3277) Leavenworth Street
Boulevard Pharmacy/Ruzicka Drug Store**

**Contributing Building
DO09:0206-096**

Legal Description: Bartletts Addition, Block 0, Lot 16,
W27 feet of N141 feet of lot 16 (Parcel id: 0537460000)

This was historically addressed 3177 Leavenworth Street.

Date of Construction: 1926²³

Historic Function: Health Care: Medical Business

Description: This one-story red brick commercial building anchors the southeast corner of Leavenworth and South 33rd streets. The narrow free-standing building fills approximately half of its parcel. An enclosed yard



extends south of the building with a paved parking area between the yard and the alley. A flat roof behind parapet covers the building. The *north elevation* slants slightly to face the intersection. Red Roman brick clads the lower portion of the elevation; non-historic metal siding clads the upper façade and parapet. The date of the current, non-historic storefront is unknown, but it fills the historic masonry opening. Four glass block windows pierce the storefront with a single glazed pedestrian door at the east side of the storefront. A clear glass transom spans the upper storefront above the glass block windows, and non-historic panel siding surrounds the windows and door, as well as a non-historic planter box spanning the bulkhead level. Three masonry openings pierce the painted brick and concrete block *east elevation*. Glass block fills the openings. Tile coping lines the stepped parapet. Vegetation covers the south half of the *west elevation*. A single pedestrian door pierces the center of the red tapestry brick wall. Two inset brick panels adorn the wall north of the door. Two rows of soldier brick line the upper façade below the cast stone coping of the parapet. A wooden privacy fence obscured observation of the *south elevation*.

Integrity: This building retains historic integrity and is a contributing resource to the historic district. The historic building has a zero setback and was constructed during the period of significance. It continues to anchor the west end of the historic block. Although non-historic, the storefront continues to communicate the commercial associations of the building with windows and transom within a historic masonry opening.

²³ Building permit, O.J. K[R]uzicka, 3277 Leavenworth St., brick veneer store, \$3,500 (\$59,022 in 2023), *Omaha World-Herald* (5 October 1926): 19. Boulevard Pharmacy first listed at this address in the *Omaha World-Herald* (17 April 1927): 55 and as the Ruzicka Pharmacy in the 1929 city directory.

Leavenworth Park Commercial Historic District

Douglas County, Nebraska

Name of Property

County and State

3300 BLOCK OF LEAVENWORTH STREET – SOUTH SIDE

17. 3301 Leavenworth Street

Contributing Building

Guarantee Cleaners [Arcade 33]

DO09:0206-097

Photo: 7

Legal Description: Mayne Place, Block 1, E20 feet of the N68.06 feet of Lot 6 (Parcel id: 1722440000)

Date of Construction: 1933²⁴

Historic Function: Commerce: Specialty Stores (Laundry Dry Cleaner, later Barber Shop)

Description: This one-story, one-part commercial block sits at the southwest corner of Leavenworth and South 33rd streets. The brown brick of the exposed north and



east elevations is laid in a Flemish bond, and a row of soldier bricks lines the masonry opening heads and the top of the parapet. Historic masonry window openings have rowlock sills. A flat roof covers the building behind a parapet lined with metal coping. The corner of the building cants toward the intersection. This *northwest elevation* contains the primary entrance. A non-historic glazed aluminum storefront system fills the historic masonry openings and consists of a single pedestrian door, sidelights, and fixed clear glass transom. A cast stone diamond adorns the center of the upper façade. A single large masonry opening pierces the center of the *north elevation*. A non-historic window unit fills the opening and consists of four 1/1 windows with a metal panel transom level. Seven historic bays organize the *east elevation*. A pedestrian door (non-historic metal slab unit) fills the south bay, bay 1. Single non-historic 1/1 windows with metal panel transoms fill the center four bays. Metal paneling covers the north bay. No openings pierce the parapet-less *south elevation*. A painted mural covers the concrete block wall.

Integrity: This building retains historic integrity and is a contributing resource to the historic district. The primary elevations continue to retain their unpainted character-defining brick, and historic masonry openings remain intact.

²⁴ Charles Heine issued a building permit for a \$1,500 (\$35,333 in 2023) brick store building in July 1933, *Omaha World-Herald* (18 July 1933): 19 & (23 July 1933): 12. A. Borchman Sons constructed the concrete block and brick building.

Leavenworth Park Commercial Historic District

Douglas County, Nebraska

Name of Property**County and State****18. 3303 Leavenworth Street****Contributing Building****Slutzky Grocery, The Round-Up Bar****DO09:0206-064****[Kent Bellows Studio]***Photo: 7*

Legal Description: Mayne Place, Block 1, Lot 6, excluding the E20 feet of the N68.06 feet (Parcel id: 1722450000)

Date of Construction: 1916²⁵

Historic Function: Commerce: Specialty Store (Grocery); Commerce: Restaurant (Beer Hall); Domestic: Single-Dwelling (second floor)

Description: This two-story, two-part commercial block sits between two adjacent commercial buildings. The rectangular footprint extends south over half of the depth of the parcel. A concrete-paved parking area fills the remainder of the property to the rear. A flat roof covers this brick building behind a parapet. Dark red face brick clads the *primary (north) elevation*; stone bases flank the first story storefront opening. The non-historic storefront fits within the historic masonry opening. A multi-lite storefront system fills the lower portion of the storefront level; a single glazed pedestrian door sits at the west side of the system. A metal lintel separates the storefront from the transom level, which contains non-historic glass block. A wide metal band separates the first and second stories. Two unevenly sized historic bays organize the second story; both masonry openings have stone sills. A pair of non-historic fixed windows fill the wide east bay; a single fixed window fills the west bay. The upper façade is unadorned under a simple stone parapet cap. Red common brick clads the visible *east elevation*. Metal coping lines the stepped parapet. The painted advertisement at the top of the wall is mostly faded, but the word Slutzky is legible. One segmental arched masonry opening pierces the elevation at the second story of the south end. Brick and glass block fill this former door opening. A non-historic wooden fire escape obscures the first story of the *south elevation*. A painted mural covers most of the brick of the second story. A pedestrian door pierces the east side of the second story. The adjacent building obscures the *west elevation*. Visible portions indicate the brick wall is unpainted.



Integrity: This building retains historic integrity and is a contributing resource to the historic district. The primary north elevation retains its historic brick and its historic masonry openings.

²⁵ Under construction in the summer of 1916, and L. Slutzky advertising in the paper by the fall. "Robbins Builds Eight Stores on Leavenworth," *Omaha World-Herald* (25 June 1916): 25 & (27 November 1916): 5. The address is first listed in the 1917 city directory. On the 1918 Sanborn (see *Figure 6*).

Leavenworth Park Commercial Historic District

Douglas County, Nebraska

Name of Property**County and State**

19. 3305 Leavenworth Street
Boulevard Theatre/Roessig Canvas Goods
[Jorgensen Awnings]

Contributing Building
DO09:0206-098

Photo: 7

Legal Description: Mayne Place, Block 1, Lot 5 (Parcel id: 1722430003)

Date of Construction: 1916²⁶

Historic Function: Recreation & Culture: Theater (Movies); Commerce: Specialty Store (Awning Company)

Description: This one-story, one-part commercial block covers most of its parcel. The adjacent building abuts the east elevation, and the associated parking lot of the Motor Inn Garage extends to the west of the building. A flat roof covers this building behind a parapet. Tile coping lines the east, south, and west elevations. Two bays organize the red brick *north elevation*. Full-height square brick pilasters flank the elevation, and a square brick column divides the two bays. All three have stone bases. A band of decorative brick, laid in basketweave pattern, separates the storefront level from the upper façade. A course of soldier brick lines the stepped parapet with stone coping. Non-historic vinyl siding fills most of the storefront opening of the east bay above the brick bulkhead. A non-historic window pierces the siding, and a single non-historic pedestrian door sits at the east side of the storefront. Vinyl siding covers the storefront and bulkhead of the west bay. Brick fills the transom level of both historic storefront openings, and a pair of non-historic awnings extends above each bay. No openings pierce the painted *west elevation*. A concrete stair with historic metal railing lines the north end of the elevation and leads down to the basement. The ground covers the bottom of the *south elevation*. No openings pierce this stepped brick wall. A single garage bay pierces the south end of the exposed *east elevation*.



Integrity: This building retains historic integrity and is a contributing resource to the historic district. The primary north elevation retains its historic brick, and its historic masonry openings continue to be legible. The non-historic storefront infill can be removed without damaging the historic material.

²⁶ First listed in the 1916 city directory. First notice in the *Omaha World-Herald* is on 9 April 1916 (page 33).

Leavenworth Park Commercial Historic District

Douglas County, Nebraska

Name of Property

County and State

20. 3317-3323 Leavenworth Street
Motor Inn Garage [Daily Record]

Contributing Building
DO09:0206-099

Photo: 7

Legal Description: Mayne Place, Block 1 Lots 1-4, excluding irregular 7x11 foot triangle on lot 4 (Parcel id: 1722400005) (Parcel address is 3323)

Date of Construction: circa 1917²⁷

Historic Function: Commerce: Specialty Store

Description: This property includes a one-story brick building at the southeast corner of Leavenworth Street and Turner Boulevard and an associated paved parking lot that fills the east half of the parcel. The parking lot is not counted as a separate resource, as it was historically associated with the garage. A grassy hill lines the south end of the parking lot, but the area is otherwise improved. The painted brick Commercial Style building extends the full depth of the parcel. A flat roof covers the building behind a parapet. Brick fills most historic masonry openings; although, the openings are legible by decorative brick surrounds and sills. Five bays organize the *north elevation*. Decorative brick pilasters divide bays. Brick fills the large former openings in the east two bays. Bricked former pedestrian doors flank a set of three windows in the center bay. Historic brick pilasters divide the non-historic fixed windows. A non-historic glazed storefront with centered pedestrian door fills the next bay. A non-historic awning shelters the entry. A non-historic set of three fixed windows fills most of the historic openings in the west bay. Decorative brick lines the upper façade at parapet. Five bays also organize the *west elevation*. The north four bays consist of paired historic masonry openings with brick infill. A historic pedestrian door opening fills the north end of the south bay; the door is non-historic; a decorative brick square adorns the façade above the door. An infilled masonry opening fills the south end of the south bay. Like the front elevation, decorative brick adorns the parapet. Non-historic siding covers the masonry of the *west elevation*. A single garage bay pierces the north end of the wall. The *south elevation* abuts the property line and is partially hidden by the hillside to the south. Non-historic siding covers this wall without openings.



Integrity: This building retains historic integrity and is a contributing resource to the historic district. The primary elevations retain their historic brick, and historic masonry openings continue to be legible. The building is a substantial anchor to the district.

²⁷ Newspaper advertisements for the garage at 3323 Leavenworth first appear in March 1917, *Omaha World-Herald* (30 March 1917): 22. First listed in the 1918 city directory and is on the 1918 Sanborn (see *Figure 6*)

Leavenworth Park Commercial Historic District

Douglas County, Nebraska

Name of Property

County and State

3300 BLOCK OF LEAVENWORTH STREET – NORTH SIDE

21. 3302 Leavenworth Street

Contributing Building

Bungalow Inn Liquor Store [VFW]

DO09:0208-065

Legal Description: Isaacs & Seldens Addition, Block 16, Lots 7 & 8, excluding irregular SE 18x13 foot triangle Lot 8 & all vacated alley adjacent on the north (Parcel id: 1419910002)

Date of Construction: 1940²⁸

Historic Function: Commerce: Restaurant (Bar & Liquor Shop)

Description: This free-standing, one-part commercial block sits at the northwest corner of Leavenworth and South 33rd streets. The topography slopes substantially to the north from Leavenworth Street at this location, creating a two-story south half of the building. The surrounding paved parking lot is historically associated with the building and is not counted separately. Orange tapestry brick clads the south and east elevations. Metal covers the stone coping along the parapet that hides a flat roof. The building has a canted southeast corner that faces the intersection. This *southeast elevation* contains the main entrance through a single pedestrian door. A metal shed roof shelters the door. A historic metal flagpole extends up from the south end of the elevation. A single, wide rectangular masonry opening spans the *south elevation*. A row of soldier bricks creates the header of the openings with a rowlock sill. Vinyl siding covers the storefront window; two small windows pierce the siding. A shingled shed awning spans the opening at the transom level. A large masonry opening pierces the south end of *east elevation*. Five small masonry openings pierce the remainder of the wall; three on the upper wall and two near ground. Parging covers the rear *north elevation*. A covered stair lines the wall with a door on the east side. No openings pierce the *west elevation*. A non-historic mural covers the elevation.



Integrity: This building retains historic integrity and is a contributing resource to the historic district. The primary elevations retain their historic brick, and historic masonry openings continue to be legible.

²⁸ Grand opening announced in the May 17, 1940, issue of the *Omaha World-Herald* (page 9); first listed in the 1941 city directory.

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3400 BLOCK OF LEAVENWORTH STREET – NORTH SIDE

22. 3418 Leavenworth Street
Stahn House & Stahn Mattress Office

Contributing Building
Non-Contributing Structure
DO09:0208-066 & -067 (vacant lot)

Photo: 8

Legal Description: Isaacs & Seldens Addition, Block 15, Lot 6 and part of Lot 5 (E19.5 feet of S89 feet & E11 feet of N35 feet (Parcel id: 1419800000))

Date of Construction: circa 1917; circa 1946²⁹

Historic Function: Domestic: Single-Dwelling;
Commerce: Specialty Store

Description: This property consists of a one-story Craftsman dwelling with a later offset one-story commercial addition on the south. Metal lap siding covers the gable-front house (with asphalt shingles), and parging covers the foundation. The building sits on a large parcel that formerly also contained another frame dwelling to the west and a concrete block factory building to the north. Both the house and factory building were demolished between 1969 and 1982, according to historic aerial images. Grass covers that portion of the parcel to the immediate west of the extant building, and concrete paving covers the remainder of the parcel. Red tapestry brick clads the *primary (south) elevation* of the one-story commercial addition. Cast stone coping lines the parapet that hides a flat roof. Three bays organize the symmetrical façade. Large masonry openings flank an inset pedestrian door. Plywood covers the storefront openings with rowlock sills; historic Google Streetview photos indicate windows are in place behind the plywood. A non-historic fabric awning spans the façade above the storefronts, and a non-historic sign extends south from the upper parapet. The visible gable-end of the house contains a pair of 3/1 windows sheltered by a historic shingled awning with exposed rafter tails. Four bays organize the first story of the *west elevation* of the house. Paired 3/1 windows fill the north two and the south bay; the north bay is a smaller unit. Shutters cover the remaining south bay. Three windows pierce the foundation below the south three windows. The commercial addition sets back from the southeast corner of the house approximately six inches. Vinyl lap siding covers most of the first story below a brick parapet and above a parged foundation. Brick clads the southeast corner of the addition. Metal lap siding clads the *north elevation* of the house. A non-historic wooden porch and steps correspond to the single pedestrian door at the east side of the first story. A set of three 3/1 windows pierce the west side of the first story, and a single 3/1 window pierces the gable end. No visible openings pierce the parged



²⁹ H. Lincoln received a building permit for a \$1,750 (\$41,222 in 2023) dwelling at this address in April 1917, *Omaha World-Herald* (26 April 1917): 11. The Stahn Mattress Factory, formerly spanning the rear portions of 3416-3418 Leavenworth received a building permit to expand their factory in March 1946, *Omaha World-Herald* (9 March 1946): 11. It is possible this office addition to the residence was constructed at the same time, as the Stahn family lived in this house. The addition was in place by 1952, according to the Sanborn from that year.

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foundation. Vinyl lap siding covers the visible north elevation of the commercial addition that extends to the east of the house. Plywood covers the single display window of the commercial addition's *west elevation*. Vinyl lap siding covers the remainder of the elevation to the north of the window. The west elevation of the house sits back from the west wall of the commercial addition, creating a small entry covered porch. A metal shed roof covers the porch. Permastone clads the west wall of the porch. A pair of 3/1 windows and a pedestrian door pierce this wall. A small rectangular bump-out extends to the north of the porch. A fixed multi-lite windows pierces this wall. A set of three casement windows pierces the wall to the north of the bump-out; a small opening pierces the parged foundation below.

Integrity: This building on this parcel retains historic integrity and is a contributing resource to the historic district. The commercial addition was constructed for the mattress factory that formerly covered the north half of the parcel, and the house was associated with the proprietor of that company. The open parcel to the west and north is a non-contributing structure because it was not empty during the period of significance.

23. 3420-3422 (3422-3424) Leavenworth Street**Louis Albert Grocery [Key Master]****Contributing Building****DO09:0208-068***Photo:* 8

Legal Description: Isaacs & Seldens Addition Block 15, Lot 5 (E8.5 feet of W55 feet of N35 feet & W46.5 feet) (Parcel id: 1419790002) (historically addressed 3422-3424) (Parcel address is 3424)

Date of Construction: circa 1918, circa 1920, 1934, circa 1940³⁰

Historic Function: Commerce: Specialty Stores (Grocery, Tailor)



Description: This one-story, red brick, one-part commercial block sits at the northeast corner of Leavenworth and South 35th streets, and the main entrance faces southwest toward the intersection. Angled parking lines the west side of the parcel, and concrete paving covers that portion of the unbuilt north part of the parcel. The current building began as two separate commercial buildings that were combined in 1934 for the Louis Albert Grocery, which had been located in the east side since circa 1918 (*Figure 10*). A rear addition to the grocery was constructed in 1940. A flat roof covers the building behind a short brick parapet. The two commercial building structures are evident on the *primary (south)*

³⁰ The east side of this building was in place by 1918, according to the Sanborn map from that year (sheet 412). The date of the west half of the building is estimated to the early 1920s based on addresses and occupants in the city directories and newspapers. The two buildings were likely combined in 1934, according to building permits and the lack of the address 3424 being used in city directories and papers. Two June 1934 newspaper announcements state the remodel of the building costing \$500 (\$11,075 in 2023), *Omaha World-Herald* (8 June 1934): 30 & (10 June 1934): 22. The north addition received a \$2,500 (\$53,000 in 2023) building permit in September 1940, *Omaha World-Herald* (28 September 1940): 11; "Louis Albert Enlarges," *Omaha World-Herald* (29 September 1940): 51.

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elevation at a vertical joint in the brick parapet. Partial-height stone pilasters divide the two storefront bays (evident in *Figure 10*). Both storefronts consist of a brick bulkhead with rowlock sill and vertically divided plate glass. A glazed aluminum door with a transom occupies the west side of the east storefront. A non-historic fabric awning spans the storefronts and wraps the southwest corner of the building. The angled *southwest elevation* contains the primary entrance. A glazed aluminum pedestrian door with glazed sidelight and transom fills the first story. Stone veneer flanks the opening. View openings pierce the *west elevation*. A single two-lite display window with rowlock sill pierces the south end of the wall. Four small windows pierce the top of the wall at the north end of the elevation. A covered garage bay pierces the ground level at the north end of the wall. Concrete block and brick clad the *north elevation*. Two small rectangular windows pierce the top of the west half of the elevation. A garage bay and a pedestrian door pierce the north wall of the 1940 addition. One segmental arch masonry opening pierces the painted brick *east elevation*.

Integrity: The building retains historic integrity and is a contributing resource to the historic district. The public-facing elevations represent the alterations to the building undertaken during the period of significance.

3500 BLOCK OF LEAVENWORTH STREET – SOUTH SIDE

24. 3501-3503 Leavenworth Street

Nolan Confectionery (01) & Hinky-Dinky Grocery (03)

Contributing Building

DO09:0206-068*Photo:* 9

Legal Description: Ellis Place, Block 0, N55 feet of Lots 1-2 (Parcel id: 1015440003)

Date of Construction: 1925³¹

Historic Function: Commerce: Specialty Stores (Confectionery, Grocery, Dressmaker/Tailor, Salon) & Restaurant

Description: This square, one-story, one-part commercial block sits at the southwest corner of Leavenworth and South 35th streets. The orange brick building covers the north third of lots 1 & 2; a narrow concrete sidewalk lines the south elevation between the building and the adjacent residence (outside the district boundary). A flat roof covers the building behind a brick parapet lined with metal coping. The public-facing elevations have corbeled brick beneath stone bands at the cornice level of the upper facades. As



³¹ Advertisement for the grand opening of the Hinky-Dinky store at 3503 in the *Omaha World-Herald* (28 August 1925): 17. A “new corner store” at 3501 Leavenworth in the *Omaha World-Herald* (15 November 1925): 26; 3501 and 3503 first listed in the 1926 city directory.

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is common in this district, the corner building has a canted entry corner that faces the intersection. This *northeast elevation* contains the inset entrance to 3501. Narrow display windows with brick bulkheads flank the non-historic glazed pedestrian door. The masonry opening to the entry vestibule has a soldier brick lintel that spans a historic decorative art glass transom. Square pilasters flank the entry bay and extend above the parapet. Four masonry openings historically pierced the *east elevation*. A pedestrian door occupied the south end of the wall, and two square windows pierced the upper portion of the storefront level at the center of the wall. Brick currently fills these openings. A historic storefront opening pierces the north end of the elevation. Lap siding covers the display window; two small windows pierce the top of the siding, and the historic art glass transom remains (typical of all storefronts on this building). Two uneven bays organize the *north elevation*. Square brick pilasters divide the two bays. A single historic masonry opening with siding, windows, and transom fills the east bay. Two typical storefronts flank a centered inset entry vestibule in the west bay. Red common brick comprises the *south elevation*. Eight masonry openings historically lined this wall. Brick fills all but the two pedestrian door openings of this elevation. The adjacent building obscures the *west elevation*.

Integrity: This building retains historic integrity and is a contributing resource to the historic district. The primary elevations continue to retain their unpainted character-defining brick, and historic masonry openings remain intact.

25. 3505-3507 Leavenworth Street**Non-Contributing Building
DO09:0206-100***Photo:* 9

Legal Description: Ellis Place, Block 0, Lots 3-4 (Parcel id: 1015480007) (Parcel address is 3505)

Date of Construction: circa 1924³²

Historic Function: Commerce: Specialty Stores (a mixture of occupants including, Cleaners, Plumbers, Barbers, Restaurant, Repairman)

Description: This small, one-story, one-part commercial block sits at the north end of its parcel. Concrete paving covers the remainder of the parcel south to the alley. A flat roof behind a parapet covers the building. Brown brick pilasters that extend up past the parapet divide the two storefront bays of the *primary (north) elevation*. Red clay tile clads the parapet level. Rusticated brown concrete block fills both storefront bays below a row of soldier brick. Four narrow rectangular windows pierce each bay. A non-historic pedestrian door also pierces the east storefront bay; no door occupies the west storefront bay.



³² Addresses first listed in the 1925 city directory. A January 7, 1925, advertisement in the *Omaha World-Herald* (p17) indicates that 3505 was newly available for rent.

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No openings pierce the painted, stepped *west elevation*. The adjacent building obscures the *east elevation*. Two pedestrian doors and a single window pierce the painted brick *south elevation*.

Integrity: This building is non-contributing to the historic district due to the altered storefronts. Because the building retains its historic, character-defining clay tile parapet and brick pilasters, new, compatible storefronts could be installed in each bay to change the contributing status.

3500 BLOCK OF LEAVENWORTH STREET – NORTH SIDE

26. 3502-3508 Leavenworth Street

Piggly-Wiggly Market/Blue Danube Club (3502)

Hinky-Dinky Market/Babytown (3504)

[Junk N Treasure]

Contributing Building

DO09:0208-069

Photo: 8, 10

Legal Description: Isaacs & Seldens Addition, Block 14, lot 8 and east 1/3 of Lot 7 (Parcel id: 1419740002) (Parcel address 3502)

Date of Construction: 1927, 1952³³

Historic Function: Commerce: Specialty Stores (Groceries; Retail) & Commerce: Restaurant

Description: This one story, one-part commercial block anchors the northwest corner of Leavenworth and 35th



streets at the west end of the historic district. The tan brick building with Art Deco detailing was built in two phases, the first being the storefronts at 3502 and 3504 with a west addition constructed in 1952. The commercial block occupies the south half of lot 8. A flat roof spans the building behind a brick parapet. Vertical brown bricks decorate the parapet below stone coping. As is common in the district, the building has an angled *southeast elevation* with an entry facing the intersection. Stone corner banding flanks the entry bay with a rounded parapet. Brown brick and stone quoins outline the entrance masonry opening. A historic fan lite transom surmounts the non-historic glazed pedestrian door. A historic scalloped flat metal awning shelters the door. Four storefront bays organize the *south elevation*. A single row of soldier bricks lines the façade above the storefront level, and masonry openings have stone sills. A non-historic aluminum storefront system fills the historic masonry opening in the easternmost bay. The next two bays to the west retain the historic configuration (*Figure 11*) with inset entry at the east end of the east bay and display windows filling the remainder of the two bays. The door

³³ Advertisements in the *Omaha World-Herald* for 3502 began in November 1927. See (19 November 1927): 17. Martin Stefan remodeled the brick portion at 3504 in 1932 for the Hinky-Dinky Market [*Omaha World-Herald* (7 August 1932): 28]. Building permit for a brick addition to 3504, addressed 3506, issued in September 1952 [*Omaha World-Herald* (8 September 1952): 24]. The addition was in place by 1962, according to the Sanborn from that year.

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and storefronts are non-historic aluminum units within the historic masonry openings. The west bay dates to 1952 and contains a single entry door (non-historic) at the east end of an angled storefront (non-historic). The brick façade continues the design of the brick façades to the east and west. Five masonry openings pierce the *east elevation*. A non-historic storefront fills the historic south masonry opening. Small non-historic fixed windows fill the center three openings, and a non-historic slab door fills the historic north pedestrian door opening. The brick design matches that of the south elevation. Tan brick clads the east quarter of the *north elevation*. Metal siding covers a masonry opening in this wall. Red common brick clads the remainder of the wall. Six masonry openings pierce the middle of the elevation; metal siding covers the window bays; A metal slab door fills the west opening. Four masonry openings pierce the west quarter of the north elevation that corresponds to the addition. A metal slab door fills the east bay; glass block fills the three window bays. No openings pierce the visible *west elevation*.

Integrity: This building retains historic integrity and is a contributing resource to the historic district. The primary elevations retain their character-defining brick patterning and minimal Art Deco elements. Although built after the period of significance, the addition maintains the historic design of the brick block and the communication with the street.

27. 3510-3512 Leavenworth Street**Contributing Building****DO09:0208-069***Photo:* 10

Legal Description: Isaacs & Seldens Addition, Block 14, west 2/3 of lot 7 (Parcel id: 1419740002) (Parcel address 3502)

Date of Construction: circa 1905 (house) & circa 1944 (commercial addition)³⁴

Historic Function: Domestic: Single-Dwelling;
Commerce: Specialty Store (Repair Shop)

Description: This hybrid building is the result of a one-story commercial block being constructed to the south of a one-and-a-half-story cross-gabled frame house. The tan brick one-part commercial addition continues the commercial block to the east and includes the same brick detailing. A flat roof covers the addition behind a short parapet. Two historic storefront bays organize the *south elevation*. The east bay consists of a five-part storefront (non-historic) and glazed pedestrian (non-historic) at the west end all within the historic masonry opening; the west bay consists of a two-part storefront and glazed pedestrian door (both non-historic) at the east side, all within the historic masonry opening. A single masonry opening pierces the center of the painted



³⁴ No house appears on the 1901 Sanborn at this location (sheet 244). Alois J. Peters is listed at this address in the 1906 city directory, and a frame house appears on the 1910 Baist Map of this block. The first mention of the commercial addition to the building is an advertisement in the *Omaha World-Herald* (10 July 1944): 17. The addition was in place on the 1952 Sanborn.

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concrete block of the addition's *west elevation*. The adjacent building obscures the *east elevation*, and the house obscures the *north elevation*.

The frame house has a brick foundation, wood lap siding, and an asphalt-shingled cross gable roof. Historic wood trims the windows (non-historic units). Two windows pierce the visible half-story of the house's *south elevation*. The *west elevation* of the house is inset approximately one foot from the addition. A pair of windows pierces the north end of the first story of the west elevation; a pedestrian door is at the south end. A single window pierces the second floor, and a small rectangular window occupies the gable end. A non-historic wooden deck spans the first story of the *north elevation*. A one-story, shed-roof addition extends north from the west half of the elevation. A single window pierces the wall. A small rectangular window sits within the main wall of the elevation at the first story, and a pedestrian door is at the east end of the first story. Two windows occupy the upper story of the elevation. A bay window extends from the north end of the *east elevation*. A single window occupies the gable end. A lap-sided ell extends from the south side of the first story; asphalt shingles cover the gable roof. Four fixed windows pierce the top of the north elevation of the ell, and plywood covers the door opening at the east end of the wall.

Integrity: This building retains historic integrity and is a contributing resource to the historic district. The commercial addition, constructed during the period of significance, completed the commercial block to the east.

DISTRICT INTEGRITY

The Leavenworth Park Commercial Historic District retains integrity from its period of significance, 1916 to 1947, and its associations with the Omaha Streetcar Era. The district meets the registration requirements for an On-Line Commercial Cluster described in the cover document.³⁵ The district is located along the documented streetcar route that ran along Leavenworth Street between downtown Omaha and South 60th Street. Each individual contributing resource in the district remains in its historic location. The surrounding neighborhood remains a relatively intact turn-of-the-twentieth-century residential area. The setting of the east end of the district retains its feel of a major intersection where three streets converged. Of the thirty-one resources within the district, the majority (twenty) were constructed between 1916 and 1947, during the active streetcar era along Leavenworth Street. The extant buildings continue to communicate the commercial feel of the district despite vacant lots; the visual connection between the commercial buildings remains strong.

The individual contributing resources retain their integrity of design and materials. Historic architectural features such as brick parapets, brick decorative features, masonry openings, and roof lines, remain. The

³⁵ Lenhausen & Loughlin, "Streetcar-era Commercial Development in Omaha," F-42-43

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buildings also all remain oriented toward the streetcar, that is, Leavenworth Street. Although storefronts within contributing resources are covered or replaced, their historic masonry openings remain intact; historic storefronts also remain behind some coverings installed to protect them. New, compatible storefronts could be installed without damaging the existing historic materials of the buildings.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☐ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- ☐ **A** Owned by a religious institution or used for religious purposes.
- ☐ **B** Removed from its original location.
- ☐ **C** A birthplace or a grave.
- ☐ **D** A cemetery.
A reconstructed building, object, or structure.
- ☐ **E** A commemorative property.
- ☐ **G** Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMERCE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1916-1947

Significant Dates

1916 – Date of earliest commercial buildings

1947 – End of Streetcar Line

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Leavenworth Park Commercial Historic District (District) in Omaha, Douglas County, Nebraska is locally significant for its association with the “Streetcar-Era Commercial Development in Omaha, Nebraska” multiple property documentation form (MPDF). Specifically, the District is eligible under Criterion A in the areas of *Community Planning and Development* and *Commerce*. It is an extant example of the On-line Commercial Cluster property type defined within the MPDF and is associated with all four historic contexts described in the document.³⁶ The Leavenworth Park Commercial Historic District developed along Leavenworth Street within five city plats filed between 1869 and 1913. The streetcar route followed the expansion of the city of Omaha, twice extending along Leavenworth Street further west from the nominated district. The streetcar system served the District for fifty-eight years, from 1889 to 1947, eight years before the end of the streetcar era in Omaha. Initially, wooden residences and commercial buildings lined the streetcar route, but brick eventually became the dominant building material. The earliest extant brick commercial structures clustered around Leavenworth Park and Turner Boulevard, which opened in circa 1900. Additional commercial construction extended west and east from there. Half of the contributing commercial buildings date to the 1920s, the height of the streetcar era in Omaha. Four buildings date to each of the following decades, 1910s, 1930s, and 1940s. The commercial buildings within the District provided a variety of goods and services to support the surrounding residential community and represented architectural styles common to the early- to mid-twentieth century from simple Commercial Style to Prairie. The period of significance begins in 1916 with the construction of the two buildings at 3303 & 3305 Leavenworth, which received a commercial addition in 1944, and ends in 1947, the year the Leavenworth streetcar route ceased operation, thus ending the streetcar association of this commercial district. No buildings remain from the earliest years along this section of the streetcar route (1889-1915).

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

THE STREETCAR AND LEAVENWORTH STREET

Leavenworth Street is a prominent east-west thoroughfare in Omaha, Douglas County, Nebraska. Today, the street extends over four uninterrupted miles from the Missouri River (east) to Elmwood Park at South 60th Street (west). The Omaha Horse Railway Company (est. 1868) first utilized Leavenworth Street for its streetcar lines. By 1883, the company operated a route between downtown and Hanscom Park (Park & Woolworth avenues). The horse-drawn route followed St. Mary’s Avenue west/southwest from South 15th Street to South 27th Street then south to Leavenworth Street. The line then traveled approximately three blocks west to Park Avenue before turning south to Hanscom Park (*Figure 12*). The Omaha Horse Railway

³⁶ Lenhausen & Loughlin, “Streetcar-era Commercial Development in Omaha,” F39-F43.

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Company continued to expand its system throughout the next six years.³⁷ On January 1, 1889, they merged with the Omaha Cable Tramway, becoming the Omaha Street Railway Company. The new company operated a combined total of thirty-one streetcar miles.³⁸

In early 1889, the Omaha Street Railway Company announced its intention to build an additional ten miles of track within the year.³⁹ Although they reduced the number by half as the year progressed, Leavenworth Street did see additional streetcar lines constructed that year. Property owners along Leavenworth Street to the west of Park Avenue advocated for an extension after feeling excluded from the streetcar system development. Work on the extension occurred between August and October 1889. The new double track streetcar line extended over one-and-a-half miles from Park Avenue to South 39th Street (*Figure 4*).⁴⁰ East of Park Avenue, the company constructed an electric line to South 16th Street the same year.⁴¹

The Omaha Street Railway Company acquired its primary competitor, the electric-car Omaha Motor Railway Company, in November 1889. With the consolidation, the company began electrifying its horse-drawn streetcar tracks. By 1895, all former horse lines, including the track along Leavenworth Street, had been electrified. The streetcar company owned 91 percent of the track system within Omaha by 1899.⁴² Their largest competitor was the Omaha & Council Bluffs Railway & Bridge Company who serviced Council Bluffs, Iowa, and connected to downtown Omaha, Nebraska.

By the start of January 1902, the Omaha Street Railway owned forty-one active routes that saw six thousand miles traveled each day. The company extended service on Leavenworth Street west to South 48th Street, as part of its expansion around the turn of the century (*Figure 4*). The company was also doing so well financially that rumors began to circulate that the Omaha Street Railway Company would acquire the Omaha & Council Bluffs Railway & Bridge Company. Both companies denied the rumors throughout 1902 while privately negotiating sale to a New York-based firm. This firm, the J.W. Seligman & Company, purchased both streetcar companies in December 1902 and reincorporated them as the Omaha & Council Bluffs Railway Company (O&CB).⁴³ The O&CB operated the streetcar system in the two cities between 1902 and 1955. They continued to expand routes, extending the tracks along Leavenworth to the

³⁷ Lenhausen & Loughlin, "Streetcar-era Commercial Development in Omaha," E12.

³⁸ Lenhausen & Loughlin, "Streetcar-era Commercial Development in Omaha," E15; Richard Orr, *O&CB: Streetcars of Omaha and Council Bluffs* (Omaha: R. Orr, 1996), 74.

³⁹ Orr, *O&CB*, 77.

⁴⁰ Orr, *O&CB*, 86.

⁴¹ Orr, *O&CB*, 87.

⁴² Lenhausen & Loughlin, "Streetcar-era Commercial Development in Omaha," E18-E19.

⁴³ Lenhausen & Loughlin, "Streetcar-era Commercial Development in Omaha," E20-E21.

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Beltline near South 60th Street in 1914, and reached what is now Elmwood Park by 1927.⁴⁴ This completed the extent of the streetcar system along Leavenworth Street (*Figure 4*).

The Omaha streetcar network reached its zenith in 1927. Few if any new tracks were laid, and the system flourished for the next five years.⁴⁵ Several factors led to the slow decline and eventual end to the streetcar era. Bus service, first introduced in the city in 1925, continued to expand, and personal automobiles became more accessible to residents. By 1930, bus routes replaced more streetcar routes and fewer cars ran on the lines. Additional routes were abandoned or shrunk throughout the 1930s and 1940s, although World War II saw a brief increase in ridership. In 1945, 51 million people rode the streetcars. Ridership continuously decreased in the following years, and buses increasingly replaced streetcar routes. September 7, 1947, saw the last streetcars run along Leavenworth Street (*Figure 3*), less than eight years before the official end of the streetcar era in March 1955.

PLAT DEVELOPMENT IN THE LEAVENWORTH PARK DISTRICT

The commercial resources along the former streetcar line within the Leavenworth Park Commercial Historic District occupy parcels within five historic city plats filed with the city between 1868 and 1913. The earliest two plats coincided with the beginning of the streetcar era in Omaha. Six months before Omaha's first streetcar lines were constructed in November 1868, N.P. (Nicholas) Isaacs and Oscar Selden filed a forty-acre plat known as Isaacs and Selden's Addition in April 1868. The sixteen blocks were bounded by what is now Leavenworth Street on the south, South 33rd Street on the east, Dewey Avenue on the north, and South 36th Street on the west.⁴⁶ The following June, Wallace (W.R.) Bartlett filed his forty-acre plat. Bartlett's Addition included sixteen blocks between Leavenworth Street (north), South 30th Street (east), Pacific Street (south), and South 33rd Street (west) (*Figure 12*).⁴⁷ Most of the resources within the historic district occupy parcels within Bartlett's Addition.

As the Omaha streetcar system grew, so did the city itself. Within the three years prior to the streetcar reaching this section of the city, the Omaha city council accepted two additional—though smaller—plats. Clifton E. Mayne, president of The Omaha Banking Company, filed Mayne Place with the city in September 1886.⁴⁸ Mayne also platted the 1886 Orchard Hill addition and helped form the Benson Motor

⁴⁴ Orr, *O&CB*, 169.

⁴⁵ Orr, *O&CB*, 167.

⁴⁶ Plat approved by City Council on 27 April 1868 and is on file with the Douglas County, Nebraska Engineer. Digital copies available on-line.

⁴⁷ Plat approved by City Council 12 June 1869. Part of the east side of Lot 16 were replatted in 2021 as the Leavenworth Pointe Commercial plat. Both plats are on file with the Douglas County Engineer.

⁴⁸ Plat approved by City Council 20 September 1886 and is on file with the Douglas County Engineer.

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Railway in 1887.⁴⁹ These twenty acres abut the west edge of Bartlett's Addition and the south edge of Isaacs & Selden's Addition. Leavenworth Street forms the north boundary, South 33rd Street the east, Pacific Street the south, and South 35th Street the west. The oldest extant commercial buildings occupy parcels within this plat, and the land that became Leavenworth Park forms the northwest quarter of the plat. The following March, Samuel Cotner filed Ellis Place with the city.⁵⁰ The four-acre plat abuts the west edge of Mayne Place and the south end of Isaacs & Selden's Addition. Leavenworth Street forms the north boundary, South 35th Street the east, Dolls Place the south, and South 35th Avenue the west boundary.

The final plat within the Leavenworth Park district occurred twenty-four years after the streetcar began servicing the district. Judge William (W.A.) Redick filed his Second Addition in August 1913.⁵¹ His eight-plus-acre plat adjoined the north end of Bartlett's Addition. Leavenworth Street formed the south boundary, and Jackson Street the north. Property lines formed the east and west boundaries.

COMMERCIAL DEVELOPMENT IN THE DISTRICT⁵²

The blocks of Leavenworth Street between South 31st and 35th streets developed slowly. Both the 1901 Sanborn Fire Insurance maps, the earliest to cover this portion of the street, and the 1910 Baist Real Estate Atlas show mostly vacant lots, even after the Omaha Street Railway Company extended the streetcar. The few built resources shown in the 1901 map included frame dwellings and stores, as well as a brick maker's yard on the north side of Leavenworth, west of South 31st Street.⁵³ By 1910, the brickyard had been redeveloped into residential blocks, though no houses were extant.⁵⁴ None of the commercial buildings seen on this map are extant.

The commercial development of the district followed the ebb and flow of the streetcar era, with the majority of development in place by the end of the 1920s. Businesses within the district included grocers, plumbers, tailors, cafes, dentists, barbers and salons—businesses geared toward customers within the surrounding residential areas. Many operators and business types remained consistent throughout the period of significance.

⁴⁹ Emily Lenhausen & Amanda Loughlin, "Orchard Hill Commercial Historic District," National Register nomination (2020): 16.

⁵⁰ Plat approved by City Council 26 March 1887 and is on file with the Douglas County Engineer.

⁵¹ Plat approved by City Council 12 August 1913. The southeast corner was replatted in 2003 as the Jackson School Addition. Both plats are on file with the Douglas County Engineer.

⁵² Dates of construction are footnoted in Section 7 for each resource noted below. Dates and occupants taken from city directories.

⁵³ Baist Real Estate Maps for Omaha, 1910, sheets 3-4, 15-16.

⁵⁴ Sanborn Fire Insurance Company, Omaha, Douglas County, Nebraska, Volume 2, sheets 183, 237, 244.

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The first substantial commercial construction in the district occurred near what is now known as Leavenworth Park. This sunken area, spanning Leavenworth Street between Turner Boulevard and South 35th Street, opened in circa 1900. Development of this park and Turner Boulevard were part of the citywide efforts to establish a parks and boulevards system. The system was mostly in place by 1916.⁵⁵ That year, the first two brick commercial buildings opened within the 3300 block of Leavenworth Street. The Slutzky Grocery opened in the first floor of 3303 Leavenworth Street (Resource #18) in the fall of 1916 and remained in business through 1925. The store became known as the Daytch Grocery by the following year. The Round-Up Bar operated out of here from circa 1934 through the remainder of the streetcar era. The second floor contained an apartment mostly utilized by the proprietors of businesses on the first floor. The Boulevard Theatre, a movie house, opened in April 1916 at 3305 Leavenworth Street (Resource #19), remaining in the building through 1928. The theater was the target of an intentional explosion in August 1924. According to the *Omaha World-Herald*, dynamite placed at the entrance exploded in the early hours of August 24. The explosion heavily damaged the façade and lobby of the theater (*Figure 9*), as well as the storefront of the adjacent Slutzky Grocery. The grocery store proprietors who lived above their business, were thrown from their beds. The non-union theater owner, J.F. Bredin, commented that he had been harassed in recent years by union operators and suspected they had been the perpetrators.⁵⁶ Walter Roessing opened a canvas-goods store in the building in 1931, and the Roessing & Company remained here through the end of the streetcar era. The following year, 1917, the Motor Inn Garage (Resource #20) opened at 3319-3323 Leavenworth Street. The company serviced automobiles and sold used cars throughout the entire period of significance. Hyman Lincoln opened a grocery store in a brick building at 3422 Leavenworth Street (Resource #23) in circa 1918; Louis Albert became the proprietor in circa 1926 (*Figure 10*). An adjacent brick building, constructed in circa 1920, housed a tailor until 1934 when the Albert Grocery expanded into the building and remained at this location for the duration of the streetcar era.

The 1920s continued to see a substantial increase in the commercial development of Leavenworth Street. In early 1923, the city started discussing extending St. Mary's Avenue southwest from South 27th Street to Leavenworth Street. The street extension would bisect Leavenworth at South 31st Street.⁵⁷ The plan continued to be developed into 1925.⁵⁸ Meanwhile, construction continued within the district. By January 1925, the newly constructed one-story commercial block at 3505-3507 Leavenworth Street (Resource #25) was ready to rent. Throughout the period of significance, the building housed a variety of businesses including a bakery, laundry, meat market, plumber, barber, and radio repairman. Its neighbor to the east, 3501-3503 Leavenworth (Resource #24), opened in the summer of 1925. A confectionery located in 3501

⁵⁵ See Mead & Hunt, "Omaha Park & Boulevard System," National Register nomination (July 2011).

⁵⁶ "Movie Front Wrecked by Mystery Explosion," *Omaha World-Herald* (25 August 1924): 3.

⁵⁷ "Urges Public Hearing on St. Mary's Project," *Omaha World-Herald* (21 February 1923): 8.

⁵⁸ "St. Mary's Avenue Plan Suffers New Setback," *Omaha World-Herald* (30 April 1925): 3.

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until circa 1930; the Hinky Dinky Grocery occupied the west half of the building until 1933 when it relocated across the street. The tailor who had previously occupied 3424 Leavenworth, relocated to 3501 in circa 1934, remaining through the rest of the streetcar era. The Dawn Beauty Salon, which formerly occupied part of the Wessman Building, operated out of 3503 beginning in 1941. Printer Eric Morell opened a printing shop in circa 1925. His one-story brick building at 3109 Leavenworth (Resource #3) is the earliest extant commercial building at the east end of the historic district. Morell remained at this place through at least 1942; by 1945 the Campbell Printing & Publishing Company occupied the building.⁵⁹

Work on the St. Mary's Avenue extension was underway by mid-1926.⁶⁰ The same year, two new brick commercial buildings opened in the district. In April 1926, Bert Flanagan began construction on his one-story brick building at 3207 Leavenworth (Resource #13). His sheet metal company occupied the building throughout the streetcar era. A few doors down, at the corner of the block, the Boulevard Pharmacy opened in October (Resource #16); a drug store remained at this location into the 1940s. The following year, the Art Deco-inspired brick building at 3502-3504 Leavenworth (Resource #26) opened at the west end of the district (*Figure 11*). The Piggly Wiggly grocery and meat market occupied the building until circa 1932. The Blue Danube Café opened in the east storefront (3502) in circa 1935. The west storefront at 3504 became the Hinky Dinky Grocery in circa 1933, having relocated from across the street. When Hinky Dinky closed in 1945, Babytown opened to sell baby and children's clothing and goods. This retailer expanded the store to the west in 1952.

By 1928, the extension of St. Mary's Avenue was complete. The largest commercial building in the district was in place by that year. The two-story brick building at 3114-3116 St. Mary's Avenue (Resource #1) celebrated the junction of St. Mary's and Leavenworth streets. A laundry and tailoring company occupied at least half of this building throughout the duration of the streetcar. A grocery store opened in the building as well in 1946. The second floor contained apartments. Another substantial building opened at 3165-3169 Leavenworth (Resource #6) in late 1928. J.A. Wessman constructed the two-story building in 1928. His plumbing company occupied the west storefront while his family lived in the second floor apartment. The east and center storefronts housed salons, a beauty goods store, and a furniture company. The one-story brick commercial building at 3201 Leavenworth (Resource #10) was in place around 1928; although, no records confirm its occupants or construction date.

Four additional brick commercial buildings in the district date to the 1930s. In 1930, the O.P. Skaggs Company Grocery opened within a free-standing brick building at 3152 Leavenworth (Resource #9). The associated parking lot to its west exemplifies the increased popularity of the personal automobile while its direct communication with Leavenworth Street continues to follow established pedestrian orientation

⁵⁹ "Came to Omaha 70 Years Ago: Eric Morell Still Is Active," *Omaha World-Herald* (9 August 1939): 2.

⁶⁰ "Problem for Council," *Omaha World-Herald* (1 August 1926): 1.

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within the district. Skaggs remained through the early 1940s when different chains took over operation. Another grocery store opened within the district two years later. Safeway, in its brick Art Deco-styled building at 3131 Leavenworth, became the sixth operating grocer in the district when it opened in August 1932 (*Figures 3 & 5*). J.A. Wessman constructed a pair of brick storefronts at 3161-3163 Leavenworth in 1933, which abutted the north end of a dwelling unit (Resource #5). A dentist occupied the east storefront throughout the remainder of the streetcar era. A barber operated out of the west side of the building followed by a laundry. The McQuillan family, who operated the cleaners, lived in the dwelling unit as well. Another cleaner opened at 3301 Leavenworth (Resource #17) in circa 1933. The Guarantee Cleaners remained at this location throughout the period of significance.

Four commercial structures were erected in the final seven years of the streetcar era. A free-standing brick building opened at 3302 Leavenworth (Resource #21). As with the Skaggs Grocery, the associated parking lot accommodated patrons who traveled by car, but the building retained its pedestrian orientation by its zero setback and public-facing entrance. Aaron Shapiro operated the Bungalow Inn Liquor Store and Bar in this building. Two of the commercial buildings opened near the end of the streetcar era were additions to earlier residences. In 1944, the owners of the circa 1905 house at 3510 Leavenworth (Resource #27) constructed a one-story store addition for a repair shop. The addition complemented the Art Deco style of the earlier structure at 3502-3504 Leavenworth. The Stahn Mattress company owned the circa 1917 house at 3418 Leavenworth (Resource #22) and a concrete block factory building to its north (not extant). In circa 1946, the family constructed a small commercial block to the house to function as the office for the mattress company. The final commercial building constructed during the period of significance opened in 1946. Ross Cabaleri constructed the small, free-standing brick commercial building at 3203 Leavenworth (Resource #11) for his shoe repair business.

Additional commercial development continued after the streetcar ceased to travel along Leavenworth Street in the 1950s and 1960s. These later developments sit back from Leavenworth Street to accommodate vehicular parking. These buildings signal the visual shift away from pedestrian traffic that earlier commercial buildings maintained.

STREETCAR-ERA COMMERCIAL DEVELOPMENT IN OMAHA MULTIPLE PROPERTY DOCUMENT⁶¹

The Leavenworth Park Commercial Historic District meets the definition of an On-Line Commercial Cluster subtype of the Streetcar-Era Commercial District property type. The district is located along a documented streetcar route that utilized Leavenworth Street between 1889 and 1947. The right-of-way measures sixty-six feet to accommodate double trackage and on-street parking. The twenty contributing buildings in the district are pedestrian-oriented with zero-setbacks, and the majority historically contained

⁶¹ Lenhausen & Loughlin, "Streetcar-era Commercial Development in Omaha," F39-F43.

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commercial functions. The one- and two-story brick buildings date to within the period of significance, 1916 to 1947.

The District is locally significant under Criterion A in the area of *Community Planning & Development* for its associations with the spread of commercial development outside of downtown Omaha during a period of rapid growth and expansion within the city. The district documents the path of commercial development that occurred along the streetcar route as the routes extended west from downtown. This development occurred as streetcar companies competed to be the first to provide service to newly established developments and continued as the streetcar network proliferated. This portion of Leavenworth physically developed with the streetcar network with the last plat filed well into the streetcar era. The District also is locally significant under Criterion A in the area of *Commerce*. The commercial resources within this district provided a variety of goods and services to support the surrounding residential community. The commercial resources continued to house essential businesses that catered to the nearby residents, and the variety of businesses illustrate the evolution of commerce in the area during the first half of the twentieth century. Tenants of the District buildings generally remained consistent throughout the streetcar era. The overall design of the district is a representative example of pre-automobile commercial clusters in Omaha.

The Leavenworth Park Commercial Historic District retains integrity and meets the registration requirements for an On-Line Commercial Cluster. The cluster retains historic density along a documented streetcar route. The commercial buildings are primarily non-auto-related, and alterations to the individual resources do not detract from the district's ability to communicate its associations with streetcar-era commercial development in Omaha.

CONCLUSION

The Leavenworth Park Commercial Historic District is locally significant as an example of the commercial development that occurred along the Omaha streetcar network. The first streetcar ran along this portion of Leavenworth Street in 1889. Commercial development occurred slowly, however. Not until the 1910s did brick structures begin to appear. The 1920s saw the construction of ten buildings, corresponding with the height of the streetcar era in Omaha. Streetcar service finally ended in 1947. The period of significance for the district begins with the construction of the first extant commercial buildings in 1916 and ends in 1947 with the end Leavenworth Street's association with the streetcar.

Leavenworth Park Commercial Historic District

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9. Major Bibliographic References

Bibliography (Insert bibliography here – cite the books, articles and other sources used in preparing this form.)

Baist's Real Estate Atlas of Surveys of Omaha, Neb. 1910, 1918, 1947. Available at Omaha Public Library, W. Dale Clark Main Branch, Genealogy Room, Online Database.

Douglas County, Nebraska Appraiser.

Douglas County, Nebraska Engineer. Online Land Survey Records (plat search): <https://www.dcengineer.org/land-survey-records>

The Durham Museum. Online Photograph Collections.

Google Earth and Google Streetview.

HistoricAerials.com

Lenhausen, Emily & Amanda Loughlin. "Streetcar-era Commercial Development in Omaha, Nebraska (1868-1960)." National Register of Historic Places Multiple Property Documentation Form (May 2020). NRIS #MC100005765, listed 10 November 2020.

Mead & Hunt (Christine Long & Emily Pettis). "Omaha Park & Boulevard System." National Register nomination (July 2011). Listed in the NRHP 04/23/2013.

Omaha World-Herald. Available from Newspapers.com.

Omaha City Directories. Digitized online by Ancestry.com.

Omaha Public Library. City of Omaha Public Works, map collection.
<https://digital.omahalibrary.org/digital/collection/p16747coll4/>

Orr, Richard. *O&CB: Streetcars of Omaha and Council Bluffs*. Omaha: R. Orr, 1996.

Sanborn Fire Insurance Maps for Omaha, Douglas County, Nebraska. 1918, 1952, and 1962.

Previous documentation on file (NPS):

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

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other (Name of repository)

Historic Resources Survey Number (if assigned): N/A

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10. Geographical Data

Acreage of property 7.5 USGS Quadrangle Omaha North (1994)

Latitude/Longitude Coordinates (See Figure 2)

Datum if other than WGS84: _____

A.	Latitude	<u>41.252854</u>	Longitude	<u>-95.958526</u>
B.	Latitude	<u>41.252049</u>	Longitude	<u>-95.958723</u>
C.	Latitude	<u>41.251923</u>	Longitude	<u>-95.959160</u>
D.	Latitude	<u>41.251921</u>	Longitude	<u>-95.962530</u>
E.	Latitude	<u>41.252291</u>	Longitude	<u>-95.962517</u>
F.	Latitude	<u>41.252278</u>	Longitude	<u>-95.963784</u>
G.	Latitude	<u>41.252140</u>	Longitude	<u>-95.963776</u>
H.	Latitude	<u>41.252159</u>	Longitude	<u>-95.964237</u>
I.	Latitude	<u>41.252679</u>	Longitude	<u>-95.964378</u>
J.	Latitude	<u>41.252857</u>	Longitude	<u>-95.963861</u>
K.	Latitude	<u>41.252850</u>	Longitude	<u>-95.963183</u>
L.	Latitude	<u>41.252484</u>	Longitude	<u>-95.963185</u>
M.	Latitude	<u>41.252480</u>	Longitude	<u>-95.961937</u>
N.	Latitude	<u>41.252823</u>	Longitude	<u>-95.961933</u>
O.	Latitude	<u>41.252813</u>	Longitude	<u>-95.961440</u>
P.	Latitude	<u>41.252481</u>	Longitude	<u>-95.961450</u>
Q.	Latitude	<u>41.252485</u>	Longitude	<u>-95.959346</u>
R.	Latitude	<u>41.252836</u>	Longitude	<u>-95.959040</u>

Verbal Boundary Description (Describe the boundaries of the property.)

This 7.5-acre linear district boundary encompasses the extant commercial resources clustered along Leavenworth Street from St. Mary's Avenue on the east to just west of Leavenworth Park on the west. Beginning at the northeast corner of the parcel containing 3114 St. Mary's Avenue (resource #1), the boundary follows the alley south to St. Mary's Avenue, turns to the southwest to connect to Leavenworth Street then south along the west right-of-way of South 31st Street then west along the south property boundary of 3105 Leavenworth (#2) then south to the alley and follows the alley west to South 33rd Street crosses said street and continues west along the alley and south property lines of the 3300 block of Leavenworth Street to Turner Blvd then north along Turner Blvd to Leavenworth Street then west along the north boundary of Leavenworth Park then south along the west right-of-way of South 35th Street then west along the south boundary of 3501 Leavenworth Street (#24) then south to the alley behind 3505 Leavenworth (#25) then west along the alley to the west property boundary of 3505 Leavenworth then north along the west boundary to Leavenworth Street. The boundary then jogs west to the west property line of 3510-3512 Leavenworth Street (#27) then north along the west property line then east along north side of the commercial buildings at 3502-3508 Leavenworth Street to South 35th Street then north to the alley then east along the alley to the west boundary of the north section of Leavenworth Park then south to Leavenworth Street then east to the west property line of 3302 Leavenworth (#21) then north to the north property line then east to South 33rd Street then south to Leavenworth Street then east along said street to the west property boundary of 3152 Leavenworth Street (#9) then north to the north property boundary then east to South 31st Avenue. The boundary then jogs to the north boundary of 3114 Leavenworth (#1) then east to the point of beginning. Individual parcel descriptions for each resource are listed in Section 7.

Boundary Justification (Explain why the boundaries were selected.)

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This irregular boundary incorporates the most intact cluster of commercial resources within the five blocks immediately east and west of Leavenworth Park. The boundary seeks to exclude vacant lots where former commercial buildings were located and primarily residential resources, as well commercial resources that no longer retain historic integrity, especially along the north side of Leavenworth Street. The majority of resources within the district date to the period of significance.

11. Form Prepared By

name/title Amanda K. Loughlin/National Register Section Head

organization Rosin Preservation LLC

date January 2023, rev. March 2023

street & number 1712 Holmes St

telephone 816.472.4950

city or town Kansas City

state MO

zip code 64108

email amanda@rosinpreservation.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5- or 15-minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Additional items:** (Check with the SHPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property Leavenworth Park Commercial Historic District

City or Vicinity Omaha

County Douglas

State Nebraska

Photographer

Brad Finch, f-stop Photography

Date Photographed September 2022

Description of Photograph(s) and number, include description of view indicating direction of camera.

1. 3114-3116 St. Mary's Avenue, looking north.
2. Looking west/southwest along the 3100 block of Leavenworth Street.
3. Looking southwest along the 3100-3200 block of Leavenworth Street.
4. The Wessman Building (3165-3169 Leavenworth Street), looking south.
5. The Skaggs Company Building (3152 Leavenworth Street), looking north.
6. A portion of the 3200 block of Leavenworth Street, looking south.
7. The south side of the 3300 block of Leavenworth Street, looking southwest.
8. The north side of the 3400-3500 blocks of Leavenworth Street, looking northwest.
9. The south side of the 3400 block of Leavenworth Street, looking southwest.
10. 3502-3512 Leavenworth Street, looking northwest.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Leavenworth Park Commercial Historic District

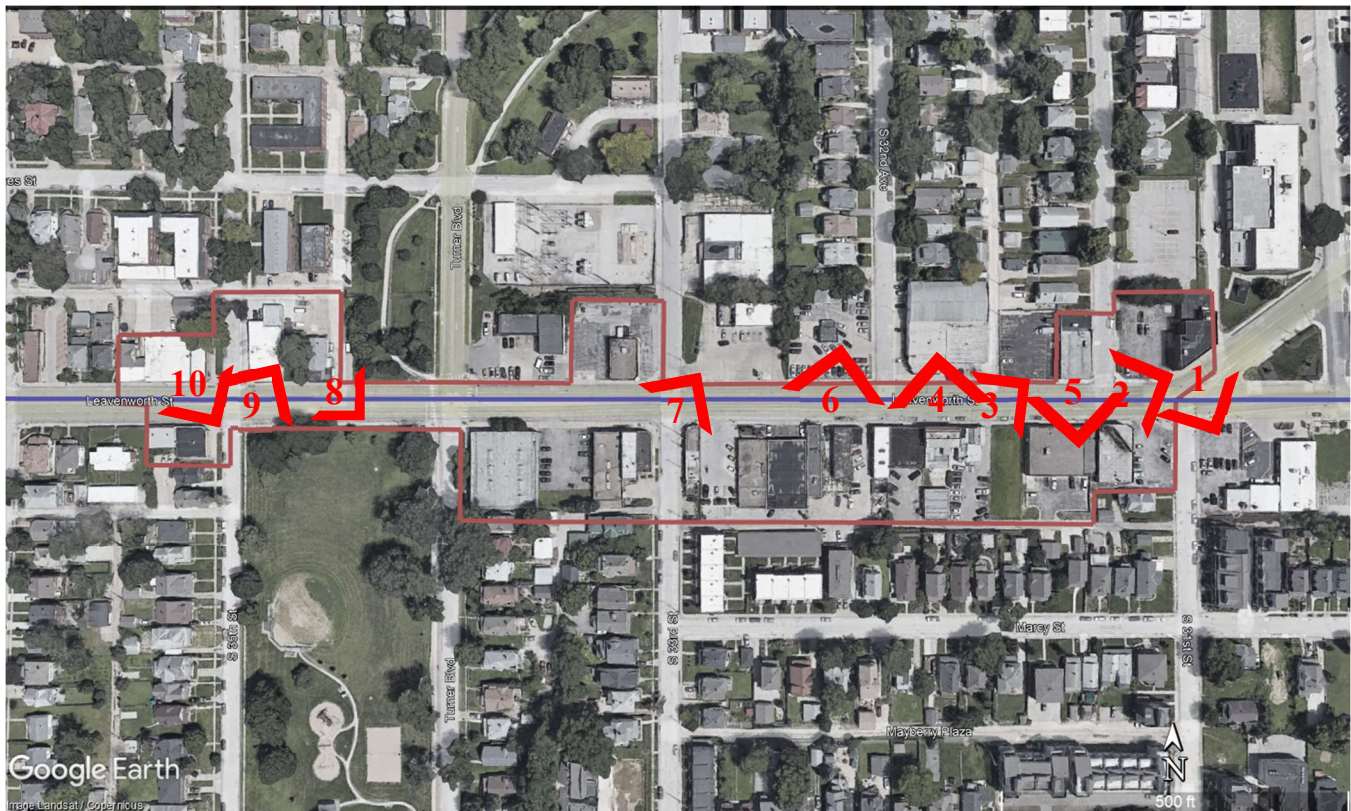
Douglas County, Nebraska

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Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Photo Map. Base map from Google Earth.



Leavenworth Park Commercial Historic District

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Name of Property**County and State****District Resources Map.** Base map from the Douglas County, Nebraska Appraiser. Not to scale.

1C	3114-3116 St. Mary's Ave.	1928
1NC	3120 Leavenworth St.	(parking lot)
2C.	3105 Leavenworth St.	1932
3C	3109 Leavenworth St.	1925
4NC	3115-3119 Leavenworth St.	1997
5C	3161-3163 Leavenworth St.	1933
6C	3165-3169 Leavenworth St.	1928
7NC	3167-1/2 Leavenworth St.	1952
8NC	3171-3175 Leavenworth St.	1957
9C	3152 Leavenworth St.	1930
10C	3201 Leavenworth St.	1928
11C	3203 Leavenworth St.	1946
12NC	3205 Leavenworth St.	1948
13C	3207 Leavenworth St.	1926
14NC	3215-3217 Leavenworth St.	1952
15NC	3219-3223 Leavenworth St.	1962
16C	3233 Leavenworth St.	1926
17C	3301 Leavenworth St.	1933
18C	3303 Leavenworth St.	1916
19C	3305 Leavenworth St.	1916
20C	3317-3323 Leavenworth St.	1917
21C	3302 Leavenworth St.	1940
22C	3418 Leavenworth St.	1946 (commercial add.)
22NC	3418 Leavenworth St.	(vacant lot)
23C	3420-3422 Leavenworth St.	1918 & 1920
24C	3501-3503 Leavenworth St.	1925
25NC	3505-3507 Leavenworth St.	1924
26C	3502-3508 Leavenworth St.	1927
27C	3510-3512 Leavenworth St.	1944 (commercial add.)

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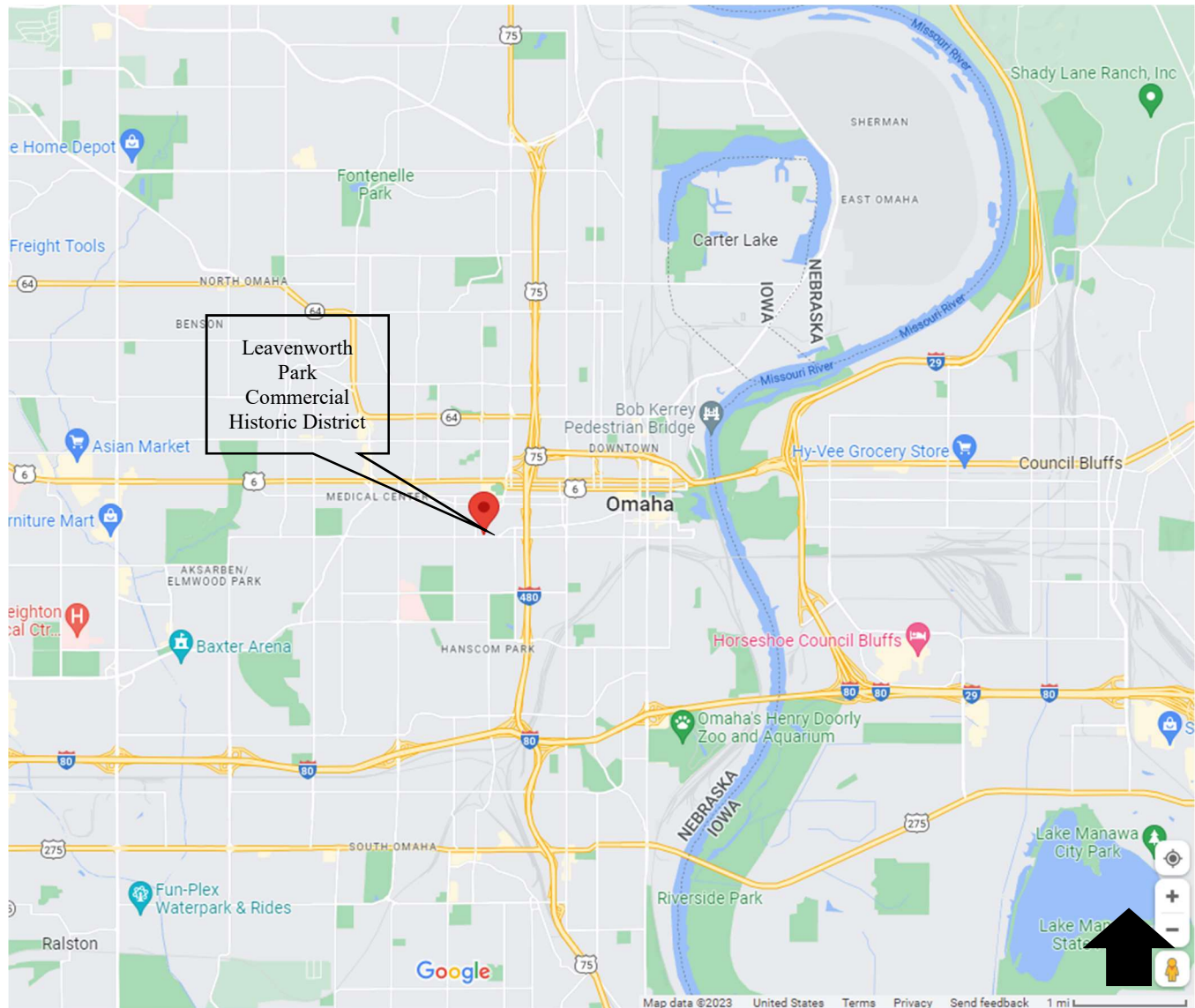


1910s: 4 resources
1920s: 10 resources
1930s: 4 resources
1940s: 4 resources

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Figure 1. Contextual map, showing location of the Leavenworth Park Commercial Historic District in relation to Omaha. Base map from Google.



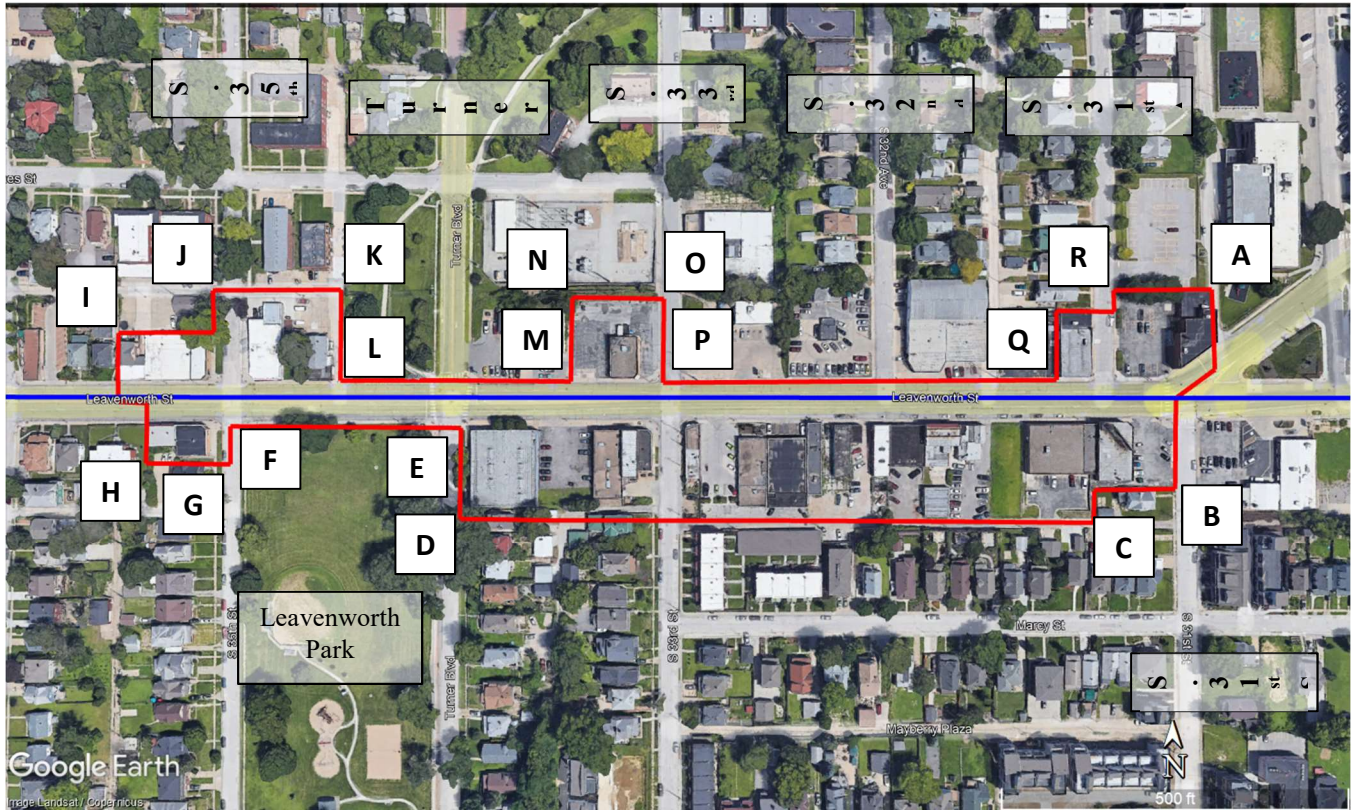
Leavenworth Park Commercial Historic District

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Figure 2. District map, boundary in bold outline. Path of streetcar line bisects district. Base map from Google Earth. Datum: WGS84



A.	Latitude	41.252854	Longitude	-95.958526
B.	Latitude	41.252049	Longitude	-95.958723
C.	Latitude	41.251923	Longitude	-95.959160
D.	Latitude	41.251921	Longitude	-95.962530
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Q.	Latitude	41.252485	Longitude	-95.959346
R.	Latitude	41.252836	Longitude	-95.959040

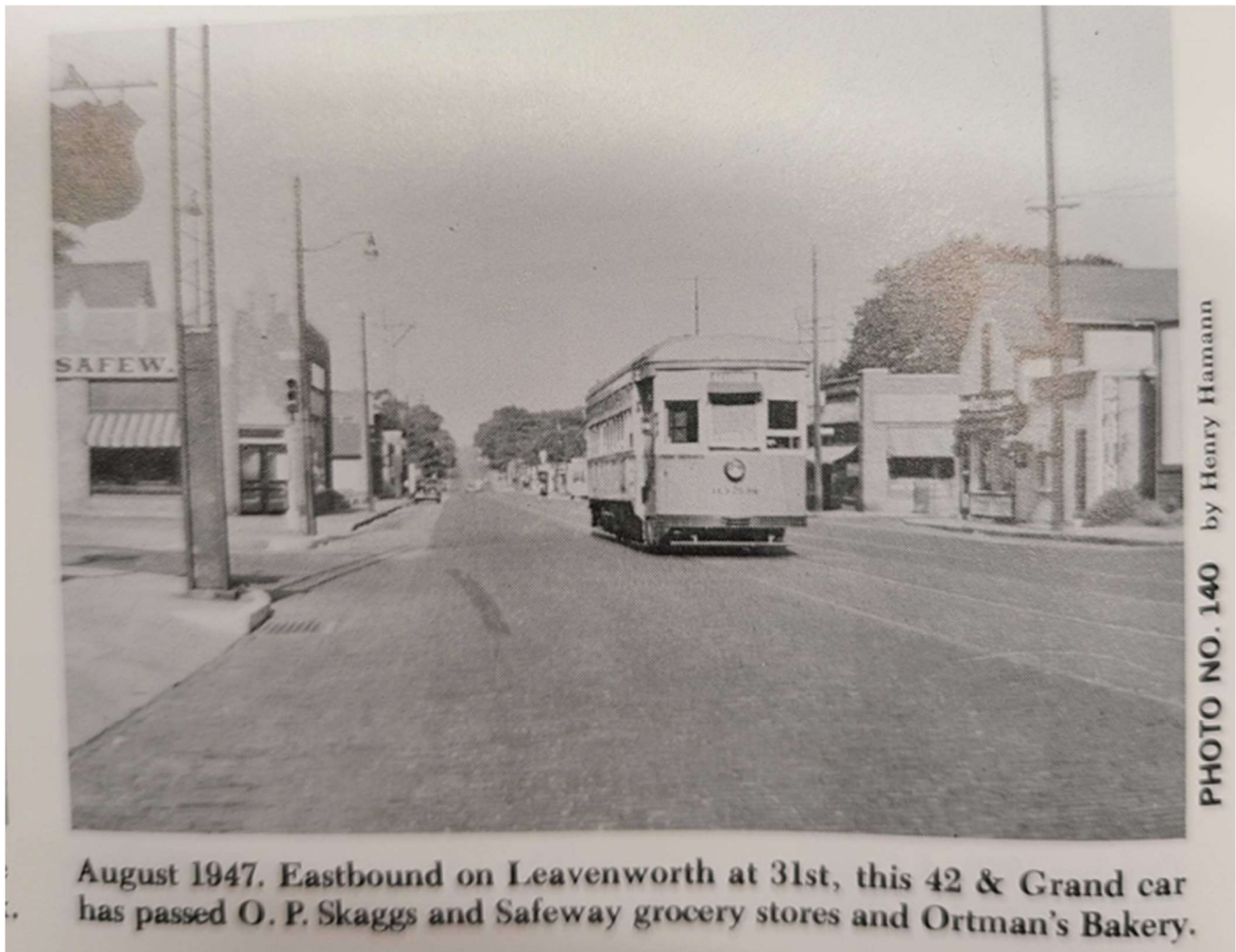
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Figure 3. An August 1947 photo, looking west along Leavenworth Street at St. Mary's Avenue. This photo was taken about one month before streetcar service ended. Source: Orr, *O&CB*, 304.



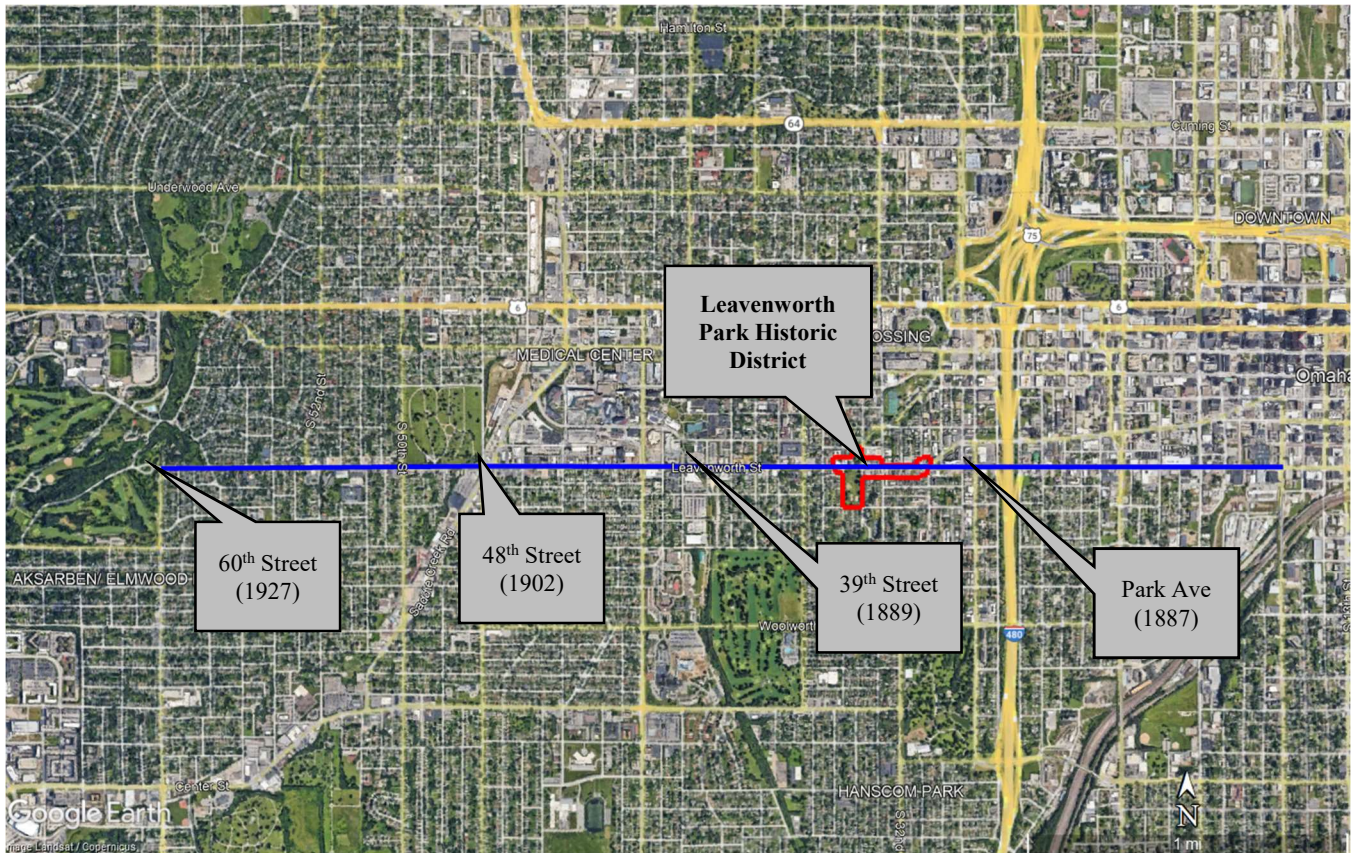
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Figure 4. Google Earth image, showing the extent of the streetcar along Leavenworth from 16th Street (east) to 60th Street (west). The historic district is located long the eastern half of the line.



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Figure 5. Looking southwest at the intersection of Leavenworth Street and South 31st Street, showing the Glidden Paint Store, 3105 (3131) Leavenworth Street. Source: William Wentworth Collection, WW225-002(04), The Durham Museum, Omaha.



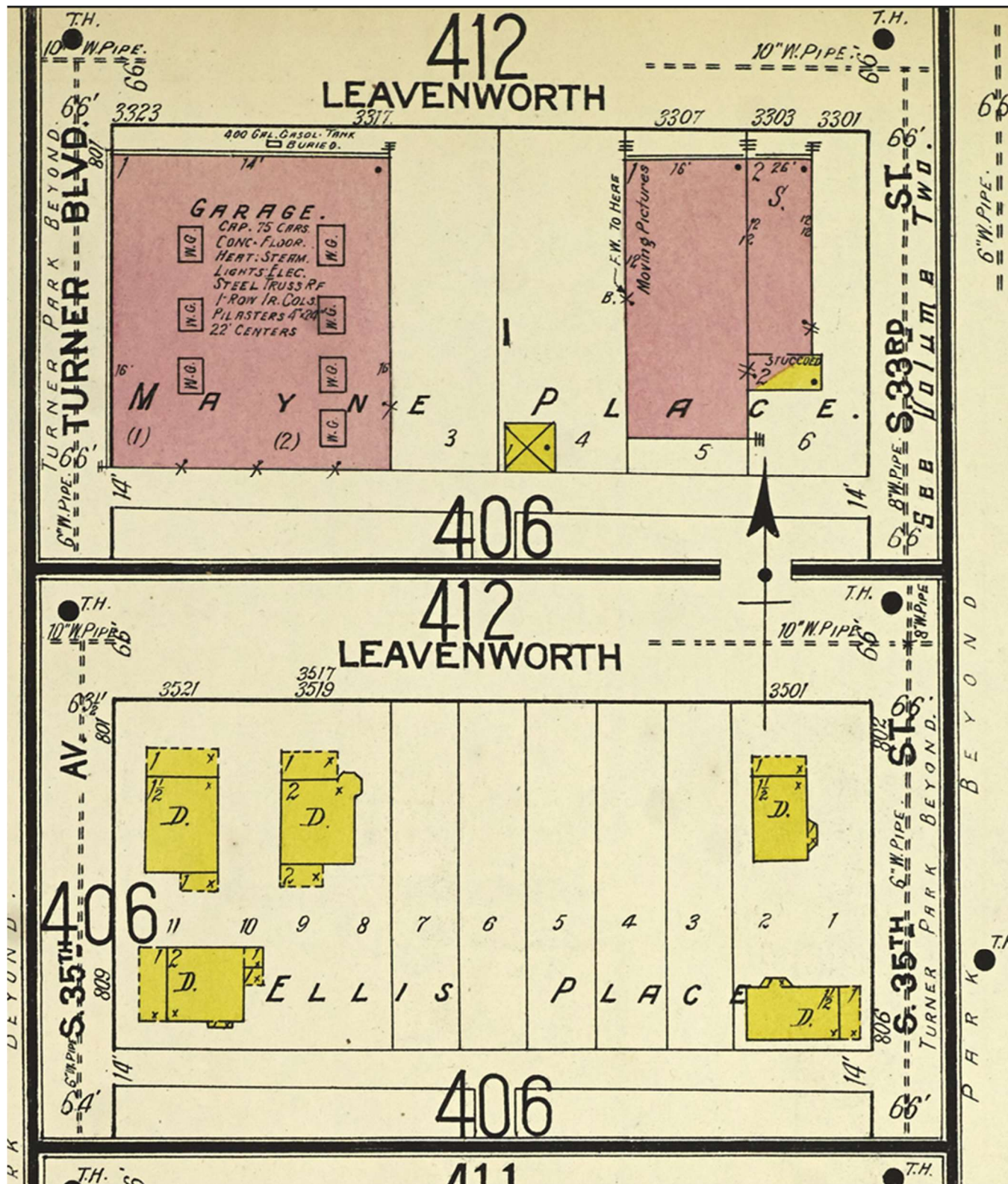
Leavenworth Park Commercial Historic District

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Figure 6. Snippet of the 1918 Sanborn for Omaha, Sheet 406, Volume 4.



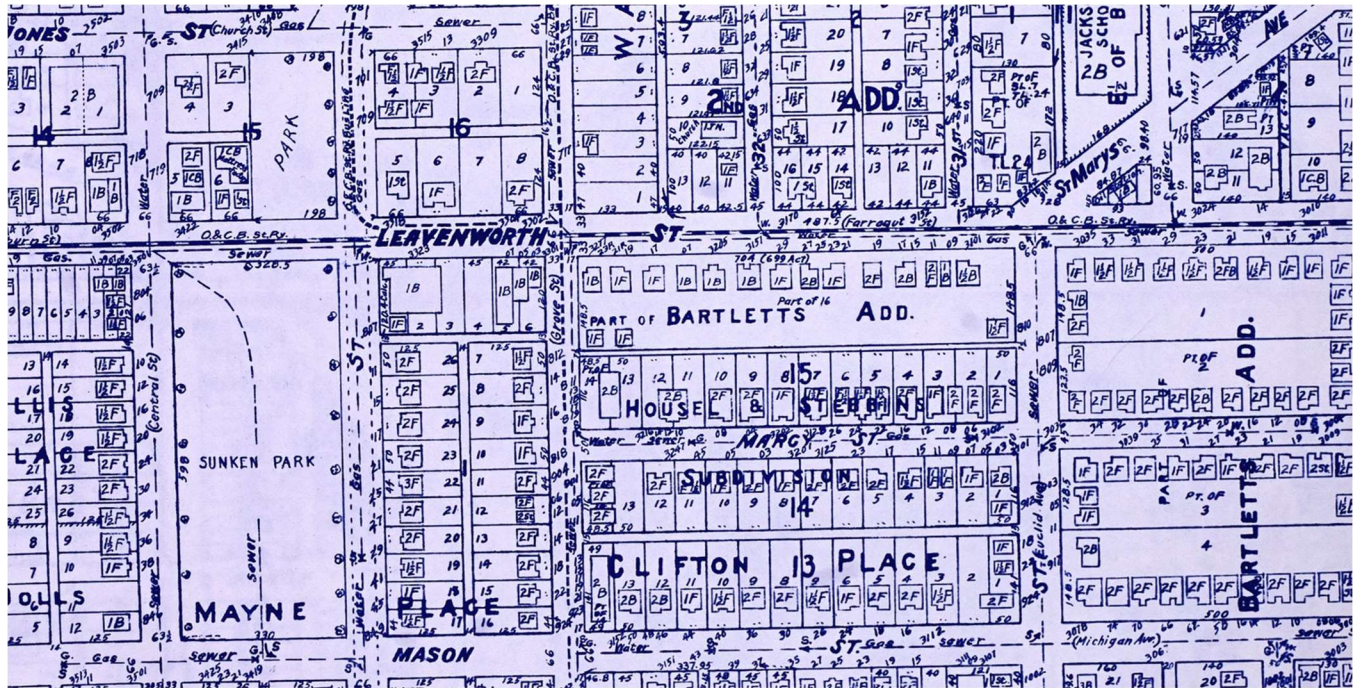
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County and State

Figure 7. Snippet of the 1947 Omaha Real Estate Atlas, Sheet 117. District boundary shown in bold outline.



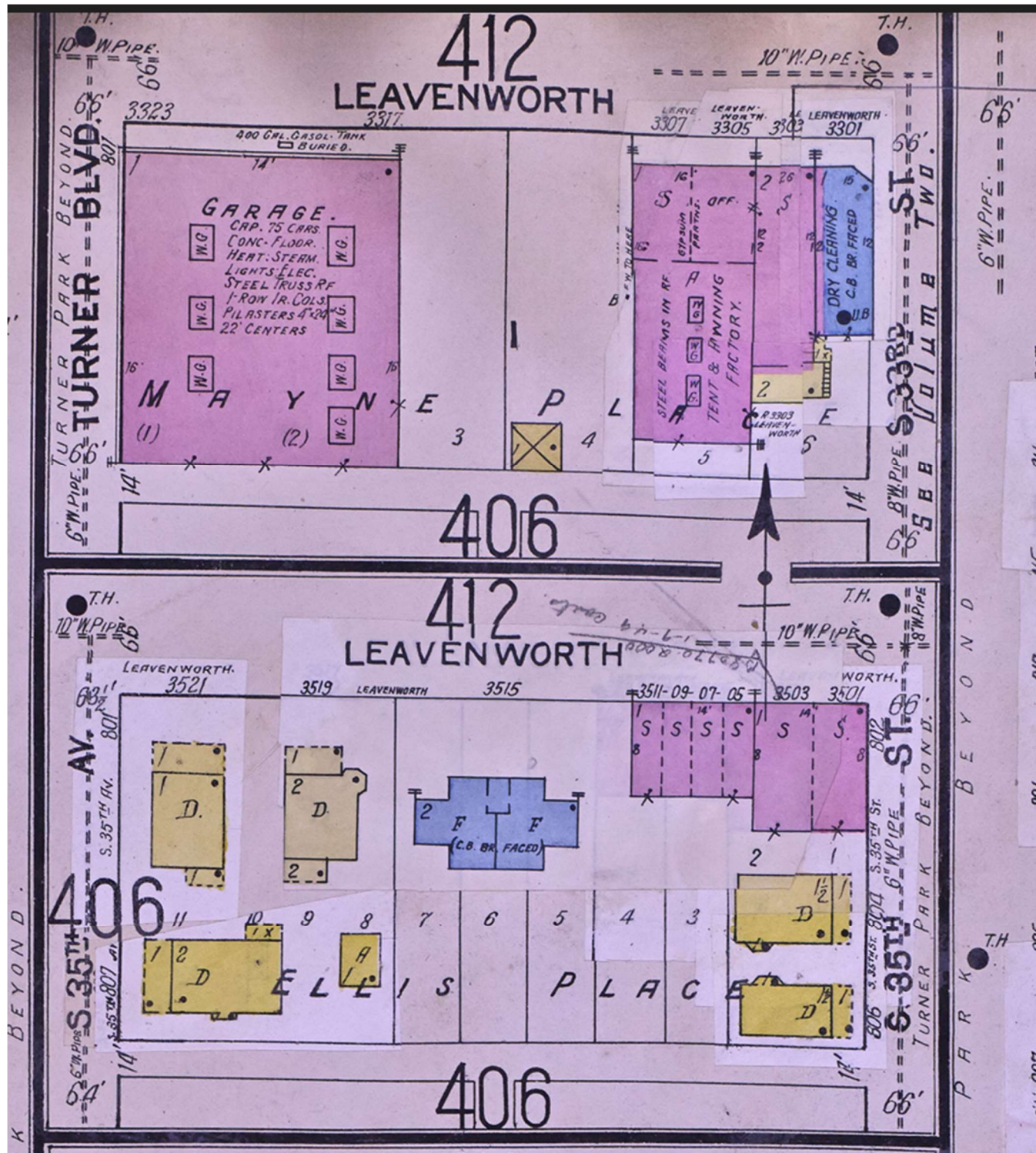
Leavenworth Park Commercial Historic District

Douglas County, Nebraska

Name of Property

County and State

Figure 8. Snippet of the 1952 Sanborn for Omaha, Sheet 406, Volume 4.



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Douglas County, Nebraska

Name of Property

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Figure 9. Photograph of the interior of the Boulevard Theatre after the 1924 explosion. "Movie Front Wrecked By Mystery Explosion," *Omaha World-Herald* (25 August 1924): 3.



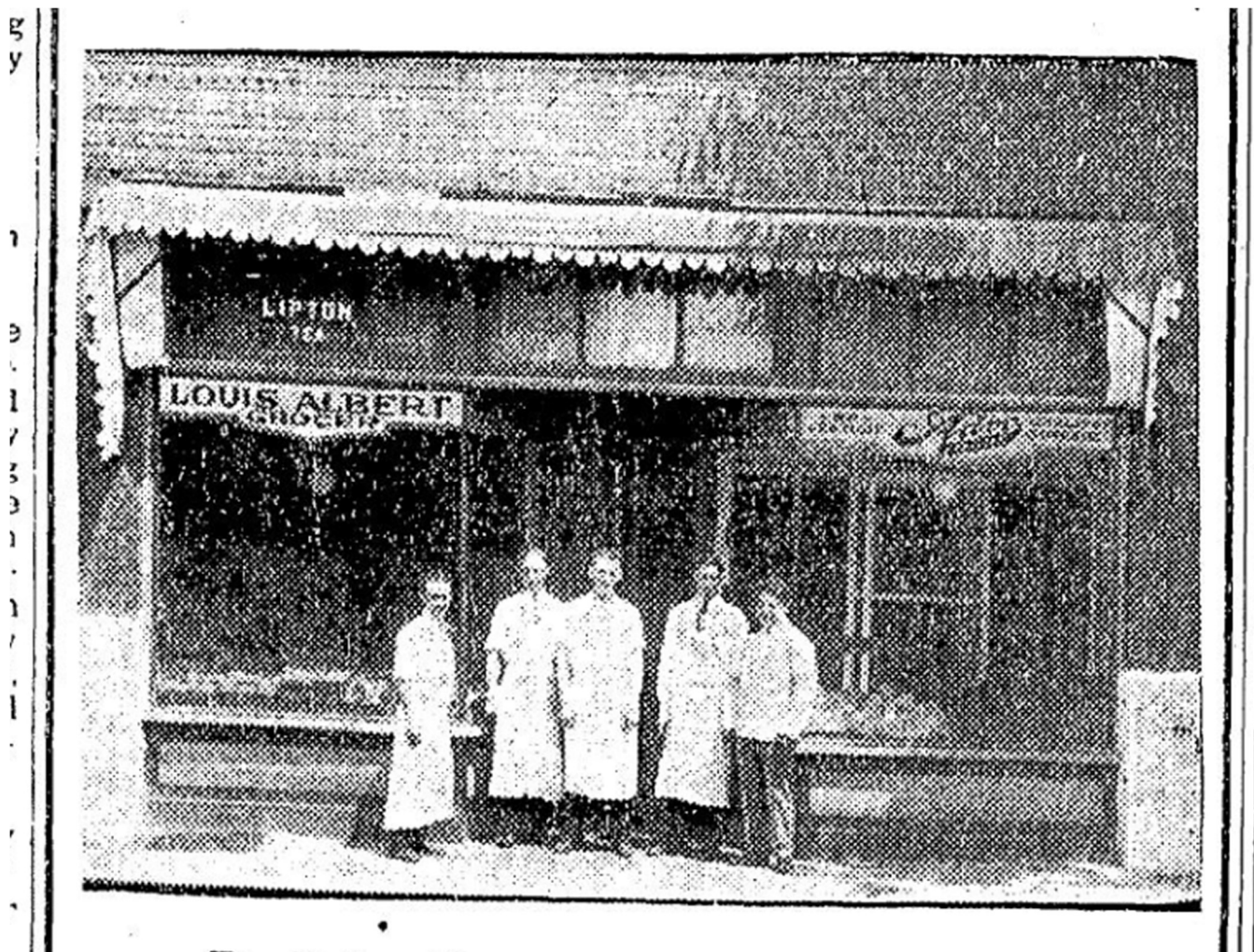
Leavenworth Park Commercial Historic District

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Figure 10. South elevation of the Louis Albert Grocery in 1929. *Omaha World-Herald* (21 July 1929): 10.



Leavenworth Park Commercial Historic District

Douglas County, Nebraska

Name of Property

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Figure 11. Looking northwest at 3502-3504 Leavenworth Street in 1934. Occupants of the building include the Blue Danube Tavern (3502) and the Hinky-Dinky market at 3504. Note the remainder of the brick block to the west is not in place yet. Source: William Wentworth Collection, WW085-003, The Durham Museum, Omaha.



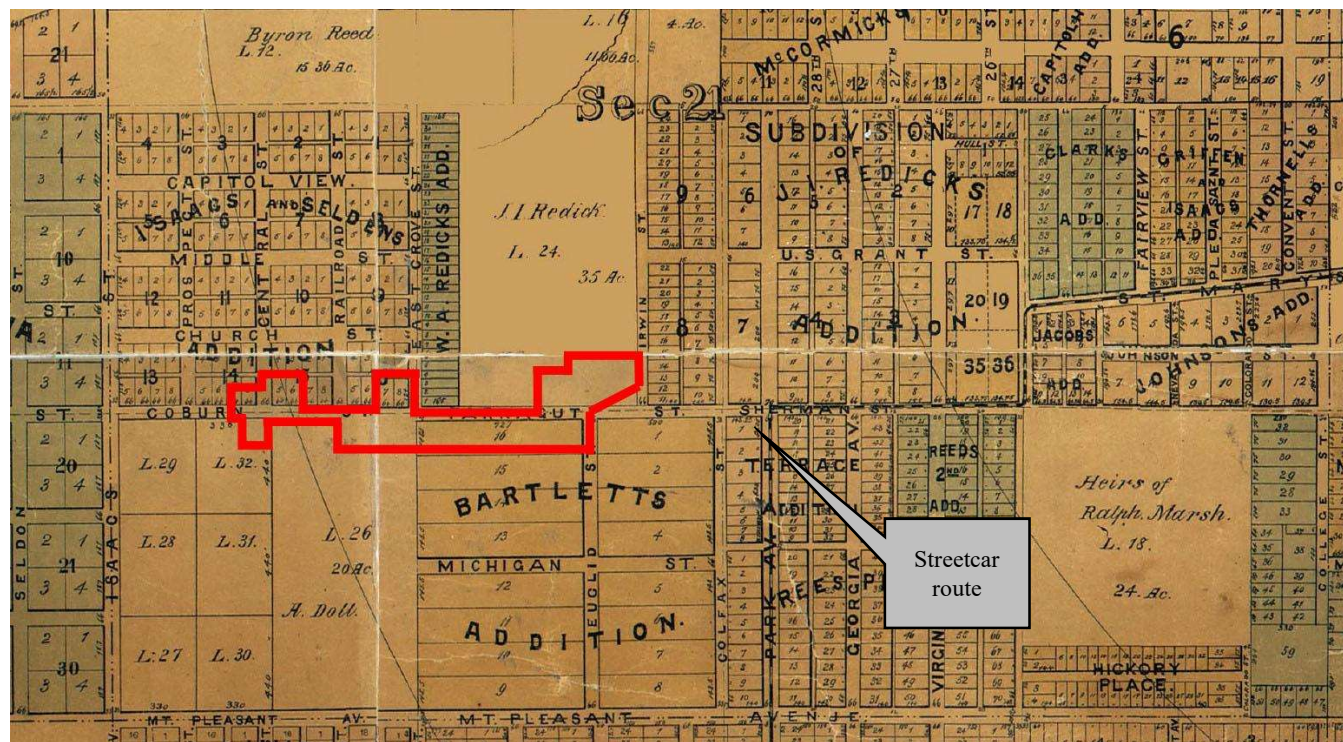
Leavenworth Park Commercial Historic District

Douglas County, Nebraska

Name of Property

County and State

Figure 12. Snippet of the 1883 George P. Bemis Real Estate Agency map of Omaha. Outline represents historic district. Source: Omaha Public Library. City of Omaha Public Works, Online map collection.





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Landmarks Heritage Preservation Commission

DISPOSITION AGENDA

Wednesday, June 14, 2023

Public Meeting:

1:30 PM, Room 1210 – 12th Floor

Omaha/Douglas Civic Center
1819 Farnam Street

Landmarks Heritage Preservation Commission (LHPC) Members: Scott Dobbe (Chair), Joan Fogarty (Vice Chair), Kathryn Aultz, Andrew Conzett, Michael Sharp, Jaime Suarez and Curt Witzenburg.

Certification of Publication: Omaha Preservation Administrator certifies publication in the Daily Record, the official newspaper of the City of Omaha, on Thursday, June 1, 2023 re: Landmarks Heritage Preservation Commission meeting, Wednesday, January 11, 2023.

NEW BUSINESS:

COAs:

CASE NUMBER: 23-012-H5
APPLICANT: Planning Department

REQUEST: Recommendation to NPS to place Leavenworth Park
on the National Register of Historic Places

BOARD ACTION: APPROVED.

CASE NUMBER: 23-015-H3
APPLICANT: Erica Fish & Sam Haberman

LOCATION: 3506 Hawthorne
REQUEST: Approval of design concept for garage addition and
site improvements

BOARD ACTION: LAYOVER. Laid over until the July 12, 2023 meeting of the commission.