

September 28, 2023

Joy Beasley  
Keeper of the National Register  
National Park Service  
National Register Program  
1849 C Street, NW (7228)  
Washington, DC 20240

RE: Nomination to the National Register of Historic Places for Property in Nebraska

Dear Ms. Beasley,

This submittal contains a true and correct copy of the nomination for the South Omaha Main Street Historic District (boundary increase) (additional documentation) located in Omaha, NE, to the National Register of Historic Places.

Notification

The property owner(s) was (were) notified of the proposed nomination on August 16, 2023.

- ☒ No objections to the nomination were submitted to the State Historic Preservation Office during the public comment period.
- ☐ An objection to the nomination was submitted to the State Historic Preservation Office during the public comment period.
- ☐ A letter of support for the nomination was submitted to the State Preservation Office during the public comment period.

Certified Local Government

- ☐ The nominated property is not located in a CLG community.
- ☒ The nominated property is located in a CLG community and a copy of the local commission's review is attached.

Historic Tax Credits

- ☐ The federal historic tax credit is being used in the rehabilitation of this property.

NPS Grant-Funded Submissions

- ☒ Not funded with an NPS grant
- ☐ African American Civil Rights Grant
- ☐ Historically Black Colleges & Universities Grant
- ☐ History of Equal Rights Grant
- ☐ Paul Bruhn Historic Revitalization Subgrant Program
- ☐ Save America's Treasures Grant

1500 R Street  
Lincoln, NE 68508-1651  
P: 402.471.3270  
history.nebraska.gov

- ☐ Semiquincentennial Grant
- ☐ Tribal Heritage Grant
- ☐ Underrepresented Communities Grant

State Review Board

The Nebraska State Historic Preservation Board reviewed the draft nomination materials at its meeting on September 15, 2023. The Board voted that the property meets the National Register Criteria for Evaluation under Criteria A and C. The State Historic Preservation Officer has approved the nomination.

If you have any questions concerning this nomination, please do not hesitate to contact me at [michael.belding@nebraska.gov](mailto:michael.belding@nebraska.gov) or (402) 613-1591.

Sincerely,

A handwritten signature in blue ink that reads "Michael M. Belding III". The signature is written in a cursive style with a stylized "B" and "I".

Michael M. Belding III  
National Register and Historic Markers Coordinator  
Nebraska State Historic Preservation Office  
Phone: 402-613-1591  
[michael.belding@nebraska.gov](mailto:michael.belding@nebraska.gov)

# 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 South Omaha Main Street Historic District (Boundary Increase) (Additional Documentation)

Other names/site number DO09-HD006

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 5012-5020 S. 24<sup>th</sup> St.; 4801-4927 S. 25<sup>th</sup> St.; 2415 M St.; 2406-2425 N St; 2424-2425 O St.

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:

SHPO/Director

9/28/23  
Date

History Nebraska

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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- ☐ other, (explain): \_\_\_\_\_

Signature of Keeper

Date of Action



South Omaha Main Street Historic District (Boundary  
Increase) (Additional Documentation)

Douglas County, Nebraska  
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>9</u>	<u>1</u>	Buildings
<u>          </u>	<u>1</u>	Sites
<u>          </u>	<u>1</u>	Structures
<u>          </u>		Objects
<u>9</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register 36

## 6. Function or Use

### Historic Functions (Enter categories from instructions.)

COMMERCE/Department Store  
COMMERCE/Financial Institution  
COMMERCE/Organizational  
COMMERCE/Specialty Store  
COMMERCE/Warehouse  
INDUSTRY/Energy Facility  
DOMESTIC/Multiple Dwelling

### Current Functions (Enter categories from instructions.)

COMMERCE/Department Store  
COMMERCE/Restaurant  
COMMERCE/Specialty Store  
HEALTH CARE/Medical Office  
LANDSCAPE/Parking Lot

## 7. Description

### Architectural Classification (Enter categories from instructions.)

MODERN MOVEMENT/Streamline  
LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS/Classical Revival

### Materials (enter categories from instructions.)

Principal exterior materials of the property: Brick

South Omaha Main Street Historic District (Boundary  
Increase) (Additional Documentation)

Douglas County, Nebraska

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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.)

This nomination expands the boundary of the South Omaha Main Street Historic District, listed in the National Register of Historic Places on February 14, 1989 (NRIS # 88002828). This boundary increase adds approximately five acres and fifteen new resources to the original nomination: nine contributing buildings, one non-contributing building, one non-contributing structure (parking lot), and one non-contributing site to the original nomination. This nomination also extends the period of significance to the year Omaha abandoned the streetcar route to South Omaha, making the period of significance 1889 to 1951. The resources within the existing district boundaries were also reassessed to confirm eligibility. As a result, this nomination removes one contributing building (Melcher Block, 4826 South 24<sup>th</sup> Street), reclassifies one contributing building (4938 South 24<sup>th</sup> Street), reclassifies one non-contributing building (4901 South 24<sup>th</sup> Street), adds one non-contributing building (4826 South 24<sup>th</sup> Street), and clarifies one non-contributing building (2314 M Street).

The intersection of South 24<sup>th</sup> and N streets continues to organize the South Omaha Main Street Historic District. When listed in 1989, the district generally included the blocks of South 24<sup>th</sup> Street between M and O streets (4723-5002 South 24<sup>th</sup> Street). The nominated boundary increase generally expands the boundary one half block south and one half block west to South 25<sup>th</sup> Street. Extant commercial buildings within the expansion follow the precedent of the rest of the district, being one- and two-story masonry buildings constructed within the streetcar era. The historic district, with this boundary increase, encompasses the most intact commercial resources associated with the streetcar network that serviced the formerly independent town of South Omaha. The expanded district also includes one of the only remaining powerhouses (5020 South 24<sup>th</sup> Street) constructed by the O&CB for its electric streetcar system. The construction dates of the buildings within the expanded district range between circa 1915 and circa 1950 and continue to represent modest architectural styles popular at the turn of the century, including Commercial Style, Revival styles, Minimal Commercial, and Modern Movement. Common alterations typically include replacement storefronts and windows, painted masonry, and non-historic awnings. The district represents a commercial cluster found at a terminal point of the Omaha streetcar system. The expanded South Omaha Main Street Historic District retains associations with the streetcar network from 1889 to 1951. The district retains integrity and meets the registration requirements of an End-of-Line Commercial Cluster subtype of the Streetcar-era Commercial District property type documented in the "Streetcar-Era Commercial Development in Omaha" cover document.<sup>1</sup>

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

South Omaha Main Street Historic District (Boundary  
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**Narrative Description** (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

### BOUNDARY INCREASE METHODOLOGY

The South Omaha Main Street Historic District, including its proposed expansion, is approximately three miles southwest of downtown Omaha, Douglas County, Nebraska (*Figure 1*). The John F. Kennedy Expressway/Interstate 75 (I-75) runs north-south to the west of South 25<sup>th</sup> Street (25<sup>th</sup> St.).<sup>2</sup> This boundary increase to the 1989 district extends south approximately half of a block along the west side of South 24<sup>th</sup> Street (24<sup>th</sup> St.) from O Street to the free-standing O&CB powerhouse. The boundary increase also extends one half block west to 25<sup>th</sup> St from the south side of M Street to the north side of O Street. The increase adds just under five acres to the district, for a total of approximately eighteen acres (*Figure 2*).

In September 2022, Rosin Preservation conducted a reconnaissance survey of the commercial and civic resources within the area generally bounded by L Street (north), 25<sup>th</sup> St. (west), Q Street (south), and 23<sup>rd</sup> St. (west). The surveyors confirmed the contributing status of those resources within the existing district by comparing the integrity from the time of listing to today. For the resources outside of the original district boundaries, the surveyors evaluated the extant resources for age, historic integrity, and historic associations with the commerce, architecture, and community development of South Omaha. The resulting boundary increase includes those resources which continue to possess historic integrity and associations. Extant commercial buildings not included within this boundary increase were found to be constructed outside the period of significance or to have undergone substantial alteration when compared to available historic images.

Three buildings not included in the district should be evaluated for individual eligibility. The 1947 Northwestern Bell Telephone Building (2311 O Street) and the 1948 Fire Station No. 5 (4702 South 25<sup>th</sup> Street) are located on isolated parcels outside the boundaries. The 1954 Omaha Public Library (2302 M Street), while adjacent to the historic district, post-dates the period of significance.

### ORIGINAL SOUTH OMAHA MAIN STREET HISTORIC DISTRICT

The district description written in 1988 by Lynn Bjorkman continues to be accurate and reflective of the current conditions. The only noticeable alterations to the district setting are new planters and curbing. Angled parking also replaced parallel parking on 25<sup>th</sup> St. The number of resources within the original boundaries of the district include: thirty-three contributing buildings, three contributing objects

<sup>2</sup> As described in Lynn Bjorkman, "South Omaha Main Street Historic District," National Register nomination (August 1988): 7:1.

South Omaha Main Street Historic District (Boundary Increase) (Additional Documentation)

Douglas County, Nebraska

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(streetlights), and nine non-contributing buildings (*Table 1*). Those buildings with changes in status are described below in the following table.

***Table 1. Resources within the Boundaries of the Original District.***

***Italics indicate change in status.***

<b>4700 Block of South 24<sup>th</sup> Street – East Side</b>		
DO09:0098-002	4723 S. 24th St. Beck Building (ca.1905)	Contributing Building
DO09:0098-003	4725 S. 24th St. Lewis Block (ca.1890)	Contributing Building
DO09:0098-004	4731 S. 24 <sup>th</sup> St. Mack Block (ca.1894) & 2318 M Street	Contributing Building
<b>4700 Block of South 24<sup>th</sup> Street – West Side</b>		
DO09:0098-005	4736 S. 24th St. US Post Office (1898)	Contributing Building
<b>4800 Block of South 24<sup>th</sup> Street – East Side</b>		
DO09:0098-073	4801 S. 24 <sup>th</sup> St. (date unknown)	Contributing Building
DO09:0098-010	4805 S. 24 <sup>th</sup> St. Stouffer Block (ca.1902)	Contributing Building
DO09:0098-084	4807 S. 24 <sup>th</sup> St. (date unknown)	Non-Contributing Building
DO09:0098-011	4811-4813 S. 24 <sup>th</sup> St. Murphy Block (ca.1899)	Contributing Building
DO09:0098-012	4815 S. 24 <sup>th</sup> St. Glasgow Building (ca.1904)	Contributing Building
DO09:0098-013	4821 S. 24 <sup>th</sup> St. Epstein Block (ca.1911)	Contributing Building
DO09:0098-001	4827 S. 24 <sup>th</sup> St. Neneman's Bakery (ca.1917)	Contributing Building
DO09:0098-014	4829-4831 S. 24 <sup>th</sup> St. Eggers Building (ca.1890)	Contributing Building
DO09:0098-015	4833-4835 S. 24 <sup>th</sup> St. Vanous Block (ca.1891)	Contributing Building
DO09:0098-016	4837 S. 24 <sup>th</sup> St. Stockman Publishing Co. (ca.1890)	Contributing Building
DO09:0098-017	4839-4841 S. 24 <sup>th</sup> St. Brandes Block (1889)	Contributing Building
<b>4800 Block of South 24<sup>th</sup> Street – West Side</b>		
DO09:0098-081	4802 S. 24 <sup>th</sup> St. (date unknown)	Non-Contributing Building
DO09:0098-082	4806 S. 24 <sup>th</sup> St. (date unknown)	Non-Contributing Building
DO09:0098-067	4808-4812 S. 24 <sup>th</sup> St. (ca.1895)	Contributing Building
DO09:0098-068	4816-4822 S. 24 <sup>th</sup> St. Partridge Block (ca.1910)	Contributing Building
DO09:0098-006	4824 S. 24 <sup>th</sup> St. Commercial Savings & Loan (ca.1900)	Contributing Building
DO09:0098-007	<i>4826 S. 24<sup>th</sup> St. Melcher Block (ca.1907)</i>	<i>Demolished; Removed as Contributing Building</i>
DO09:0098-017	<i>4826 S. 24<sup>th</sup> St. (1999)</i>	<i>Non-Contributing Building</i>
DO09:0098-008	4828 S. 24 <sup>th</sup> St. S.S. Kresge Building (ca.1910)	Contributing Building
DO09:0098-009	4830 S. 24 <sup>th</sup> St. Johnston Block (ca.1910)	Contributing Building
<b>4900 Block of South 24<sup>th</sup> Street – East Side</b>		
DO09:0096-014	<i>4901 S. 24<sup>th</sup> St. (ca.1920)</i>	<i>Non-Contributing Building</i>
DO09:0096-214	4903 S. 24 <sup>th</sup> St. (date unknown)	Non-Contributing Building
DO09:0096-215	4907 S. 24 <sup>th</sup> St. (date unknown)	Non-Contributing Building
DO09:0096-008	4911 S. 24 <sup>th</sup> St. Holmes-Adkins Building (ca.1900)	Contributing Building

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DO09:0096-009	4917 S. 24 <sup>th</sup> St. (date unknown)	Contributing Building
DO09:0096-215	4921 S. 24 <sup>th</sup> St. (date unknown)	Non-Contributing Building
DO09:0096-216	4935 S. 24 <sup>th</sup> St. (ca.1955)	Non-Contributing Building
DO09:0096-004	4939 S. 24 <sup>th</sup> St. Packers National Bank (1907)	Contributing Building
<b>4900 Block of South 24<sup>th</sup> Street – West Side</b>		
DO09:0096-002	4910 S. 24 <sup>th</sup> St. Joslin Block (ca.1898)	Contributing Building
DO09:0096-192	4914 S. 24 <sup>th</sup> St. (date unknown)	Contributing Building
DO09:0096-006	4916 S. 24 <sup>th</sup> St. Carpenter Building (ca.1907)	Contributing Building
DO09:0096-081	4918 S. 24 <sup>th</sup> St. (date unknown)	Non-Contributing Building
DO09:0096-007	4926 S. 24 <sup>th</sup> St. Vacek Building (ca.1910)	Contributing Building
DO09:0096-003	4932 S. 24 <sup>th</sup> St. Roseland Theater (ca.1923)	Contributing Building
DO09:0096-082	4938 S. 24 <sup>th</sup> St. J.C. Penney Store (1950)	Contributing Building
<b>5000 Block of South 24<sup>th</sup> Street – West Side</b>		
DO09:0096-005	5002-5006 S. 24 <sup>th</sup> St. South Omaha City Hall (ca.1906)	Contributing Building
<b>2300 Block of M Street – North Side</b>		
DO09:098-066	2314 M St. (ca.1920)	Non-Contributing Building
<b>2300 Block of N Street – North Side</b>		
DO09:0098-087 & 088	Three Streetlights (ca.1925)	Contributing Objects
DO09:0098-021	2312 N St. (date unknown)	Contributing Building
<b>2400 Block of N Street – South Side</b>		
DO09:0096-001	2401 N St. Singer Block (ca.1890)	Contributing Building

South Omaha Main Street Historic District (Boundary  
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County and State

**4826 S. 24<sup>th</sup> Street**  
**Formerly the Melcher Building**

**Non-Contributing Building**  
**DO09:0183-034**

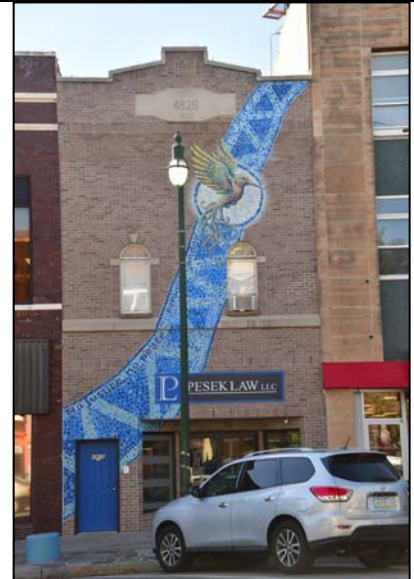
*Photo: 4 & Figure: 3*

*Legal Description:* South Omaha Rep 4\* Lot 1 Block 0 Irreg

*Date of Construction:* 1999<sup>3</sup>

*Description:* This two-story brick building replaced the Melcher Building (DO09:0183-0007) that was destroyed in a fire in 1993.<sup>4</sup> The façade references the historic building with its height and shaped parapet. A date stone in the parapet reads “1903 / 4826 / 1999.”

*Contributing Status:* This building is non-contributing to the historic district because it replaced a historic, contributing building at this location and was built after the period of significance.



**4901 S. 24<sup>th</sup> Street**

**Non-Contributing Building**  
**DO09:0096-014**

*Figure 4:*

*Legal Description:* South Omaha City Lots, Block 86, E 2 feet of vacated 24<sup>th</sup> St & S 2 feet vacated N St Adjacent & excluding irregular E 70.14 feet of lot 14

*Date of Construction:* ca. 1920

*Description:* This one-part commercial block sits at the southeast corner of 24<sup>th</sup> and N streets. The brick building received stucco cladding between September 2015 and August 2016, according to Google Streetview.



*Contributing Status:* This building is now considered non-contributing due to the non-historic stucco cladding that obscures the historic materials of the building, resulting in the loss of historic integrity.

<sup>3</sup> Douglas County Assessor; Cindy Gonzalez, “Apartments, Office Space Welcomed,” *Omaha World-Herald* (14 June 1999):9.

<sup>4</sup> Cindy Gonzalez, “Friends Help Upholsterer After Fire,” *Omaha World-Herald* (13 March 1993):13sf.

South Omaha Main Street Historic District (Boundary Increase) (Additional Documentation)

Douglas County, Nebraska  
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**4938-4942 S. 24<sup>th</sup> Street**  
**J.C. Penney Store<sup>5</sup>**

**Contributing Building**  
**DO09:0096-082**

*Photos:* 10, 11

*Legal Description:* South Omaha City Lots, Lot 7 Block 79

*Date of Construction:* 1950<sup>6</sup>

*Historic Function:* Commerce: Department Store

*Description:* This tan brick one-part commercial block anchors the northwest corner of 24<sup>th</sup> and O streets. A flat roof behind a shallow parapet covers the Streamline/Moderne building. The symmetrical *east elevation* features historic aluminum storefront systems flanking an inset glazed aluminum entry consisting of two pedestrian doors, sidelites, and transom. Brick panels line the parapet, and a stack of brick banding terminates the north end of the parapet. A non-historic cloth awning extends across the upper façade above the inset entry. The south storefront wraps the southeast corner of the building onto the *south elevation*. Three vertical stone square medallions adorn the wall to the west of the storefront bay. The lowest stone reads “SAM CANAR / 1950.”<sup>7</sup> An aluminum pedestrian door with sidelite pierces the wall to the west of the squares. A stack of brick banding adorns the west end of the façade. A loading bay pierces the wall to the east of the banding, and a historic inset entrance pierces the wall to the east of the loading bay.



*Contributing Status:* This building was considered non-contributing to the original district due to its date of construction falling outside the original period of significance. The building is now considered contributing to the historic district because its date of construction, 1950, occurred during the streetcar era and the extended period of significance for the district.

<sup>5</sup> This was the third JC Penney Store opened in Omaha: “Penney Store Ultra-Modern,” *Omaha World-Herald* (6 December 1950):8.

<sup>6</sup> Date stone on south elevation; “Penney Store Ultra-Modern,” *Omaha World-Herald* (6 December 1950):8.

<sup>7</sup> Census and city directories indicate Canar was in the furniture business. His connection with this building is currently unknown.

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**2314 M Street**  
**Nebraska Power Company Electric Substation/  
Omaha Public Power District South Omaha  
Office**

**Non-Contributing Building**  
**DO09:0096-088**

*Legal Description:* South Omaha City Lots, Block 88, E  
40 feet of Lot 7 & S 55 feet of E 40 feet of Lot 8

*Date of Construction:* ca. 1920, ca. 1962 & ca. 2022<sup>8</sup>

*Historic Function:* Industry: Energy Facility

*Description:* This is a free-standing one-story rectangular building that faces south onto M Street. The brick rear half has a flat roof behind parapet and is the older part of the building. The front half of the building dates to circa 1962. It is unknown if the synthetic panels cover brick or if this portion of the building was rebuilt. A saltbox roof with asphalt shingles covers this half. The roof extends out over the south façade; wood-framed arches, dating to circa 2022, mimic the arched openings on the elevation.



*Contributing Status:* This building is within the original boundaries of the district, but it was excluded from the resource count. The one-story rear portion of the building to the west (4731 South 24<sup>th</sup> Street) was erroneously counted as a separate resource with the address 2314 (*Photo 16 of original nomination*). That portion of the building facing M Street is addressed 2318 M Street. This nomination clarifies that 2314 is a separate, free-standing building. Alterations that occurred after the period of significance compromise the historic integrity of the building, rendering it non-contributing.

<sup>8</sup> “OPPD Grants 2 Contracts,” *Omaha World-Herald* (16 August 1962):8, notice that Cooper Construction Company would perform a \$49,995 renovation to the Omaha Public Power District’s South Omaha office.



South Omaha Main Street Historic District (Boundary  
Increase) (Additional Documentation)

Douglas County, Nebraska  
County and State

### **SOUTH OMAHA MAIN STREET HISTORIC DISTRICT – BOUNDARY INCREASE**

As noted in the 1989 historic district nomination, the immediate area surrounding the district holds primarily small commercial buildings.<sup>9</sup> However, buildings within the boundary increase also contribute to the historic significance of the district. Those along S. 25<sup>th</sup> are primarily free-standing buildings while those along 24<sup>th</sup> St. continue the density of the blocks to the north. The following descriptions of the resources include building names where known, estimated dates of construction (based on city directory, Sanborn and Baist maps, and newspaper records), parcel descriptions as of February 2023, general façade descriptions, and integrity. The buildings are arranged sequentially by block and side of street. Numbers refer to the associated district resources map.

#### **5000 Block of South 24<sup>th</sup> Street – West Side**

##### **1. 5012 S. 24<sup>th</sup> St.**

##### **Non-Contributing Building**

**Morris Selner Furniture (ca. 1928-ca. 1945)**

**DO09:0096-010**

**Irvin Forbes Furniture Co. (ca. 1945-ca.1951)**

*Photo:* 11

*Legal Description:* South Omaha City Lots, South 24 feet of Lot 2, Block 84

*Date of Construction:* ca. 1928<sup>10</sup>

*Historic Function:* Commerce: Specialty Store

*Description:* This one-part commercial block sits to the south of the old city hall. A flat roof behind a parapet covers the brick building. Decorative stone finials cap the parapet above the pilasters flanking the *east* (primary) elevation. Painted stucco covers the façade above a mid-century storefront. The symmetrical aluminum storefront system sits atop a red brick bulkhead. A glazed aluminum pedestrian door fills the center of the storefront with sidelites and transom. A non-historic triangular parapet extends up from the center of the primary parapet.



The symmetrical aluminum storefront system sits atop a red brick bulkhead. A glazed aluminum pedestrian door fills the center of the storefront with sidelites and transom. A non-historic triangular parapet extends up from the center of the primary parapet.

*Contributing Status:* The building is a non-contributing resource to the district. Character-defining features seen in historic photos have been lost (*Figure 5*).

<sup>9</sup> Bjorkman, "South Omaha Main Street Historic District," 7:1.

<sup>10</sup> Based on the 1925 and 1928 city directories.

South Omaha Main Street Historic District (Boundary Increase) (Additional Documentation)

Douglas County, Nebraska  
County and State

Name of Property

2. 5014 S. 24<sup>th</sup> St.

Contributing Building

A.H. Rushforth Garage

DO09:0096-011

Photos: 11, 12

Legal Description: Acme Place\* Lot 2 Block 0 Irreg.

Date of Construction: 1918 (date stone), ca. 1986<sup>11</sup>

Historic Function: Commerce: Specialty Store

Description: This stone two-story commercial block faces east onto 24<sup>th</sup> St. between two adjacent buildings.

A hipped roof covers the rectangular building behind an exaggerated stepped parapet. Five bays organize the first story. A garage bay fills the center with pair of wood bi-fold garage doors.

A wood pedestrian door sits to the south of the garage bay. This door features six lites over a panel and a two-lite transom. A wood window unit pierces the wall to the south of the door. Two mullions divide the three single-lite windows and their two-lite transoms. Two similar window units pierce the wall to the north of the garage bay; the north unit contains only two windows. Four historic 1/1 wood hung sash windows fill the upper façade. A date stone reading "RUSHFORTH/191[8 or 9]" adorns the parapet above the upper windows. A rectangular addition, constructed circa 1986, extends from the west end of the south elevation. This metal building features four garage bays on the east elevation.



Contributing Status: This building retains excellent historic integrity and is a contributing resource to the expanded district. Photos of this building from the 1980 Landmarks Inc. Survey on file with the City of Omaha show the building covered with secondary siding (Figure 6).

3. 5020 S. 24<sup>th</sup> St.

Contributing Building

O&CB Street Railway Power Station

DO09:0096-012

Photo: 11, 13

Legal Description: Acme Place\* Lot 1 Block 0

Date of Construction: ca. 1915<sup>12</sup>

Historic Function: Industry: Energy Facility

Description: This free-standing brick building historically housed a power station to supply electricity to the streetcar system. The two-story building sits atop a concrete foundation and has a flat roof behind a tall



<sup>11</sup> According to the Douglas County Assessor's property record, the addition was built in 1986.

<sup>12</sup> Not on the 1910 Baist map, but it is listed in the 1916 city directory.

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brick parapet; the *front (east) elevation* is painted. The building sits back from 24<sup>th</sup> St. approximately eight feet to accommodate a set of steps that historically led up from the sidewalk to the first floor (*Figure 5*). Brick pilasters divide the four bays on the east elevation. The pilasters extend up to the corbeled brick cornice level. A plaque reading “O&CB St Ry Co” adorns the center of the stepped parapet. A non-historic door fills the historic pedestrian door opening in the south bay. A brick-filled opening in the wall above the door indicates the location of a former window (typical for all four bays). The concrete sill and brick jack arch remain. A pair of doors fill a non-historic pedestrian opening in the next bay to the north. A set of non-historic steps leads from ground up to the doors. A non-historic tripartite window pierces the first story wall of the next bay to the north. No openings pierce the north bay, though the sill and jack arch of the former upper story window remain. Brick pilasters divide the four bays of the *south elevation*. Historic nine-over-nine wood sash windows fill the masonry openings of the west three bays; louvers cover the tops of the center two windows. Wood slats cover the former east loading bay. Three openings pierce the utilitarian *west elevation*, which unlike the other walls, is not divided by pilasters. Plywood covers the window at the north end. A pair of non-historic pedestrian doors pierce the center of the elevation below a louver. The *north elevation* is inaccessible.

*Contributing Status:* This power station retains historic integrity sufficient to be considered a contributing resource to the district. Alterations to the building have removed historic windows and doors on the primary elevation, but the historic design of this façade is still legible through the retention of jack arches and sills. This building is directly associated with the Omaha streetcar network, being one of the (if not the) only remaining power substations along the former streetcar network.<sup>13</sup>

<sup>13</sup> Lenhausen & Loughlin, “Streetcar-era Commercial Development in Omaha,” F-47, H-51. As part of the research for the MPDF, Lenhausen & Loughlin surveyed the locations of known powerhouses/substations that Richard Orr documented in his book, *O&CB: Streetcars of Omaha and Council Bluffs* (Omaha: R. Orr, 1996). The one on South 24<sup>th</sup> Street was the only one still standing.

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**4800 Block of South 25<sup>th</sup> Street – East Side**

**4. 4801-4803 S. 25<sup>th</sup> St./2419-2429 M St.  
Butcher Workmen Building**

**Contributing Building  
DO09:0183-029**

*Photos:* 2, 14

*Legal Description:* South Omaha City Lots, Block 78, S 3 feet of vacated M St. & E 3 feet of vacated 25<sup>th</sup> St adjacent & Lots 13 & 14 (Parcel address 2419 M Street #0410580000)

*Date of Construction:* ca. 1918

*Historic Function:* Commerce: Specialty Store & Organizational

*Description:* This brick free-standing two-story commercial block anchors the southeast corner of 25<sup>th</sup> and M streets. A flat roof covers this Classical Revival building behind a brick parapet. Because of its location, the building has two public elevations. A stone water table separates the brick foundation from the first story; stone banding separates the two stories, and a metal cornice separates the second story from the brick parapet on all but the east elevation. Non-historic windows fill historic masonry openings. Stepped brick banding adorns the tops of the upper story windows. The *primary elevation* faces west onto 25<sup>th</sup> St. Three bays organize this elevation. A one-story protruding bay extends from the center of the first story, likely representing a historic entrance. Brick pilasters with stone bases, decorative panels, and capitals flank an inset (non-historic) window. A divided lite round-arch transom surmounts a pair of anodized one-over-one units all within a historic masonry opening. A stone arch and keystone adorn the masonry opening. A stone entablature spans the flanking pilasters. A stone and metal parapet adorn the top of the entablature. Paired one-over-one windows pierce the bays to the north and south of the center bay. Paired one-over-one windows with metal transom panels fill the three bays of the second story. Twelve bays organize the *north elevation*. At the first story, one-over-one windows fill bays 1, 5-8, and 12 (from east to west). The window in bay 6 has a segmental arch window with stone keystone; all others have flat brick lintels. A non-historic glazed storefront system with centered pedestrian doors fills bays 2-4 and 9-11. Non-historic flat roof awnings with round steel columns shelter both entrances. At the second story, one-over-one windows with metal transom panels fill each of the twelve bays. A square brick chimney rises from the roof at the east end of the façade. All historic masonry openings are infilled on the painted *east elevation*. One non-historic window pierces the south end of the first story. Like the north elevation, twelve bays organize the *south elevation*. A non-historic door fills bay 1 at the west end of the first story. One-over-one windows fill bays 2-8 and 10-12. A non-historic door with flat awning fills bay 10. At the second story, one-over-one windows with metal transom panels fill all bays except bay 3. This opening has been adapted to accommodate a fire



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escape with a door opening onto a metal stair that parallels the elevation. A brick chimney extends from and rises above the east corner of the elevation.

*Contributing Status:* This building retains historic integrity sufficient to be considered a contributing resource to the district. Alterations to the building removed historic windows and doors, but the historic design remains. The removal of the historic west entrance door is mitigated by the retention of the decorative features and masonry opening. Character-defining features remain highly intact despite the loss of the entrance.

**5. 4821-4823 S. 25<sup>th</sup> St.**

**Non-Contributing Building  
DO09:0183-022**

*Legal Description:* South Omaha City Lots, Block 78, Lots 11-12 (Parcel #0410560000)

*Date of Construction:* ca. 1935, 1959

*Historic Function:* Commerce: Specialty Store (auto-related)

*Description:* This free-standing, one-story concrete block commercial building faces west onto 25<sup>th</sup> St. Its current L-shaped footprint represents at least three building phases. The first in circa 1935 included that portion fronting 25<sup>th</sup> St. The rear was constructed in 1959 (1962 Sanborn). The date of the ell is unknown but post-dates 1962. Tapestry brick clads the *west elevation*. A non-historic metal shed awning covers the upper façade. A single pedestrian door and display window pierce the center and south end of the wall. A paved parking area fills that portion of the property within the ell.

*Contributing Status:* This building is non-contributing due to the non-historic alterations.





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6. 4825-4829 S. 25<sup>th</sup> St.

Koutsky-Pavlik Warehouse

Contributing Building

DO09:0183-023

Photos: 9, 15

*Legal Description:* South Omaha City Lots, Block 78, Lot 10 (Parcel address is 4825; parcel #0410550000)

*Date of Construction:* ca. 1915<sup>14</sup>

*Historic Function:* Commerce: Warehouse

*Description:* This free-standing tan brick commercial building fills most of its lot and includes a paved concrete parking pad at the rear (east) along the alley. The primary portion of the building is a two-story L-shaped footprint with three storefronts. A one-story brick portion that extends to the rear of the building was constructed between 1918 and 1952, according to available Baist and Sanborn maps. Flat roofs cover the building behind brick parapets. Brick pilasters divide the three storefronts on the first story of the *west elevation*. A steel lintel spans the façade between the storefront level and upper story. The north storefront (4825) features two non-historic doors flanking a centered pair of non-historic windows. The center storefront (4827) features a centered pedestrian door flanked by a large display window at the south and a pair of windows to the north. At the south storefront (4829), fixed display windows flank a centered pedestrian door. Painted wood covers the transom levels of all three storefront bays. Brick pilasters dividing the seven uneven window bays organize the upper story. All window openings have stone sills. Non-historic divided-lite windows fill each of the openings, mimicking the steel sash windows that formerly filled the openings (*Figure 8*). From the north, stone lintels span the openings in bays 1, 3, 5, and 7. Brick elliptical arches with stone springers and keystones span the openings in bays 4 and 6. Bay 2 has a rectangular masonry opening, however, springers and keystone indicate this may have historically also been an arched opening. Decorative tiles adorn the upper portions of bays 2, 3, and 7. No openings pierce the painted north elevation. A single opening pierces the center of the *south elevation*. Evidence of former painted signs remain on both elevations; although, the dates of these signs are unknown.



*Contributing Status:* This building retains sufficient historic integrity to be considered a contributing resource to the district. Masonry openings on the primary west elevation remain intact, and the building continues to have three distinct storefronts.

<sup>14</sup> Warehouse for the Koutsky-Pavlik general goods company located on 24th St. A reference to this company first appears in 1913 papers, and the last reference is in 1928. Price Upholstery located here in 1932. Building first appears on the 1918 Baist map.

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7. 00 S. 25<sup>th</sup> St.  
[Vacant Lot]

Non-Contributing Site  
DO09:0183-033

*Legal Description:* South Omaha City Lots, Block 78, Lot 9, excluding irregular southeasterly corner (Parcel not addressed; parcel #0410540004)

*Historic Function:* This lot historically contained a one-story warehouse at the rear (east) side of the parcel.

*Description:* This vacant lot now contains a playground and chain-link fencing.



*Contributing Status:* This is a non-contributing site as the lot was not vacant during the period of significance.

#### 4900 Block of South 25<sup>th</sup> Street – East Side

8. 4907-4913 S. 25<sup>th</sup> St.

Contributing Building  
DO09:0183-032

*Photos:* 9, 16

*Legal Description:* Mercados Add\* Lot 1 Block 0 (Parcel address is 4913; parcel #1739610310); the empty to the south is addressed 4925, Dales Add Rep I\* Block 0, Lot 2 (parcel #0916940127)

*Date of Construction:* ca. 1915, ca. 1960<sup>15</sup>

*Historic Function:* Commerce: Specialty Stores; Domestic: Multiple Dwelling

*Description:* This free-standing two-story (painted) brick commercial building sits on a large, landscaped parcel. A non-historic one-story concrete block addition extends to the southwest of the main commercial building (*Figure 9*). A flat roof covers the building behind a brick parapet. Two storefronts organize the symmetrical *west elevation*. Both contain a centered inset entrance and brick bulkheads; the storefront systems fill the full masonry openings. The north storefront is a historic wood system with divided display windows. The south storefront mimics the design of the north but is a newer metal system. A brick pilaster separates the



<sup>15</sup> Constructed between 1910 and 1918, according to the Baist maps from those years. The rear concrete block addition was in place between 1952 and 1962, according to those Sanborn maps.

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two storefront bays. Non-historic pedestrian doors within historic openings at the north and south ends of the first story lead up to the second story. Plywood covers the transom of the north door. Four pairs of non-historic one-over-one windows fill the eight masonry openings on the second story. Each has a stone sill and a segmental arch lintel. Brick quoining adorns the edges and center of the second story, and a corbeled cornice lines the upper parapet. A mural covers the *north elevation*. Two one-over-one windows pierce the upper wall of both the north and south elevations. Two windows pierce the west elevation of the rear addition.

*Contributing Status:* This building retains historic integrity to be a contributing resource to the historic district. The non-historic addition sits to the rear of the building and does not obscure the primary elevation of the historic building. The lot to the south was vacant throughout the period of significance and is not counted as a separate resource despite its separate ownership. The lot is small enough to be considered part of the land on which the building is constructed rather than a separate resource.

**9. 4927 S. 25<sup>th</sup> St.**

**Ancillary Building to 2424 O Street**

**Contributing Building**

**DO09:0181-013**

*Legal Description:* South Omaha City Lots, Block 79, S 40 feet of Lot 10 (Parcel #0410760001)

*Date of Construction:* ca. 1950<sup>16</sup>

*Description:* This rectangular one-story painted concrete block building sits at the eastern edge of its lot. A flat roof covers the building. Two windows pierce the upper wall of the *west elevation*. A pedestrian door pierces the south end at ground level. The north wall has no openings. The building to the south obscures the south wall.



*Contributing Status:* This free-standing building is considered a contributing resource to the district due to its construction within the period of significance and its association with the building to the south.

<sup>16</sup> The 1950 historic aerial available from HistoricAerials.com shows this building in place. The building shares similar construction and materials to the former auto-related building to the south and is labeled as a warehouse on the 1952 aerial. The city directories do not have a separate listing for this address.



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**2400 Block of M Street – South Side**

**10. 2415 M St.**

**George Waldo Auto Repair (1945)**

**Contributing Building**

**DO09:183-030**

*Photo: 2*

*Legal Description:* South Omaha City Lots, Block 78,  
S 3 feet of vacated M St. & E 3 feet of vacated 25<sup>th</sup> St  
adjacent & Lots 13 & 14 (Parcel address 2419 M Street  
#0410580000)

*Date of Construction:* ca. 1945<sup>17</sup>

*Historic Function:* Commerce: Specialty Store

*Description:* This painted one-story L-shaped auto-  
related building wraps the east and southeast corner of  
the parcel associated with the Butcher Workmen  
Building. The current shape was in place by 1947, but the south concrete block L-shaped portion  
appears to predate the north brick addition. Flat roofs cover most of the building behind short  
parapets. A faux hipped roof with asphalt shingles covers the north end of the building. The *primary  
elevation* faces north onto M Street, and its design is non-historic. Narrow display windows flank a  
centered pedestrian door; the windows wrap the northwest corner of the building. A pedestrian door  
pierces the south end of the brick portion of the *west elevation*. Another pedestrian door pierces the  
south end of the concrete block portion of the elevation. A historic garage bay pierces the canted  
*northwest elevation*. A non-historic metal overhead door fills this opening.



*Contributing Status:* This building was constructed during the period of significance. Despite the  
alterations to the north end, the entire building continues to communicate its historic auto-related  
associations and is therefore considered a contributing resource to the district.

<sup>17</sup> First appears on the 1947 Baist map.

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**2400 Block of N Street**

**11. 2403-2425 N St.  
[Municipal Parking Lot]**

**Non-Contributing Structure  
DO09:0098-083**

*Photos:* 6, 9

*Legal Description:* This parking lot consists of nine separate city-owned parcels within the South Omaha City Lots plat, including Block 78, the southeasterly corner of Lot 9 and Block 79, Lots 1, 13, 14. Also including all of the vacated N Street between 24<sup>th</sup> & 25<sup>th</sup> streets, and Richert & Pearsons Subdivision, Block 0, Lots 1-7

*Date of Construction:* ca. 1980<sup>18</sup>

*Description:* This large paved municipal parking lot spans the boundaries of the original district and the boundary increase between 24<sup>th</sup> & 25<sup>th</sup> streets.



*Contributing Status:* This structure is not counted in the original nomination. This boundary increase counts this as a single non-contributing structure due to the lot not being in place during the period of significance.

**2400 Block of O Street – North Side**

**12. 2424 O St.  
Much-More's Auto Repair**

**Contributing Building  
DO09:0181-010**

*Photos:* 9, 10

*Legal Description:* South Omaha City Lots, Block 79, Lots 8 & 9 (Parcel #00410710000)

*Date of Construction:* ca. 1949<sup>19</sup>

*Description:* This one-story brick commercial building sits at the northeast corner of 25<sup>th</sup> and O streets. Except for the segmented southwest corner, the building fills its entire parcel to the alley. A low-slope barrel roof covers the building. Seven historic masonry openings pierce the *west elevation*. A non-historic overhead door fills the south garage bay. Wood paneling covers windows in the other six openings.



<sup>18</sup> Bjorkman, "South Omaha Main Street Historic District," 7:1.

<sup>19</sup> Constructed between 1947 (Baist map) and 1952 (Sanborn). Address listed in 1949 city directory.

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These all have brick sills and flat steel lintels. Three wall segments comprise the *southwest elevation*. Two irregularly sized openings pierce the north wall segment; wood paneling covers the openings. Five openings pierce the center segment; brick fills the two west openings. Two large covered openings flank a pedestrian door at the east side of the segment. A large covered opening pierces the east wall segment. Ten openings pierce the *south elevation* that parallels O Street. From the west, bays 1 and 4-10 contain differently sized windows, all covered with paneling. Bay 2 contains a historic garage opening with a non-historic overhead door. The parapet steps up at this location to accommodate the door. A pedestrian door fills bay 3.

*Contributing Status:* This building is a contributing resource to the district. It was constructed within the period of significance and continues to retain historic integrity.

**DISTRICT INTEGRITY**

The South Omaha Main Street Historic District, with this Boundary Increase, retains integrity from its period of significance, 1889 to 1951, and its associations with the Omaha Streetcar Era. The district meets the registration requirements for an End-of-Line Commercial District described in the cover document.<sup>20</sup> The district represents the southernmost end of the Omaha streetcar network, which utilized South 24<sup>th</sup> and N streets within the district. Each individual contributing resource in the district remains in its historic location. Of the fifty-seven total resources within the expanded district, the majority of the contributing resources were constructed between 1889 and 1951, during the active streetcar era along South 24<sup>th</sup> Street. The extant contributing resources continue to communicate the commercial feel of the district despite vacant lots. The buildings included within the increased boundary share the historic and architectural context with the original district. The former O&CB power station especially solidifies the direct association with the streetcar.

<sup>20</sup> Lenhausen & Loughlin, "Streetcar-era Commercial Development in Omaha," F43-F44.

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**8. Statement of Significance**

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**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.
- ☐ **F** Less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

Commerce

Architecture

Community Planning &amp; Development

**Period of Significance**

1889-1951

**Significant Dates**

Circa 1915-the first building in boundary increase

1951-streetcar service ended

**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 South Omaha Main Street Historic District in Omaha, Douglas County, Nebraska was listed in the National Register of Historic Places in 1989 for its local significance under Criterion A in the areas of COMMERCE and POLITICS/GOVERNMENT and under Criterion C in the area of ARCHITECTURE. Its period of significance begins in 1889 with the construction of the oldest extant building (Brandes Block, 4839-4841 South 24<sup>th</sup> Street) and ends in 1938, the arbitrary fifty-year end date from the time of the preparation of the original nomination in 1988.

This Additional Documentation for the South Omaha Main Street Historic District aligns the district with the “Streetcar-Era Commercial Development in Omaha, Nebraska (1868-1955)” multiple property documentation form (MPDF) by adding COMMUNITY PLANNING & DEVELOPMENT as an area of significance to COMMERCE, ARCHITECTURE, and POLITICS/GOVERNMENT in the original nomination.<sup>21</sup> The district represents an End-of-the-Line Commercial District defined in the MPDF. Established in 1883 as an independent municipality, South Omaha became a terminal location for the greater Omaha streetcar system in 1889. Commercial and civic development occurred along South 24<sup>th</sup> Street, especially after the arrival of the streetcar. The City of Omaha annexed South Omaha in 1915, and commercial activity continued to grow within the blocks surrounding the streetcar lines. Streetcar service to South Omaha ended in 1951. Extant contributing buildings within the current district and proposed boundary increase date to the years the streetcar serviced South Omaha. Therefore, this Additional Documentation extends the period of significance to 1951 to encapsulate the commercial development that occurred concurrently with the streetcar era. One especially significant building within the expanded district is a former O&CB Street Railway power station (5020 South 24<sup>th</sup> Street) that provided electricity to the system. The extended period of significance rendered one building contributing that was considered non-contributing due to age in the original nomination (*Table 1*).

The proposed Boundary Increase to the South Omaha Main Street Historic District incorporates the remaining commercial buildings south and west of the current district that were constructed during the streetcar era and continue to retain historic integrity. The boundary increase adds twelve additional resources (nine contributing).

<sup>21</sup> No resources within the expansion have significance in the area of Politics/Government.

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

The city of South Omaha, Nebraska, formed in 1883 as a distinct municipality south of the older and larger Omaha. Commercial development clustered along Bellevue Street (South 24<sup>th</sup> Street) and N Street and adjoining blocks to the west, north, and south.<sup>22</sup> Lynn Bjorkman's 1988 National Register nomination for the South Omaha Historic District thoroughly documents the commercial, political, and architectural significance of the district. This Additional Documentation provides context for the community development significance as it relates to the Omaha streetcar network. The End-of-the-Line Commercial District is associated with the historic contexts discussed in the "Streetcar-Era Commercial Development in Omaha, Nebraska," including The Development of Omaha, 1854 to 1955, Streetcars in Omaha, 1868 to 1955, and Character of Commercial Development Along Streetcar Routes in Omaha, 1869 to 1955.

**STREETCAR-ERA COMMERCIAL DEVELOPMENT IN OMAHA MULTIPLE PROPERTY DOCUMENT**

Development of the streetcar network in Omaha began in 1868 with the first cars running by the next year. The streetcar system extended from downtown Omaha to the city boundaries to the north, west, and south, as well as across the Missouri River into Council Bluffs, Iowa. From 1869 to 1955, the streetcar network followed and spurred the development of the city and its commercial resources that clustered along and at the ends of the routes. Like Benson and Florence, South Omaha began as an independent municipality. Streetcar routes connected downtown Omaha with these smaller cities, eventually annexing them in the 1910s. South Omaha became part of the City of Omaha in 1915.<sup>23</sup>

The streetcar network connected South Omaha with Omaha decades before annexation. The Omaha Motor Railway Company extended its electric streetcar line to N Street in South Omaha in 1889.<sup>24</sup> This company became part of the Omaha & Council Bluffs Street Railway Company when the individual companies decided to consolidate into a single railway in 1902. By 1927, the height of the streetcar era, the system ran along South 24<sup>th</sup> Street from N street south to Railroad Avenue and continued to the county line. Routes also ran east-west along Missouri Avenue and L Street from 13<sup>th</sup> Street to 24<sup>th</sup> Street and along O and Q streets from 24<sup>th</sup> Street west to the stockyards and on to the west city limits.<sup>25</sup>

<sup>22</sup> Lenhausen & Loughlin, "Streetcar-era Commercial Development in Omaha," E37.

<sup>23</sup> Lenhausen & Loughlin, "Streetcar-era Commercial Development in Omaha," E1-E3.

<sup>24</sup> Lenhausen & Loughlin, "Streetcar-era Commercial Development in Omaha," E16.

<sup>25</sup> Richard Orr, *O&CB: Streetcars of Omaha and Council Bluffs* (Omaha: R. Orr, 1996), 185.

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During the summer of 1935, South Omaha became the center of unrest for the riots following the streetcar worker strikes.<sup>26</sup> Employee unrest began two years earlier, in August 1933, when union workers began talks with the O&CB to increase wages.<sup>27</sup> By the following March, the union and railway had not reached an agreement, so the union called the first of a series of strikes that occurred throughout 1934 and into 1935. Violent outbursts occurred sporadically along portions of the streetcar network throughout the spring of 1935, culminating in riots in South Omaha in June 1935. A crowd of people gathered at 24<sup>th</sup> and L streets on June 13 and destroyed three streetcars. The following day, rioters again damaged cars at the intersection then marched down 24<sup>th</sup> Street to Railroad Avenue where they set three cars on fire. The strike—and the unrest it produced—ended on June 20.<sup>28</sup>

Following the strike, the O&CB Street Railway expanded its bus service, beginning the slow process of converting streetcar routes into bus routes. By 1944, buses serviced the stockyards and points west along Q Street from 24<sup>th</sup> Street and east along L Street to 13<sup>th</sup> Street.<sup>29</sup> In September 1947, the O&CB abandoned that portion of the route from 24<sup>th</sup> and N streets south to the county line. The route went south to O Street, west to 26<sup>th</sup> Street, north to N Street, then back east to 24<sup>th</sup> Street.<sup>30</sup> Streetcars ended their runs to South Omaha officially on September 2, 1951 (*Figure 11*).<sup>31</sup> The final car ran in 1955, ending the streetcar era in Omaha.

The South Omaha Main Street Historic District and Boundary Increase meets the definition of an End-of-the-Line Commercial District subtype of the Streetcar-Era Commercial District property type.<sup>32</sup> The district is located at the end of a documented streetcar route that connected downtown Omaha with the independent municipality. The streetcar route utilized 24<sup>th</sup>, N, 26<sup>th</sup>, and O streets within the district, with commercial development concentrating around and expanding from the intersection of South 24<sup>th</sup> and N streets. South 24<sup>th</sup> Street has a right-of-way of one hundred feet and on-street parking. The majority of the contributing commercial buildings in the district are pedestrian-oriented with zero-setbacks. The one- and two-story masonry buildings date to within the period of significance, 1889 to 1951.

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 commercial

<sup>26</sup> Lenhausen & Loughlin, "Streetcar-era Commercial Development in Omaha," E26.

<sup>27</sup> Orr, *O&CB*, 229.

<sup>28</sup> Orr, *O&CB*, 230-235. It is currently unknown exactly why the riots concentrated in South Omaha.

<sup>29</sup> Lenhausen & Loughlin, "Streetcar-era Commercial Development in Omaha," E31.

<sup>30</sup> Orr, *O&CB*, 339.

<sup>31</sup> Orr, *O&CB*, 339.

<sup>32</sup> Lenhausen & Loughlin, "Streetcar-era Commercial Development in Omaha," F39-F44.

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development of the independent town as it grew along the streetcar network to eventually be incorporated into the City of Omaha. The development of the streetcar network helped lead to the eventual annexation and therefore growth of Omaha. The South Omaha Main Street Historic District, including the boundary increase, also is locally significant in the area of *Commerce*. The commercial resources within this district provided a variety of goods and services to support the surrounding 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.

As a collection, the district is also locally significant under Criterion C in the area of *Architecture*. The collection of buildings represents typical styles and forms of early twentieth-century commercial buildings from simple Commercial Style to Classical Revival to Moderne. The overall design of the district is a representative example of pre-automobile commercial architecture clusters in Omaha. The district retains integrity and meets the registration requirements for an End-of-the-Line Commercial District. The district 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.



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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.

Bjorkman, Lynn (Omaha City Planning Department). "South Omaha Main Street Historic District." National Register nomination. August 1988. NRIS # 88002828, listed 14 February 1989.

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Google Earth and Google Streetview.

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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.

*Omaha World-Herald*. Available from NewsBank and Newspapers.com.

Omaha City Directories. Digitized online by Ancestry.com.

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

Sanborn Fire Insurance Maps for Omaha, Douglas County, Nebraska. 1890, 1901, 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 4.9 additional acres (total 17.8 acres) USGS Quadrangle Omaha South, Nebr.-Iowa (1994)

### Latitude/Longitude Coordinates

Datum if other than WGS84:

A.	Latitude	<u>41.210987</u>	Longitude	<u>-95.948524</u>
B.	Latitude	<u>41.208233</u>	Longitude	<u>-95.948524</u>
C.	Latitude	<u>41.208233</u>	Longitude	<u>-95.947847</u>
D.	Latitude	<u>41.207547</u>	Longitude	<u>-95.947847</u>
E.	Latitude	<u>41.207547</u>	Longitude	<u>-95.947162</u>
F.	Latitude	<u>41.207944</u>	Longitude	<u>-95.947162</u>

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

This boundary increase expands the existing 12.9-acre historic district to 18.2 acres. The district extends one half block west along the south side of M Street from the alley between South 24<sup>th</sup> Street to South 25<sup>th</sup> Street then turns south to follow the east side of South 25<sup>th</sup> Street to the south side of O Street and then turns east to the north-south mid-block alley lining the west property lines of the 5000 block of South 24<sup>th</sup> Street. The boundary follows the west side of the alley south then turns east along the south property line of 5020 South 24<sup>th</sup> Street to South 24<sup>th</sup> Street then turns north along the west side of South 24<sup>th</sup> Street to the south boundary of the original district. (Figure 2.)

### Boundary Justification (Explain why the boundaries were selected.)

The expanded boundary captures additional commercial resources constructed during the streetcar era that continue to retain historic integrity and contribute to the historic significance. Commercial buildings south and east of the boundary expansion either postdate the period of significance or have undergone substantial alterations that would render a majority non-contributing to the district.

## 11. Form Prepared By

name/title Amanda K. Loughlin/National Register Section Head with Molly McGuire/Historic Preservation Specialist

organization Rosin Preservation LLC date February, June, July 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.)

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### 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 South Omaha Main Street Historic District (Boundary Increase) (Additional Documentation)

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. The 4700 Block of South 24<sup>th</sup> Street, east side, looking SE from north end of district.
2. The 2400 Block of M Street, looking SW from the intersection with South 24<sup>th</sup> Street.
3. The 4800 Block of South 24<sup>th</sup> Street, west side, looking SW from M Street.
4. The 4800 Block of South 24<sup>th</sup> Street, west side, looking NW from N Street.
5. The 4800 Block of South 24<sup>th</sup> Street, east side, looking NE from N Street.
6. Looking WSW from the intersection of South 24<sup>th</sup> and N streets.
7. The 4900 Block of South 24<sup>th</sup> Street, west side, looking SW from N Street.
8. The 4900 Block of South 24<sup>th</sup> Street, east side, looking NE from O Street.
9. The east side of South 25<sup>th</sup> Street, looking NE from O Street.
10. The 2400 Block of O Street, north side, looking NE from South 25<sup>th</sup> Street.
11. The 5000 Block of South 24<sup>th</sup> Street, west side, looking NW from P Street.
12. The Rushforth Building, 5014 South 24<sup>th</sup> Street, looking west at east elevation.
13. The O&CB Street Railway Power Station, 5020 South 24<sup>th</sup> Street, looking NW at east elevation.
14. The Butchers' Workmen Building, 4801-4803 South 25<sup>th</sup> Street, looking SE.
15. The Koutsky-Pavlik Warehouse, 4825-4829 South 25<sup>th</sup> Street, looking E.
16. Looking SE at 4907-4913 South 25<sup>th</sup> Street.

**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.).

**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.

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Photo Key Map 1. North end of the district. Base map from Google Earth.



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**Photo Key Map 2.** South end of the district. Base map from Google Earth.





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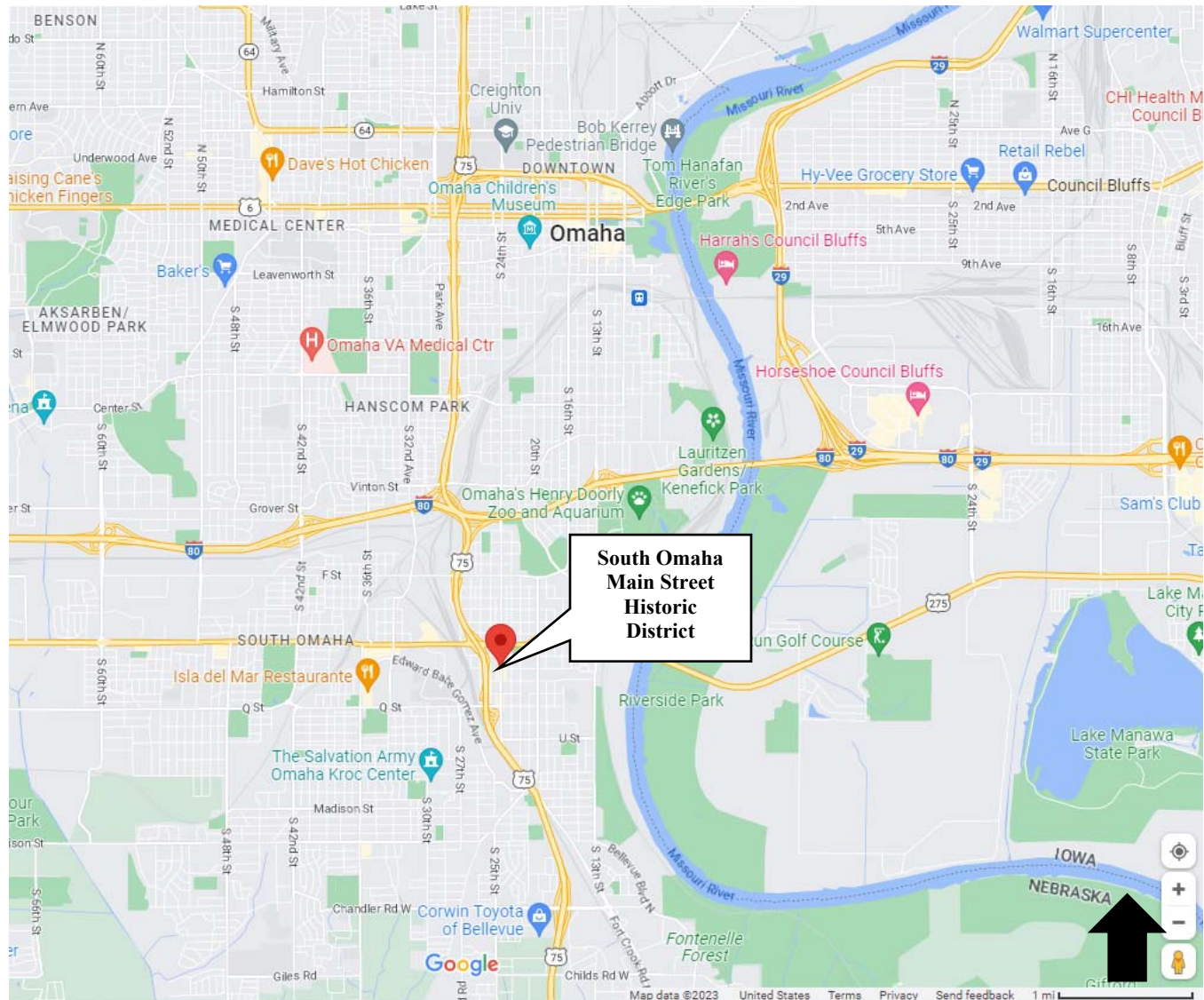
**District Resources Map.** Red (bold) outline represents the original historic district. Those buildings whose C/NC status has changed are specifically denoted by address number. The numbered resources outside the bold line represent those resources within the boundary increase. Their numbers refer to Section 7.



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**Figure 1.** Contextual map, showing the location of the South Omaha Main Street Historic District within the city of Omaha. Base map from Google.

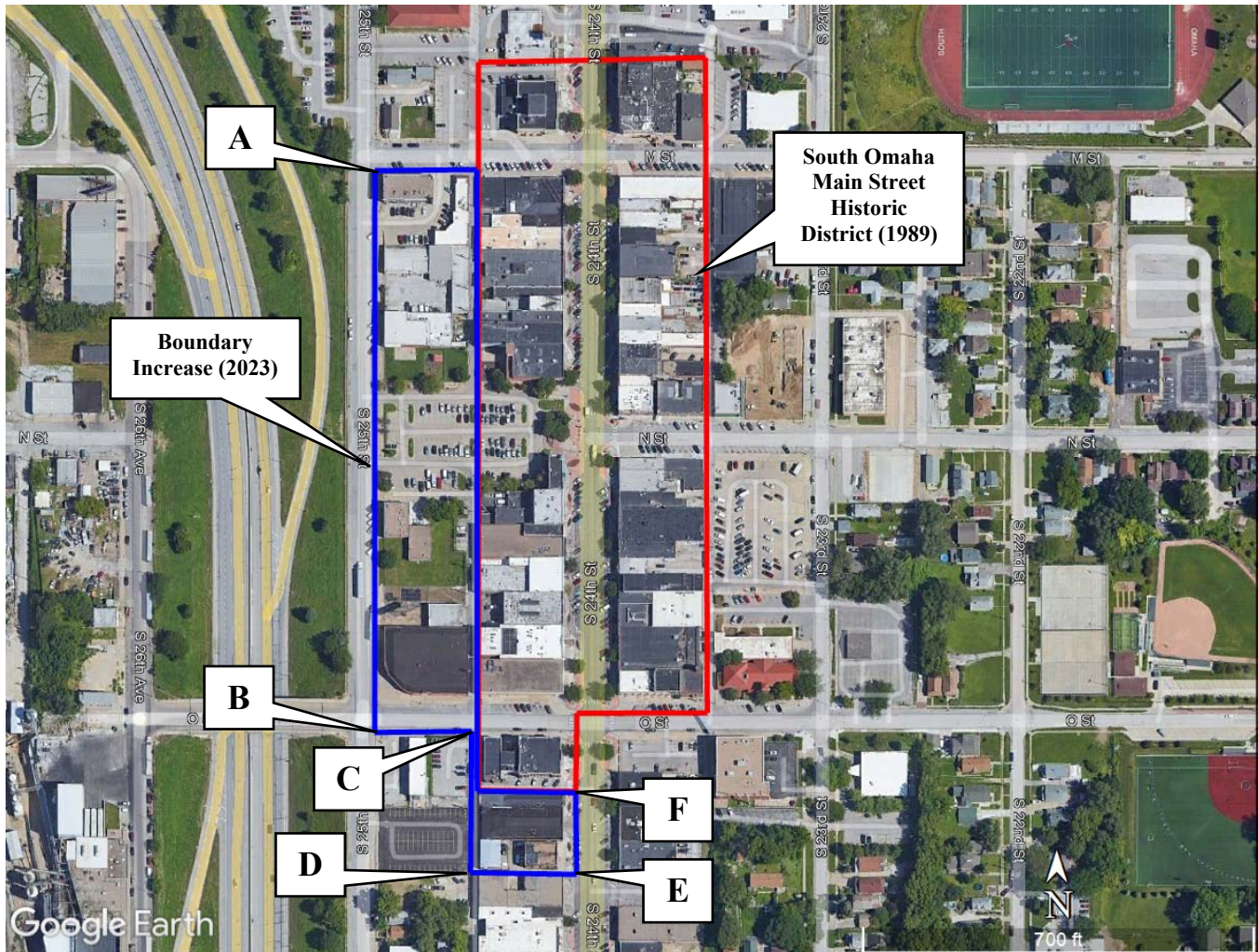




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**Figure 2.** District boundary map, showing the original district boundary and the boundary increase. Base map from Google Earth. Datum: WGS84.



A.	Latitude	<u>41.210987</u>	Longitude	<u>-95.948524</u>
B.	Latitude	<u>41.208233</u>	Longitude	<u>-95.948524</u>
C.	Latitude	<u>41.208233</u>	Longitude	<u>-95.947847</u>
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**Figure 3.** Photo 4 from the original district nomination, showing the Melcher Block (D009:0098-007).



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**Figure 4.** Photo 26 from the original district nomination, showing 4901 South 24<sup>th</sup> Street (D009:0096-014) when listed.



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**Figure 5.** The 1980 survey photo of 5012 S. 24<sup>th</sup> Street. Source: Landmarks, Inc. Survey, photo r002\_f01, on file with the Historic Preservation Office, Omaha, Nebraska.



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**Figure 6.** The 1980 survey photo of 5014 S. 24<sup>th</sup> Street. Source: Landmarks, Inc. Survey, photo r002\_f05, on file with the Historic Preservation Office, Omaha, Nebraska.



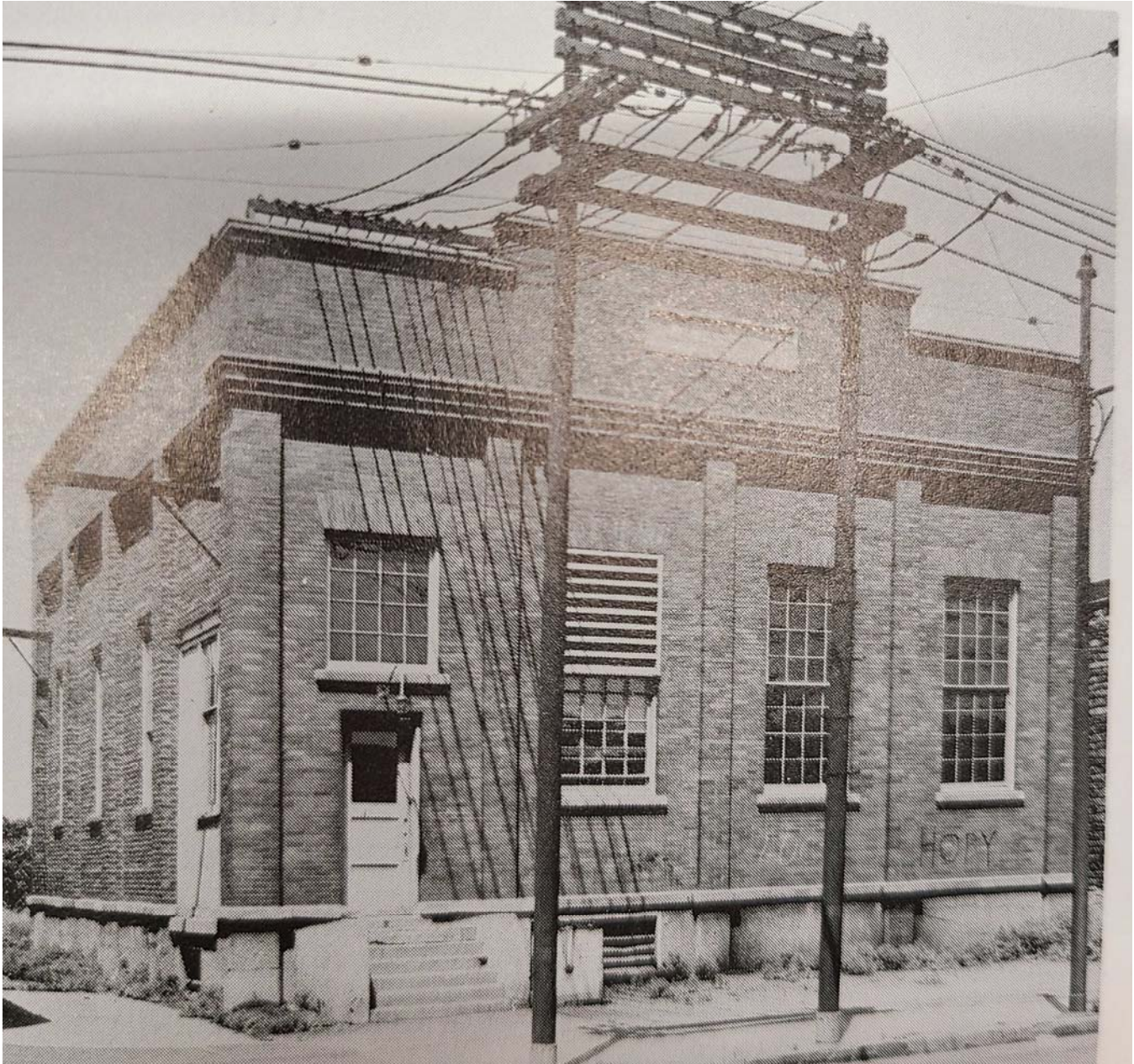


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**Figure 7.** Photo of the Vinton substation that resembles the one on South 24<sup>th</sup> Street. This power station is no longer extant. Source: Orr, *O&CB*, 323.



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**Figure 8.** A 2004 survey photo of 4825-4829 S. 25<sup>th</sup> St., looking southeast. Source: Mead & Hunt, Portions of South Omaha Survey, photo r872\_f04, on file with the Historic Preservation Office, Omaha, Nebraska.



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**Figure 9.** A 2004 survey photo 4907-4913 S, 25<sup>th</sup> St., looking northeast. Source: Mead & Hunt, Portions of South Omaha Survey, photo r872\_f06, on file with the Historic Preservation Office, Omaha, Nebraska.





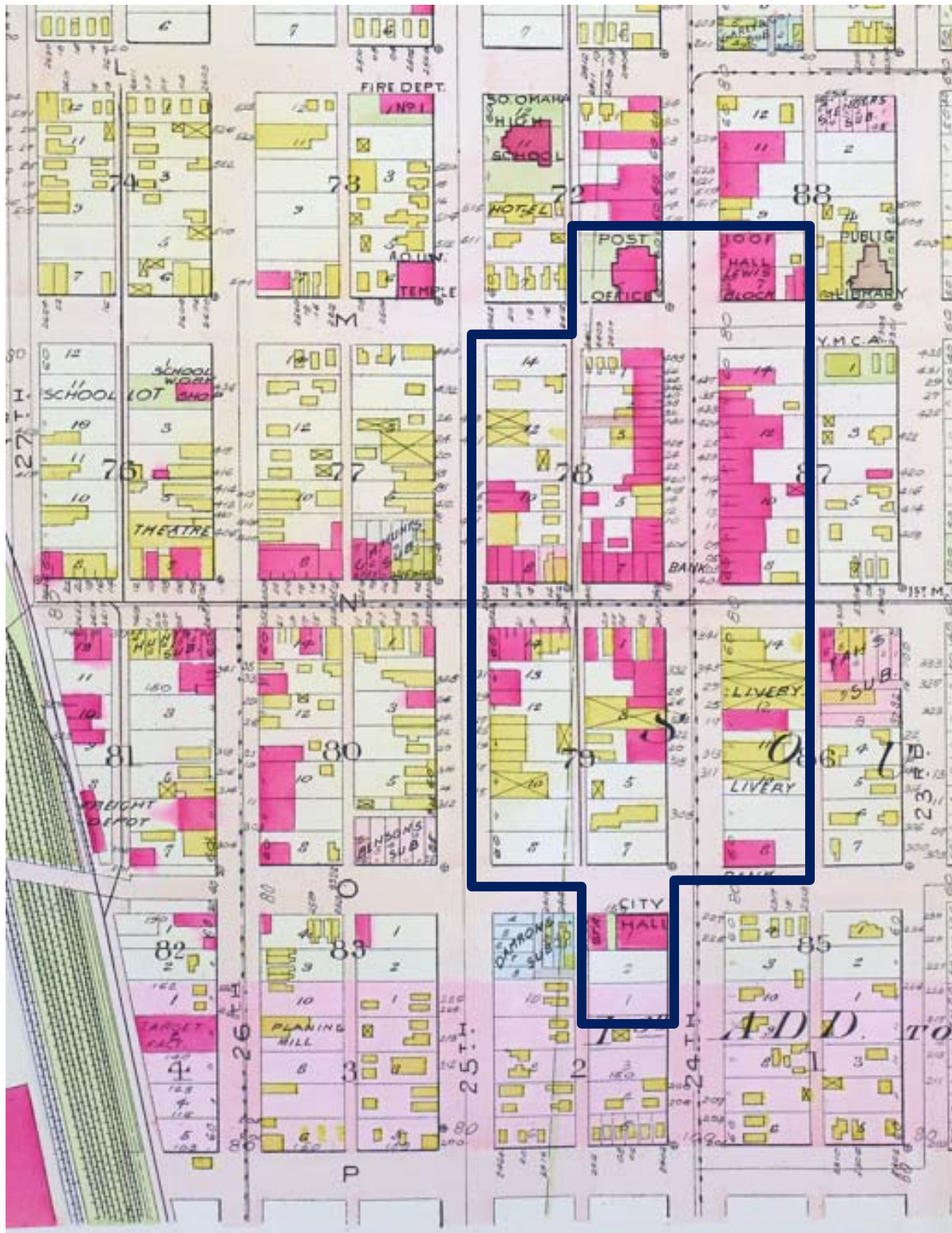
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**Figure 10.** Snippet of sheet 24 of the 1910 Baist map, showing the routes of the streetcar through the district. The bold outline depicts the full district boundary (original plus boundary expansion).



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**Figure 11.** Looking north along South 24<sup>th</sup> Street at N Street on September 1, 1951, the last day of streetcar service to South Omaha. Source: Henry Hamann, BF6153-798, Bostwick-Frohardt Collection, Folio 6153, Negative 798, The Durham Museum, Omaha, Nebraska.







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