Reconnaissance Survey of Portions of North Omaha Nebraska Historic Buildings Survey

Prepared by:

Mead & Hunt, Inc.
preservation@meadhunt.com

July 2007

Architectural historians from Mead & Hunt who contributed to the survey and report include Timothy Smith, Emily Pettis, Shannon Dolan, and Chad Moffett. Report layout completed by Kent A. Jacobson.

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Historic photographs within the report are used courtesy of the Douglas County Historical Society and Larry Reynard. Images shown in the glossary are adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, vol. 2, Architecture* (Madison, Wis.: State Historical Society of Wisconsin, 1986). Other images are 2007 survey photographs taken by Mead & Hunt, Inc. Cover image, Minne Lusa Subdivision c.1923, courtesy of Larry Reynard.

Executive Summary

The City of Omaha Certified Local Government (Omaha CLG), in corporation with the Nebraska State Historical Society (NSHS), contracted with Mead & Hunt, Inc. (Mead & Hunt) to conduct a Nebraska Historic Buildings Survey (NeHBS) of portions of the city of Omaha. Mead & Hunt completed the survey and prepared this report between March and July 2007.

The survey area contains approximately 3,590 properties. The survey area for this project is bounded generally by Interstate 680 on the north; Redick Avenue on the south; the Missouri River and John J. Pershing Drive on the east; and Mormon Bridge Road on the west (see Figure 1. Map of Survey Area shown in Chapter 1).

The survey area generally consists of late nineteenth and early twentieth century residential, commercial, industrial, and institutional resources. Three individual properties are listed in the National Register of Historic Places (National Register) and four individual properties are designated as Omaha Landmarks (see Appendix A).

Mead & Hunt conducted a reconnaissance-level survey in accordance with the Secretary of the Interior's *Standards for Archaeology and Historic Preservation and Standards for Identification and Evaluation* and the NeHBS survey standards. Surveyed properties were evaluated for their potential to be eligible for the National Register and for designation as an Omaha Landmark. Omaha Landmark properties were also evaluated for National Register eligibility. The reconnaissance-level survey identified twelve individual properties and two historic districts as candidates for National Register or Omaha Landmark designation.

This report documents the results of historical research and field investigations. Chapter 1 of the report contains an overview of the historic development and outlines historic themes for the survey area. Chapters 2 through 4 of the report include a discussion of the survey methodology, a description of architectural styles and associated historic contexts of properties documented within the survey area, Mead & Hunt's recommendations for the National Register and Omaha Landmark designation and future research considerations, and an introduction to the survey process and its administrators. The report concludes with a list of the surveyed properties, a bibliography, and a glossary of terms used in the report.

Mead & Hunt would like to thank the following state and local organizations and individuals for assisting us with this study: James Krance of the City of Omaha Planning Department; Gary Rosenberg of the Douglas County Historical Society; and Jill Dolberg, Stacy Stupka-Burda, and Bob Puschendorf of the Nebraska State Historic Preservation Office.

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Chapter 1
Historic Overview of Survey Area

Introduction

This narrative provides a brief overview of the historic development of the survey area and important themes associated with its commercial, institutional, industrial, and residential development. The bibliography following Chapter 5 includes a list of sources for further reading on the history of Omaha, the former town of Florence, and the important themes identified within the survey area. When possible, this overview presents information about specific historic resources documented during field survey (for a discussion of the field survey, see Chapter 3).

The survey area for this project is located north of downtown Omaha and includes the former town of Florence. The survey area is adjacent to the west bank of the Missouri River and is bounded generally by Interstate 680 on the north; Redick Avenue on the south; the Missouri River and John J. Pershing Drive on the east; and Mormon Bridge Road on the west. See Chapter 2 for a map showing the survey area boundaries. Western portions of the survey area comprise hilly terrain, including a large bluff. Other portions are generally flat and extend east to the Missouri River and south toward adjacent residential neighborhoods.

Nebraska Historic Buildings Survey Site Numbers

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

Mormon Settlement

Westward expansion in the mid-nineteenth century included settlers, gold-seekers, and Mormons seeking refuge from religious persecution. Mormons had established communities in the East and Midwest by the 1840s, including Nauvoo, Illinois,

but faced continued persecution for their religious beliefs. In February 1846, Brigham Young led a group of 3,000 Mormons west from Nauvoo toward the Salt Lake Valley in Utah. By June 1846, the first group had reached the Missouri River at Kanesville, Iowa, later known as Council Bluffs. Realizing that the original plan to reach Utah by fall was unrealistic, the Mormons remained at the river, which served as a natural boundary between the eastern United States (U.S.) and unsettled west, until the following spring. Some stayed in Kanesville and others crossed the river and established a small community on the west bank. This settlement came to be known as Winter Quarters and marked the first phase of the Mormon migration west.[1]

Winter Quarters, although temporary, was the first Euro-American community in what would become the Territory of Nebraska. The community was laid out like a city with streets running east-west and organized around five-acre blocks comprised of 20 lots each and a central common corral. This is the present-day street pattern in Florence and the common corral now serves as the town square, known as Florence Park. Unlike the rest of Omaha, where streets run north-south, streets in Florence retain the original Mormon east-west pattern. Florence is the only independent town annexed by the city of Omaha that retains a town square, which is a common feature in rural communities throughout the state.

Weber Mill at 9102 North 30th Street, DO09:0256-001 (listed in the National Register)

The buildings in the settlement were among the first in the state and included a church, council house, store, hotel, school houses, and mill (DO09:0256-001, National Register 1998), which produced flour and lumber. Residents lived in log and sod houses. The population fluctuated between the years 1846 and 1847 due to a harsh winter and incoming Mormon settlers from the East. By 1847 the population had reached almost 5,000. Brigham Young, who was elected president of the Church of Jesus Christ of Latter Day Saints during the stay at Winter Quarters, led the first Utah-bound Mormon wagon train in the spring of 1847 and others soon followed. The population gradually declined as more settlers left for Utah and the settlement was nearly vacated by 1848. It is estimated that 365 Mormons were buried at Curler's Park, now known as Mormon Pioneer Cemetery (DO09:0252-001), during this early period of settlement. Native Americans considered this cemetery hallowed ground and are also buried here.[2] The mill and cemetery are the only extant resources related to the Mormon settlement.

James C. Mitchell House, nonextant (photo courtesy of Douglas County Historical Society)

Town of Florence

Between 1850 and 1855, ferry service was established across the Missouri River near the former site of the Winter Quarters. As a result, the area became a crossroads of east-west trails and trade along the river. Official establishment of Nebraska as a U.S. territory in 1854 also promoted settlement and increased commercial activity in the area. Recognizing the strategic location of the former Winter Quarters, James C. Mitchell and associates of the Nebraska Winter Quarters Company, predecessor to the Florence Land Company, surveyed the former Winter Quarters site and drew up plans for a new community in 1854.[3]

The town of Florence was incorporated by the Nebraska Territorial Legislature on March 15, 1855. Its name is derived from James C. Mitchell's niece, Florence Kilbourn. Mitchell and others promoted the town and established industrial and commercial ventures, which attracted and supported new

residents. The original mill (D009:0256-001) was refurbished and long-term contracts for ferry service across the Missouri River were secured. Early businesses included a drug store, dry goods store, and confectioner. During its formative years, Florence also remained an important outfitting point for those headed west; the town was located at the edge of a vast expanse of unsettled territory. Early businessmen in Florence included land agents and some of the earliest ventures were handcart companies, established to serve the needs of settlers and Mormon pioneers headed west.[4]

The population of Florence in the mid-1850s was between 300 and 400. A small commercial district developed along Main Street (now North 30th Street), surrounded by scattered residential development. The Bank of Florence (DO09:0254-003, National Register 1969) opened in 1856 under direction of the Iowa financial firm Cook, Sargent, and Parker. The bank served an important financial role within the community and helped establish Florence as a center for business and transportation in the mid-nineteenth century. The Panic of 1857 weakened the bank and it closed in 1859. The Bank of Florence is one of the oldest commercial buildings remaining in Florence today.[5]

J.S. Paul General Store at 8601 North 30th Street, 1899, DO09:0254-005 (photo courtesy of Douglas County Historical Society)

In 1858 Florence was a candidate for the Nebraska Territorial capitol but the honor was awarded to Omaha instead. The city of Omaha, incorporated in 1857, developed concurrently with the town of Florence. The Council Bluffs and Nebraska Ferry Company organized in 1853 and promoted Omaha to attract settlers and businessmen. Steamboat trade on the Missouri River and its position along the transcontinental railroad strengthened Omaha's economy and led to population growth.[6]

Omaha's population growth in the late nineteenth century influenced development in nearby Florence. New businesses opened in its downtown commercial district. In 1910 a large commercial block (DO09:0254-004) was erected for Thomas Price along North 30th Street. New homes were constructed east, west, and south of the downtown commercial district. Despite the dramatic growth of Omaha, Florence maintained its distinct character and important place in Nebraska history.

Bank of Florence located at 8502 North 30th Street, DO09:0254-003 (listed in the National Register)

Annexation and Suburban Growth, 1916-1929

As the city of Omaha grew, it annexed surrounding communities, including Florence in 1917. At the time of annexation, realtor Charles C. Martin had already begun development of the Minne Lusa subdivision in North Omaha, southeast of downtown Florence. Minne Lusa was touted as the "largest addition ever platted in Omaha" and included 800 lots on 33 blocks generally bound by Redick Avenue on the south, 24th Street on the east, 30th Street on the west, and the back edge of lots on the north side of Vane Street. Lot prices ranged from $450 to $1,000 and included water and sewer mains, grading, and concrete sidewalks. A wide thoroughfare, Minne Lusa Boulevard, bisected the subdivision and meandered north from Miller Park. Building restrictions within the neighborhood stipulated that only private homes be built with uniform setbacks. Most homes reflected craftsman bungalow and period revival architectural styles. In general, larger homes were constructed on lots fronting Minne Lusa Boulevard while more modest homes were constructed along cross streets.[7]

North Omaha before platting of Minne Lusa subdivision c.1915 (photo courtesy of Larry Reynard)

Omaha continued to grow throughout the early twentieth century. Many immigrant groups came to Omaha seeking jobs at the Union Pacific Railroad shops, smelters, wholesale trade and meatpacking plants, and other industries. Immigrant cultures were kept alive through traditions and religion. In 1908 Catholic leaders requested that a group of Czech Sisters come to Omaha to teach Czech culture and language. They established a school for this purpose in 1920. Architects Matthew Lahr and Carl Strange designed the Notre Dame Academy and Convent (DO09:0361-004, National Register 1998), built in the Italian Renaissance Revival style, located at 3501 State Street.[8]

Notre Dame Academy and Convent at 3501 State Street, DO09:0361-004 (listed in the National Register)

In 1923 Charles Martin platted another large addition, Florence Field, on the site of a former military balloon training grounds associated with Fort Omaha. Florence Field had 1,100 residential lots located north and west of Minne Lusa. Martin advertised the development as the fastest-growing district in Omaha where owning a home was within reach. The cost of lots was between $400 and $900 and the development featured extensive sidewalks, paved streets, and access to the streetcar line along North 30th Street, which extended as far north as Read Street. Period revival cottages and craftsman-style bungalows lined the streets. In contrast to Minne Lusa, the orientation of streets in Florence Field did not follow a strict grid pattern. The

Omaha Park and Boulevard System

As Omaha grew in the 1880s, concerned citizens feared that the city would suffer without the creation of urban parks. Before the first board of park commissioners was established in 1889, there was no way for the city to raise funds to purchase and develop park land. Landscape architect H.W.S. Cleveland was commissioned by the Board of Commissioners to design a comprehensive park system for the city. Cleveland's designs were influential in the creation of Omaha's Park and Boulevard System, a connected system of parks, parkways, and boulevards in the city. In 1891 city officials agreed to build a park near the town of Florence, bound by North 30th Street to the west, North 24th Street to the east, Redick Avenue to the north, and Kansas Avenue to the south. The 78-acre park was named after George L. Miller, publisher and first president of the Omaha Park Board.

Florence Boulevard, connected to the east side of Miller Park, began taking shape in October of 1892. The first completed stretch of Florence Boulevard extended north from Ames Avenue to the Miller Park area. This portion of the boulevard is included in the survey area. The boulevard's orientation is parallel to the bluff along the Missouri River and was laid out to provide panoramic views of the river valley below. Florence Boulevard was immediately popular for recreational carriage rides. In contrast to other major thoroughfares in the city, its roadway was free from streetcar tracks. As a result, residents referred to Florence Boulevard as "the only suitable driveway in the city." Large homes influenced by period revival and craftsmen architectural styles lined both sides of the boulevard and mature trees shaded the expansive street. A portion of Florence Boulevard near Miller Park became known as the "Prettiest Mile," a testament to Cleveland's vision for Omaha's Parks and Boulevard System.

(Planning Department, City of Omaha, "Omaha's Historic Park and Boulevard System," Omaha, Nebr., City of Omaha, Planning Department, 1992. The Omaha Park and Boulevard System is eligible for the National Register of Historic Places).

development featured irregularly-shaped blocks and a main east-west thoroughfare, Martin Avenue, which was slightly curved.[9]

The Great Depression and Post-World War II Development, 1930-1960

The stock market crash of 1929 and resulting depression had an effect on housing development in Omaha. New homes and dwellings constructed during the 1930s were much smaller and more modest than homes constructed in previous decades. In response to the economic hardships faced by many Americans and the shortage of building materials due to the war effort, the Federal Housing Administration financed and manufacturers promoted efficient, mass-produced, affordable housing.

Controversies over these efficient homes often erupted in established neighborhoods. In 1944, 60 residents formed the Florence Field Improvement Club to protest construction of new housing units in the neighborhood. Residents feared that smaller homes would depreciate the value of their own homes.

Robert Dillon was a major developer of postwar housing in Florence Field. In general, postwar residential development was limited to vacant lots and areas on the west and north sides of established neighborhoods. Dillon built hundreds of homes in the 1940s and offered different floor plans and front elevations at a cost between $4,750 and $6,000. Despite protests from residents, Dillon maintained that the smaller homes helped meet the need for cheaper housing.[10]

The city of Omaha continued to expand throughout the twentieth century. North 30th Street remained a dominant commercial corridor with various stores, shopping centers, gas stations, and restaurants to serve the needs of a growing population. Late twentieth-century residential development consisted of ranch homes, split levels, and large modern homes located in northern and western portions of the survey area.

Florence Field Balloon School

Fort Omaha, located to the south of the survey area, served as the nation's training center for military observation balloon squadrons beginning in 1905. After the United States entered World War I in 1917, the federal government leased a 119-acre tract of land located west of North 30th Street for training personnel to operate the balloons. The area was known as Florence Field. The Florence Balloon School ceased operation following World War I. Approximately 16,000 men were trained at the school. Developer Charles Martin platted the Florence Field Addition on the former military balloon training grounds in 1923.

Florence Field aerial view, c.1918 (photo courtesy of Douglas County Historical Society)

(Inez Whitehead, "Fort Omaha Balloon School: Its Role in World War I," Nebraska History, 1988.)

Notes

[1] Conrey Bryson, *Winter Quarters* (Salt Lake City, Utah: Deseret Book Company, 1986), n.p; National Park Service, "Mormon Pioneer National Historic Trail, History & Culture," National Park Service, Department of the Interior, <http://www.nps.gov/mopi/historyculture/history2.html> (accessed 19 April 2007).

[2] Bryson, *Winter Quarters*, 2; National Park Service, "Mormon Pioneer National Historic Trail, History & Culture," National Park Service, Department of the Interior, n.p; Lawrence H. Larsen and Barbara J. Cottrell, *The Gate City: A History of Omaha* (Boulder, Colo.: Pruett Publishing Company, 1982), 6.

[3] Bryson, *Winter Quarters*, 116.

[4] Bryson, *Winter Quarters*, 121-124; Marian G. Miles, "The Founding of Florence, Nebraska, 1854-1860" (M.A. thesis, University of Nebraska at Omaha, 1970), 35-44; Dorothy D.

Notes Cont.

Dustin, *Omaha and Douglas County: A Panoramic History* (Woodland Hills, Calif.: Windsor Publications, 1980), 15; Florence Historical Foundation, "Visit Historical Florence" (Omaha, Neb.: Florence Historical Foundation, n.d.), 1.

[5] Dustin, *Omaha and Douglas County: A Panoramic History*, 23; Florence Historical Foundation, "The Florence Bank" (Omaha, Neb.: Florence Historical Foundation, n.d.), n.p.

[6] Larsen and Cottrell, *The Gate City: A History of Omaha*, 7, 31.

[7] "Minne Lusa, 800 Lots, The Largest Addition Ever Platted in Omaha, Now On Sale," ([Omaha, Nebr.], [1916]), n.p. Advertisement in private collection of Larry Reynard; "Sewer District No. 530, Minne-Lusa Add. & Huntington Ave. From 30th St. To 31st Ave.," (Omaha, Nebr.: Office of City Engineer, 1915), n.p. Map in private collection of Larry Reynard.

[8] City of Omaha, "Omaha Landmarks, Notre Dame Academy," City of Omaha, <http://www.ci.omaha.ne.us/landmarks/designated_landmarks/landmarks/128/Defaul t.htm> (accessed 19 April 2007).

[9] Inez Whitehead, "Fort Omaha Balloon School: Its Role in World War I," *Nebraska History*, 1988, 2-10; "Sewer Dist. No. 856," Omaha, Neb.: Office of City Engineer, 1924. Map in private collection of Larry Reynard; "Home Building Has Started With a Rush In - Florence Field," ([Omaha, Neb.], [1923]). Advertisement in private collection of Larry Reynard.

[10] "Floor Space Slash Asked, 40 Florence Field Area Homes Panned," *Omaha World Herald*, 5 February 1948; "Building Plan Agreed Upon, Would Ban Duplexes in Two Additions," Omaha World Herald, 16 March 1944; "'Cheap' Home Plans Backed by Contractor, City Council Decision on Florence Field Deferred Few Hours," *Omaha World Herald*, [1944].

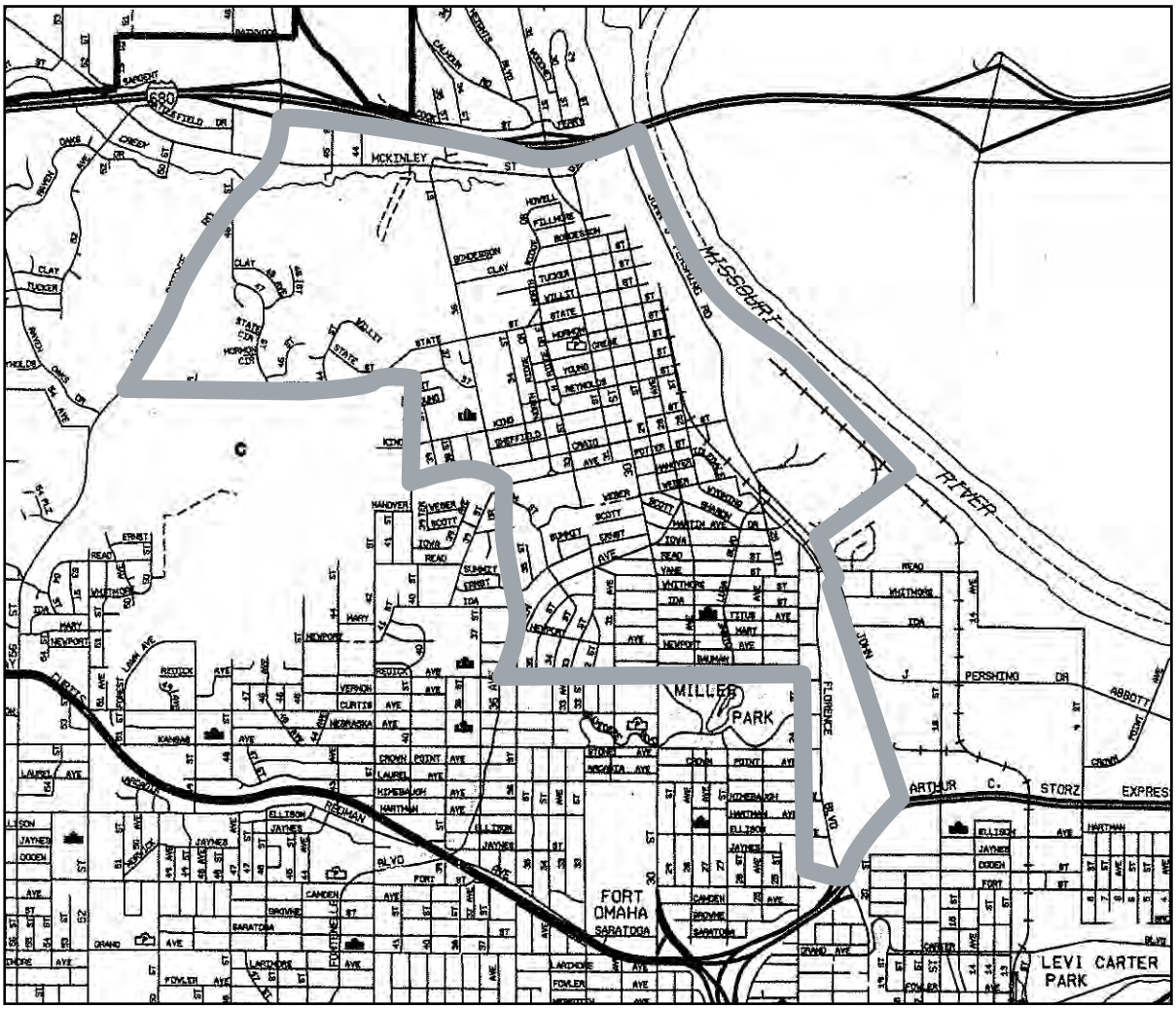


Figure 1. Map of Survey Area

Chapter 2
Survey Methods and Results

Introduction

This chapter describes the methods used to conduct the survey and the results of the survey. The city of Omaha retained Mead & Hunt to identify and document historic and architectural properties within portions of the city of Omaha. Architectural historians from Mead & Hunt conducted a reconnaissance-level Nebraska Historic Buildings Survey (NeHBS) during March 2007. The survey builds upon previous survey efforts undertaken by the City of Omaha Certified Local Government (Omaha CLG). For more information on the NeHBS and the Omaha CLG, see Chapter 4.

Survey Methods

Objectives

The purpose of the survey was to identify properties that appeared to retain sufficient historic integrity to meet NeHBS survey criteria within the survey area. Properties meeting survey criteria were then evaluated to determine if they qualified as candidates for designation as Omaha Landmarks or listing in the National Register of Historic Places (National Register) both individually and collectively as contributing properties within possible historic districts. The completion of a reconnaissance-level survey results in a description of the types of historic properties within the survey area and recommendations of properties that may qualify for local and/or National Register designation (see Chapter 3).

Survey Methodology

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

Survey Area

The survey area contains approximately 3,590 properties. Generally, the survey area is bounded by Interstate 680 on the north; Redick Avenue on the south; the Missouri River and John J. Pershing Drive on the east; and Mormon Bridge Road on the west.

Research

Architectural historians investigated published information about the history, culture, and settlement of the survey area at the Nebraska State Historical Society Library/Archives, and Douglas County Historical Society. Additionally, staff of the Omaha

CLG and Nebraska State Historic Preservation Office (NeSHPO) and architectural historians from Mead & Hunt participated in a public meeting in March 2007. One goal of this meeting was to encourage residents to share information about local history and properties associated with historic events or important persons.

Previously Documented Properties

Previously documented properties were evaluated and included in the survey results if they appeared to meet National Register or local criteria and retained sufficient historic integrity. Properties designated as Omaha Landmarks and not listed in the National Register were evaluated for National Register eligibility. Properties listed in the National Register, either individually or as part of a district, were not included in the survey (see Appendix A).

Evaluation

Mead & Hunt conducted the field survey in March 2007. During the field survey, architectural historians drove accessible public streets within the survey area and identified properties that appeared to possess historical or architectural significance and retained historic integrity as outlined in the *NeHBS Manual* (October 17, 2006). Generally, the *NeHBS Manual* follows National Park Service (NPS) guidelines, which state that a property must:

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

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

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

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

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

Documentation

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

Products submitted to the city of Omaha include the survey report, black-and-white photograph contact prints and negatives, digital images, maps, a database, and research files.

Survey limitations and biases

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

National Register of Historic Places

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

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

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

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

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

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

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

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

•Moved properties that are significant for architectural value.

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

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

•Reconstructed buildings when built in a suitable environment.

•Commemorative properties with significant design, age, tradition, or symbolic value.

•Properties less than 50 years old that are of exceptional importance.

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

•Location
•Design
•Setting
•Materials
•Workmanship
•Feeling
•Association

The Glossary of Architectural Styles and Survey Terms defines the seven elements of integrity. For more information on the National Register, see Chapter 4.

Survey Results

Illustrated Discussion of Significant Historic Contexts

The survey identified 368 properties that met survey criteria (see Appendix B). Properties are related to eight historic contexts developed by the NeSHPO and listed in the *NeHBS Manual*. Each historic context outlines a particular theme in Nebraska history and includes a list of associated property types related to each historic context. Historic contexts, including examples of properties documented under the major historic contexts in the survey, are presented below. Properties recommended as candidates for the National Register or Omaha Landmark designation are listed in Chapter 3.

Florence Masonic Temple at 8223 North 30th Street, DO09:0252-011

Association

The association context relates to organizations of people, other than religious or governmental, that have a common interest. The survey identified one property under this context, the Florence Masonic Temple located at 8223 North 30th Street (DO09:0252-011).

Commerce

The historic context of commerce is concerned with the buying and selling of commodities that are transported from one place to another. Associated property types include stores that provide a variety of products or services. Commercial properties found within the survey area are generally located along North 30th Street.

The survey identified two associated property types, including the Price Building located at 8607 North 30th Street (DO09:0254-004).

Price Building at 8607 North 30th Street, DO09:0254-004

Diversion

The theme of diversion is related to those activities designed to relax and amuse people and includes recreational and entertainment properties. The survey identified two associated property types, including the Florence Building located at 8702 North 30th Street (DO09:0254-001).

Florence Building at 8702 North 30th Street, DO09:0254-001

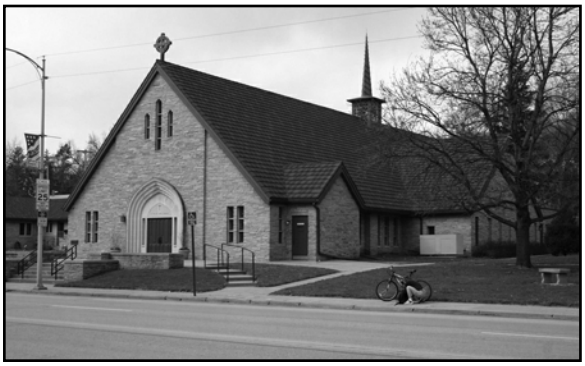
Education

The education context relates to the processes of teaching and learning. The survey identified one public school, Florence Elementary School (DO09:0359-007), which is a candidate for local and National Register designation and is listed in Chapter 3.

Religion

The context for religion relates to the institutionalized belief in, and practice of, faith. Related property types identified during the survey include four churches and a cemetery. The churches identified in the survey area were typically of brick construction and demonstrate elements of the Neo-Gothic style.

Religious properties are not usually eligible for the National Register unless the property derives its primary significance from architectural distinction or historical importance. An example of a religious property recorded in the survey area is the St. Philip Neri Church located at 8200 North 30th Street (DO09:0250-003).



St. Philip Neri Church at 8200 North 30th Street, DO09:0250-003

Services

The theme of services relates to properties that contain support facilities for an area, such as public utilities, health care, food service, and banking. The survey identified three properties under this theme, including the Florence Home located at 7915 North 30th Street (DO09:0245-002).

Florence Home at 7915 North 30th Street, DO09:0245-002

Settlement

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

American Foursquare houses generally have large massing, two stories with a square plan, a hip roof, and brick, clapboard, stucco, or concrete-block exterior. Large urban residences often use this form. Examples of American Foursquares include the houses at 6524 Florence Boulevard (DO09:0158-008) and 7723 North 28th Avenue (DO09:0249-009).

American Foursquare house at 6524 Florence Boulevard, DO09:0158-008

American Foursquare house at 7723 North 28th Avenue, DO09:0249-009

Craftsman and Craftsman-style bungalows commonly exhibit low pitched or sweeping-gable roofs with exposed rafters, one-and-one-half stories, and brick or stucco exteriors. This building style was common during the 1920s and 1930s in both rural and urban houses. Example include 2874 Redick Avenue (DO09:0243-008) and a Craftsman-style bungalow located at 2448 Titus Avenue (DO09:0243-054).

Craftsman house at 2874 Redick Avenue, DO09:0243-008

Dutch Colonial Revival house at 2418 Redick Avenue, DO09:0243-001

Craftsman-style bungalow at 2448 Titus Avenue, DO09:0243-054

Tudor Revival house at 2730 Read Street, DO09:0245-054

Period Revival styles were popular during the early decades of the twentieth century and reflect a variety of characteristics associated with the Period Revival movement. Period Revival styles found in the survey area include Dutch Colonial Revival and Tudor Revival. Colonial Revival houses often feature a hip or gable roofline, a full-width porch supported by classical slender columns, multiple bays, accentuated front door, cornice returns, and multi-pane windows. Tudor Revival houses often feature half-timbering, multi-gabled rooflines, decorative chimneys, and large window expanses subdivided by a multitude of mullions. Dating from the 1910s to 1930s, these houses typically display frame construction with stucco or brick veneer. An example of a Dutch Colonial Revival style is located at 2418 Redick Avenue (DO09:0243-001) and 2730 Read Street (DO09:0245-054) is an example of the Tudor Revival style.

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

Front and side gable houses are one-and-one-half or two stories and consist of front gable or side gable roof forms with narrow massing, often only one or two rooms wide. Dwellings commonly exhibit either a front entryway with a porch, a side entryway with a rear one-story elongated frame addition with a shed roof. These houses display few decorative elements, but may include cornice returns and porches.

An example of the front gable form is the house at 3013 Clay Street (DO09:0254-009). The house at 6545 Florence Boulevard (DO09:0158-002) is an example of a side gable dwelling.

Front gable house at 3013 Clay Street, DO09:0254-009

Side gable house at 6545 Florence Boulevard, DO09:0158-002

Postwar houses illustrate the transition from the Cape Cod or Minimal Traditional to the Ranch or Contemporary throughout the 1940s and 1950s. During the postwar period, the automobile influenced significant changes in the plan of a single-family home because of the wide availability of land and increasing dependence on the automobile after World War II. The Ranch became the dominant house type throughout the country from the 1950s to 1970s. An example of a Ranch house is 7445 Idledale Lane (DO09:0249-002).

Ranch house at 7445 Idledale Lane, DO09:0249-002

Transportation

Transportation relates to the carrying, moving, or conveying of materials and people from one place to another. Examples of associated property types may include trails, roads, bridges, gas and service stations, railroad and bus stations, and airport terminals. Transportation properties include the Phillips Gas Station (DO09:054-006), which is a candidate for local and National Register designation and listed in Chapter 3, and the Mormon Bridge Toll House relocated to 3010 Willit Street (DO09:0254-017).

Mormon Bridge Toll House at 3010 Willit Street, DO09:0254-017

Table 1. Numerical Summary of Survey Results

Total number of historic properties within survey area	3,590
Total number of surveyed properties	368
Historic Context	Number of Properties
Association	1
Commerce	2
Diversion	2
Education	1
Religion	5
Services	4
Transportation	7
Settlement	346
Total	**368**

Chapter 3
Recommendations

Introduction

One purpose of the reconnaissance-level Nebraska Historic Building Survey (NeHBS) of portions of North Omaha is to identify properties that may be eligible for listing in the National Register of Historic Places (National Register) or appear to be good candidates for Omaha Landmark designation. National Register listing is an honorific status given to properties that possess historic or architectural significance at the local, state, or national level. Omaha Landmark designation criteria and the procedure to designate individual properties and districts in the city of Omaha are outlined in the city's Landmark Heritage Preservation Ordinance (for more information, see Chapter 4).

Three individual properties within the survey area are listed in the National Register. Four individual properties are designated as Omaha Landmarks (see Appendix A). Properties designated as Omaha Landmarks were also evaluated to determine if they are eligible for listing in the National Register. No locally designated or National Register-listed historic districts are located within the survey area.

National Register and Omaha Landmark Recommendations

As a result of this survey, Mead & Hunt recommends twelve individual properties and two historic districts as good candidates for designation as an Omaha Landmark or listing in the National Register. These properties are associated with significant historic themes within the survey area and retain good integrity. Research efforts are limited during a reconnaissance-level survey. Therefore, properties are identified primarily on their architectural merit, method of construction, and historic integrity on portions of the property visible from the public right-of-way. As such, additional research is needed to determine if properties qualify for designation for their association with historic trends in Omaha or for their architecture or design merit. Some properties, such as religious properties, may also need to meet additional National Register considerations to be eligible for designation. Additional intensive-level research and review by the Nebraska State Historic Preservation Office (NeSHPO) and the Omaha Certified Local Government (Omaha CLG) are necessary before pursuing Omaha Landmark or National Register designation.

The historic commercial area in Florence developed along North 30th Street. During the field survey, commercial buildings in this area were evaluated as a possible commercial historic district. For a collection of buildings to qualify for inclusion in the National Register as a district, it must display visual continuity and retain historic integrity. Visual changes are evident along North 30th Street, including modern infill development and exterior alterations to historic-age buildings. At the time of the field survey, a downtown commercial district is not recommended.

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

Summary of the Proposed Florence Boulevard Residential Historic District

Description of the District

The proposed Florence Boulevard Residential Historic District is situated along the eastern edge of the survey area. Properties within the district are located on Florence Boulevard, including the portion that extends west to Miller Park. Preliminary boundaries for the district include Kansas Avenue on the south, Newport Avenue on the north, and 24th Street on the west. However, district boundaries are undetermined at this time and should be defined through future intensive survey efforts. Distinctive features of the district include the wide boulevard, similar setbacks, and the direct link to Miller Park. Homes in the district have a similar scale and reflect architectural styles popular during the early twentieth century, including Craftsman and Period Revival styles.

Significance Statement

The proposed Florence Boulevard Residential Historic District is recommended eligible for the National Register under Criterion C: Architecture as a collection of homes that represent residential development along Florence Boulevard during the early twentieth century.

Proposed Florence Boulevard Residential Historic District

Summary of the Proposed Minne Lusa Boulevard Residential Historic District

Description of the District

The proposed Minne Lusa Boulevard Residential Historic District is situated north of Miller Park between Redick Avenue in the south and Sharon Drive/Martin Avenue in the north. The district contains 78 properties, including approximately 69 contributing resources and nine noncontributing resources. Distinctive features of the district include the wide curvilinear boulevard with grass medians and homes set at an angle with similar setbacks. The Minne Lusa neighborhood was platted in 1916/1917 and homes in the district reflect a broad spectrum of architectural styles, including Craftsman and Period Revival, which were popular at the time of construction. The majority of homes were constructed between 1917 and 1940.

Significance Statement

The proposed Minne Lusa Boulevard Residential Historic District is recommended as eligible for the National Register under Criterion C: Architecture as a collection of homes that represent residential development along Minne Lusa Boulevard during the early twentieth century.

Proposed Minne Lusa Boulevard Residential Historic District

Figure 2. Map Showing Proposed Historic District Boundaries

Settlement/Architecture

Keirle House at 3017 Mormon Street as an example of early twentieth-century Eclectic/Classical Revival architecture, DO09:0252-002

Henry B. Neef House at 2884 Iowa Street as an example of steel frame construction and Eclectic architecture, DO09:0245-001

Lantry House at 3524 State Street as an example of Queen Anne architecture, DO09:0361-001

Fred M. Crane House at 6141 Florence Boulevard as an example of Spanish Colonial Revival architecture, DO09:0156-001

House at 3640 State Street as an example of Spanish Colonial Revival architecture, DO09:0361-002

House at 2853 Iowa Street as an example of a bungalow that may also be associated with a prominent local builder or contractor, DO09:0245-071

House at 2886 Vane Street as an example of Period Revival architecture, DO09:0245-002

Transportation

Phillips Gas Station at 5723 North 24th Street, DO09:0154-006

Services

Zesto at 8608 North 30th Street, DO09:0254-016

Florence Depot located between North 29th and 30th Streets, South of Dick Collins Road, (Recommended as Omaha Landmark only) DO09:0256-003

Education

Florence Elementary School at 7902 North 36th Street, DO09:0359-007

Religion

Pearl Memorial Methodist Church at 2319 Ogden Street, DO09:0152-009

Future Survey and Research Needs

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

Evaluate Proposed Read Street Historic District for Local Designation

A collection of homes along Read Street, between Minne Lusa Boulevard and North 25th Street, may qualify for local designation. Residences are predominately brick Period Revival cottages with similar setbacks and scale. An intensive evaluation of the residences would assist in assessing integrity and determining boundaries. This collection of homes does not appear to meet the criteria for listing in the National Register as a historic district.

Proposed Read Street Historic District

Context and Intensive Survey of Catalogue Homes

The survey area contains concentrations of American Foursquare homes, Craftsman bungalows, and Period Revival residences, including Colonial, Dutch, Spanish, and Tudor Revival styles. These properties appear to have similar plans and features and may represent the proliferation of catalogue homes, or "kit houses," throughout the survey area. A comprehensive study of catalogue homes in the survey area would assist in identifying these property types and may reveal important information about development within the survey area, including the Minne Lusa and Florence Field Additions.

Further Research on Local Architects and Builders

The survey area contains a broad spectrum of early-to-mid-twentieth-century architecture. Although the majority of homes in the survey area appear to be vernacular, some may be architect designed. Further research into companies or individuals that promoted and built homes within the survey area and throughout Omaha may reveal information about development in the survey area and the significance of some of the more modest homes.

A Proactive Role of Preservation within the Survey Area

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

A variety of preservation activities include:

•Working with neighborhood associations to understand area history and to include preservation as a priority of their future plans and organization.

•Organizing events to increase public education on preservation issues.

•Designating local landmarks and districts.

•Listing properties in the National Register.

•Promoting walking tours.

•Strengthening local historical societies, preservation-oriented groups, and museums.

•Continuing survey efforts on behalf of Omaha CLG and the NSHS.

Preservation tools available include:

•Promoting tax credits to help stimulate downtown and neighborhood revitalization. The preservation and continued use of the historic buildings in the survey area can contribute to a vibrant and economically viable community. The historic tax credit

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

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

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

•Establishing local design guidelines.
Design guidelines recommend practices to improve and protect the visual character and defining features of a historic commercial district or neighborhood. They offer property owners guidance for the sensitive rehabilitation of the exterior of historic buildings. Design guidelines could suggest techniques for the restoration of storefronts, appropriate alterations, or suitable replacement of windows. For example, property owners could learn appropriate cleaning and repointing methods for masonry that would not damage the structural stability of the bricks, yet would still renew the appearance of a building.

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

For more information or design guidelines contact the Omaha CLG or the NSHS (see Organizational Contacts in Chapter 4).

Chapter 4
Preservation in Nebraska

Introduction

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

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

•Conducting and maintaining a statewide historic building survey.

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

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

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

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

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

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

Nebraska Historic Buildings Survey

The Nebraska Historic Buildings Survey (NeHBS) was begun in 1974. The survey is conducted on a county-by-county basis and currently includes more than 69,000 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors do not enter private property without

permission. In addition to this fieldwork, surveyors research the history of the area to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county such as an historic highway or type of industry.

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

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

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

National Register of Historic Places

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

Properties need not be as historic as Mount Vernon or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed in the National Register.

It is important to note what listing a property in the National Register means or, perhaps more importantly, what it does not mean. The National Register does not:

•Restrict, in any way, a private property owner's ability to alter, manage, or dispose of a property.

•Require that properties be maintained, repaired, or restored.

•Invoke special zoning or local landmark designation.

•Allow the listing of an individual private property over an owner's objection.

•Allow the listing of an historic district over a majority of property owners' objections.

•Require public access to private property.

Listing a property in the National Register does:

•Provide prestigious recognition to significant properties.

•Encourage the preservation of historic properties.

•Provide information about historic properties for local and statewide planning purposes.

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

•Provide basic eligibility for financial incentives, when available.

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

Certified Local Governments

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

•Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.

•Promote preservation education and outreach.

•Conduct and maintain some level of a historic building survey.

•Establish a mechanism to designate local landmarks.

•Create a preservation commission to oversee the preservation ordinance and the CLG program.
The advantages of achieving CLG status include:

•A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.

•Contributing buildings within local landmark districts may be eligible for preservation tax incentives (see below), without being listed in the National Register.

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

•CLGs have the ability to monitor and preserve structures that reflect the community's heritage.

•CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.

•Finally, but not least, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community's history.

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

Omaha Certified Local Government

The city of Omaha qualified as a CLG in 1985. The Planning Department's Historic Preservation Administrator manages the program. A chief responsibility of a CLG is to maintain a survey of local historic properties. The survey gathers data related to the city's historic resources. A survey defines the historic character of a community or particular area and can provide the basis for making sound judgments in local planning.

Since the adoption of the city of Omaha's preservation ordinance in 1977, the Landmark Heritage Preservation Commission staff has been involved in ongoing survey activities. CLG grant funds have been used to conduct historic surveys in Omaha for many years. The Omaha-Douglas County Historic Buildings Survey contains data on more than 6,000 buildings in the city's jurisdictional area. This computerized catalog system includes information concerning property location, ownership, use, date of construction, architectural style, and other pertinent information. Historic survey data is now integrated into the city of Omaha's Geographic Information System (GIS).

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

Omaha Landmarks Heritage Preservation Commission

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

The 1977 ordinance created the Landmarks Heritage Preservation Commission (Commission). Nine members compose the Commission: an architect, a curator, a professional historian, three members active in a preservation-related field, two laypersons, and an owner or operator of a business or property within a landmark heritage preservation district. Commission members are appointed by the Mayor to terms of three years, subject to confirmation by the City Council. The Commission selects its own chairman and rules of procedure. The body generally meets monthly, with special meetings held by call of the chairman.

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

Federal Project Review

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process, as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), through the Nebraska Department of Roads, contemplates construction of a new highway, FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed in, or eligible for listing in, the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been determined eligible for listing. This process is to take place early enough in the planning process to allow for alternatives that would avoid adverse effects to historic properties; i.e., in the example above, the modification of a new highway's right-of-way could avoid an archaeological site or historic barn.

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

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

Preservation Tax Incentives

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

A certified rehabilitation is one that conforms to the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabil-

itation of historic properties so that they may be used to the benefit and enjoyment of the property owner and a community. The program is not necessarily intended to reconstruct or restore historic buildings to exact, as-built specifications.

The tax incentive program in Nebraska has been responsible for:

•Reinvesting millions of dollars for the preservation of historic buildings.

•Establishing thousands of low- and moderate-income housing units and upper-income units.

•Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.

•Helping to broaden the tax base.

•Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.

•Helping stabilize older, historic neighborhoods.

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

For more information, please call the Preservation Tax Incentives Coordinator listed below.

Valuation Incentive Program

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

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

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

•Be substantially rehabilitated, which means the project must be worth at least 25% of the property's base-year assessed value.

•Be rehabilitated in accordance with the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

Buildings must be a qualified historic structure and the NeSHPO must approve the rehabilitation before construction work starts in order to qualify for the tax freeze benefits.

The tax freeze benefits the owners of the historic properties and the community by:

•Providing a real economic incentive to rehabilitate historic buildings.

•Increasing the long-term tax base of a community.

•Helping stabilize older, historic neighborhoods and commercial areas.

•Encouraging the promotion, recognition, and designation of historic buildings.

•Allowing participation by local governments that enact approved historic preservation ordinances.

For more information about VIP, please contact the NeSHPO at the contact numbers listed below.

Public Outreach and Education

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

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

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

For more information about the NeSHPO or the programs described above, please call (402) 471-4787 or 1-800-833-6747. Information is also available at the Nebraska State Historical Society web page at www.nebraskahistory.org.

Organizational Contacts

City of Omaha Planning Department and Omaha CLG
James Krance, Preservation Administrator
Telephone: (402) 444-5770
E-mail: jkrance@ci.omaha.ne.us

Nebraska State Historic Preservation Office
General information
Telephone: (402) 471-4787
E-mail: HPNSHS@nebraskahistory.org

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

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

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

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

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

Certified Local Governments
John Hitt, Program Assistant
Telephone: (402) 471-3449
E-mail: jhitt@nebraskahistory.org

Preservation Tax Incentives and Valuation Incentive Program (VIP)
Grant Landreth, Project Coordinator
Telephone: (402) 471-4788
E-mail: glandreth@nebraskahistory.org

Federal Agency Review (Section 106 Review)
Greg Miller, Historian
Telephone: (402) 471-4775
E-mail: gmiller@nebraskahistory.org

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

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

State of Nebraska Historic Preservation Board Members

Melissa Connor - Lincoln
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Marianne Simmons - Fremont
Michael Smith, Director - Lincoln

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

Name	NeHBS Site No.	Status	
		Omaha Landmark	National Register
Keirle House	DO09:0252-002	X	
Mormon Pioneer Cemetery	DO09:0252-001	X	
Bank of Florence	DO09:0254-003	X	X
Notre Dame Academy	DO09:0361-004	X	X
Weber Mill	DO09:0256-001		X

Address	Resource Name	NeHBS Number	Historic Context
2211 Ellison Avenue	House	DO09:0152-011	Settlement
2319 Ogden Street	Pearl Memorial Methodist Church	DO09:0152-009	Religion
2411 Bauman Avenue	House	DO09:0243-025	Settlement
2412 Vane Street	House	DO09:0245-027	Settlement
2414 Bauman Avenue	House	DO09:0243-023	Settlement
2416 Newport Avenue	House	DO09:0243-041	Settlement
2417 Bauman Avenue	House	DO09:0243-024	Settlement
2417 Newport Avenue	House	DO09:0243-039	Settlement
2418 Newport Avenue	House	DO09:0243-040	Settlement
2418 Redick Avenue	House	DO09:0243-001	Settlement
2422 Bauman Avenue	House	DO09:0243-022	Settlement
2427 Newport Avenue	House	DO09:0243-038	Settlement
2433 Whitmore Street	House	DO09:0245-010	Settlement
2437 Ida Street	House	DO09:0245-011	Settlement
2437 Titus Avenue	House	DO09:0243-056	Settlement
2441 Ida Street	House	DO09:0245-012	Settlement
2442 Titus Avenue	House	DO09:0243-054	Settlement
2445 Mary Street	House	DO09:0243-043	Settlement
2445 Titus Avenue	House	DO09:0243-055	Settlement
2446 Ida Street	House	DO09:0245-013	Settlement
2446 Mary Street	House	DO09:0243-042	Settlement
2452 Bauman Avenue	House	DO09:0243-021	Settlement
2505 Read Street	House	DO09:0245-046	Settlement
2516 Read Street	House	DO09:0245-047	Settlement
2516 Vane Street	House	DO09:0245-026	Settlement
2520 Read Street	House	DO09:0245-048	Settlement
2521 Read Street	House	DO09:0245-050	Settlement
2524 Read Street	House	DO09:0245-049	Settlement
2525 Read Street	House	DO09:0245-051	Settlement
2529 Read Street	House	DO09:0245-052	Settlement
2539 Read Street	House	DO09:0245-053	Settlement
2552 Bauman Avenue	House	DO09:0243-020	Settlement
2553 Mary Street	House	DO09:0243-044	Settlement
2557 Vane Street	House	DO09:0245-025	Settlement
2558 Ida Street	House	DO09:0245-014	Settlement
2565 Ida Street	House	DO09:0245-015	Settlement
2565 Newport Avenue	House	DO09:0243-037	Settlement
2568 Mary Street	House	DO09:0243-045	Settlement
2569 Ida Street	House	DO09:0245-016	Settlement
2572 Vane Street	House	DO09:0245-024	Settlement
2573 Bauman Avenue	House	DO09:0243-019	Settlement
2582 Redick Avenue	Viking Ship	DO09:0243-058	Services
2585 Titus Avenue	House	DO09:0243-053	Settlement
2585 Whitmore Street	House	DO09:0245-009	Settlement
2705 Martin Avenue	House	DO09:0247-004	Settlement
2708 Redick Avenue	House	DO09:0243-002	Settlement
2708 Vane Street	House	DO09:0245-040	Settlement
2711 Newport Avenue	House	DO09:0243-035	Settlement
2712 Martin Avenue	House	DO09:0247-005	Settlement
2714 Titus Avenue	House	DO09:0243-052	Settlement

Address	Resource Name	NeHBS Number	Historic Context
2715 Bauman Avenue	House	DO09:0243-018	Settlement
2719 Iowa Street	House	DO09:0245-068	Settlement
2719 Wyoming Street	House	DO09:0247-003	Settlement
2720 Iowa Street	House	DO09:0245-067	Settlement
2720 Mary Street	House	DO09:0243-046	Settlement
2725 Iowa Street	House	DO09:0245-069	Settlement
2726 Whitmore Street	House	DO09:0245-008	Settlement
2728 Bauman Avenue	House	DO09:0243-017	Settlement
2728 Redick Avenue	House	DO09:0243-003	Settlement
2730 Read Street	House	DO09:0245-054	Settlement
2730 Redick Avenue	House	DO09:0243-004	Settlement
2734 Newport Avenue	House	DO09:0243-034	Settlement
2736 Redick Avenue	House	DO09:0243-005	Settlement
2737 Mary Street	House	DO09:0243-047	Settlement
2744 Bauman Avenue	House	DO09:0243-016	Settlement
2751 Read Street	House	DO09:0245-057	Settlement
2754 Read Street	House	DO09:0245-055	Settlement
2758 Read Street	House	DO09:0245-056	Settlement
2851 Iowa Street	House	DO09:0245-070	Settlement
2852 Bauman Avenue	House	DO09:0243-015	Settlement
2853 Iowa Street	House	DO09:0245-071	Settlement
2853 Newport Avenue	House	DO09:0243-033	Settlement
2853 Vane Street	House	DO09:0245-023	Settlement
2856 Vane Street	House	DO09:0245-022	Settlement
2858 Iowa Street	House	DO09:0245-072	Settlement
2858 Newport Avenue	House	DO09:0243-032	Settlement
2859 Iowa Street	House	DO09:0245-074	Settlement
2859 Newport Avenue	House	DO09:0243-031	Settlement
2861 Ida Street	House	DO09:0245-007	Settlement
2862 Iowa Street	House	DO09:0245-073	Settlement
2862 Mary Street	House	DO09:0243-048	Settlement
2863 Ida Street	House	DO09:0245-006	Settlement
2864 Whitmore Street	House	DO09:0245-017	Settlement
2866 Bauman Avenue	House	DO09:0243-014	Settlement
2866 Ida Street	House	DO09:0245-005	Settlement
2866 Vane Street	House	DO09:0245-021	Settlement
2867 Titus Avenue	House	DO09:0243-051	Settlement
2868 Ida Street	House	DO09:0245-004	Settlement
2868 Newport Avenue	House	DO09:0243-030	Settlement
2868 Redick Avenue	House	DO09:0243-006	Settlement
2869 Read Street	House	DO09:0245-058	Settlement
2870 Mary Street	House	DO09:0243-049	Settlement
2870 Newport Avenue	House	DO09:0243-029	Settlement
2871 Newport Avenue	House	DO09:0243-027	Settlement
2872 Newport Avenue	House	DO09:0243-028	Settlement
2872 Redick Avenue	House	DO09:0243-007	Settlement
2873 Vane Street	House	DO09:0245-020	Settlement
2874 Mary Street	House	DO09:0243-050	Settlement
2874 Read Street	House	DO09:0245-059	Settlement
2874 Redick Avenue	House	DO09:0243-008	Settlement
2875 Bauman Avenue	House	DO09:0243-013	Settlement
2875 Vane Street	House	DO09:0245-019	Settlement

Address	Resource Name	NeHBS Number	Historic Context
2876 Read Street	House	DO09:0245-060	Settlement
2877 Martin Avenue	House	DO09:0247-006	Settlement
2878 Redick Avenue	House	DO09:0243-009	Settlement
2880 Redick Avenue	House	DO09:0243-010	Settlement
2881 Read Street	House	DO09:0245-061	Settlement
2884 Iowa Street	Henry B. Neef Residence	DO09:0245-001	Settlement
2885 Bauman Avenue	House	DO09:0243-012	Settlement
2885 Read Street	House	DO09:0245-062	Settlement
2885 Whitmore Street	House	DO09:0245-018	Settlement
2886 Vane Street	House	DO09:0245-002	Settlement
2888 Redick Avenue	Duplex	DO09:0243-011	Settlement
2893 Iowa Street	House	DO09:0245-075	Settlement
2897 Iowa Street	House	DO09:0245-076	Settlement
2904 Ernst Street	House	DO09:0247-007	Settlement
3010 Redick Avenue	House	DO09:0244-019	Settlement
3010 Willit Street	Mormon Bridge Toll House	DO09:0254-017	Transportation
3011 Vane Street	House	DO09:0246-012	Settlement
3011 Whitmore Street	House	DO09:0246-020	Settlement
3013 Clay Street	House	DO09:0254-009	Settlement
3017 Mormon Street	Keirle House	DO09:0252-002	Settlement
3019 Whitmore Street	House	DO09:0246-021	Settlement
3020 Huntington Avenue	Miller Park Presbyterian Church	DO09:0244-038	Religion
3020 Ida Street	House	DO09:0246-018	Settlement
3021 Sheffield Street	House	DO09:0250-007	Settlement
3021 Whitmore Street	House	DO09:0246-022	Settlement
3022 Fillmore Circle	House	DO09:0256-004	Settlement
3023 Bondesson Street	House	DO09:0256-005	Settlement
3023 Reynolds Street	House	DO09:0252-009	Settlement
3026 Vane Street	House	DO09:0246-011	Settlement
3028 Titus Avenue	House	DO09:0244-029	Settlement
3029 Huntington Avenue	House	DO09:0244-039	Settlement
3034 Titus Avenue	House	DO09:0244-030	Settlement
3034 Vane Street	House	DO09:0246-010	Settlement
3036 Huntington Avenue	House	DO09:0244-037	Settlement
3036 Newport Avenue	House	DO09:0244-026	Settlement
3036 Titus Avenue	House	DO09:0244-031	Settlement
3039 Newport Avenue	House	DO09:0244-025	Settlement
3039 Whitmore Street	House	DO09:0246-004	Settlement
3040 Redick Avenue	House	DO09:0244-020	Settlement
3042 Vane Street	House	DO09:0246-009	Settlement
3044 Newport Avenue	House	DO09:0244-027	Settlement
3044 Whitmore Street	House	DO09:0246-002	Settlement
3046 Redick Avenue	House	DO09:0244-021	Settlement
3048 Whitmore Street	House	DO09:0246-001	Settlement
3054 Martin Avenue	House	DO09:0246-016	Settlement
3056 Ernst Street	House	DO09:0248-002	Settlement
3060 Ida Street	House	DO09:0246-017	Settlement
3060 Martin Avenue	House	DO09:0246-015	Settlement
3060 Titus Avenue	House	DO09:0244-018	Settlement
3064 Martin Avenue	House	DO09:0246-014	Settlement
3088 Martin Avenue	House	DO09:0246-008	Settlement
3107 Young Street	House	DO09:0252-006	Settlement

Appendix B. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
3110 Young Street	House	DO09:0252-005	Settlement
3116 State Street	House	DO09:0254-006	Settlement
3119 Clay Street	Price House	DO09:0254-008	Settlement
3120 Willit Street	House	DO09:0254-007	Settlement
3122 Tucker Street	House	DO09:0254-018	Settlement
3138 Weber Circle	House	DO09:0248-003	Settlement
3214 Redick Avenue	House	DO09:0244-022	Settlement
3301 State Street	Mormon Pioneer Cemetery/Statue	DO09:0252-001	Religion
3316 Summit Street	House	DO09:0246-023	Settlement
3324 Redick Avenue	House	DO09:0244-023	Settlement
3326 Redick Avenue	House	DO09:0244-024	Settlement
3330 Forest Lawn Avenue	House	DO09:0250-004	Settlement
3433 Martin Avenue	House	DO09:0246-007	Settlement
3454 Martin Avenue	House	DO09:0244-028	Settlement
3501 State Street	Notre Dame Academy	DO09:0361-004	Religion
3524 State Street	Lantry House	DO09:0361-001	Settlement
3640 State Street	House	DO09:0361-002	Settlement
3703 Mormon Street	House	DO09:0361-005	Settlement
5409 Florence Boulevard	House	DO09:0152-004	Settlement
5413 Florence Boulevard	House	DO09:0152-001	Settlement
5415 North 24 Street	House	DO09:0152-010	Settlement
5419 Florence Boulevard	House	DO09:0152-006	Settlement
5435 Florence Boulevard	House	DO09:0152-007	Settlement
5606 Florence Boulevard	House	DO09:0152-002	Settlement
5711 North 24 Street	Apartment Building	DO09:0154-005	Settlement
5723 North 24 Street	Phillips Gas Station	DO09:0154-006	Transportation
5815 Florence Boulevard	House	DO09:0154-008	Settlement
5919 North 24 Street	House	DO09:0154-007	Settlement
6017 Florence Boulevard	House	DO09:0154-004	Settlement
6021 North 24 Street	House	DO09:0154-009	Settlement
6101 Florence Boulevard	House	DO09:0156-012	Settlement
6102 Florence Boulevard	House	DO09:0156-023	Settlement
6107 Florence Boulevard	House	DO09:0156-004	Settlement
6108 Florence Boulevard	House	DO09:0156-035	Settlement
6109 Florence Boulevard	House	DO09:0156-024	Settlement
6114 Florence Boulevard	House	DO09:0156-034	Settlement
6118 Florence Boulevard	House	DO09:0156-033	Settlement
6119 Florence Boulevard	House	DO09:0156-025	Settlement
6122 Florence Boulevard	House	DO09:0156-032	Settlement
6125 Florence Boulevard	House	DO09:0156-026	Settlement
6126 Florence Boulevard	House	DO09:0156-031	Settlement
6129 Florence Boulevard	House	DO09:0156-027	Settlement
6130 Florence Boulevard	House	DO09:0156-030	Settlement
6135 Florence Boulevard	House	DO09:0156-028	Settlement
6140 Florence Boulevard	House	DO09:0156-011	Settlement
6141 Florence Boulevard	Fred M. Crane Residence	DO09:0156-001	Settlement
6141 North 24 Street	Duplex	DO09:0156-003	Settlement
6144 Florence Boulevard	House	DO09:0156-010	Settlement
6149 Florence Boulevard	House	DO09:0156-008	Settlement
6159 Florence Boulevard	House	DO09:0156-009	Settlement
6204 Florence Boulevard	House	DO09:0156-013	Settlement
6208 Florence Boulevard	House	DO09:0156-014	Settlement

Address	Resource Name	NeHBS Number	Historic Context
6215 Florence Boulevard	House	DO09:0156-022	Settlement
6218 Florence Boulevard	House	DO09:0156-015	Settlement
6223 Florence Boulevard	House	DO09:0156-021	Settlement
6224 Florence Boulevard	House	DO09:0156-016	Settlement
6227 Florence Boulevard	House	DO09:0156-020	Settlement
6231 Florence Boulevard	House	DO09:0156-019	Settlement
6234 Florence Boulevard	House	DO09:0156-017	Settlement
6235 Florence Boulevard	House	DO09:0156-018	Settlement
6305 Florence Boulevard	House	DO09:0156-007	Settlement
6317 Florence Boulevard	House	DO09:0156-029	Settlement
6325 Florence Boulevard	House	DO09:0156-005	Settlement
6327 Florence Boulevard	House	DO09:0156-006	Settlement
6502 Florence Boulevard	House	DO09:0158-010	Settlement
6502 North 24 Street	House	DO09:0243-026	Settlement
6502 North 31 Street	House	DO09:0244-006	Settlement
6510 Florence Boulevard	House	DO09:0158-009	Settlement
6512 North 32 Street	House	DO09:0244-034	Settlement
6514 Minne Lusa Boulevard	House	DO09:0243-096	Settlement
6514 North 31 Avenue	House	DO09:0244-002	Settlement
6516 North 32 Street	House	DO09:0244-033	Settlement
6520 Minne Lusa Boulevard	House	DO09:0243-095	Settlement
6524 Florence Boulevard	House	DO09:0158-008	Settlement
6530 North 31 Avenue	House	DO09:0244-004	Settlement
6531 North 32 Street	House	DO09:0244-011	Settlement
6532 Florence Boulevard	House	DO09:0158-007	Settlement
6536 North 32 Street	House	DO09:0244-014	Settlement
6540 Florence Boulevard	House	DO09:0158-006	Settlement
6542 North 32 Street	House	DO09:0244-016	Settlement
6545 Florence Boulevard	House	DO09:0158-002	Settlement
6551 Florence Boulevard	House	DO09:0158-003	Settlement
6601 Minne Lusa Boulevard	House	DO09:0243-059	Settlement
6602 North 31 Avenue	House	DO09:0244-005	Settlement
6604 Minne Lusa Boulevard	House	DO09:0243-094	Settlement
6605 Minne Lusa Boulevard	House	DO09:0243-060	Settlement
6606 North 31 Avenue	House	DO09:0244-007	Settlement
6608 Minne Lusa Boulevard	House	DO09:0243-093	Settlement
6611 Minne Lusa Boulevard	House	DO09:0243-061	Settlement
6614 Minne Lusa Boulevard	House	DO09:0243-092	Settlement
6614 North 31 Avenue	House	DO09:0244-009	Settlement
6615 Minne Lusa Boulevard	House	DO09:0243-062	Settlement
6616 Minne Lusa Boulevard	House	DO09:0243-091	Settlement
6619 Minne Lusa Boulevard	House	DO09:0243-063	Settlement
6625 North 31 Avenue	House	DO09:0244-036	Settlement
6636 North 31 Avenue	House	DO09:0244-010	Settlement
6703 Minne Lusa Boulevard	House	DO09:0243-064	Settlement
6704 Minne Lusa Boulevard	House	DO09:0243-036	Settlement
6708 Minne Lusa Boulevard	House	DO09:0243-090	Settlement
6711 Minne Lusa Boulevard	House	DO09:0243-065	Settlement
6712 Minne Lusa Boulevard	House	DO09:0243-089	Settlement
6714 North 30 Street	Minne Lusa Theater	DO09:0244-042	Diversion
6716 Minne Lusa Boulevard	House	DO09:0243-088	Settlement
6716 North 32 Street	House	DO09:0244-032	Settlement

Address	Resource Name	NeHBS Number	Historic Context
6718 Minne Lusa Boulevard	House	DO09:0243-087	Settlement
6719 Minne Lusa Boulevard	House	DO09:0243-066	Settlement
6720 North 31 Avenue	House	DO09:0244-035	Settlement
6720 North 34 Street	House	DO09:0244-040	Settlement
6723 Florence Boulevard	House	DO09:0158-004	Settlement
6724 North 34 Street	House	DO09:0244-041	Settlement
6728 Florence Boulevard	House	DO09:0158-005	Settlement
6803 Minne Lusa Boulevard	House	DO09:0243-067	Settlement
6804 Minne Lusa Boulevard	House	DO09:0243-086	Settlement
6805 Minne Lusa Boulevard	House	DO09:0243-068	Settlement
6808 Minne Lusa Boulevard	House	DO09:0243-085	Settlement
6811 Minne Lusa Boulevard	House	DO09:0243-069	Settlement
6812 Minne Lusa Boulevard	House	DO09:0243-084	Settlement
6815 Minne Lusa Boulevard	House	DO09:0243-070	Settlement
6816 Minne Lusa Boulevard	House	DO09:0243-083	Settlement
6819 Minne Lusa Boulevard	House	DO09:0243-071	Settlement
6820 Minne Lusa Boulevard	House	DO09:0243-082	Settlement
6851 Minne Lusa Boulevard	House	DO09:0243-072	Settlement
6852 North 24 Street	House	DO09:0243-057	Settlement
6854 Minne Lusa Boulevard	House	DO09:0243-081	Settlement
6855 Minne Lusa Boulevard	House	DO09:0243-073	Settlement
6858 Minne Lusa Boulevard	House	DO09:0243-080	Settlement
6859 Minne Lusa Boulevard	House	DO09:0243-074	Settlement
6862 Minne Lusa Boulevard	House	DO09:0243-079	Settlement
6865 Minne Lusa Boulevard	House	DO09:0243-075	Settlement
6866 Minne Lusa Boulevard	House	DO09:0243-078	Settlement
6869 Minne Lusa Boulevard	House	DO09:0243-076	Settlement
6870 Minne Lusa Boulevard	House	DO09:0243-077	Settlement
6903 Minne Lusa Boulevard	House	DO09:0245-029	Settlement
6908 North 30 Street	House	DO09:0246-019	Settlement
6909 Minne Lusa Boulevard	House	DO09:0245-030	Settlement
6911 Minne Lusa Boulevard	House	DO09:0245-031	Settlement
6911 North 24 Street	House	DO09:0160-003	Settlement
6915 Minne Lusa Boulevard	House	DO09:0245-032	Settlement
6919 Minne Lusa Boulevard	House	DO09:0245-033	Settlement
7001 Minne Lusa Boulevard	House	DO09:0245-034	Settlement
7002 Minne Lusa Boulevard	House	DO09:0245-045	Settlement
7005 Minne Lusa Boulevard	House	DO09:0245-035	Settlement
7008 Minne Lusa Boulevard	House	DO09:0245-044	Settlement
7009 Minne Lusa Boulevard	House	DO09:0245-036	Settlement
7012 Minne Lusa Boulevard	House	DO09:0245-043	Settlement
7012 North 30 Street	House	DO09:0246-005	Settlement
7015 Minne Lusa Boulevard	House	DO09:0245-037	Settlement
7016 Minne Lusa Boulevard	House	DO09:0245-042	Settlement
7016 North 31 Avenue	House	DO09:0246-013	Settlement
7019 Minne Lusa Boulevard	House	DO09:0245-038	Settlement
7020 Minne Lusa Boulevard	House	DO09:0245-041	Settlement
7020 North 30 Street	House	DO09:0246-006	Settlement
7102 North 24 Street	House	DO09:0245-028	Settlement
7103 Minne Lusa Boulevard	House	DO09:0245-039	Settlement
7103 North 24 Street	House	DO09:0160-002	Settlement
7105 North 24 Street	House	DO09:0160-001	Settlement

Address	Resource Name	NeHBS Number	Historic Context
7109 Minne Lusa Boulevard	House	DO09:0245-077	Settlement
7112 Minne Lusa Boulevard	House	DO09:0245-081	Settlement
7116 Minne Lusa Boulevard	House	DO09:0245-082	Settlement
7117 Minne Lusa Boulevard	House	DO09:0245-078	Settlement
7122 North 33 Street	House	DO09:0246-026	Settlement
7124 North 33 Street	House	DO09:0246-025	Settlement
7151 Minne Lusa Boulevard	House	DO09:0245-079	Settlement
7152 Minne Lusa Boulevard	House	DO09:0245-064	Settlement
7155 Minne Lusa Boulevard	House	DO09:0245-080	Settlement
7158 Minne Lusa Boulevard	House	DO09:0245-083	Settlement
7159 Minne Lusa Boulevard	House	DO09:0245-063	Settlement
7160 Minne Lusa Boulevard	House	DO09:0245-084	Settlement
7165 Minne Lusa Boulevard	House	DO09:0245-066	Settlement
7166 Minne Lusa Boulevard	House	DO09:0245-065	Settlement
7201 Minne Lusa Boulevard	House	DO09:0247-008	Settlement
7202 Minne Lusa Boulevard	House	DO09:0247-011	Settlement
7205 Minne Lusa Boulevard	House	DO09:0247-009	Settlement
7208 Minne Lusa Boulevard	House	DO09:0247-012	Settlement
7211 Minne Lusa Boulevard	House	DO09:0247-010	Settlement
7212 Minne Lusa Boulevard	House	DO09:0247-013	Settlement
7220 North 28 Avenue	House	DO09:0247-001	Settlement
7224 Minne Lusa Boulevard	House	DO09:0247-014	Settlement
7238 North 34 Street	House	DO09:0246-027	Settlement
7252 North 33 Avenue	House	DO09:0246-024	Settlement
7301 North 28 Avenue	Mt. Olive Lutheran Church	DO09:0247-002	Religion
7445 Idledale Lane	House	DO09:0249-002	Settlement
7712 North 33 Street	House	DO09:0250-005	Settlement
7715 North 39 Street	House	DO09:0359-004	Settlement
7717 North 39 Street	House	DO09:0359-003	Settlement
7723 North 28 Avenue	House	DO09:0249-001	Settlement
7731 North 40 Street	House	DO09:0359-005	Settlement
7740 North 38 Street	House	DO09:0359-002	Settlement
7806 North 36 Street	House	DO09:0359-001	Settlement
7902 North 36 Street	Florence Elementary School	DO09:0359-007	Education
7915 North 30 Street	Florence Home for the Elderly	DO09:0250-002	Services
7916 North 31 Street	House	DO09:0250-006	Settlement
7921 North 39 Street	House	DO09:0359-006	Settlement
8015 North 30 Street	Apartment Building	DO09:0252-007	Settlement
8101 North 30 Street	Apartment Building	DO09:0252-008	Settlement
8200 North 30 Street	Saint Philip Neri Catholic Church	DO09:0252-003	Religion
8216 North Ridge Drive	House	DO09:0252-004	Settlement
8223 North 28 Avenue	House	DO09:0252-010	Settlement
8223 North 30 Street	Florence Masonic Temple	DO09:0252-011	Association
8303 North 29 Street	House	DO09:0254-014	Settlement
8316 North 28 Avenue	House	DO09:0254-010	Settlement
8320 North 28 Avenue	House	DO09:0254-011	Settlement
8322 North 37 Street	House	DO09:0361-003	Settlement
8424 North 31 Street	House	DO09:0254-015	Settlement
8440 John J. Pershing Drive	Metropolitan Utilities	DO09:0256-002	Services
8516 North 29 Street	House	DO09:0254-013	Settlement
8601 North 30 Street	J.S. Paul Building	DO09:0254-005	Commerce
8605 North 28 Avenue	House	DO09:0254-012	Settlement

Appendix B. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
8607 1/2 North 30 Street	Price Building	DO09:0254-004	Commerce
8608 North 30 Street	Zesto	DO09:0254-016	Services
8702 North 30 Street	Florence Building	DO09:0254-001	Diversion
Between North 29 Street and North 30 Street, South of Dick Collins Road	Florence Depot	DO09:0256-003	Transportation
Florence Boulevard	Florence Boulevard	DO09:0156-002	Transportation
Florence Boulevard	Florence Boulevard	DO09:0152-003	Transportation
Florence Boulevard	Florence Boulevard	DO09:0154-003	Transportation
Florence Boulevard	Florence Boulevard	DO09:0158-001	Transportation

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Glossary of Architectural Styles and Survey Terms

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

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

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

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

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

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

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

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

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

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

Column. A circular or square vertical support member.

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

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

Example of Commercial Vernacular Style

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

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

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

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

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

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

Example of Cross Gable buidling form

Example of Dormer

Elevation. Any single side of a building or structure.

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

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

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

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

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

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

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

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

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

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

Example of Gabled Ell building form

Gable end. The triangular end of an exterior wall.

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

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

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

Example of Front Gable building form

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

Historic context. The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.

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

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

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

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

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

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

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

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

National Register of Historic Places (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices (see Chapter 1, Introduction of this report).

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

Neo-Classical Style (circa 1900-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

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

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

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

One-story Cube (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.

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

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

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

Example of One Story Cube building form

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

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

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

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

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

Shed roof. A roof consisting of one inclined plane.

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

Example of Side Gable building form

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

Site. The location of a prehistoric or historic event.

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

Structure. Practical constructions not used to shelter human activities.

Stucco. A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

Tudor Revival Style (circa 1920-1940). A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

Turret. A little tower that is an ornamental structure and projects at an angle from a larger structure.

Two-story Cube (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

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

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

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