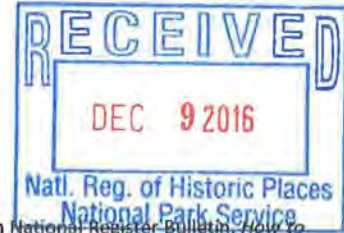


16000775



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name Scott-Omaha Tent & Awning Company

Other names/site number DO09:0121-055

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

2. Location

Street & Number 1501 Howard Street

City or town Omaha State Nebraska County Douglas

Not for publication Vicinity

3. State/Federal Agency Certification

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

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

Applicable National Register Criteria: A B C D

SHPO/Director [Signature] Date 12/5/16
Signature of certifying official/Title: _____
Nebraska State Historical Society
State or Federal agency/bureau or Tribal Government

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

Signature of Commenting Official _____ Date _____
Title _____ State of Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

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

[Signature] Date of Action 1-10-2017
Signature of Keeper _____
fin

Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

- Private
- Public-local
- Public-state
- Public-federal

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

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

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

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	Buildings
<u>0</u>	<u>0</u>	Sites
<u>0</u>	<u>0</u>	Structures
<u>0</u>	<u>0</u>	Objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions (Enter categories from instructions.)

INDUSTRY: manufacturing facility

Current Functions (Enter categories from instructions.)

VACANT: not in use

7. Description

Architectural Classification (Enter categories from instructions.)

Late 19th and Early 20th Century American Movements: Commercial Style

Materials (enter categories from instructions.)
Principal exterior materials of the property:

Foundation: BRICK (basement)
Walls: BRICK
Roof: OTHER (Built Up)
Other: STONE

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

Description

Summary Paragraph

The Scott-Omaha Tent and Awning Company (SOTA) building is a late-19th century commercial style building on a brick basement foundation located on the southwest corner of 15th and Howard Streets, approximately half a mile south/southeast of downtown Omaha, Douglas County, Nebraska. The approximately 35,000 square foot, rectangular three-story building supported by a brick basement was constructed in 1893 as a carriage factory by P.G. Karbach & Sons, established by Peter G. Karbach, one of Omaha's pioneer blacksmiths, to build carriages and wagons. Between 1898 and 1916, the building was the location of the Omaha-based Western Newspaper Union (WNU), which sold preprinted newspaper pages and newspaper plates to western and Midwestern rural newspapers. By the mid-1890s, the WNU was controlled by Omaha businessman, George A. Joslyn. From 1916 through 1964, the building was the location of the Scott-Omaha Tent & Awning Company, a company founded in Omaha in 1886 that specialized in tents, flags, and canvas goods. It provided tents and other war supplies for the War Department in both world wars. The building retains many of its exterior architectural features such as its general fenestration pattern, square piers, and cornice with brick corbels. The interior, particularly the basement, second, and third levels, still feature the two sets of large wood beams and wood support columns that extend north-south down the length of the building and large areas of open floor space.

Narrative Description

Site

The SOTA building is located in the south-central part of downtown Omaha, Nebraska, and is part of the original plat of city streets and blocks laid out circa 1855. When the area was first developed before 1880, it contained a mixture of commercial and residential buildings and partially or wholly undeveloped lots. Until the SOTA building was constructed in 1893, two residential buildings sat on the northern end of Lot 1, Block 169. The area became more commercial beginning in the 1890s, but since the mid-1960s, several buildings in the area have been removed, including the northeast and northwest corners of 15th and Howard Streets, and the two buildings (1507-1517 Howard St.) immediately west of the SOTA building. The south side of Block 169 was redeveloped as a modern urban fire station, and the north half of the Block 168 (west of the SOTA building) was redeveloped as the Omaha Police Department Headquarters. Other buildings in the area have been rehabilitated for new uses or otherwise remain in various states of repair. The north side of the SOTA building is parallel to Howard Street, which extends east-west along the property, and the east side is parallel to South 15th Street, which extends north-south along the property. An unnamed alley extends east-west along the rear of the property, and a surface parking lot is located on the west side of the building.

Exterior

The SOTA building is a rectangular, three-story building constructed of load-bearing brick exterior walls and a brick basement foundation. The front (north) elevation is divided into four bays delineated by five square piers (Photograph 1). The three easternmost sections of the front elevation are the same size, while the westernmost section is very narrow. At the ground level, the main entrance in the center is filled with a single-leaf contemporary commercial glass door, recessed into the building approximately two feet. The door is flanked by L-shaped plate glass display windows, with the upper sections of the windows partially enclosed due to the lowered ceilings of the interior. The bay to the left of the center bay contains a band of narrow, single-light fixed replacement sashes, while that to the right contains large plate glass display windows. The narrow section at the west end is filled with a single-light wood door and sidelight. This door leads to a stairwell up to the second floor, and is sheltered by a semi-circular, cantilevered flat roof. This bay contains one narrow window with flat jack arches on the second and third floors, all now enclosed. The second and third floors of the central bay contain three arched windows, while the flanking bays each contain two arched windows each. Only the central,

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

second-floor windows are not enclosed, and are filled with single-light, double-hung sashes. A cornice extends across the parapet wall, between the square piers, featuring an alternating pattern of brick corbels and dentils.

The west side of the building, originally a firewall between this and the neighboring building, is a stuccoed wall with no ornamentation (Photograph 2). The neighboring building has been removed, making this wall an exterior wall. The parapet roof wall along the west side steps down at regular intervals from the front (north) to the back (south). The south (rear) elevation features three distinct bays (Photograph 3). The central and easternmost bays are similar to the others around the building in that they are delineated by the square brick piers. The central bay features three windows at each level, with those at the basement level being smaller than the others. The easternmost bay features two similar windows at each level. Most of the windows on this elevation are enclosed. A metal fire escape hangs from the central and easternmost bays of the rear. The westernmost bay has a slightly different fenestration pattern: a loading dock entry is located in the southwestern corner along the alley. The lintel of the entry is formed by an exposed piece of steel or iron (Photograph 4). The entry is filled with a small multi-panel, wood garage door and a single-leaf entry filled with a metal door. Two former windows adjacent to the loading dock have been enclosed with brick. There are two sets of windows in this bay located between the first and second and the second and third floors, respectively.

The east (side) elevation features five wide bays: large square brick piers similar to those on the front delineate the two north and south bays (Photograph 3). The central, projecting three-window bay is flanked by four-window bays. The two end bays feature the same brick corbelled cornice as found on the front elevation. Near the northeastern corner, former basement windows and light wells have been enclosed and filled in. The southern bay has a single-leaf entry filled with a metal door. The adjacent bay has another single-leaf entry filled with a metal door. The ground floor level at the northern end has similar large plate glass display windows as found on the front elevation. The adjacent bay contains two large picture windows, and the center bay has a single-leaf entry filled with a metal door. This entry is reached by a set of metal stairs. Most of the windows on this elevation have been partially or completely enclosed. A small structure on the roof in the southwest corner contains the machinery for a large freight elevator located in this section of the building. A chimney projects above the roof near the northwest corner of the building, and it currently is surmounted by contemporary vents.

Interior

At all four levels, the building's interior is delineated by two sets of large wood beams supported by a series of wood posts, which run the length (north-south) of the building, dividing the building into western, central, and eastern one-third sections (Figure 1). These wood columns served not only to structurally support the floors and roof, but also to potentially delineate each floor into storefronts and distinct offices and rooms, which could then be leased and subleased to other small businesses.

At the ground floor level, the north end of the building is currently partitioned into a series of rooms for the former business: sales floor, offices, storage, workrooms, and restrooms. A small ramp extends from the front entrance onto the sales floor (Photographs 7, 8). The large wood posts are either hidden within partition walls or enclosed in modern materials. The wood floors have been covered with carpets or other floor covers in many rooms, but some rooms still contain wood floors. Although some windows have been enclosed or resized for smaller windows, some still feature historic wood trim (Photograph 13). The southwest corner of the building, adjacent to the loading dock entry from the rear alley, contains a large freight elevator that provides access to all levels of the building. The elevator includes pairs of wood door and wood and metal gates (Photographs 16, 17).

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

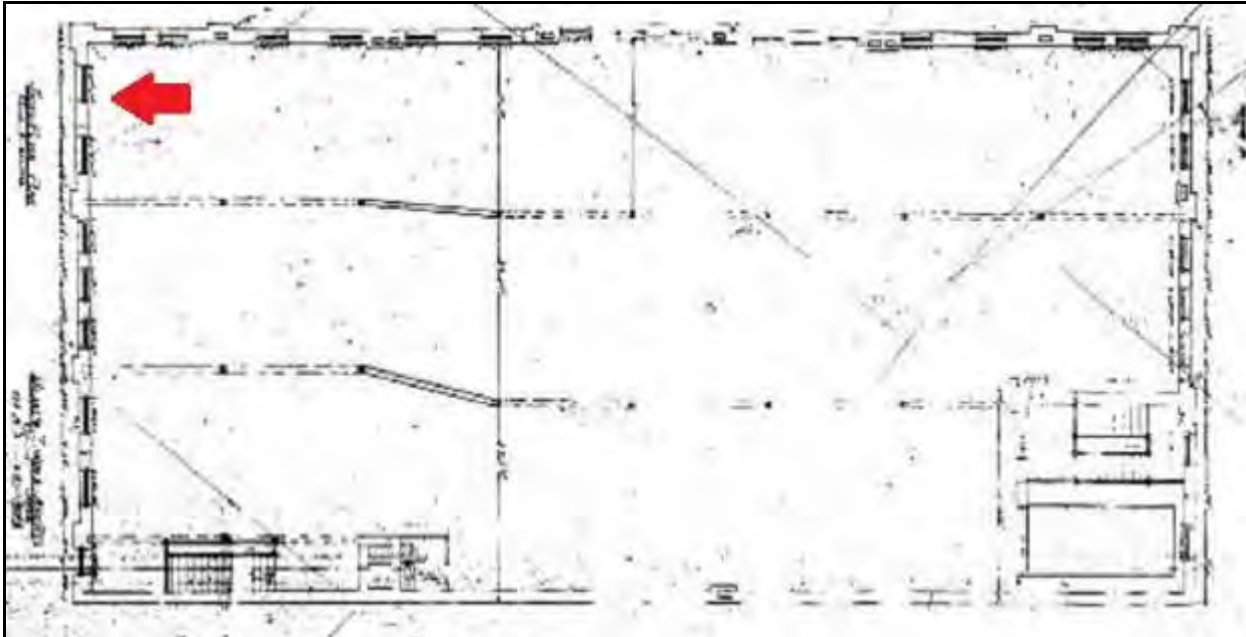


Figure 1: Interior floorplan, showing approximate location of two rows of supporting posts and possible partition walls to create three distinct storefronts. North is indicated by the RED arrow. Original plans available from Planning Department, City of Omaha.

The basement is accessed by a central wood stairwell with curved and straight flights of stairs, and features newel posts with chamfered corners (Photographs 18, 19). The basement has a concrete floor, and is delineated by the two sets of wood posts described above. Some of the posts have chamfered corners, and many at the basement and ground floor levels have angle braces, giving them a “Y” shape (Photograph 20). The western third of the basement is partially enclosed from the other sections, and appears to have been used as utility space: much of the building’s current heating plant and other utilities are located in this area (Photograph 21). A small rectangular room is located in the northwest corner, and appears to be wholly contained under the public sidewalk above (Photograph 22). It has brick walls and a vaulted brick ceiling. Its original purpose is unknown, but is probably related to early utilities for the building. A manhole in the sidewalk above is visible near the northeast corner. Near the southwest corner of the basement, adjacent to the freight elevator, a metal fire door still hangs on the west wall, but the doorway into the building next door (no longer extant) has been enclosed with concrete blocks (Photograph 23).

The basement is also accessible from two entries in the southeast corner of the building. The entry from the south elevation descends a set of stairs to a door, which leads into a small room at the south end of the basement enclosed by contemporary partition walls. The entry from the east elevation descends directly into the eastern-central section of the basement, with the wood supports extending down the length of the space (Photograph 24). Remnants of a bead board ceiling are still evident in western section (Photograph 27), whereas the ceilings in the central and eastern sections feature exposed floor joists and ductwork. The northern end of the basement contains the original basement exterior contained within the former light wells (Photograph 28), now enclosed by the modern sidewalk above. Some entries and windows still contain doors or sashes.

On the second floor, the western third of the building is mostly partitioned off in to a series of smaller rooms, while the center and eastern sections are largely still completely open, interrupted only by the wood columns (Photograph 29). A small former apartment is located in the southeast corner of the second floor, containing a

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

large square room, a large closet, a small kitchenette, and a bathroom (Photographs 33, 34). The stairwell from the entry on the northwest corner of the front elevation is enclosed in the northwest corner (Photograph 36). Most of the windows on the floor are enclosed, except for the three in the north end of the central section, four on the east side, and four on the south side. The third floor is mostly open, with the pairs of wood columns extending north-south down the length of the building (Photograph 36). Some small rooms have been partitioned off in the south end of the third floor. The stairwell from the second floor in the northwest corner is delineated by a railing (Photograph 37). The windows are almost entirely enclosed. The interior enclosures of some have been removed or fallen away, exposing what appear to be historic double-hung sashes that incorporates a small, bottom hopper-style casement sash. Another fire door still hangs on the west wall, but as with the door in the basement, the opening has been enclosed with concrete blocks (Photograph 38).

Integrity

The building retains its original footprint, and the building retains much of its original painted brick exterior and fenestration. Four windows on the ground floor near the northeast corner were replaced with two large picture windows. Many of the windows, especially those on the second and third floors, are currently covered with plywood, but the window sashes themselves have been retained; the sashes need only to be uncovered and rehabilitated. On the interior, the ground floor has seen the most modification, with partition walls creating a series of small offices and work rooms for the previous tenant of the building. The second and third floors retain more of their original open floor plans. The second floor retains a modern apartment in the southeast corner of the building, and much of the west side of the second floor is also enclosed with partition walls. The third floor contains the least modification. The basement mostly retains its original open floorplan, but like the second floor, the west side of the room is partially enclosed with modern partition walls. Partition walls have been erected to create a few other small offices and rooms, especially in the south end of the basement.

The building retains its integrity of location and setting, although the character of the neighborhood has changed, with the overall commercial character of the neighborhood having been lost. The building next door (west) and other nearby buildings have been razed, and others have been replaced by modern buildings like the fire station on the south end of the block and the police headquarters located on the north end of the next block. The building also retains its integrity of design, materials, and workmanship even with the replacement of the original windows on the ground floor. These losses could be restored during a future rehabilitation of the building. The building retains sufficient integrity of location, design, setting, materials, and workmanship to support the building's integrity of association and feeling. The building is structurally sound and has been adequately maintained for 123 years.

Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

A: INDUSTRY

Period of Significance

A: INDUSTRY, 1917-1946

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architects: Blake & Zander

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

Statement of Significance Summary Paragraph

The Scott-Omaha Tent & Awning Co. (SOTA) Building is eligible for the National Register of Historic Places under Criterion A: Industry. Beginning with the United States' entry into World War I, the building served as SOTA's central production facility for designing and manufacturing various canvas and cloth military supplies. SOTA produced tents and related products, including balloon-related equipment during World War I due to its proximity to the "Balloon School" at Fort Omaha, located north of downtown Omaha, Nebraska. During the World War I period, Allen C. Scott developed, refined, and perfected his design of the "aviator's parachute," the patent for which he assigned to the federal government. Scott's design served as the basis for parachute refinements and designs through the present time. The building continued to serve as the headquarters of SOTA as it expanded in the 1920s and 1930s, and during World War II, was again the company's central war production facility for War Department contracts. After the war, the company grew less quickly as changing tastes and the development of air conditioning obviated the need for awnings and related products. SOTA converted production back to civilian consumer products, particularly focusing on tents and related equipment for Boy Scouts. The period of significance for Criterion A: Industry is 1917-1946. This period includes a period of significant growth for SOTA, when it was first awarded War Department contracts prior to World War I to provide tents and balloon-related and other supplies to the War Department, where Scott developed the "Scott parachute," and it continues until the end of World War II and SOTA's shift back to the production of civilian goods and the sale of surplus military goods after the war.

Narrative Statement of Significance

Criterion A: INDUSTRY

Scott-Omaha Tent & Awning Co.

The antecedents of the Scott-Omaha Tent & Awning Company, were the Omaha Tent & Awning Company, founded by Alfred H. Rawitzer in Omaha circa 1888, and the Scott Tent & Awning Company, founded in 1910 by Allen Cecil Scott. Rawitzer was born circa 1864 in Nebraska to William and Sophia Rawitzer, immigrants from Germany.¹ In 1883, Rawitzer was a clerk for Kelsey & Wilkinson, an Omaha grocery store. In 1885, it appears Rawitzer held two different jobs: the first in the Union Pacific shops,² and as an engineer for the *Omaha Republican* (newspaper).³ In 1887, he returned to Union Pacific as a machinist.⁴ The following year, however, Rawitzer was listed in the city directory as an "awning mfr."⁵ Scott was born on August 16, 1882 in Omaha, to William Wilbur and Elizabeth (Johnson) Scott. His father was an Ohio native, and had moved to Omaha in the 1870s, where he worked for the Omaha Merchants Express Company for 22 years. After graduating from Omaha's public schools, Scott worked for the Chicago & Northwestern Railroad for two years, and then moved to Seattle, Washington to work for a steamship company, after which he returned to work in Omaha's Western Weighing Association for three years. In 1905, he began working as a shipping clerk at the Rawitzer's Omaha Tent & Awning Company. Scott quickly rose to become manager of the firm, but left to start his own company in 1910.⁶ Scott and Rawitzer consolidated their businesses in 1912, however, under the name "Scott-Rawitzer Manufacturing Company,"⁷ which operated from a building on the northwest corner of 11th and Harney Streets in Omaha (Figure 2).

¹ United States Census. Douglas County, Nebraska: 1870

² Nebraska State Census. Douglas County, Nebraska: 1885

³ Ancestry.com. *U.S. City Directories, 1822-1995* – Omaha 1885: 363

⁴ Ancestry.com. *U.S. City Directories, 1822-1995* – Omaha 1887: 562

⁵ Ancestry.com. *U.S. City Directories, 1822-1995* – Omaha 1888: 714

⁶ "Will Organize New Tent and Awning Company," *Omaha World-Herald* 13 May 1910: 2

⁷ Wakely 1917: 201

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Figure 2: Advertisement for the Scott-Rawitzer Manufacturing Company in the Omaha Sunday Bee, 29 Jun. 1913: 8B

On June 13, 1914, Rawitzer suddenly died from an accidental or intentional ingestion of poison;⁸ Scott continued to manage the jointly-owned company as the estate was settled. In January, 1915, Scott bought Rawitzer's interests in their joint company, including both the Omaha and Lincoln Tent & Awning Companies, which together employed between 70 and 110 employees depending on the season.⁹ Scott consolidated his hold on the tent/awning/canvas goods industry of the Omaha region with the March, 1915 purchase of Rawitzer's interest in the "Gate City Tent & Awning Company," having previously purchased Rawitzer's interests in a similar firm in St. Joseph, Missouri.¹⁰ He rebranded the firm the "Scott-Omaha Tent & Awning Company."¹¹

SOTA and the Development of US Army Parachutes in WWI

As the former Western Newspaper Union building at 1501 Howard Street underwent renovations in early 1916, Scott negotiated in mid-1916 to lease the building for SOTA.¹² The company moved into the building at 1501 Howard Street in late 1916. In April, 1917, the United States entered World War I. During the war, the Scott company received numerous War Department contracts for military supplies, and the firm placed numerous "want ads" in the *Omaha World-Herald* at various times throughout 1917 and 1918, seeking at one time "girls...for hand work on Army supplies/no experience necessary"¹³ and another time for "men and young men to help win the war/hand work on Army supplies."¹⁴ By the end of the World War I, SOTA employed 300-350 people at nine plants and was the largest producer in the United States of canvas and cloth products for the War Department, manufacturing balloons, parachutes, hangars, tents, covers, sandbags, and signals and tool kits. The company may have specialized in balloons, parachutes, and other related items because Fort Omaha was considered "the greatest balloon school in the world" by end of the war in November, 1918.¹⁵

SOTA probably had a unique position to bid on War Department contracts due to its proximity to Fort Omaha. The fort had been established north of downtown Omaha, Nebraska in 1868 as "Sherman Barracks," but the name was changed in 1878 to "Fort Omaha."¹⁶ The fort's future was in doubt when it was abandoned by the

⁸ "Rawitzer Found Dead in Garage at Carter Lake," *Omaha World-Herald* 13 Jun. 1914: 1

⁹ "Scott Buys Rawitzer Holdings in Company," *Omaha World-Herald* 16 Jan. 1915: 10

¹⁰ "Scott Has Bought All of Rawitzer Holdings," *Omaha World-Herald* 3 Mar. 1915: 8

¹¹ *Wakely* 1917: 201

¹² "Remodel Joslyn Building; Scott Negotiating Lease" *Omaha World-Herald* 28 May 1916: 7

¹³ "Advertisement," *Omaha World-Herald* 19 Mar. 1918: 12

¹⁴ "Advertisement," *Omaha World-Herald* 16 Apr. 1918: 12

¹⁵ "Will Continue to Fill War Supply Orders," *Omaha World-Herald* 12 Nov. 1918: 2

¹⁶ *Savage* 1894: 158

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

War Department in 1896 when the Department abandoned many of its western forts as the “Indian Wars” came to a close; its original purpose, as a supply depot for other western fortifications, had been made superfluous by advances in transportation, and it remained abandoned until 1905. Certain leases of fort land contained stipulations that the land revert back to the original owners (or heirs) should the fort be abandoned, and to remove this possibility, the War Department created a school at Fort Omaha for noncommissioned officers to learn communications (radio and telegraphy) and as a maintenance hub for certain fortifications in the United States and the Philippine Islands.¹⁷

The U.S. Army Signal Corps Balloon Detachment was first organized at Fort Myer, Virginia, and in 1905, the detachment and all balloon activity was transferred to Fort Omaha, which had a large steel hangar, a hydrogen gas generator, and a compressor and large tanks for gas storage.¹⁸ Fort Omaha was not a logical choice for the ballooning; the parade ground, from which balloons took off, was ringed by trees and buildings, and the area suffered from extremes of weather. In October, 1913, the balloon program at Fort Omaha was suddenly shuttered and the Balloon Detachment and equipment were transferred to Fort Leavenworth, Kansas.¹⁹

World War I, which raged for three years before the United States entered the war, renewed the War Department’s interest in ballooning. Fort Omaha was designated a Balloon School in November, 1916. The Army slowly moved resources and men to Omaha to begin training, and after the United States entered the war in April, 1917, the United States moved quickly to catch up to the latest French and German balloon technology being deployed on the front. Thousands of men arrived during the summer of 1917, and tents were soon erected on parts of the parade ground. The Goodyear Rubber Company shipped a copy of a French balloon that included a telephone for communications and was attached to a truck via a winch, making the balloon highly mobile and easier to deploy. In late 1917, it was determined the Fort was too small, and so an additional 119 acres in Florence, northwest of Omaha and west-northwest of Fort Omaha, were leased by the War Department. Florence Field, as it was known, had three balloon squadrons training by December, 1917.²⁰

Hydrogen balloons (Figure 3) were dangerous as hydrogen was highly flammable. Accidents at the Fort and Florence Field killed a few of the balloonists. Observing from balloons was also dangerous in the sense that weather conditions could suddenly change, or machinery meant to guide a balloon or tether it to the ground might fail. On the battlefield, the enemy would certainly attempt to bring balloons down. It became necessary to develop a mechanism or device to provide the men in the balloon with a safe return to the ground if their balloon was destroyed or disabled. Parachutes were developed to solve this problem, but early versions were located on the outside of the balloon’s basket, and were supposed to unfold as the observer jumped out and away from the basket. The rigging of the balloon and the parachute could become entangled, or the burning balloon, if it exploded, could burn the parachute too.²¹

On October 19, 1917, Lt. Frank Goodale made the first jump at Fort Omaha from an observation balloon using a version of the fold-out parachutes then being used on the Western Front. Goodale jumped from a height of 1,500 feet in front of a crowd of dignitaries that included former president William Howard Taft. It was explained that periodic jumps such as Goodale’s would be made at Fort Omaha to train the observers training there to safely escape if their balloons were attacked by Germans.²² Allen Scott probably attended this and

¹⁷ Lebow 1998: 16

¹⁸ Whitehead 2013

¹⁹ Whitehead 2013

²⁰ Whitehead 2013

²¹ Whitehead 2013

²² “Taft Witnesses First Use of Parachute,” *Omaha World-Herald* 19 Oct. 1917: 1

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

other such demonstrations at Fort Omaha or Florence Field in his capacity as a contractor and even as an interested citizen. It may have been during these demonstrations, with the public demonstrations of the parachutes and the deadly consequences of failure that may have left an impression on Scott, and fired his imagination to produce a better parachute.



Figure 3: Observation balloon at Fort Omaha, Nebraska, 1918. From the Durham Museum Collection.

At his Omaha factory, Scott would have had access to materials on which to experiment, such as the availability of different kinds of cloth and canvas, as well as specialized sewing machines to create prototype parachutes. He appears to have done so throughout the rest of the war, seeking a more reliable, safe parachute. While it is unknown how many iterations of his parachute Scott tested or how he tested them, he was at last successful: in a September 2, 1918 newspaper article, Scott replied positively to a question about whether he had invented a new type of parachute for “aeroplane aviators.”²³ Scott’s new parachute essentially was two parachutes: a small one which, when deployed, served to pull out the main parachute, allowing the larger parachute to successfully inflate, and float the aviator safely to the ground. The Scott parachute, as it is called, was successfully tested at Fort Omaha using a test dummy pushed from a balloon. The aviators at Fort Omaha pronounced it a successful test. Scott filed patent number 1,378,382 on November 7, 1918 and the patent was granted on May 17, 1921²⁴ (Figure 4). In its 1964 obituary for Allen C. Scott, *The New York Times* stated that Scott often remarked that his solution to the parachute problem – to use the small pilot parachute that would open and then pull out the main parachute – was so simple that he was amazed someone else had not thought of it first. The obituary also

²³ “Scott Parachute Will Give Aviator a Chance,” *Omaha World-Herald*, 2 Sep. 1918: 1

²⁴ United States Patent Office 17 May 1921: 491

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

quoted a Strategic Air Command spokesman in Washington, D.C., as stating that “the Scott chute was the basic model for all subsequent improvements” on the modern parachutes used by the military at the time. Scott, who is also credited with a prototype of the parachute harness, eventually assigned his patent to the federal government.

Scott guided the company through war-time expansions and contractions, after which the company sold surplus Army and Navy goods (Figure 5). After the war, SOTA continued to expand, with the purchase of a plant in Seattle that serviced Alaska, Australia and other Pacific Rim markets. Scott indicated this plant alone did at least \$1 million in business, not including government contracts.²⁵ By 1921, he is credited with owning the Scott-Omaha, Lincoln (Nebraska), St. Joseph (Missouri), and Seattle (Washington) Tent & Awning Companies, the Scott-Bury Motor Company (Packard dealership), Scott Manufacturing Company, and Stroud and Company (construction machinery).²⁶ The company survived Scott’s voluntary bankruptcy in March, 1932.²⁷ With war breaking out in Europe in September, 1939 and the Roosevelt administration slowly preparing the United States for war, SOTA was again awarded contracts for military supplies: in September, 1940, the company prepared to fill an order for 5,000 tents, adding more than 100 employees to its payroll.²⁸ Throughout the war years, the Scott Company appears to have remained highly engaged with defense contracts, as the company advertised at least once a week in the *Omaha World-Herald* during this time for boys, girls, and women to work day and night shifts.

When World War II ended and Scott was left with surplus military products, the company transitioned back to the civilian economy by selling “Army surplus” goods as it had after World War I: SOTA marketed pup tents alpaca-lined aviator jackets, and “new Army mess kits, canteens, lanterns, pack bags, belts”²⁹ for Boy Scouts. In other print advertisements, SOTA marketed directly to the Boy Scouts on a national scale (Figure 5). While SOTA remained in business throughout the 1950s and early 1960s, it was never again as large as it was during the two world wars. When Scott announced the sale of his company and retirement in April, 1964 after 60 years in business, he recounted that at its height during World War II, he employed over 500 people during round-the-clock shifts and that his company’s tents sheltered thousands of American soldiers around the world.³⁰ From the late 1910s through the 1930s, Scott built a large company with locations around the country, providing tents and canvas products to the military during both world wars.³¹ The new owners of the company, O.A. Olson & Sons, moved production to 1763 Jackson Street.³² Scott died 1 May, 1964.³³

²⁵ “Al Scott Purchases Factory in Seattle,” *Omaha World-Herald* 13 Mar. 1919: 9

²⁶ “A.C. Scott Wedded to Secretary June 21,” *Omaha World-Herald* 1 Aug. 1921: 1

²⁷ “Allen C. Scott, Tent Merchant, Bankrupt,” *Omaha World-Herald* 29 Mar. 1932: 4

²⁸ “Tent Needles Getting Too Hot,” *Omaha World-Herald* 27 Sep. 1940: 10

²⁹ “Advertisement,” *Omaha World-Herald* 13 Dec. 1945: 22

³⁰ “Tent Maker Proudest of Parachute,” *Omaha World-Herald* 26 Apr. 1964: B10

³¹ “Allen C. Scott, Designed Chutes,” *The New York Times* 2 May, 1964 (Web).

³² “Announcement,” *Omaha World-Herald* 14 Apr. 1964: 33

³³ “Allen C. Scott is Dead at 84,” *Omaha World-Herald* 1 May 1964: 36

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

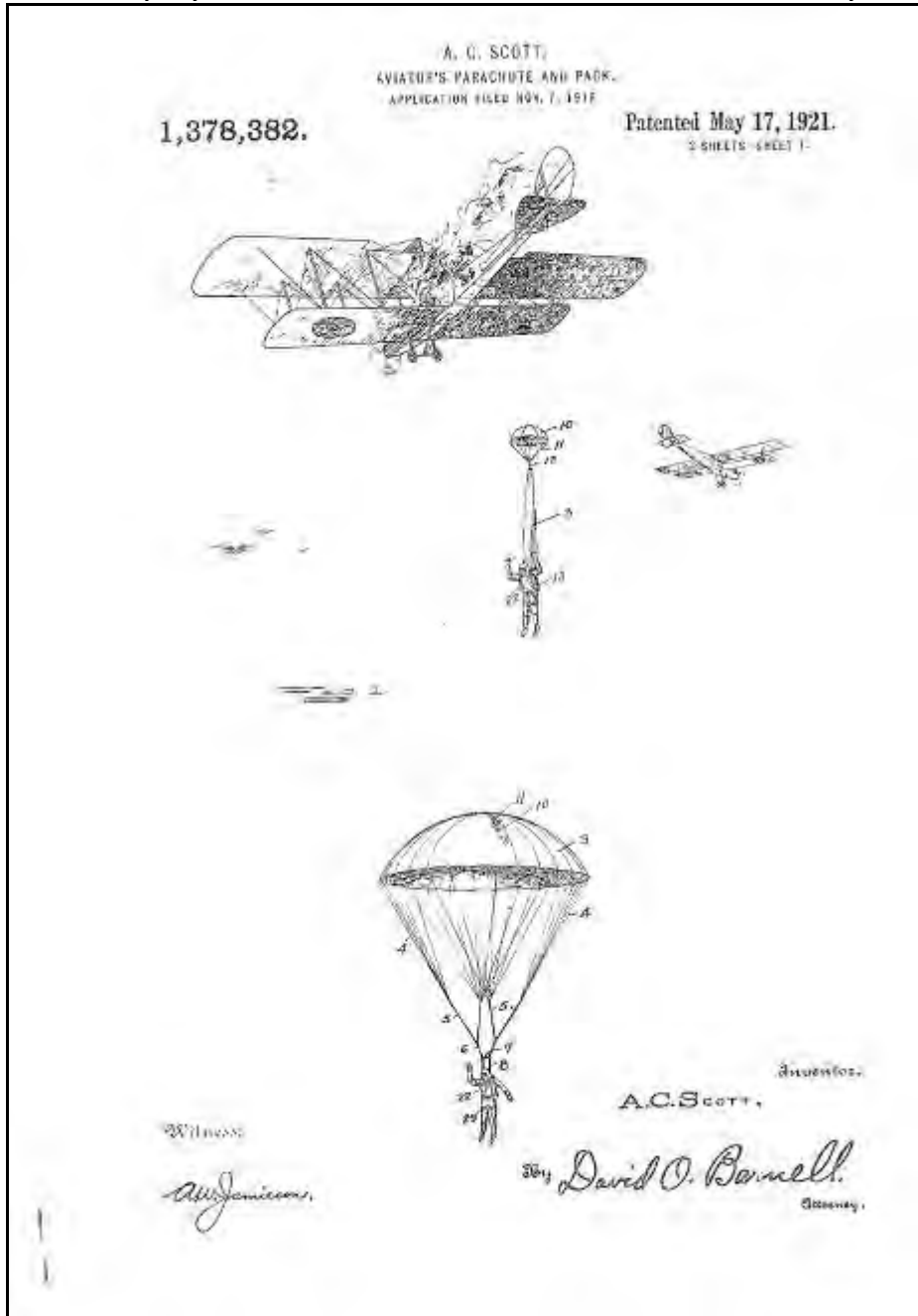


Figure 4: Detail from the Scott patent for the "Aviator's Parachute and Pack."

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Figure 5: SOTA advertisement from the (Omaha) Chamber of Commerce Journal, 7 Jan 1922: 12. This advertisement indicates SOTA transitioned from War Department contracts to the civilian market in part by selling military surplus goods to the local market.



Figure 6: SOTA advertisement from the March, 1946 edition of "Boys Life," the magazine of the Boy Scouts of America. As it did in World War I, SOTA transitioned back into the civilian market by catering to niche markets which might use surplus material left over from World War II.

Additional Historic Context: Blake & Zander, Architects

The SOTA building was designed by the Omaha firm of Blake & Zander. Joseph Stillman Blake and Ozias Marcellus Zander formed an architectural partnership in Omaha in 1890, with offices in the New York Life Building, after both previously worked independently in Omaha and other cities in the upper Midwest since the late 1860s and early 1870s. Prior to designing the SOTA building, the firm designed buildings for Baptist State University in Des Moines, Iowa; the County Courthouse, Guthrie, Iowa; the Soldier's Home, Marshalltown, Iowa; the Industrial Home in Milford, Nebraska; and the Murray Hotel and Boyd's Opera House, both in Omaha, Nebraska.³⁴

Blake was born on September 3, 1835, in Vermont.³⁵ In 1850, he and his family were living in Cambridge, Lamoille County, Vermont,³⁶ but as a young man, Blake ventured west, first to LaCrosse County, Wisconsin

³⁴ Phoenix Publishing 1892: 135
³⁵ "Died," *Omaha World-Herald* 2 Jul. 1898: 8
³⁶ United States Census. Lamoille Count, Vermont: 1850

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

where he was living in 1860.³⁷ During the Civil War, Blake was a Sgt. Major in Co. B, 2nd Wisconsin Cavalry from 1861-1862.³⁸ After the war, he returned to Wisconsin, and in 1868, he moved to Des Moines, Iowa, and established himself as an architect/builder and remained there until moving to Omaha in 1887.³⁹ He died at his home on July 1, 1898, and is buried at Forest Lawn Cemetery.⁴⁰

Zander was born October 7, 1848⁴¹ in Milwaukee, Wisconsin. His father, Aurelius Zander, was a carpenter.⁴² In 1870, Zander, still living in Wisconsin, was married and employed as a laborer,⁴³ but by 1880, he and his family moved to Minneapolis, Minnesota, where he was an "architect/builder."⁴⁴ He moved to Omaha in 1890⁴⁵ and formed the partnership with Blake soon after. Zander became the full owner of the firm in 1894, and practiced architecture in Omaha through 1904.⁴⁶ The Omaha Society of Architects was formed in Zander's office in 1897.⁴⁷ In late 1903, Zander and his wife moved to Sheridan, Wyoming.⁴⁸ Zander remained in Sheridan at least through 1917,⁴⁹ but moved to Tacoma, Washington before 1920, at which time, he worked as a "painter [in a] shipyard."⁵⁰ Zander lived in the Tacoma, Washington area for the next 20 years, and died on October 31, 1940.⁵¹

Additional Historic Context: Property History

The SOTA building is located at 1501-1505 Howard Street, Omaha, Douglas County, Nebraska, on Lot 1, Block 169 in the original plat ("City Lots") of Omaha (Figure 7).⁵² It is more generally located in the northern end of the west half of the southeast quarter of Section 22, Township 15 North, Range 13 (Figure 8). The patent for both halves of this quarter section were issued to John McCormick on May 1, 1860.⁵³ Much of the land that comprises the original site of Omaha was granted to two patentees: McCormick and Jesse Lowe, both in 1860.⁵⁴

The property was platted and sold several times between 1860 and the early 1890s. By the late 1880s, the large rectangular lot on the southwest corner of South 15th and Howard Streets contained two story-and-a-half houses, which were located at the northern end of the lot, and oriented to the east: 502 and 504 South 15th St. (Figure 9). These two buildings remained on the property until at least the first quarter of 1893, when P.J. Karbach announced plans to let a contract "about May 1" for a 66' x132' building "at 15th and Howard" (Figure 10) with plans drawn by the architectural firm, Blake & Zander (Figure 11).⁵⁵ Karbach's original plans for the building – a carriage/wagon factory – failed, probably due to the Panic of 1893. As early as November, 1893, Karbach advertised the building as a storage facility for carriages, wagons, and buggies.⁵⁶ The next year,

³⁷ United States Census. LaCrosse County, Wisconsin: 1860.

³⁸ Nebraska State Historical Society 2015

³⁹ Phoenix Publishing 1892: 135

⁴⁰ "Died," *Omaha World-Herald* 2 Jul. 1898: 8

⁴¹ FindaGrave.com 2016

⁴² United States Census. LaCrosse County, Wisconsin: 1860

⁴³ United States Census. Crawford County, Wisconsin: 1870

⁴⁴ United States Census. Hennepin County, Minneapolis: 1880

⁴⁵ Phoenix Publishing 1892: 135

⁴⁶ Nebraska State Historical Society 2016

⁴⁷ "Architects Organize," *Omaha World-Herald* 11 Apr. 1897: 8

⁴⁸ "News of the Week," *The Improvement Bulletin* 16 Jan. 1904: 14

⁴⁹ "Architect's Directory," *The American Contractor* 22 Sep. 1917: 58

⁵⁰ United States Census. King County, Washington: 1920

⁵¹ State of Washington 1940

⁵² Douglas County Clerk 2016

⁵³ "Land Patent for John McCormick," Bureau of Land Management/General Land Office 1860

⁵⁴ Sorenson 1889: 114

⁵⁵ "A Little Stir in Building," *Omaha World-Herald* 11 Mar. 1893: 1

⁵⁶ Advertisement, *Omaha Bee* 12 Nov. 1893: 8

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

however, the address is still advertised as the location of “P.J. Karbach & Sons, carriage makers.”⁵⁷ The Karbach family sold the building in 1896 to Charles Turner for just over \$43,000.⁵⁸

Turner owned the property until December, 1897, when he sold it to George A. Joslyn. In February, 1898, the WNU announced it was moving from its earlier location at 12th and Howard Streets to the former “Karchbach factory” building at 15th and Howard Streets.⁵⁹ During its tenure in the building, the WNU operated out of the basement, alternating between the addresses 510 or 512 South 15th St.⁶⁰ Joslyn and two other investors capitalized the Western Paper Company in 1898, to sell ink, paper and related goods at wholesale prices,⁶¹ and it operated out of the Howard Street (ground floor) of the building (Figure 12).⁶² The next year, the WNU sold the building directly to Joslyn.⁶³ The WNU and the Western Paper Company remained in the building, however, until early 1916: in December, 1915, Joslyn announced that once the new WNU building was completed he would remodel the 1501 Howard Street building for new tenants. John McDonald, the Omaha architect who designed Joslyn’s home and the new WNU building, designed the renovations.⁶⁴

By May, 1916, the renovations of the main floor at street level and three storefronts along the Howard Street (north) side of the building were underway. Since the WNU operated out of the basement and used a 15th Street address during its tenure in the building, Joslyn may have felt compelled to create more modern and better-defined commercial storefronts along Howard Street to better appeal to potential commercial tenants. SOTA signed a 10-year lease with Joslyn in June, 1916: it would occupy one of the storefronts and sublease the other two and some of the second-floor offices. The company planned to move in September, after the \$16-20,000 renovation was completed (Figure 13).⁶⁵

With Joslyn’s death in the fall of 1916, the SOTA building was part of his estate inherited by his wife, Sarah Joslyn. She retained ownership of the building for the remainder of her life. In 1928, Joslyn incorporated the “Society of Liberal Arts” to actively manage the “Joslyn Memorial building” (today’s Joslyn Art Museum) she was constructing as a memorial to her husband.⁶⁶ When Sarah Joslyn died in 1940, her will directed that after making certain bequests, the residue of her estate – including the SOTA building - should pass to the Society of Liberal Arts.⁶⁷ In March, 1941, SOTA purchased the building from the Society, after the latter received permission to sell it from the Omaha city council, as Nebraska state law required of certain educational and philanthropic organizations at the time.⁶⁸ A month later, SOTA received a permit to renovate the storefront of the building,⁶⁹ which probably included installation of large display windows (Figures 14 and 15). SOTA remained in the building until Scott sold the company in 1964. After Allen C. Scott’s death in 1964, his widow retained ownership of the building until 1969,⁷⁰ after which it was purchased by the Bobbitt Moulding and Frame Company, which was located at 1507 Howard Street (immediately next door to/west of the SOTA building). The remaining side (east)

⁵⁷ Advertisement, *Omaha World-Herald* 9 Aug. 1894: 4

⁵⁸ “Court Cullings,” *Omaha World-Herald* 24 Jan. 1896: 8

⁵⁹ “Local Brevities,” *Omaha World-Herald* 10 Feb. 1898: 1

⁶⁰ Ancestry.com. *U.S. City Directories, 1822-1995* – Omaha 1899: 396

⁶¹ “New Paper Company,” *Omaha World-Herald* 7 Oct. 1898: 10

⁶² Mihelich 2010

⁶³ “Real Estate Transfers,” *Omaha World-Herald* 29 Dec. 1899: 6

⁶⁴ “Likely to Remodel Old Bldg for Three Stores,” *Omaha World-Herald* 21 Dec. 1915: 11

⁶⁵ “Scott Tent & Awning Co. Leases 15th & Howard Bldg.” *Omaha World-Herald* 8 Jun. 1916: 4

⁶⁶ “Mrs. Joslyn to Build Memorial,” *Omaha World-Herald* 6 May 1928: 1

⁶⁷ “Joslyn Estate is \$2,648,462” *Omaha World-Herald* 27 Mar. 1940: 1

⁶⁸ “Building Bought by Scott Firm,” *Omaha World-Herald* 25 Mar. 1941: 6

⁶⁹ “Building Permits,” *Omaha World-Herald* 23 Apr. 1941: 23

⁷⁰ “Bobbitt Firm Buys Building,” *Omaha World-Herald* 9 Feb. 1969: 8C

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

light wells were enclosed sometime circa 1980 (Figure 16). Bobbitt remained in the building until the company closed due to financial troubles in December, 1988.⁷¹ The building became subject to real estate speculation throughout the 1990s and 2000s, housing a succession of copying and printing businesses through 2014. It was purchased by the current owner in March, 2015.⁷²

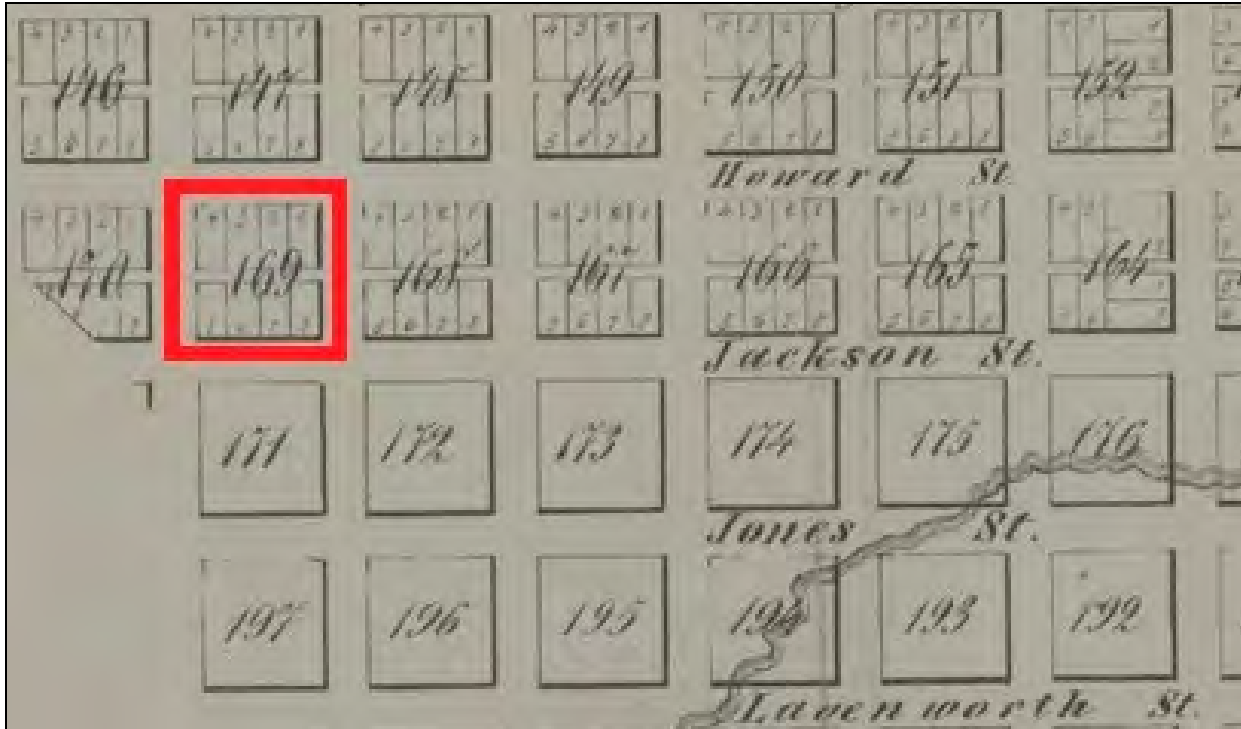


Figure 7: 1854 Town Plat of Omaha, with Block 169 indicated in RED. From Omaha Public Library Collection.

⁷¹ "Agreement Closes 55-Year Old Firm," *Omaha World-Herald* 13 Dec. 1988: 19

⁷² Douglas County Clerk – Deeds: 2016

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Figure 8: Detail of 1856 survey map of T15N, R13E, showing the location of Section 22 in BLUE, the southeast quarter in YELLOW, and the approximate location of the SOTA building in RED.

Scott-Omaha Tent & Awning Company
 Name of Property

Douglas County, Nebraska
 County and State

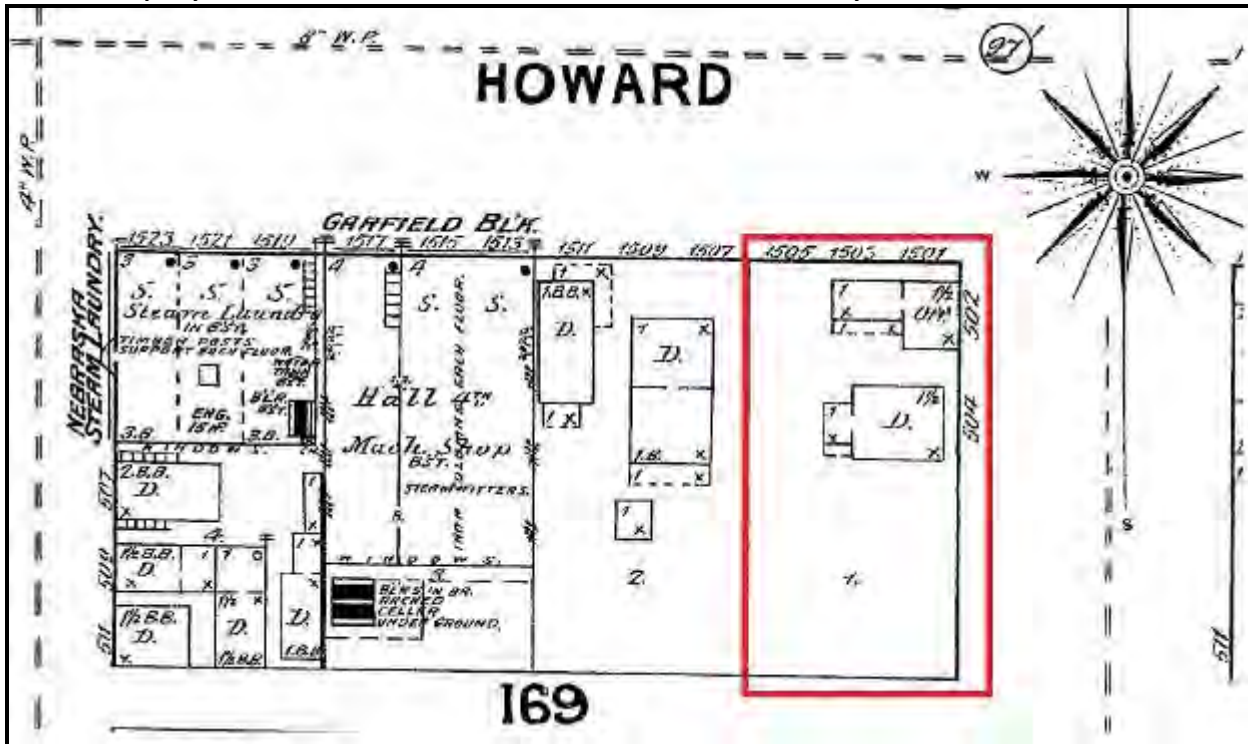


Figure 9: Detail of 1890 Sanborn map, with the location of the SOTA building indicated in red. Note the inclusion of the "1501 - 1905" addresses along the Howard Street end of the building. The two buildings at north end of the property are addressed 502 and 504 South 15th Street, respectively.

KARBACH'S NEW BUILDING
 P. J. Karbach took out a permit yesterday to erect a factory building at the southwest corner of Howard and Fifteenth street. It will be three stories and a basement high and 65x32. The building is to be used for a carriage factory and will cost \$24,000.

Figure 10: Announcement from the *Omaha World-Herald* (8 May 1893: 8) of Karbach's permit to construct a "carriage factory" on the southwest corner of Howard and 15th Streets.

Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State



Figure 11: Front and rear elevation of SOTA building, as designed by Blake & Zander. Note the central entry and windows at the basement level and street-level railings around the light wells flanking the main entrance on the ground floor. Original plans available from Planning Department, City of Omaha.

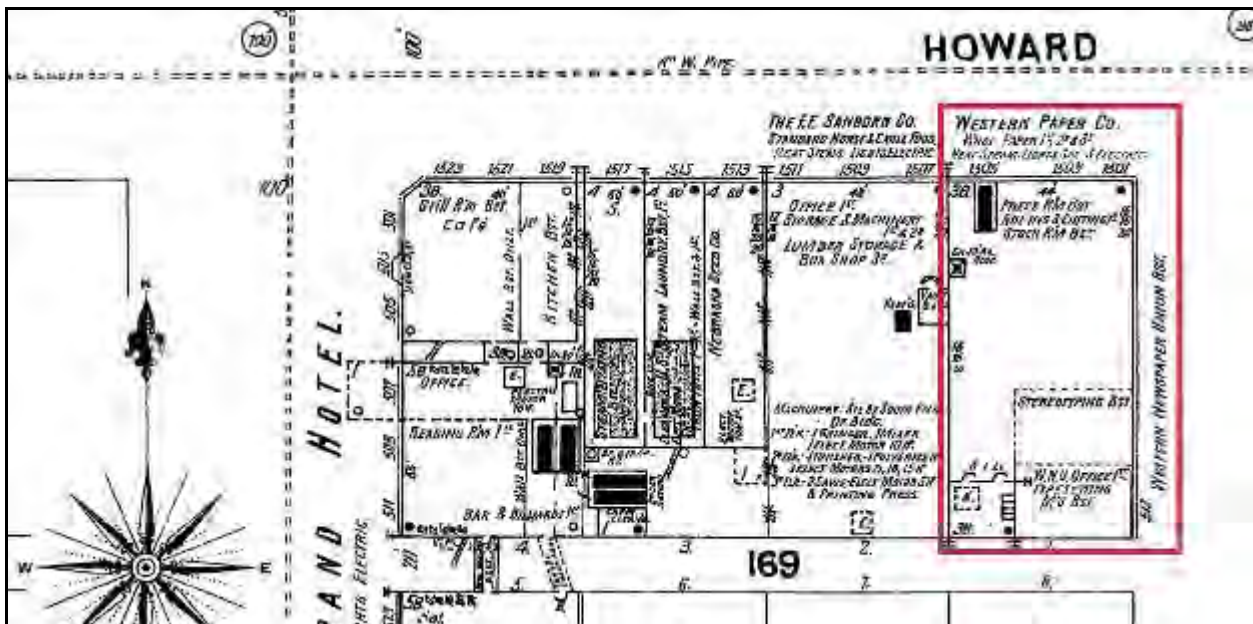


Figure 12: Detail of 1901 Sanborn map, with the SOTA building indicated in RED. Note that the WNU appears to be located at 512 South 15th St., and the related Western Paper Co. is located at 1501-1505 Howard St.

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

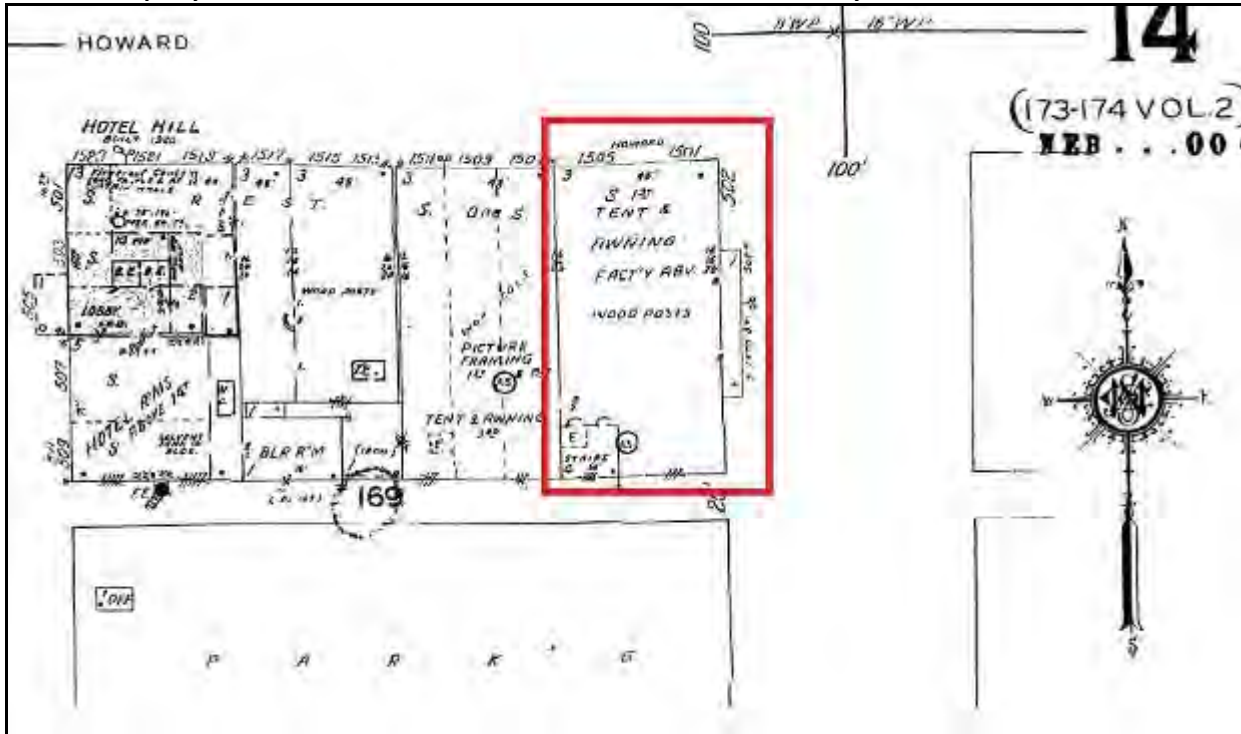


Figure 13: Detail of the 1934-1960 Sanborn map, with the SOTA building indicated in **RED**. Note what may be a loading dock of the light well along the east side of the building, and a notation of the 502 South 15th Street address just outside the upper right corner of the building's outline.

Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State



Figure 14: The SOTA building, as "Scott Manufacturing Co." circa 1941. Note the location of the door and stairs and light wells indicated by the metal railings along the east side of the building. From The Durham Museum Collection.



Figure 15: The SOTA building, showing the east side of the building, circa 1941. Note the large tri-partite windows with scalloped awnings near the center of the image. From The Durham Museum Collection.

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Figure 16: The SOTA building occupied by “Bobbitt Moulding and Frame Company” circa 1980. Note the glossy dark tiles around the ground floor entrance/display windows, and the lack of light wells/railings on the side (east) elevation.

Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State

9. Major Bibliographic References

Bibliography

Books

Larsen, Lawrence H., and Barbara J. Cottrell. *The Gate City: A History of Omaha*. (Lincoln, Nebraska: University of Nebraska Press: 1982).

Lebow, Eileen F. *A Grandstand Seat: The American Balloon Service in World War I*. (Westport, Connecticut: Praeger Publishers: 1998).

Phoenix Publishing Company. *Pen and Sunlight Sketches of Omaha and Environs*. (Chicago: 1892). Google Books. Accessed 28 November, 2016.

Portrait & Biographical Album of Genesee, Lapeer & Tuscola Counties. (Chicago: Chapman Bros., 1892). *University of Michigan Digital Library*. Accessed 26 May 2016.

Savage, James W. and John T. Bell. *History of the City of Omaha, Nebraska*. (Chicago: Munsell & Co., 1894). *Google Books*. Accessed 26 May 2016.

Sorenson, Alfred R. *History of Omaha from the Pioneer Days to the Present Time*. (Omaha, Nebraska: Gibson, Miller, & Richardson, 1889). *Google Books*. Accessed 8 May 2016.

--. *The Story of Omaha from the Pioneer Days to the Present Time*. (Omaha, Nebraska: National Printing Company, 1927).

Wakely, Arthur Clark, Ed. *Omaha: The Gate City, and Douglas County, Nebraska*. (Chicago: S.J. Clarke Publishing Co., 1917). *Google Books*. Accessed 25 May 2016.

Electronic Resources (Websites)

Ancestry.com. *U.S. City Directories, 1822-1995* – Omaha: 1885, 1887, 1888, 1889

Findagrave.com. "Ozias M. Zander." Last updated 28 Dec. 2012. Accessed 29 Nov. 2016. <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&Gid=102761042&ref=acom>

Mihelich, Dennis G. "George Joslyn: Western America's First Media Mogul." Last updated 15 Sep. 2010. Accessed 17 May 2016. www.nebraskahistory.org/publish/publicat/history/full-text/NH2001Joslyn.pdf

Nebraska State Historical Society. "J.S. Blake (ca. 1835 -), Architect." Last updated 16 Sep. 2015. Accessed 27 May, 2016. [http://www.e-nebraskahistory.org/index.php?title=J._S._Blake_\(ca._1835-\),_Architect](http://www.e-nebraskahistory.org/index.php?title=J._S._Blake_(ca._1835-),_Architect)

--. "Ozias M. Zander (1849 – 1940), Architect." Last updated 18 Apr. 2016. Accessed 27 May 2016. [http://www.e-nebraskahistory.org/index.php?title=Ozias_M._Zander_\(1848-1940\),_Architect](http://www.e-nebraskahistory.org/index.php?title=Ozias_M._Zander_(1848-1940),_Architect)

Whitehead, Inez. "Fort Omaha Balloon School: Its Role in World War I." Last updated 30 Jul. 2013. Accessed 18 Jun. 2016. <http://www.nebraskahistory.org/publish/publicat/history/full-text/NH1988BalloonSchool.pdf>

Legal & Government Documents/Records

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

Douglas County (Nebraska) Clerk. Deed information for 1501 Howard Street, Omaha, Nebraska. Accessed 6 May 2016.

State of Washington. *Death Record: Ozias M. Zander, 31 Oct. 1940*. No date. Web. Accessed 26 May 2016.

United States. Department of the Interior. Bureau of Land Management, General Land Office Records: *Land Patent for John McCormick*. Web. Accessed 4 May 2016.

--. --. Office of the Census. *Census Bulletin No. 233 – Statistics of Manufactures 1890, City of Omaha, Nebraska*. (U.S. Printing Office: Washington, D.C.: October 13, 1892). *Google Books*. Accessed 26 May 2016.

--. --. 1850 Census of Lamoille County, Vermont. (All accessible via Ancestry.com or similar).

--. --. 1860 Census of LaCrosse County, Wisconsin.

--. --. 1870 Census of Douglas County, Nebraska.

--. --. 1870 Census of Crawford County, Wisconsin.

--. --. 1880 Census of Hennepin County, Minnesota.

--. --. 1885 State Census of Douglas County, Nebraska

United States. Department of the Interior. 1920 Census of King County, Washington.

--. Patent Office. *Official Gazette of the U.S. Patent Office, Vol. No. 286, No. 3 – Tuesday, May 17, 1921*. (U.S. Printing Office: Washington, D.C.: May 17, 1921). *Google Books*. Accessed 10 Jun. 2016.

Newspapers/Magazines/Periodicals

New York Times: 1964

Omaha Bee: 1893, 1894

Omaha World-Herald (including evening and morning editions): 1893, 1894, 1896, 1897, 1898, 1899, 1904, 1910, 1915, 1916, 1917, 1918, 1928, 1932, 1940, 1941, 1945, 1964, 1969, 1988, 1989

The American Contractor: Vol. 38, No. 38, 22 Sep. 1917. *Google Books*. Accessed 26 May 2016.

The Improvement Bulletin: Vol. 28, No. 7, 16 Jan. 1904. *Google Books*. Accessed 26 May 2016.

Maps

Omaha, Nebraska [map]. 1854. Scale not given. "Omaha City, Nebraska Territory" Available from Omaha Public Library. Web. Accessed 22 Apr. 2016.

Omaha, Nebraska [map]. 1901-1918. Scale not given. "Sanborn Fire Insurance Maps, 1867-1970 – Nebraska." Available from Omaha Public Library. Web. Accessed 20 May 2016.

--. 1901-1962. Scale note given. "Sanborn Fire Insurance Maps, 1867-1970 – Nebraska." Available from Omaha Public Library. Web. Accessed 20 May 2016.

Omaha, Nebraska [map]. 1856. Scale not given. "Township No. 15 North Range No. XIII East of 6th Principal Meridian (NEB. TER.)" Available from Bureau of Land Management/General Land Office. Web. Accessed 20 Apr. 2016.

Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): DO09:0121-055

10. Geographical Data

Acreage of property .2 acres USGS Quadrangle Omaha North
(Use either the UTM system or latitude/longitude coordinates. Delete the other.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

- | | | | | |
|----|----------|------------------|-----------|-------------------|
| 1. | Latitude | <u>41.255168</u> | Longitude | <u>-95.936148</u> |
| 2. | Latitude | _____ | Longitude | _____ |
| 3. | Latitude | _____ | Longitude | _____ |
| 4. | Latitude | _____ | Longitude | _____ |

Verbal Boundary Description

Lot 1, Block 169, City Lots, Omaha, Nebraska.

Boundary Justification

This boundary includes all the property historically associated with the K building.

11. Form Prepared By

name/title Patrick Thompson

organization Restoration Exchange Omaha date November, 2016

street & number 3902 Davenport Street telephone (402) 679-5854

city or town Omaha state NE zip code 68131

email info@restorationexchange.org

Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State

Additional Documentation

Submit the following items with the completed form:


- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

Karbach Building
1501 Howard St.
Omaha, Douglas Co.,
Nebraska


Latitude/Longitude Coordinates:
41.255168, -95.936148

Datum WGS84

Legend

 Proposed NRHP Boundary

1:12,000



0 487.5 975 1,950 Feet

0 140 280 560 Meters



Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State

- **Sketch map** for historic districts and properties having large acreage or numerous resources.

Karbach Building
1501 Howard St.
Omaha, Douglas Co.,
Nebraska

Latitude/Longitude Coordinates:
41.255188, -95.936148
Datum WGS84



Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

Photographs

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

Photo Log

Name of Property Scott-Omaha Tent & Awning Company

City or Vicinity Omaha County Douglas State Nebraska

Photographer Patrick Thompson Date Photographed April, 2016

1. Photograph 1. NE_Douglas County_Scott-Omaha Tent & Awning Company_0001. Overview of the front (north) elevation of the building, looking south across Howard St.
2. Photograph 2. NE_Douglas County_Scott-Omaha Tent & Awning Company_0002. Overview of the side (west) elevation of the building, looking east-northeast from adjacent parking lot.
3. Photograph 3. NE_Douglas County_Scott-Omaha Tent & Awning Company_0003. Oblique angle of the rear (south) and side (east) elevation, looking northwest across 15th St.
4. Photograph 4. NE_Douglas County_Scott-Omaha Tent & Awning Company_0004. Detail of rear loading dock in the southwest corner of the building, looking north.
5. Photograph 5. NE_Douglas County_Scott-Omaha Tent & Awning Company_0005. Oblique angle of the front (north) and side (east) elevation, looking south-southwest across Howard St.
6. Photograph 6. NE_Douglas County_Scott-Omaha Tent & Awning Company_0006. Detail of front entrance, looking south.
7. Photograph 7. NE_Douglas County_Scott-Omaha Tent & Awning Company_0007. Interior of first floor looking northeast.
8. Photograph 8. NE_Douglas County_Scott-Omaha Tent & Awning Company_0008. Interior of first floor looking northwest.
9. Photograph 9. NE_Douglas County_Scott-Omaha Tent & Awning Company_0009. Interior of first floor office along east side of the building, looking east-northeast.
10. Photograph 10. NE_Douglas County_Scott-Omaha Tent & Awning Company_0010. Interior of first floor office along east side of the building, looking south-southwest.
11. Photograph 11. NE_Douglas County_Scott-Omaha Tent & Awning Company_0011. Detail of central interior work area.
12. Photograph 12. NE_Douglas County_Scott-Omaha Tent & Awning Company_0012. Detail of rear work room along east side of the building, looking south.
13. Photograph 13. NE_Douglas County_Scott-Omaha Tent & Awning Company_0013. Detail of a workroom window with trim.
14. Photograph 14. NE_Douglas County_Scott-Omaha Tent & Awning Company_0014. Overview of southeast interior, looking west-southeast.
15. Photograph 15. NE_Douglas County_Scott-Omaha Tent & Awning Company_0015. Interior of workroom in southwest corner.
16. Photograph 16. NE_Douglas County_Scott-Omaha Tent & Awning Company_0016. Detail of freight elevator gate/doors.
17. Photograph 17. NE_Douglas County_Scott-Omaha Tent & Awning Company_0017. Detail of freight elevator gate/doors.
18. Photograph 18. NE_Douglas County_Scott-Omaha Tent & Awning Company_0018. Overview of central wood stairwell adjacent to freight elevator.
19. Photograph 19. NE_Douglas County_Scott-Omaha Tent & Awning Company_0019. Detail of newel post of stairwell, showing chamfered corners.
20. Photograph 20. NE_Douglas County_Scott-Omaha Tent & Awning Company_0020. Detail of one of the large wood support posts and "Y" brackets. A partition wall was constructed along the other side to enclose a space.

Scott-Omaha Tent & Awning CompanyDouglas County, Nebraska**Name of Property****County and State**

21. Photograph 21. NE_Douglas County_Scott-Omaha Tent & Awning Company_0021. Overview of the heating plant in the northwest corner of the basement.
22. Photograph 22. NE_Douglas County_Scott-Omaha Tent & Awning Company_0022. Overview of a small room (unknown purpose) in the northwest corner, at least partially located under the public sidewalk in front of the building.
23. Photograph 23. NE_Douglas County_Scott-Omaha Tent & Awning Company_0023. Detail of an historic fire door on the west wall of the basement, covering a door into the adjacent building, which has been removed and door enclosed with concrete block.
24. Photograph 24. NE_Douglas County_Scott-Omaha Tent & Awning Company_0024. Overview of a large open work area in the southeast section of the basement
25. Photograph 25. NE_Douglas County_Scott-Omaha Tent & Awning Company_0025. Detail of a support post with "Y" supports.
26. Photograph 26. NE_Douglas County_Scott-Omaha Tent & Awning Company_0026. Overview of a work area in the south central part of the basement.
27. Photograph 27. NE_Douglas County_Scott-Omaha Tent & Awning Company_0027. Detail of bead board ceiling located in one section of the basement.
28. Photograph 28. NE_Douglas County_Scott-Omaha Tent & Awning Company_0028. Overview of the second floor, looking north from the south end of the floor.
29. Photograph 29. NE_Douglas County_Scott-Omaha Tent & Awning Company_0029. Detail of two windows on east side of the second floor, which have been enclosed from the outside.
30. Photograph 30. NE_Douglas County_Scott-Omaha Tent & Awning Company_0030. Detail of stairs from entrance in the northwest corner to second floor; looking down to the entrance from the sidewalk.
31. Photograph 31. NE_Douglas County_Scott-Omaha Tent & Awning Company_0031. Detail of a post with "Y" braces, showing a partition wall constructed on the opposite side.
32. Photograph 32. NE_Douglas County_Scott-Omaha Tent & Awning Company_0032. Detail of a kitchenette in a former apartment located in the southeast corner of the second floor.
33. Photograph 33. NE_Douglas County_Scott-Omaha Tent & Awning Company_0033. Detail of the former apartment, showing windows along the east wall that have been enclosed.
34. Photograph 34. NE_Douglas County_Scott-Omaha Tent & Awning Company_0034. Detail of the exposed underside of the roof in the third floor stair landing.
35. Photograph 35. NE_Douglas County_Scott-Omaha Tent & Awning Company_0035. Overview of the third floor, looking north from the south end of the building.
36. Photograph 36. NE_Douglas County_Scott-Omaha Tent & Awning Company_0036. Overview of the stairwell located in the northwest corner of the third floor.
37. Photograph 37. NE_Douglas County_Scott-Omaha Tent & Awning Company_0037. Detail of another fire door located on the west wall of the third floor.
38. Photograph 38. NE_Douglas County_Scott-Omaha Tent & Awning Company_0038. Detail looking down the wood stairwell, showing straight and curved sections.

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 1



Photograph 2

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 3



Photograph 4

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 5



Photograph 6

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 7



Photograph 8

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 9



Photograph 10

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 11



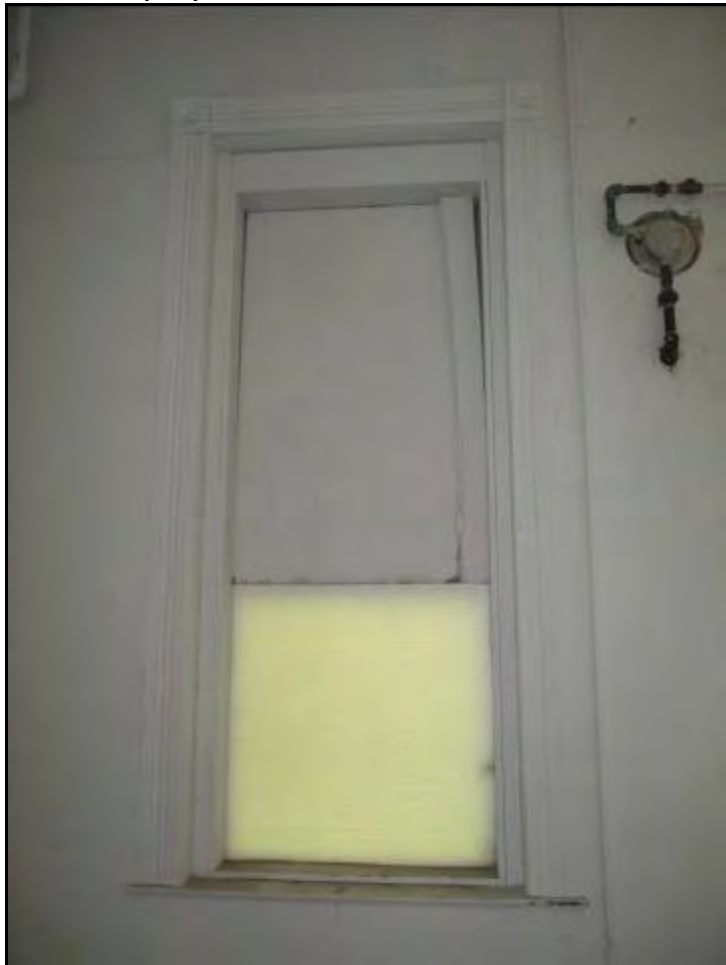
Photograph 12

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 13

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 14



Photograph 15

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 16



Photograph 17

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 18

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 19

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 20

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 21



Photograph 22

Scott-Omaha Tent & Awning Company

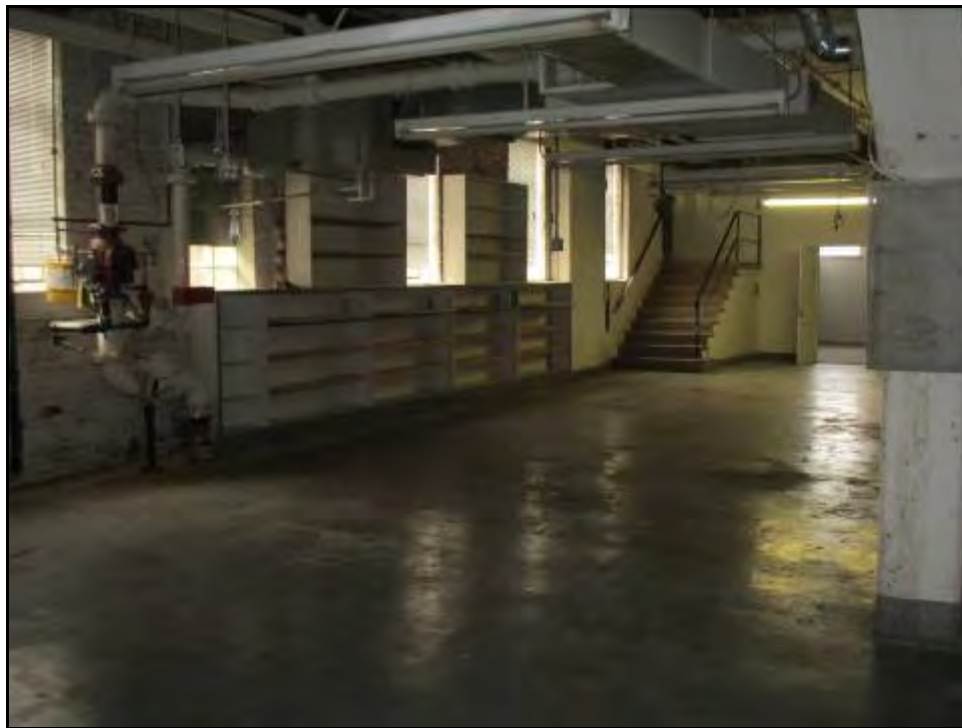
Douglas County, Nebraska

Name of Property

County and State



Photograph 23



Photograph 24

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 25

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 26



Photograph 27

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 28



Photograph 29

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



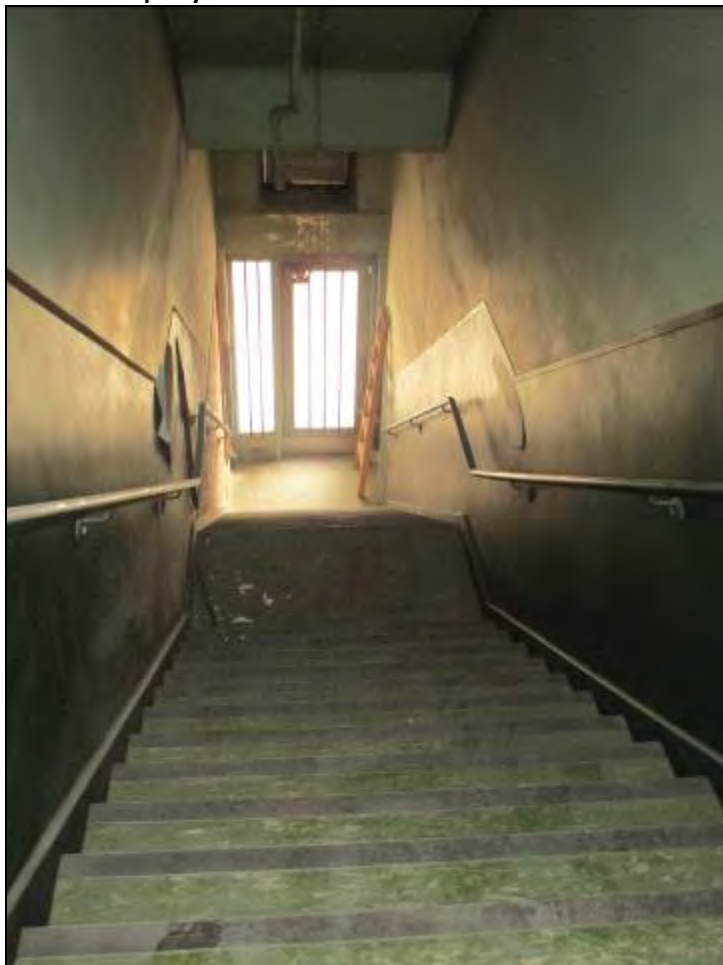
Photograph 30

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 31

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 32



Photograph 33

Scott-Omaha Tent & Awning Company

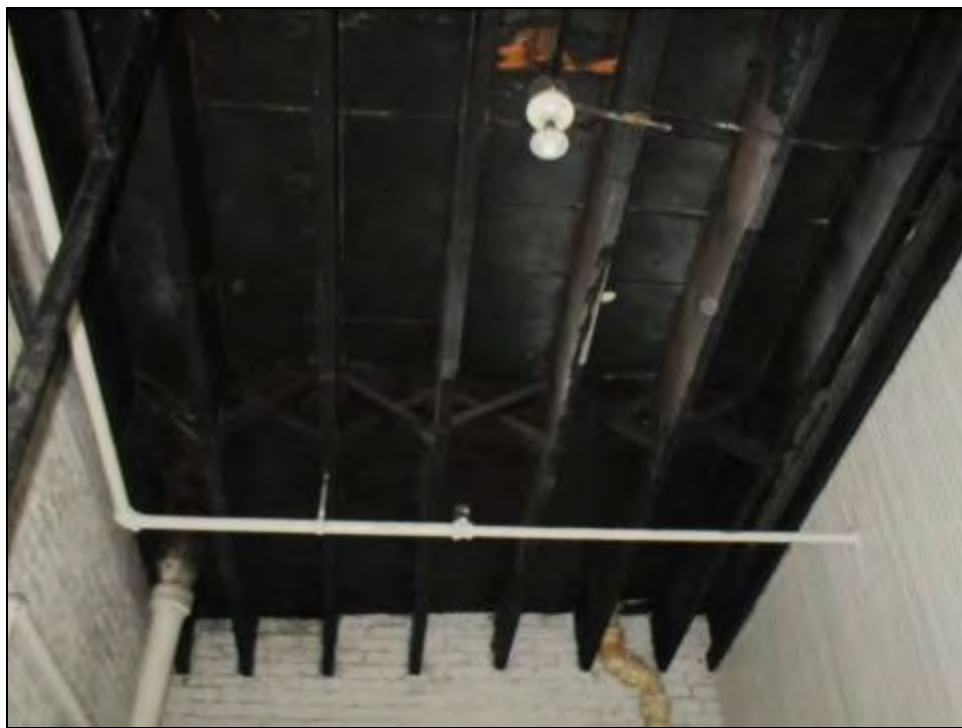
Douglas County, Nebraska

Name of Property

County and State



Photograph 34



Photograph 35

Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State



Photograph 36



Photograph 37

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 38

Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State



Photograph 39

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

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



FOR LEASE
INVESTORS
REALTY
(402) 330-8000

MID-CITY
REALTY
BUY
SELL
TRADE

BACK-IN
ANGLE
PARKING
FROM
STOP
REVERSE

1501







COPYCAT
Receiving Dock
Please
pull back
to allow
truck to
dock
←

WALTCO
WE'RE BRINGING YOU ALL THE WAY

ST



150

FOR LEASE
INVESTORS
REALTY
(402) 330-8000

FOR LEASE
INVESTORS
REALTY
(402) 330-8000

WHAT

 **COPYCAT**
INSTANT COPY CENTERS

- FORM LETTERS
- BULLETINS
- NEWS LETTERS
- PRICE LISTS
- LETTER HEADS
- ENVELOPES
- SPECIFICATIONS
- FLYERS
- NOTICES
- BRIEFS
- CATALOGS
- BUSINESS CARDS
- FORMS
- REPORTS
- CONTRACTS
- ETC

INSTANT PRINT

1501

STORE HOURS
MONDAY - FRIDAY
7:30 A.M. - 5:30 P.M.
CLOSED
SATURDAY - SUNDAY













EMPLOYEE RIGHT
NOTICE FOR THE 2013 FISCAL YEAR
FISCAL YEAR 2013
\$5.85 \$6.55 \$7.25
1-866-4-OSAGE TRN
WWW.WAGEHOUR.DOL.GOV

THE LAW

NOTICE
EMPLOYEE WAGES
PROTECTION ACT

NEBRASKA MINIMUM WA

A

B

F



















X

12

2 x 14 = 20#



12



























FIRE
EXTINGUISHER
↓

66













National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Scott--Omaha Tent and Awning Company

Multiple Name:

State & County: NEBRASKA, Douglas

Date Received: 9/30/2016 Date of Pending List: Date of 16th Day: 11/14/2016 Date of 45th Day: 1/24/2017 Date of Weekly List:

Reference number: 16000775

Nominator: State

Reason For Review:

<i>Submission Type</i>	<i>Property Type</i>	<i>Problem Type</i>
<input type="checkbox"/> Appeal	<input type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input checked="" type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other		<input type="checkbox"/> Less than 50 years

Accept Return Reject 1/10/2017 Date

Abstract/Summary Comments: See written comments in file

1-10-2017: Comments addressed; dropped C, changed POS and focus of Industrial significance

Recommendation/ Criteria: Return: See comments

1-10-2017: Accept A

Reviewer Jim Gabbert

Discipline Historian

Telephone (202)354-2275

Date _____

DOCUMENTATION: see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



September 26, 2016

J. Paul Loether
National Register—National Historic Landmarks Programs
National Park Service
1201 "I" Street NW, 8th Floor
Washington, DC 20005

RE: Scott-Omaha Tent & Awning Company
1501 Howard Street, Omaha, Douglas County, Nebraska

Dear Mr. Loether:

The enclosed disks contain the true and correct copy of the nomination for the above referenced property to the National Register of Historic Places. This form has met all notification and other requirements as established in 36 CFR 60.

If you have any questions concerning this nomination, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Jill Dolberg". The signature is fluid and cursive, with the first name "Jill" and last name "Dolberg" clearly legible.

Jill E. Dolberg
Review and Compliance Coordinator
Nebraska State Historical Society

Enclosure

1500 R Street
PO Box 82554
Lincoln, NE 68501-2554
p: (800) 833-6747
(402) 471-3270
f: (402) 471-3100
www.nebraskahistory.org



775

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name Scott-Omaha Tent & Awning Company
Other names/site number ; Western Newspaper Union; DO09:0121-055
Name of related multiple property listing N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & Number 1501 Howard Street
City or town Omaha State Nebraska County Douglas
Not for publication Vicinity

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national statewide local

Applicable National Register Criteria: A B C D
SHPO/Director [Signature] Date 9/20/16
Signature of certifying official/Title: _____
Nebraska State Historical Society
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of Commenting Official _____ Date _____
Title _____ State of Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register.
 determined eligible for the National Register.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain): _____

Signature of Keeper

Date of Action

Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

- Private
- Public-local
- Public-state
- Public-federal

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

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

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

Contributing	Noncontributing	
1	0	Buildings
0	0	Sites
0	0	Structures
0	0	Objects
1	0	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions (Enter categories from instructions.)

INDUSTRY: manufacturing facility

Current Functions (Enter categories from instructions.)

VACANT: not in use

7. Description

Architectural Classification (Enter categories from instructions.)

Late 19th and Early 20th Century American Movements: Commercial Style

Materials (enter categories from instructions.)
Principal exterior materials of the property:

Foundation: BRICK (basement)
Walls: BRICK
Roof: OTHER (Built Up)
Other: STONE

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property
Description

County and State

Summary Paragraph

The Scott-Omaha Tent and Awning Company (SOTA) building is a late-19th century commercial style building on a brick basement foundation located on the southwest corner of 15th and Howard Streets, approximately half a mile south/southeast of downtown Omaha, Nebraska. The approximately 35,000 square foot, rectangular three-story building supported by a brick basement was constructed in 1893 as a carriage factory by P.G. Karbach & Sons, established by Peter G. Karbach, one of Omaha's pioneer blacksmiths, to build carriages and wagons. Between 1898 and 1916, the building was the local office of the Western Newspaper Union (WNU), which sold preprinted newspaper pages and newspaper plates to western and Midwestern rural newspapers. By the mid-1890s, the WNU was controlled by Omaha businessman, George A. Joslyn. From 1917 through 1964, the building was the location of the Scott-Omaha Tent & Awning Company. The building retains many of its exterior architectural features such as its general fenestration pattern, square piers, and cornice with brick corbels. The interior, particularly the basement, second, and third levels, still feature the two sets of large wood beams and wood support columns that extend north-south down the length of the building and large areas of open floor space.

Narrative Description

Site

The SOTA building is located in the south central part of downtown Omaha, Nebraska, and is part of the original plat of city streets and blocks laid out circa 1855. When the area was first developed before 1880, it contained a mixture of commercial and residential buildings and partially or wholly undeveloped lots. Until the SOTA building was constructed in 1893, two residential buildings sat on the northern end of Lot 1, Block 169. The area became more commercial beginning in the 1890s, but since the mid-1960s, several buildings in the area have been removed, including the northeast and northwest corners of 15th and Howard Streets, and the two buildings (1507-1517 Howard St.) immediately west of the SOTA building. The south side of Block 169 was redeveloped as a modern urban fire station, and the north half of the block (west of the SOTA building) was redeveloped as the Omaha Police Department Headquarters. Other buildings in the area have been rehabilitated for new uses or otherwise remain in various states of repair. The north side of the SOTA building is parallel to Howard Street, which extends east-west along the property, and the east side is parallel to South 15th Street, which extends north-south along the property. An unnamed alley extends east-west along the rear of the property, and a surface parking lot is located on the west side of the building.

Exterior

The SOTA building is a rectangular, three-story building constructed of load-bearing brick exterior walls and a brick basement foundation. The front (north) elevation is divided into four bays delineated by five square piers (Photograph 1). The three easternmost sections of the front elevation are the same size, while the westernmost section is very narrow. At the ground level, the main entrance in the center is filled with a single-leaf contemporary commercial glass door, recessed into the building approximately two feet. The door is flanked by L-shaped plate glass display windows, with the upper sections of the windows partially enclosed due to the lowered ceilings of the interior. The bay to the left of the center bay contains a band of narrow, single-light fixed replacement sashes, while that to the right contains large plate glass display windows. The narrow section at the west end is filled with a single-light wood door and sidelight. This door leads to a stairwell up to the second floor, and is sheltered by a semi-circular, cantilevered flat roof. This bay contains one narrow window with flat jack arches on the second and third floors, all now enclosed. The second and third floors of the central bay contain three arched windows, while the flanking bays each contain two arched windows each. Only the central,

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

second-floor windows are not enclosed, and are filled with single-light, double-hung sashes. A cornice extends across the parapet wall, between the square piers, featuring an alternating pattern of brick corbels and dentils.

The west side of the building, originally a firewall between this and the neighboring building, is a stuccoed wall with no ornamentation (Photograph 2). The neighboring building has been removed, making this wall an exterior wall. The parapet roof wall along the west side steps down at regular intervals from the front (north) to the back (south). The south (rear) elevation features three distinct bays (Photograph 3). The central and easternmost bays are similar to the others around the building in that they are delineated by the square brick piers. The central bay features three windows at each level, with those at the basement level being smaller than the others. The easternmost bay features two similar windows at each level. Most of the windows on this elevation are enclosed. A metal fire escape hangs from the central and easternmost bays of the rear. The westernmost bay has a slightly different fenestration pattern: a loading dock entry is located in the southwestern corner along the alley. The lintel of the entry is formed by an exposed piece of steel or iron (Photograph 4). The entry is filled with a small multi-panel, wood garage door and a single-leaf entry filled with a metal door. Two former windows adjacent to the loading dock have been enclosed with brick. There are two sets of windows in this bay located between the first and second and the second and third floors, respectively.

The east (side) elevation features five wide bays. Large square brick piers similar to those on the front delineate the two north and south bays (Photograph 3). The central, projecting three-window bay is flanked by four-window bays. The two end bays feature the same brick corbelled cornice as found on the front elevation. Near the northeastern corner, former basement windows and light wells have been enclosed and filled in. The southern bay has a single-leaf entry filled with a metal door. The adjacent bay has another single-leaf entry filled with a metal door. The ground floor level at the northern end has similar large plate glass display windows as found on the front elevation. The adjacent bay contains two large picture windows, and the center bay has a single-leaf entry filled with a metal door. This entry is reached by a set of metal stairs. Most of the windows on this elevation have been partially or completely enclosed. A small structure on the roof in the southwest corner contains the machinery for a large freight elevator located in this section of the building. A chimney projects above the roof near the northwest corner of the building, and is currently surmounted by contemporary vents.

Interior

At all four levels, the building's interior is delineated by two sets of large wood beams supported by a series of wood posts, which run the length (north-south) of the building, dividing the building into western, central, and eastern one-third sections (Figure 1). These wood columns served not only to structurally support the floors and roof, but also to potentially delineate each floor into storefronts and distinct offices and rooms, which could then be leased and subleased to other small businesses.

At the ground floor level, the north end of the building is currently partitioned into a series of rooms for the former business: sales floor, offices, storage, workrooms, and restrooms. A small ramp extends from the front entrance onto the sales floor (Photographs 7, 8). The large wood posts are either hidden within partition walls or enclosed in modern materials. The wood floors have been covered with carpets or other floor covers in many rooms, but some rooms still contain wood floors. Although some windows have been enclosed or resized for smaller windows, some still feature historic wood trim (Photograph 13). The southwest corner of the building, adjacent to the loading dock entry from the rear alley, contains a large freight elevator that provides access to all levels of the building. The elevator includes pairs of wood door and wood and metal gates (Photographs 16, 17).

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

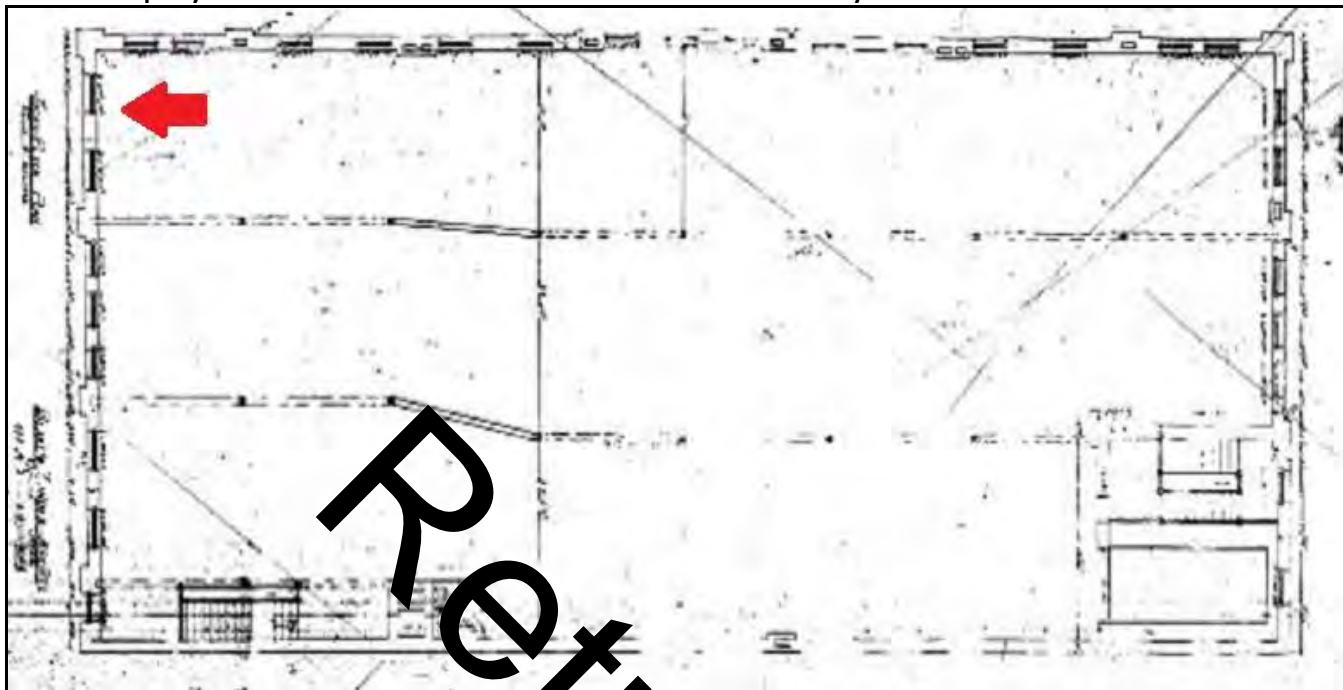


Figure 1: Interior floorplan, showing approximate location of two rows of supporting posts and possible partition walls to create three distinct storefronts. North is indicated by the red arrow. Original plans available from Planning Department, City of Omaha.

The basement is accessed by a central wood stairwell with a curved and straight flights of stairs, and features newel posts with chamfered corners (Photographs 18, 19). The basement has a concrete floor, and is delineated by the two sets of wood posts described above. Some of the posts have chamfered corners, and many at the basement and ground floor levels have angle braces, giving them a “Y” shape (Photograph 20). The western third of the basement is partially enclosed from the other sections, and appears to have been used as utility space: much of the building’s current heating plant and other utilities are located in this area (Photograph 21). A small rectangular room is located in the northwest corner, and appears to be wholly contained under the public sidewalk above (Photograph 22). It has brick walls and a vaulted brick ceiling; its original purpose is unknown, but is probably related to early utilities for the building. A manhole in the sidewalk above is visible near the northeast corner. Near the southwest corner of the basement, adjacent to the freight elevator, a metal fire door still hangs on the west wall, but the doorway into the building next door (no longer extant) has been enclosed with concrete blocks (Photograph 23).

The basement is also accessible from two entries in the southeast corner of the building. The entry from the south elevation descends a set of stairs to a door, which leads into a small room at the south end of the basement enclosed by contemporary partition walls. The entry from the east elevation descends directly into the eastern-central section of the basement, with the wood supports extending down the length of the space (Photograph 24). Remnants of a bead board ceiling are still evident in western section (Photograph 27), whereas the ceilings in the central and eastern sections feature exposed floor joists and ductwork. The northern end of the basement contains the original basement exterior contained within the former light wells (Photograph 28), now enclosed by the modern sidewalk above. Some entries and windows still contain doors or sashes.

On the second floor, the western third of the building is mostly partitioned off in to a series of smaller rooms, while the center and eastern sections are largely still completely open, interrupted only by the wood columns (Photograph 29). A small former apartment is located in the southeast corner of the second floor, containing a

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

large square room, a large closet, a small kitchenette, and a bathroom (Photographs 33, 34). The stairwell from the entry on the northwest corner of the front elevation is enclosed in the northwest corner (Photograph 36). Most of the windows on the floor are enclosed, except for the three in the north end of the central section, four on the east side, and four on the south side. The third floor is mostly open, with the pairs of wood columns extending north-south down the length of the building (Photograph 36). Some small rooms have been partitioned off in the south end of the third floor. The stairwell from the second floor in the northwest corner is delineated by a railing (Photograph 37). The windows are almost entirely enclosed. The interior enclosures of some have been removed or fallen away, exposing what appear to be historic double-hung sashes that incorporates a small, bottom hopper-style casement sash. Another fire door still hangs on the west wall, but as with the door in the basement, the opening has been enclosed with concrete blocks (Photograph 38).

Integrity

The building retains its original footprint, and its original design has not been substantially altered. The building retains much of its original painted brick exterior and fenestration. Four windows on the ground floor near the northeast corner were replaced with two large picture windows. Many of the windows, especially those on the second and third floors, are currently covered with plywood, but the window sashes themselves have been retained. The sashes need only to be uncovered and rehabilitated. On the interior, the ground floor has seen the most modification, with partition walls creating a series of small offices and work rooms for the former business located in the building. The second and third floors retain more of their original open work spaces. The second floor retains a modern apartment in the southeast corner of the building, and much of the west side of the second floor is also enclosed with partition walls. The third floor contains the least modification. The basement mostly retains its original open floorplan, but like the second floor, the west side of the room is partially enclosed with modern partition walls. Partition walls have been erected to create a few other small offices and rooms in the basement.

The building retains its integrity of location and setting, although the character of the neighborhood has changed since 1893, with the commercial character of the neighborhood has been lost. The building next door (west) and other buildings have been lost, and others have been replaced by modern buildings like the fire station south of the building and the police headquarters located on the north end of the next block. The building also retains its integrity of design, materials, and workmanship even with the replacement of the original windows on the ground floor. These losses could be restored during a future rehabilitation of the building. The building retains sufficient integrity of location, design, setting, materials, and workmanship to support the building's integrity of association and feeling.

The building is structurally sound and has been adequately maintained for 123 years. The current owner may wish to apply at a future date for federal and state tax credits to rehabilitate the property for commercial purposes.

Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

A: INDUSTRY

C: ARCHITECTURE

Period of Significance

A: 1893-1921

C: 1893

Significant Dates

1893 -- Construction

1916 -- renovations, leased by SOTA

1941 -- Exterior renovations by SOTA

Circa 1980 -- Light wells enclosed (east side elevation)

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Architects: Blake & Zander

Statement of Significance Summary Paragraph

The Scott-Omaha Tent & Awning Co. Building is eligible for the National Register of Historic Places under Criterion A: Industry and Criterion C: Architecture. The building is a rare surviving example of a late 19th-century commercial building constructed for the purpose of manufacturing carriages and wagons. It is also an intact example of a building designed in the late 19th-century/early 20th-century Commercial Style.

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

Omaha is headquarters for the Union Pacific Railroad and, earlier in its history, was a point from which many settlers left to follow the Platte River to other trails and points west. The city was a major transportation hub for western settlement, and one of the last major centers for the manufacture of supplies and goods required by settlers moving west. By the time he incorporated under “P.J. Karchach & Sons” in late 1893, P.J. Karchach’s blacksmith and wagon-making firm was producing goods – carriages, wagons, and related supplies and services – intended for the regional and local Omaha markets, not necessarily settlers continuing west. By the early 1890s, westward expansion had slowed, and many settlers probably went west by train until closer to their ultimate destinations. It is unknown why the Karchach factory failed, as it appears it did, but the failure may be tied to the national economic depression known as the Panic of 1893.

The building was designed by the Omaha architectural firm, Blake & Zander (William S. Blake and Ozias M. Zander) in 1893. It is an intact example of a Late 19th/Early 20th Century Commercial Style building that still retains (within contemporary partition walls where these have been constructed) the original two sets of interior wood posts that support the floors and roof, which delineate the building into three possible narrow storefronts. The building still retains its original footprint, fenestration pattern, especially on the second and third floors, and decorative details such as square pilasters and cornice with brick corbels. The period of significance for Criterion C: Architecture is confined to the year of its construction, 1893.

SOTA leased the building starting in 1916, and in 1941, purchased the building from the Society for the Liberal Arts, and remained in the building until the retirement of SOTA’s founder, Allen C. Scott in 1964. During this time, the building served as the offices, local commercial storefront, and original manufacturing facility for SOTA from 1916 until 1964. In 1917-1918, the building served as the center of the company’s war production, during which the company produced tents and related products, and, due to its proximity to the “Balloon School” at Fort Omaha, located north of downtown. The building, primarily serving as Scott’s primary office and the company’s main manufacturing facility, was also probably where Scott developed, refined, and perfected his design of the “aviator’s parachute,” the patent for which he assigned to the federal government, and which served as the basis for parachute refinements and designs through the present time. The building continued to serve as the headquarters of SOTA as it expanded in the 1920s and 1930s and again ramped up war production during World War II. After the war, the company converted its production to civilian consumer products, particularly focusing on tents and related equipment for Boy Scouts. The period of significance for Criterion A: Industry is 1893-1921, the period that includes its early industrial history, its construction by Karchach as a carriage factory, the period during which the WNU operated from the building, and the period during which SOTA first leased the building, provided supplies for the Army during World War I, and where Allen C. Scott developed his early prototypes of the so-called “Scott parachute.”

Narrative Statement of Significance

Criterion A: INDUSTRY

Omaha was still a relatively young western city at the beginning of the 1890s, and its early industrial development followed the boom and bust cycle of the national economy as a whole, and that of the agrarian- and natural resources-based economy of the western United States in particular. Early in Omaha’s development, its chief businesses involved supplying settlers continuing west. Before the advent of the railroad, the city was an important destination for stagecoach and freight lines and steamboats along the Missouri River. The stage and freight lines and steamboats supplied more inland and more isolated settlements to the west and north of Omaha. The steamboat trade, in particular, continued to be profitable up to about 1870, after which, the railroad took over much of the freight and transportation business between Omaha and other western cities.¹

¹ Sorenson 1889: 221-222

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

Omaha was an early supply base for pioneers moving west, especially along the Platte River. According to one historian, merchants advertised their ability to “outfit parties intending to cross the plains” into the late 1860s.² The related wholesale commercial trade, centered in Omaha’s riverfront, developed during this same period to supply mercantile stores throughout west and northwest.³

The earliest manufacturing facilities in Omaha, as might be expected any frontier town, were brickyards and sawmills used in the construction of the early town buildings. The Council Bluffs and Nebraska Ferry Company, early boosters of Omaha, hired the first brick makers as early as 1854.⁴ When the need for lumber soon outstripped local supply, logs were floated 30 or more miles down the Missouri River to Omaha’s lumber mills. The lumber industry in Omaha virtually ceased when economical sources of timber were exhausted in the late 19th century.⁵

In 1863, President Lincoln announced that the eastern terminus the Union Pacific Railroad was determined to be “the western boundary of the State of Iowa, opposite Omaha...in the territory of Nebraska.”⁶ The economic importance of the location of the Union Pacific’s eastern terminus in Omaha can hardly be overstated: between 1870 and 1890 – in the space of only 20 years – the population of the city exploded from just under 20,000 to just under 160,000, an eight-fold increase. Aside from the increased need for transportation for the Union Pacific (hauling local freight and passengers to and from the railroad depots, for example) the increased population alone would have made Omaha a booming market for locally-manufactured goods of all sorts, including carriages, wagons and related products.

Peter J. Karchbach was a German immigrant who, along with his brother Charles J. Karchbach, was among one of the pioneer businessmen of Omaha. After starting out in the blacksmithing business together, in 1868 P.J. Karchbach went into business for himself and added wagon-making in 1876.⁸ By 1890, there were eight carriage and/or wagon manufacturers in Omaha that employed 132 men and paid over \$88,000 in wages. These manufacturers produced over \$265,000 in products and services⁹ and Karchbach probably thought he saw an opening in the local market. In early May, 1893 he filed a permit to construct a “carriage factory” on the southwest corner of Howard and 15th Streets: the building was going to be 66’ x 133’ and three stories tall on a full basement foundation.¹⁰ On October 14, 1893, “P.J. Karchbach & Sons” was formally incorporated and the same day moved into the new building on the southwest corner of Howard and 15th Streets. In an end-of-the-year roundup of business and construction news, the *Omaha World-Herald* stated Karchbach was “the first carriage manufacturing firm in the west to make a specialty of heavy carriages of all descriptions, hacks, and coaches.”¹¹ However, the factory failed, perhaps due to the national economic depression known as the “Panic of 1893” which began in the spring of that year. The carriage business didn’t recover fast enough for Karchbach, who used the building as a storage facility instead of a factory (Figure 2). In January, 1896, the Joseph Karchbach sold the building “occupied as a carriage repository” to Charles Turner, an Omaha real estate investor, for just over \$43,000.¹²

² Wakely 1917: 212

³ Wakely 1917: 217

⁴ Wakely 1917: 221

⁵ Wakely 1917: 222

⁶ Sorenson 1889: 229

⁷ Wakely 1917: 452

⁸ Savage & Bell 1894: 493

⁹ Census Bulletin 1892: 5

¹⁰ “Karchbach’s New Building,” *Omaha World-Herald* 3 May, 1893: 1

¹¹ “New Factories and Enlargements,” *Omaha World-Herald* 31 Dec. 1893: 12

¹² “Court Cullings,” *Omaha World-Herald* 24 Jan. 1896: 8

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Figure 2: Small advertisement from *The Omaha Bee*, 12 Nov 1893: 8. It would appear the building was being used as a storage facility.

Charles Turner held the property for about a year, probably renting it out to other businesses. In February, 1897, he sold the building to George A. Joslyn, on behalf of the Western Newspaper Union (WNU).¹³ The WNU was a service that provided ready-prints and ready-to-print plates to smaller, usually rural newspapers, was founded in 1880 as part of a reorganization of the Iowa Printing Company based in Des Moines, Iowa. George A. Joslyn was sent to manage the Omaha office, and as nation grew, so did the company: between 1880 and 1890, over 6,000 new weekly newspapers were founded, and between 1880 and 1900, the total number of weekly newspapers doubled, from approximately 8,000 to just under 17,000.¹⁴ As the company grew, Joslyn poured his own savings into company stock, and by 1893 Joslyn became the majority shareholder in the company, and rose to its presidency. In one of his first moves, he reincorporated the company in Illinois, with its headquarters (national editorial and advertising offices) in Chicago.¹⁵ By 1896, Joslyn had acquired almost total control of the company¹⁶ and by this time, the WNU operated 22 printing plants, 17 wholesale paper warehouses, and several paper mills – all to furnish ready-print and ready-to-print plates to at least 5,000 newspapers.¹⁷ After purchasing the building in 1897, the WNU did not move into the new building for almost a full year,¹⁸ although the reasons for this delay are unknown (possibly to fulfill the lease of a tenant already in the SOTA building). The city directories from this period are also confusing: the 1898 Omaha city directory lists WNU's address as 511 South 12th Street,¹⁹ but the 1899 directory lists it at 510 South 15th Street.²⁰ The differences between dates and addresses probably relates to the time the elapsed between gathering all the data and printing the directories. In December, 1899, the company sold the building directly to Joslyn as part of a multi-property transaction.²¹ The WNU, however, remained in the SOTA building until Joslyn constructed a new building for it at Jones and South 15th Streets, which was completed in the spring of 1916.

Scott-Omaha Tent & Awning Co.: 1917 – 1964

The Scott Tent & Awning Company, progenitor of SOTA, was founded in 1910 by John Cecil Scott. Scott was born on August 16, 1882 in Omaha, to William Wilbur and Elizabeth (Johnson) Scott. His father was an Ohio native, and had moved west to Omaha in the 1870s, where he worked for the Omaha Merchants Express Company for 22 years. After graduating from Omaha's public schools, Scott worked for the Chicago & Northwestern Railroad for two years, and then moved to Seattle, Washington to work at a steamship company, before returning to Omaha to work at the Western Weighing Association for three years. In 1905, he began working as a shipping clerk at the Omaha Tent & Awning Company owned by A.H. Rawitzer, quickly rising to become manager of the firm.²² For whatever reason, Scott left Rawitzer's firm to start his own tent and awning company, but by 1912, Scott and Rawitzer consolidated their businesses together under the name "Scott-

¹³ "Buys a Factory Block," *Omaha World-Herald* 25 Feb. 1897: 1

¹⁴ Mihelich 2010

¹⁵ Mihelich 2010

¹⁶ Sorenson 1923: 449

¹⁷ Larsen 1982: 187

¹⁸ "Local Brevities," *Omaha World-Herald* 10 Feb. 1898: 1

¹⁹ McAvoy's City Directory 1898: 401

²⁰ McAvoy's City Directory 1899: 396

²¹ "Real Estate Transfers," *Omaha World-Herald* 29 Dec. 1899: 6

²² "Will Organize New Tent and Awning Company," *Omaha World-Herald* 13 May 1910: 2

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

Rawitzer Manufacturing Company,²³ which operated from a building on the northwest corner of 11th and Howard Streets in Omaha (Figure 3).



Figure 3: Advertisement for the Scott-Rawitzer Manufacturing Company, from the Omaha Sunday Bee, 29 Jun. 1913: 8B

On June 13, 1914, Rawitzer suddenly died from an accidental or intentional ingestion of poison;²⁴ Scott continued to manage the jointly-owned company as the estate was settled. In January, 1915, Scott bought Rawitzer's interests in their joint company, including both the Omaha and Lincoln Tent & Awning Companies, which together employed between 70 and 110 employees depending on the season.²⁵ Scott consolidated his hold on the tent/awning/canvas goods industry of the Omaha region with the March, 1915 purchase of Rawitzer's interest in the "Gate City Tent & Awning Company," having previously purchased Rawitzer's interests in a similar firm in St. Joseph, Missouri.²⁶ He rebranded the firm as the "Scott-Omaha Tent & Awning Company."²⁷ Scott guided the company through war-time expansions and contractions (Figure 4), a voluntary bankruptcy in March, 1932.²⁸ When Scott announced the sale of his company and retirement in April, 1964 after 60 years in business, he recounted that at its largest during World War II when he employed over 500 people during round-the-clock shifts and that his company's tents sheltered thousands of American soldiers around the world.²⁹

Scott Tent Company and the Development of US Army Parachutes in WWI

With the announcement that the WNU would soon (early 1916) leave its old location at 1501 Howard Street, and the building would be renovated for a new tenant, Scott began negotiating to lease all of the building for his SOTA.³⁰ The company fortuitously moved into the larger building before the United States entered World War I. During the war, the Scott company received numerous orders for military supplies, and the firm placed "want ads" in the *Omaha World-Herald* at various times throughout 1918 seeking "girls...for hand work on Army supplies/no experience necessary"³¹ and for "men and young men to help win the war/hand work on Army

²³ Wakely 1917: 201

²⁴ "Rawitzer Found Dead in Garage at Carter Lake," *Omaha World-Herald* 13 Jun. 1914: 1

²⁵ "Scott Buys Rawitzer Holdings in Company," *Omaha World-Herald* 16 Jan. 1915: 10

²⁶ "Scott Has Bought All of Rawitzer Holdings," *Omaha World-Herald* 3 Mar. 1915: 8

²⁷ Wakely 1917: 201

²⁸ "Allen C. Scott, Tent Merchant, Bankrupt," *Omaha World-Herald* 29 Mar. 1932: 4

²⁹ "Tent Maker Proudest of Parachute," *Omaha World-Herald* 26 Apr. 1964: B10

³⁰ "Remodel Joslyn Building; Scott Negotiating Lease" *Omaha World-Herald* 28 May 1916: 7

³¹ "Advertisement," *Omaha World-Herald* 19 Mar. 1918: 12

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

supplies.”³² From the late 1910s through the 1930s, Scott built a large company with locations around the country, providing tents and canvas products to the military during both world wars.³³ By the end of the World War I, SOTA employed 300-350 people at nine plants and was the largest producer in the United States for canvas and cloth products for the War Department: balloons, parachutes, hangars, tents, covers, sandbags, and signals and tool kits. The company may have specialized in balloons, parachutes, and other accessories because Fort Omaha was considered “the greatest balloon school in the world” by the time the war ended in November, 1918.³⁴



Figure 4: SOTA advertisement from the (Omaha) Chamber of Commerce Journal, 7 Jan 1922: 12. This advertisement indicates SOTA transitioned from War Department contracts to the civilian market in part by selling military surplus goods to the local market.

The presence of Fort Omaha north of downtown probably provided SOTA with a unique position to seek War Department contracts. The fort had been established in 1868 as “Sherman Barracks,” but the name was changed in 1878 to “Fort Omaha.”³⁵ The fort’s future was in doubt when it was abandoned by the War Department in 1896; its original purpose, as a supply depot for other western fortifications, had been made superfluous by advances in transportation, and it remained abandoned until 1905. Certain leases of fort land contained stipulations that the land revert back to the original owners (or heirs) should the fort be abandoned, and to remove this possibility, the War Department created a school for noncommissioned officers to learn communications (radio and telegraphy, for example) and as a maintenance club for certain fortifications the United States and the Philippine Islands.³⁶

The U.S. Army Signal Corps Balloon Detachment was first organized at Fort Myer, Virginia, and in 1905, the detachment and all balloon activity was transferred to Fort Omaha. The fort had a large steel hangar, a hydrogen gas generator, and a compressor and large tanks for gas storage.³⁷ Fort Omaha was not a logical choice for the ballooning; the parade ground, from which balloons took off, was ringed by trees and buildings, and the area suffered from extremes of weather. In October, 1913, the balloon program at Fort Omaha was suddenly shuttered and the Balloon Detachment and equipment were transferred to Fort Leavenworth, Kansas.³⁸

³² “Advertisement,” *Omaha World-Herald* 16 Apr. 1918: 12

³³ “Allen C. Scott, Designed Chutes,” *The New York Times* 2 May, 1964 (Web).

³⁴ “Will Continue to Fill War Supply Orders,” *Omaha World-Herald* 12 Nov. 1918: 2

³⁵ Savage 1894: 158

³⁶ Lebow 1998: 16

³⁷ Whitehead 2013

³⁸ Whitehead 2013

Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State

World War I, which raged for three years before the United States was brought into the war, renewed the War Department's interest in ballooning. Fort Omaha was designated a Balloon School in November, 1916. The Army slowly moved resources and men to Omaha to begin training, and after the United States entered the war in April, 1917, the United States moved quickly to catch up to latest French and German balloon technology being deployed on the front. Thousands of men arrived during the summer of 1917, and tents were soon erected on parts of the parade ground. The Goodyear Rubber Company shipped a copy of a French balloon that included a telephone for communications and was attached to a truck via a winch, making the balloon easy to haul up and down, and highly mobile. In late 1917, it was determined the Fort was too small, and so an additional 119 acres in Florence, north of Omaha, were leased by the War Department. Florence Field, as it was known, had three balloon squadrons training by December, 1917.³⁹

Hydrogen balloons (Figure 5) were dangerous as hydrogen was highly flammable. Accidents at the Fort and Florence Field killed a few of the men who trained to use the balloons. Observing from balloons was also dangerous in the sense that weather conditions could suddenly change, or machinery meant to guide a balloon or tether it to the ground might fail. On the battlefield, the enemy would certainly attempt to bring balloons down. It became necessary to develop a mechanism to provide the men in the balloon with a device to bring them safely back to earth if their balloon was destroyed. Parachutes were developed to solve this problem, but they located on the outside of the balloon's basket, and were supposed to unfold as the observer jumped out and away from the basket. The rigging of the balloon and the parachute could become entangled, or the burning balloon, if it exploded, could burn the parachute too.⁴⁰

On October 19, 1917, Lt. Frank Goodale made the first jump from an observation balloon using the fold-out parachutes then being used on the Western Front. Goodale jumped from a height of 1,500 feet in front of a crowd of dignitaries that included former president William Howard Taft. It was explained that periodic jumps such as Goodale's would be made at Fort Omaha, to train the observers training there to safely escape if their balloons are attacked by the Germans.⁴¹ Allen Scott was not listed as being in attendance at either the demonstration or any of Taft's other events that day, but he may well have attended the demonstration as a government contractor. Scott probably attended other such demonstrations at Fort Omaha or Florence Field in his capacity as a contractor and as an interested citizen. It may have been during these demonstrations, with the public demonstrations of the parachutes and knowledge of the consequences of failure that must have left an impression on Scott.

³⁹ Whitehead 2013

⁴⁰ Whitehead 2013

⁴¹ "Taft Witnesses First Use of Parachute," *Omaha World-Herald* 19 Oct. 1917: 1

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Figure 5: Observation balloon at Fort Omaha, Nebraska, 1918. From the Durham Museum Collection.

At his Omaha factory, Scott would have had access to materials on which to experiment (experience with and availability of different kinds of cloth and canvas, and the specialized sewing machines to create a parachute). He appears to have done so throughout the rest of the war, seeking a more durable, safe parachute. While it is unknown how many iterations of his parachute Scott tested or how he tested them, he was at last successful: in a September 2, 1918 newspaper article, Scott replied “Yes, it is a fact” to questions about whether he had indeed invented a new type of parachute for “aeroplane aviators.”⁴² Scott’s new parachute essentially was two parachutes: a small one which, when activated, served to pull out the main parachute, allowing it successfully inflate. The Scott parachute, as it is called, was tested at Fort Omaha, using a test dummy pushed from a balloon. The aviators at Fort Omaha pronounced it a successful test. Scott filed patent number 1,378,382 on November 7, 1918 and the patent was granted on May 17, 1921⁴³ (Figure 6). In its obituary for Allen C. Scott, *The New York Times* stated that Scott often remarked that his solution to the parachute problem – to use a small pilot parachute that would open and then pull out the main parachute – was so simple that he was amazed someone had not thought of it first. The obituary also quoted a Strategic Air Command spokesman in Washington, D.C., as stating that “the Scott chute was the basic model for all subsequent improvements” on the modern parachutes used by the military at the time. Scott, who is also credited with a prototype of the parachute harness, eventually assigned his patent to the federal government.

⁴² “Scott Parachute Will Give Aviator a Chance,” *Omaha World-Herald*, 2 Sep. 1918: 1

⁴³ United States Patent Office 17 May 1921: 491

Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State

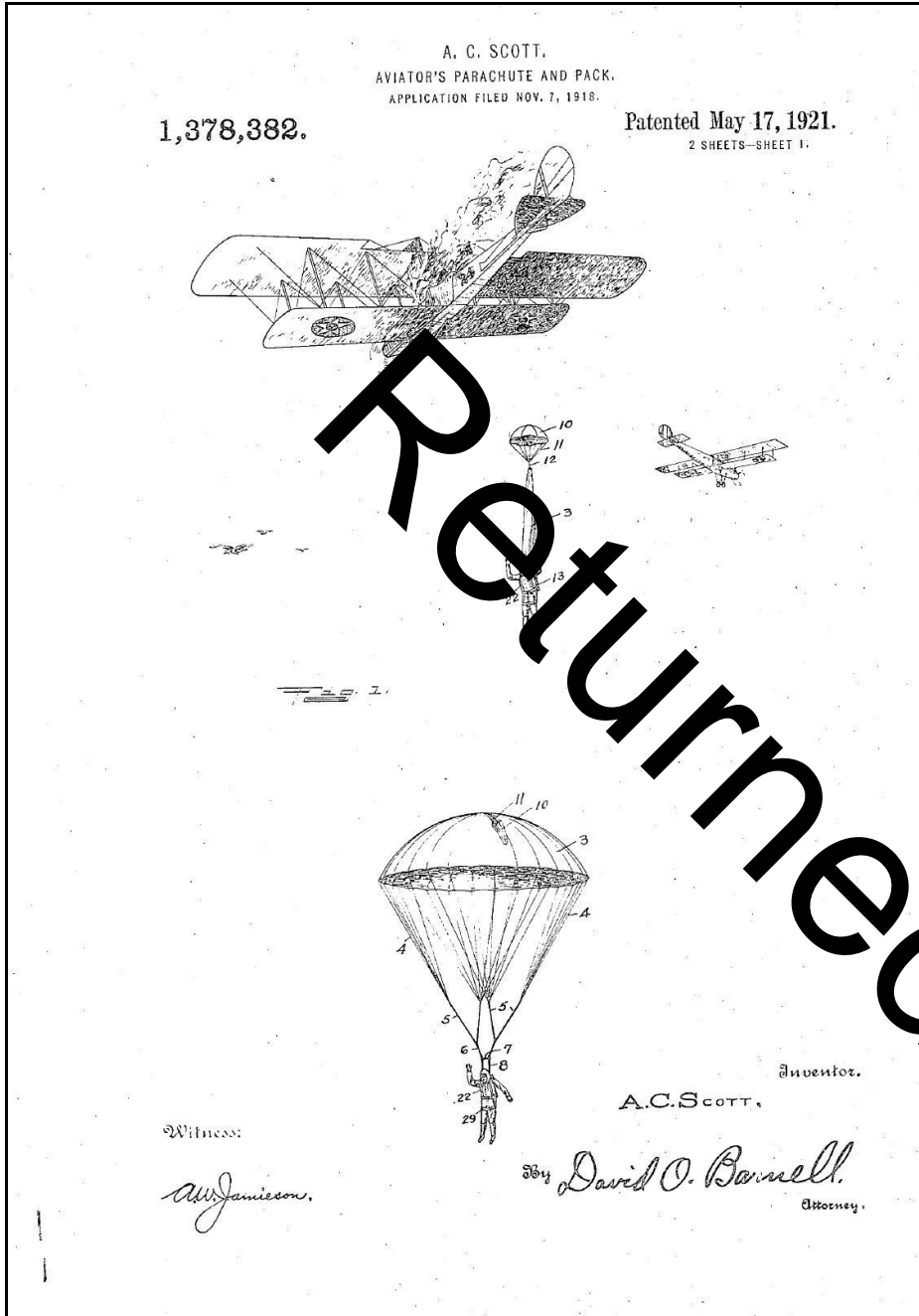


Figure 6: Detail from the Scott patent for the “Aviator’s Parachute and Pack.”

After the war, SOTA continued to expand, with the purchase of a plant in Seattle that serviced Alaska, Australia and other Pacific Rim markets. Scott indicated this plant alone did at least \$1 million in business, not including government contracts.⁴⁴ By 1921, he is credited with owning the Scott-Omaha, Lincoln (Nebraska), St. Joseph (Missouri), and Seattle (Washington) Tent & Awning Companies, the Scott-Bury Motor Company (Packard

⁴⁴ “Al Scott Purchases Factory in Seattle,” *Omaha World-Herald* 13 Mar. 1919: 9

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

dealership), Scott Manufacturing Company, and Stroud and Company (construction machinery).⁴⁵ The company survived bankruptcy during the Great Depression and with war breaking out in Europe in September, 1939 and the Roosevelt administration slowly preparing the United States for war, SOTA was again awarded contracts for military supplies: in September, 1940, the company prepared to fill an order for 5,000 tents, adding more than 100 employees.⁴⁶ Throughout the war years, the Scott Company appears to have remained very busy with defense contracts, as the company advertised for boys, girls, and women to work day and night shifts in nearly every edition of the *Omaha World-Herald* during this time.

When the war ended and Scott was left with surplus military products, the company transitioned back to the civilian economy by selling "Army surplus" goods as it had after World War I: SOTA marketed pup tents alpacalined aviator jackets, and "new Army mess kits, canteens, lanterns, pack bags, belts"⁴⁷ for Boy Scouts. In other print advertisements, SOTA marketed directly to the Boy Scouts on a national scale (Figure 7). While SOTA remained in business throughout the 1950s and early 1960s, it was never again as large as it was during the two world wars. Scott retired and sold the company in April, 1964. With the new ownership of the company, O.A. Olson & Sons, production moved to a new address at 1763 Jackson Street.⁴⁸ Scott died in May, 1964.



Figure 7: SOTA advertisement from the March, 1946 edition of "Boys Life," the magazine of the Boy Scouts of America. As it did in World War I, SOTA transitioned back into the civilian market by catering to niche markets which might use surplus material left over from World War II.

Criterion C: ARCHITECTURE

The SOTA building is a rare extant example in Omaha, Nebraska of a small, multi-story, late-19th/early 20th century Commercial Style building originally constructed as a small manufacturing building - in this case, to build carriages and wagons. Contrary to the modern definition or interpretation of a "factory building," it was not unusual for small manufacturing firms in 19th century cities to be located in multi-story commercial buildings. The more modern concept of property zoning to create distinct separations between residential and industrial areas had not yet been universally adopted. Late-19th century manufacturing facilities often found themselves in a conundrum: although a single-level manufacturing facility would be ideal even in the late 19th century, proximity to labor, suppliers, and customers meant they had to be located in the urban core. This location, in turn, required manufacturers to use existing commercial buildings or to build on existing urban lots.

⁴⁵ "A.C. Scott Wedded to Secretary June 21," *Omaha World-Herald* 1 Aug. 1921: 1

⁴⁶ "Tent Needles Getting Too Hot," *Omaha World-Herald* 27 Sep. 1940: 10

⁴⁷ "Advertisement," *Omaha World-Herald* 13 Dec. 1945: 22

⁴⁸ "Announcement," *Omaha World-Herald* 14 Apr. 1964: 33

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

The building was commissioned by P.J. Karbach & Sons and was meant to be a “factory” for the production of carriages. As with many late 19th and early 20th century commercial buildings, the building was designed to maximize natural light and ventilation: 15 windows with double-hung sashes extended along the east elevation, and the windows on the north and south elevations were also maximized. The craft-oriented manufacturing the Karbach company employed would have been suitable for the large open spaces of the building, even with the two rows of interior wood posts supporting the first, second, and third floors. It is unknown how the Karbach’s organized their carriage factory, or even how long the building served as a manufacturing facility. Based on similar historic precedents, however, it is very likely the carriage- and wagon-building process started on the third floor, with the vehicle being moved to individual stations throughout a given floor or the building as needed, using the large freight elevator located in the southwest corner. The finished carriages, to the extent there were any, probably rolled out at street level in the basement or ended up on the first floor, which may have been a ‘showroom’ for completed vehicles.

The original design of the building would have allowed the building to be subdivided into small units both vertically and horizontally. The light wells and passages along the east and north sides of the building, the entrance in the north side at the ground floor, and the entrance in the northwest corner to the stairs ascending to the second and third floors suggest each of these levels could theoretically be leased out to different entities. Likewise, frame partition walls around the two rows of posts that extend north-south on each floor could subdivide the building into three narrow “store fronts” along Howard Street and/or to create discrete offices on the second and third floor.

The exterior ornamentation is that of a typical commercial building for the time period: square pilasters to divide the exterior into sections and create depth, penetration at regular intervals; a brick cornice, especially along the front of brick corbels and dentils. The original plans and available parts of the basement exterior still visible (where the light wells on the north side have been enclosed by the current sidewalk) suggest the north elevation of the building originally had bands of stone or cast concrete along the basement and first floor levels of the front (north) elevation. Modernist square panels applied c. 1941 over the first floor front elevation around the display windows to create a cleaner, simpler appearance.

The SOTA building is a small-scale industrial building compared to manufacturing facilities located in downtown Omaha. Large-scale industrial and warehouse buildings, many of which have been razed, were concentrated in Omaha’s eastern downtown “Jobber’s Canyon.” This area was so-named because the large size of the buildings towering over rather narrow streets created a canyon-like feel. Many of the buildings were designed by the leading architects of Omaha in the late 19th and early 20th centuries. Although smaller buildings were located in this area, it was dominated by multi-story, block-sized buildings meant for large-scale industrial or storage purposes (Figure 8). 23 of the 24 buildings that contributed to the Jobber’s Canyon National Register Historic District were razed in 1989. The destruction of this district made examples of late 19th-century and early 20th-century industrial and commercial buildings that retained sufficient integrity to convey their significance all that more distinct and rare.

The SOTA building probably has more in common with smaller industrial and commercial buildings along the west-southwest side of downtown and those in the Old Market Historic District, west of the former Jobber’s Canyon Historic District. It is only one city block away from the northeast corner boundary of the Omaha Rail and Commerce Historic District. The buildings in this district tend to be smaller than the large buildings in the former Jobber’s Canyon Historic District, usually being only two to three stories tall compare to the four to six stories (or more) in Jobber’s Canyon. Many of the buildings in both the Old Market and Omaha Rail and Commerce Historic Districts have been renovated or rehabilitated for new uses. While the buildings themselves have been preserved, the original interiors have often been substantially altered. One of those buildings is

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

located at 1102 Harney Street, known historically the Millard-Kirkendall & Jones Building (1887). This building was the original location of the Omaha Tent & Awning Company, and later the SOTA until 1916. Being closer to Jobber's Canyon, the building is larger (five stories). Like the SOTA building at 1501 Howard Street, this front façade of the building has a clear delineation into three distinct "storefronts" if needed. Unlike the SOTA building, however, the interior has been rehabilitated for new uses (a restaurant on the ground floor and apartments on the second through fifth floors).

As one of his final acts as president of WNU, Joslyn commissioned a new building for the company at 621 South 15th Street. In the early spring of 1916, the WNU moved out of 1501 Howard Streets to its new building on South 15th Street. This building, later a warehouse, has also been rehabilitated into loft apartments: while the exterior of the building has been preserved, the interior has been significantly altered, at a cost to the historic integrity of the building. The SOTA building is a rare extant industrial building that still retains much of its original open floorplan, and the partition walls that do exist may be easily removed to return the building fully to such a state.



Figure 8: Jobber's Canyon, showing the size of many of the buildings in the former historic district, circa 1985. From the Omaha Landmarks Preservation Commission.

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

The SOTA building was designed by the Omaha firm of Blake & Zander. Joseph Stillman Blake and Ozias Marcellus Zander formed an architectural partnership in Omaha in 1890, with offices in the New York Life Building, after both previously worked independently in Omaha and other cities in the upper Midwest since the late 1860s and early 1870s. Prior to designing the SOTA building, the firm designed buildings for Baptist State University in Des Moines, the County Courthouse, Guthrie, Iowa, the Soldier's Home, Marshalltown, Iowa, the Industrial Home in Milford, Nebraska, and the Murray Hotel and Boyd's Opera House, both in Omaha.⁴⁹

Blake was born on September 3, 1835, in Vermont.⁵⁰ In 1850, he and his family were living in Cambridge, Lamoille County, Vermont,⁵¹ but as a young man, Blake ventured west, first to LaCrosse County, Wisconsin in 1860.⁵² During the Civil War, Blake was a Sgt. Major in Co. B, 2nd Wisconsin Cavalry from 1861-1862.⁵³ In 1868, he moved to Des Moines, Iowa, where he established himself as an architect/builder and remained there until moving to Omaha in 1887.⁵⁴ He died at his home on July 1, 1898, and is buried at Forest Lawn Cemetery.⁵⁵

Zander was born October 7, 1834,⁵⁶ in Milwaukee, Wisconsin. His father, Aurelius Zander, was a carpenter.⁵⁷ By 1870, Zander was married and employed as a laborer,⁵⁸ but by 1880, he and his family moved to Minneapolis, Minnesota, where he was employed as an architect/builder.⁵⁹ He moved to Omaha in 1890⁶⁰ and formed the partnership with Blake soon after. Zander became the full owner of the firm in 1894, and practiced architecture in Omaha through 1904.⁶¹ The Omaha Society of Architects was formed in Zander's office in 1897.⁶² In late 1903, Zander and his wife moved to Sheridan, Wyoming.⁶³ Zander remained in Sheridan at least through 1917,⁶⁴ but moved to Tacoma, Washington before 1920, at which time, he worked as a "painter [in a] shipyard."⁶⁵ Zander lived in the Tacoma, Washington area for the next 20 years, and died on October 31, 1940.⁶⁶

⁴⁹ Phoenix Publishing 1892: 135

⁵⁰ "Died," *Omaha World-Herald* 2 Jul. 1898: 8

⁵¹ United States Census. Lamoille Count, Vermont: 1850

⁵² United States Census. LaCrosse County, Wisconsin: 1860.

⁵³ Nebraska State Historical Society 2015

⁵⁴ Phoenix Publishing 1892: 135

⁵⁵ "Died," *Omaha World-Herald* 2 Jul. 1898: 8

⁵⁶ Chapman Brothers 1892: 1001

⁵⁷ United States Census. LaCrosse County, Wisconsin: 1860

⁵⁸ United States Census. Crawford County, Wisconsin: 1870

⁵⁹ United States Census. Hennepin County, Minneapolis: 1880

⁶⁰ Phoenix Publishing 1892: 135

⁶¹ Nebraska State Historical Society 2016

⁶² "Architects Organize," *Omaha World-Herald* 11 Apr. 1897: 8

⁶³ "News of the Week," *The Improvement Bulletin* 16 Jan. 1904: 14

⁶⁴ "Architect's Directory," *The American Contractor* 22 Sep. 1917: 58

⁶⁵ United States Census. King County, Washington: 1920

⁶⁶ State of Washington 1940

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

Additional Historic Context - Property History

The SOTA building is located at 1501-1505 Howard Street, Omaha, Nebraska, on Lot 1, Block 169 in the original plat ("City Lots") of Omaha (Figure 9).⁶⁷ It is more generally located in the northern end of the west half of the southeast quarter of Section 22, Township 15 North, Range 13 (Figure 10). The patent for both halves of this quarter section were issued to John McCormick on May 1, 1860.⁶⁸ Much of the land that comprises the original site of Omaha was granted to two patentees: McCormick and Jesse Lowe, both in 1860.⁶⁹



Figure 9: 1854 Town Plat of Omaha, with Block 169 indicated in RED. From Omaha Public Library Collection.

⁶⁷ Douglas County Clerk 2016

⁶⁸ "Land Patent for John McCormick," Bureau of Land Management/General Land Office 1860

⁶⁹ Sorenson 1889: 114

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Figure 10: Detail of 1856 survey map of T15N, R13E, showing the location of Section 22 in BLUE, the southeast quarter in YELLOW, and the approximate location of the SOTA building in RED.

The property was platted and sold several times between 1860 and the early 1890s. By the late 1880s, the large rectangular lot on the southwest corner of South 15th and Howard Streets contained two story-and-a-half houses, which were located at the northern end of the lot, and oriented to the east: 502 and 504 South 15th St. (Figure 11). These two buildings remained on the property until at least the first quarter of 1893, when it P.J. Karbach announced plans to let a contract “about May 1” for a 66’ x132’ building “at 15th and Howard” (Figure 12) with plans drawn by the architectural firm, Blake & Zander (Figure 13).⁷⁰ The venture appears to have failed, perhaps due to the Panic of 1893. As early as November, 1893, Karbach advertised the building as a storage facility for carriages, wagons, and buggies.⁷¹ The next year, however, the address is still advertised as the location of “P.J. Karbach & Sons, carriage makers.”⁷² Three years after its construction was announced, the building was sold by Joseph Karbach to Charles Turner for just over \$43,000.⁷³

⁷⁰ “A Little Stir in Building,” *Omaha World-Herald* 11 Mar. 1893: 1

⁷¹ Advertisement, *Omaha Bee* 12 Nov. 1893: 8

⁷² Advertisement, *Omaha World-Herald* 9 Aug. 1894: 4

⁷³ “Court Cullings,” *Omaha World-Herald* 24 Jan. 1896: 8

Scott-Omaha Tent & Awning Company
 Name of Property

Douglas County, Nebraska
 County and State

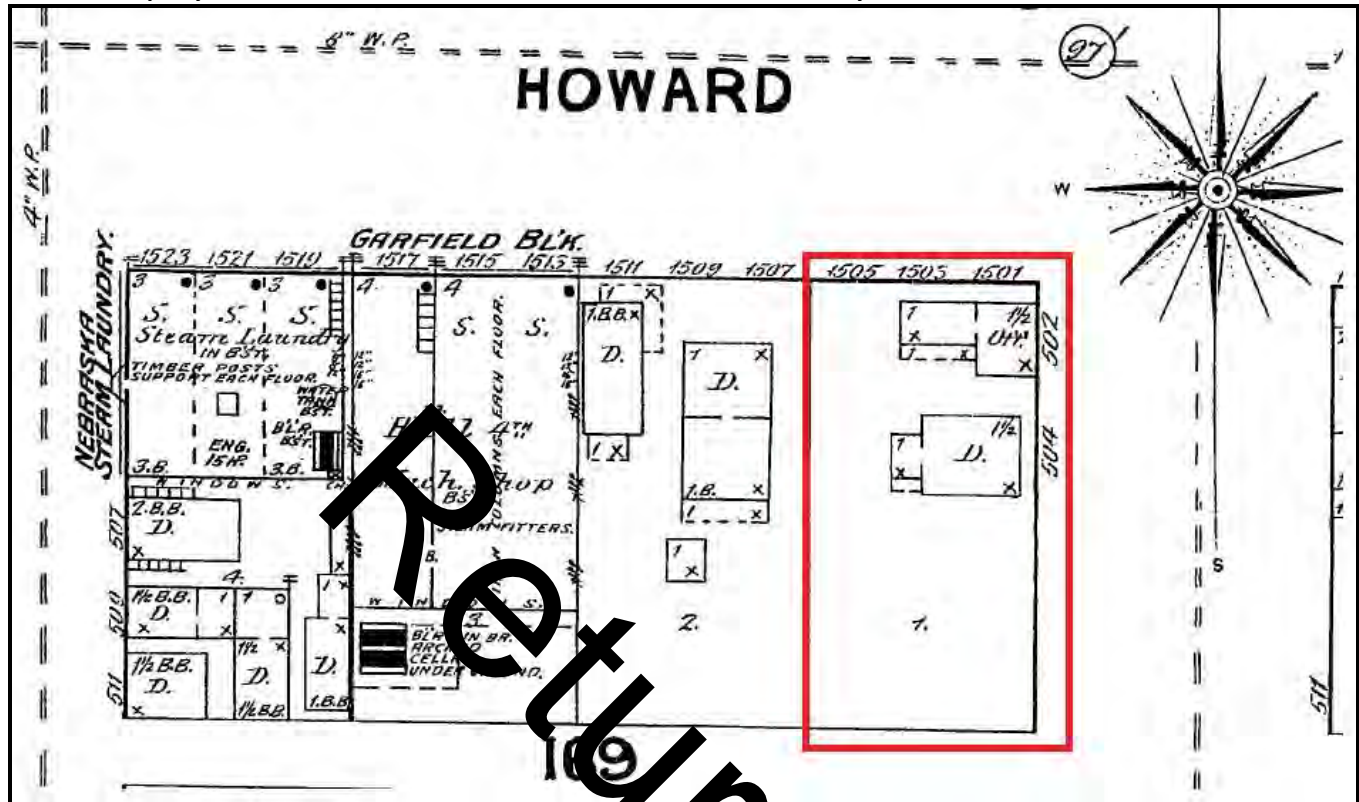


Figure 11: Detail of 1890 Sanborn map, with the location of the SOT building indicated in red. Note the inclusion of the "1501 - 1905" addresses along the Howard Street end of the building. The two buildings at north end of the property are addressed 502 and 504 South 15th Street, respectively.

Turner owned the property until December, 1897, when he sold it to George A. Joslyn on behalf of the WNU. In February, 1898, the WNU announced it was moving from its earlier location at 12th and Howard Streets to the former "Karchach factory" building at 15th and Howard Streets.⁷⁴ During his tenure in the building, the WNU operated out of the basement, alternating between the addresses 510 and 512 South 15th St.⁷⁵ Joslyn and two other investors capitalized the Western Paper Company in 1898, to sell ink, paper and related goods at wholesale prices,⁷⁶ which operated out of the Howard Street (ground floor) of the building (Figure 14).⁷⁷ The next year, the WNU sold the building directly to Joslyn.⁷⁸ The WNU and the Western Paper Company remained in the building, however, until early 1916: in December, 1915, Joslyn announced that once the new WNU building was completed early the next year, he would remodel the building for new tenants.⁷⁹

⁷⁴ "Local Brevities," *Omaha World-Herald* 10 Feb. 1898: 1

⁷⁵ McAvoy's *Omaha City Directory* 1899: 396

⁷⁶ "New Paper Company," *Omaha World-Herald* 7 Oct. 1898: 10

⁷⁷ Mihelich 2010

⁷⁸ "Real Estate Transfers," *Omaha World-Herald* 29 Dec. 1899: 6

⁷⁹ "Likely to Remodel Old Bldg for Three Stores," *Omaha World-Herald* 21 Dec. 1915: 11

Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State

KARBACH'S NEW BUILDING
P. J. Karbach took out a permit yesterday to erect a factory building at the southwest corner of Howard and Fifteenth street. It will be three stories and a basement high and 65x31. The building is to be used for a carriage factory and will cost \$24,000.

Figure 12: Announcement from the *Omaha World-Herald* (8 May 1893: 8) of Karbach's permit to construct a "carriage factory" on the southwest corner of Howard and 15th Streets.



Figure 13: Front and rear elevation of SOTA building, as designed by Blake & Zander. Note the central entry and windows at the basement level and street-level railings around the light wells flanking the main entrance on the ground floor. Original plans available from Planning Department, City of Omaha.

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

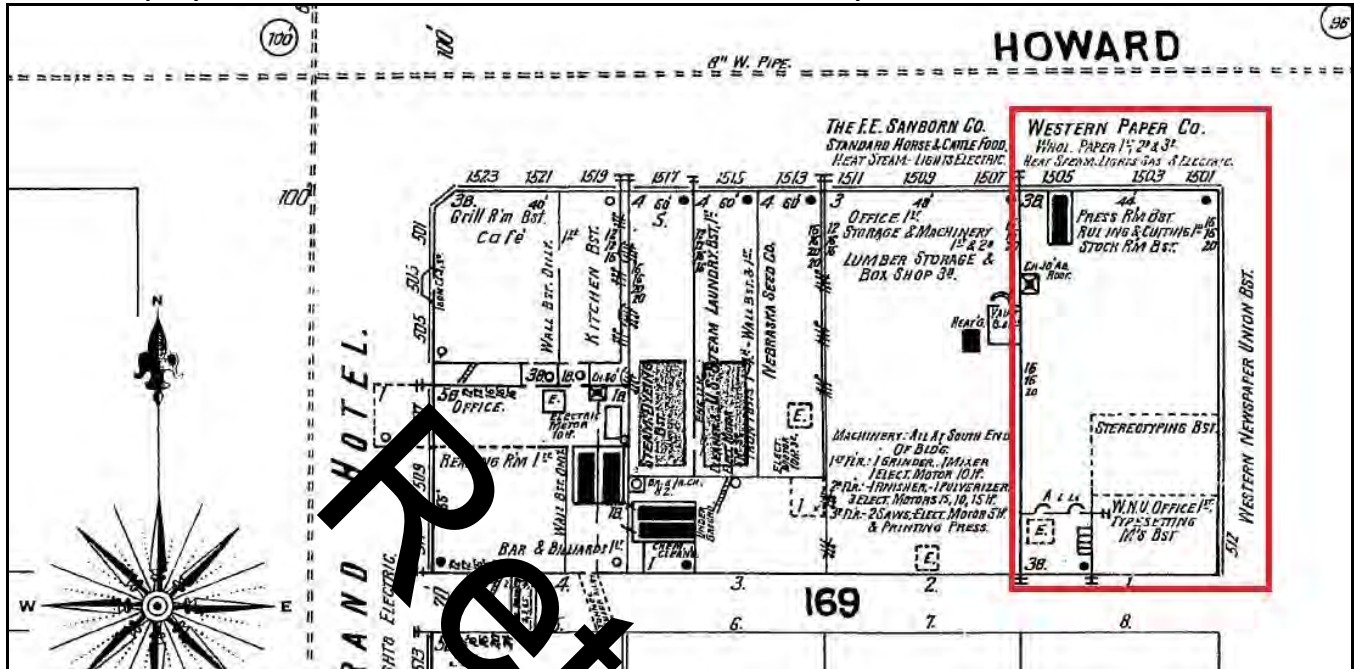


Figure 14: Detail of 1901 Sanborn map, with the SOTA building indicated in RED. Note that the WNU appears to be located at 512 South 15th St., and the related Western Paper Co. is located at 1501-1505 Howard St.

By May, 1916, the renovations, designed by Omaha architect John McDonald, were underway. The renovations created the main floor at street level and three storefronts along the Howard Street (north) side of the building. Since the WNU operated out of the basement and used a 15th Street address during its tenure in the building, Joslyn probably felt compelled to create commercial storefronts along Howard Street to better appeal to potential commercial tenants. The Scott Company signed a 10-year lease with Joslyn in June, 1916: it would occupy one of the stores and sublease the other two and some of the second-floor offices. The company planned to move in September, after the \$16-20,000 renovation was completed (Figure 15).⁸⁰

⁸⁰ "Scott Tent & Awning Co. Leases 15th & Howard Bldg." *Omaha World-Herald* 8 Jun. 1916: 4

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

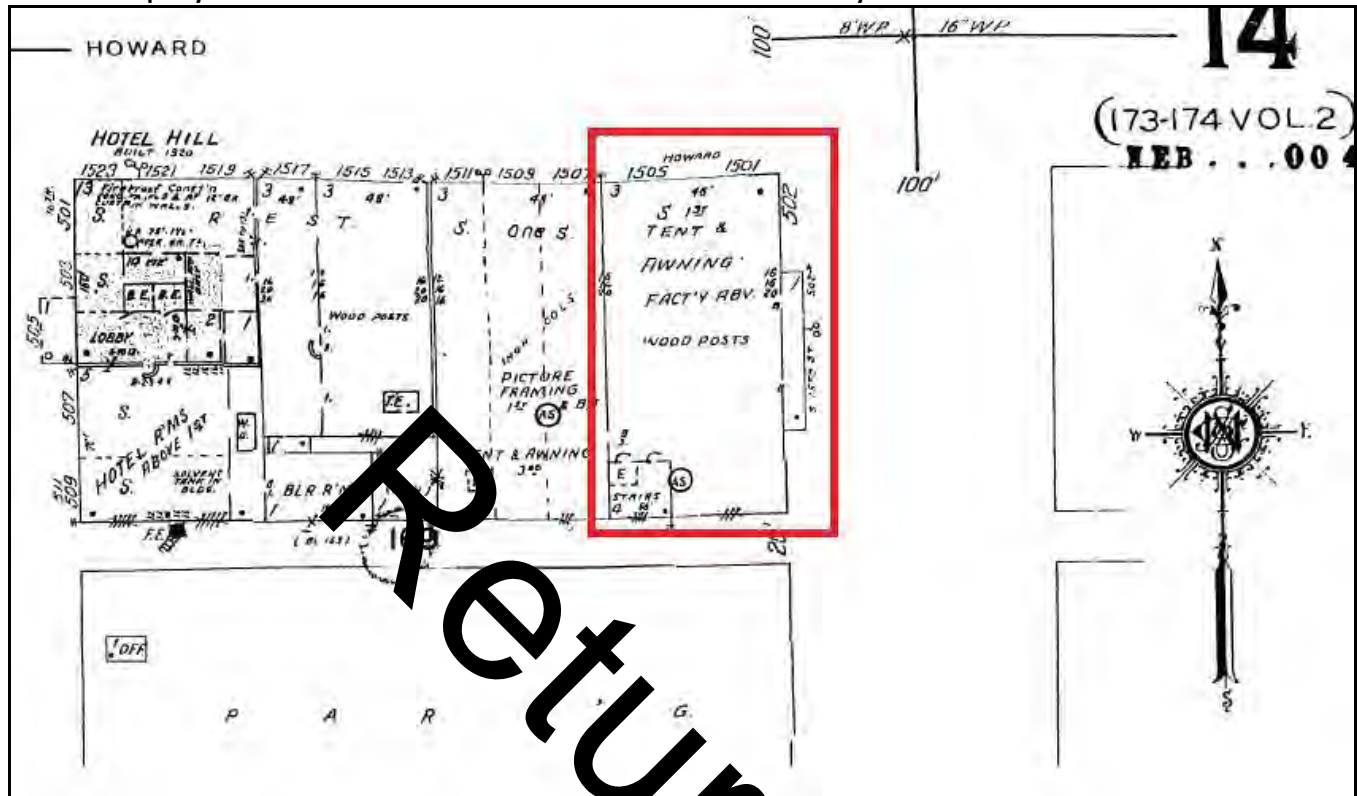


Figure 15: Detail of the 1934-1960 Sanborn map, with the SOTA building indicated in red. Note what may be a loading dock of the light well along the east side of the building, and a notation of the 502 South 15th Street address just outside the upper right corner of the building's outline.

With Joslyn's death in the fall of 1916, the SOTA building was part of his estate inherited by his wife, Sarah Joslyn. She retained ownership of the building for the remainder of her life. In 1928, Joslyn incorporated the "Society of Liberal Arts" to actively manage the "Joslyn Memorial building" (today's Joslyn Art Museum) she was constructing as a memorial to her husband.⁸¹ When Sarah Joslyn died in 1940, her will directed that after making certain bequests, the residue of her estate – including the SOTA building – should pass to the Society of Liberal Arts.⁸² In March, 1941, SOTA purchased the building from the Society, after the latter received permission to sell it from the Omaha city council, as state law required of certain educational and philanthropic organizations.⁸³ A month later, SOTA received a permit to renovate the storefront of the building,⁸⁴ which probably included installation of large display windows (Figures 16 and 17). After Allen C. Scott's death in 1964, Mrs. A. C. Scott retained ownership of the building until 1969,⁸⁵ after which it was purchased by the Bobbitt Moulding and Frame Company, which was located at 1507 Howard Street (immediately next door to the SOTA building). The remaining side (east) light wells were enclosed sometime circa 1980 (Figure 18). Bobbitt remained in the building until it closed due to financial troubles in December, 1988.⁸⁶ The building became subject to real estate speculation throughout the 1990s and 2000s, housing a succession of copying and imaging businesses through 2014. It was purchased by the current owner in March, 2015.⁸⁷

⁸¹ "Mrs. Joslyn to Build Memorial," *Omaha World-Herald* 6 May 1928: 1
⁸² "Joslyn Estate is \$2,648,462" *Omaha World-Herald* 27 Mar. 1940: 1
⁸³ "Building Bought by Scott Firm," *Omaha World-Herald* 25 Mar. 1941: 6
⁸⁴ "Building Permits," *Omaha World-Herald* 23 Apr. 1941: 23
⁸⁵ "Bobbitt Firm Buys Building," *Omaha World-Herald* 9 Feb. 1969: 8C
⁸⁶ "Agreement Closes 55-Year Old Firm," *Omaha World-Herald* 13 Dec. 1988: 19
⁸⁷ Douglas County Clerk – Deeds: 2016

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Figure 16: The SOTA building, as "Scott Manufacturing Co." circa 1941. Note the location of the door and stairs and light wells indicated by the metal railings along the east side of the building. From The Durham Museum Collection.



Figure 17: The SOTA building, showing the east side of the building, circa 1941. Note the large tri-partite windows with scalloped awnings near the center of the image. From The Durham Museum Collection.

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Figure 18: The SOTA building occupied by "Bobbitt Moulding and Flame Company" circa 1980. Note the glossy dark tiles around the ground floor entrance/display windows, and the lack of light wells/railings on the side (east) elevation.

Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State

9. Major Bibliographic References

Bibliography

Books

Larsen, Lawrence H., and Barbara J. Cottrell. *The Gate City: A History of Omaha*. (Lincoln, Nebraska: University of Nebraska Press: 1982).

Lebow, Eileen F. *A Grandstand Seat: The American Balloon Service in World War I*. (Westport, Connecticut: Praeger Publishers: 1998).

Portrait & Biographical Album of Genesee, Osage & Tuscola Counties. (Chicago: Chapman Bros., 1892). *University of Michigan Digital Library*. Accessed 26 May 2016.

Savage, James W. and John T. Bell. *History of the City of Omaha, Nebraska*. (Chicago: Munsell & Co., 1894). *Google Books*. Accessed 26 May 2016.

Sorenson, Alfred R. *History of Omaha from the Pioneer Days to the Present Time*. (Omaha, Nebraska: Gibson, Miller, & Richardson, 1889). *Google Books*. Accessed 8 May 2016.

--. *The Story of Omaha from the Pioneer Days to the Present Time*. (Omaha, Nebraska: National Printing Company, 1927).

Wakely, Arthur Clark, Ed. *Omaha: The Gate City, and Douglas County, Nebraska*. (Chicago: S.J. Clarke Publishing Co., 1917). *Google Books*. Accessed 25 May 2016.

Electronic Resources (Websites)

Mihelich, Dennis G. "George Joslyn: Western America's First Media Mogul." Last updated 15 Sep. 2010. Accessed 17 May 2016. www.nebraskahistory.org/publish/publicat/history/full-text/NH2001Joslyn.pdf

Nebraska State Historical Society. "J.S. Blake (ca. 1835 -), Architect." Last updated 16 Sep. 2015. Accessed 27 May, 2016. [http://www.e-nebraskahistory.org/index.php?title=J. S. Blake \(ca. 1835- \), Architect](http://www.e-nebraskahistory.org/index.php?title=J. S. Blake (ca. 1835-), Architect)

--. "Ozias M. Zander (1849 – 1940), Architect." Last updated 18 Apr. 2016. Accessed 27 May 2016. [http://www.e-nebraskahistory.org/index.php?title=Ozias M. Zander \(1848-1940\), Architect](http://www.e-nebraskahistory.org/index.php?title=Ozias M. Zander (1848-1940), Architect)

Whitehead, Inez. "Fort Omaha Balloon School: Its Role in World War I." Last updated 30 Jul. 2013. Accessed 18 Jun. 2016. <http://www.nebraskahistory.org/publish/publicat/history/full-text/NH1988BalloonSchool.pdf>

Legal & Government Documents/Records

Douglas County (Nebraska) Clerk. Deed information for 1501 Howard Street, Omaha, Nebraska. Accessed 6 May 2016.

State of Washington. *Death Record: Ozias M. Zander, 31 Oct. 1940*. No date. Web. Accessed 26 May 2016.

United States. Department of the Interior. Bureau of Land Management, General Land Office Records: *Land Patent for John McCormick*. Web. Accessed 4 May 2016.

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

--. --. Office of the Census. *Census Bulletin No. 233 – Statistics of Manufactures 1890, City of Omaha, Nebraska*. (U.S. Printing Office: Washington, D.C.: October 13, 1892). *Google Books*. Accessed 26 May 2016.

- . --. 1850 Census of Lamoille County, Vermont. (All accessible via Ancestry.com or similar).
- . --. 1860 Census of LaCrosse County, Wisconsin.
- . --. 1870 Census of Crawford County, Wisconsin.
- . --. 1880 Census of Hennepin County, Minnesota.

United States. Department of the Interior. 1920 Census of King County, Washington.

--. --. 1921 Patent Office. *Official Gazette of the U.S. Patent Office, Vol. No. 286, No. 3 – Tuesday, May 17, 1921*. (U.S. Printing Office: Washington, D.C.: May 17, 1921). *Google Books*. Accessed 10 Jun. 2016.

Newspapers/Magazines/Periodicals

New York Times: 1964

Omaha Bee: 1893, 1894

Omaha World-Herald (including evening and morning editions): 1893, 1894, 1896, 1897, 1898, 1899, 1904, 1910, 1915, 1916, 1917, 1918, 1928, 1932, 1940, 1941, 1945, 1954, 1969, 1988, 1989

The American Contractor: Vol. 38, No. 38, 22 Sep. 1911. *Google Books*. Accessed 26 May 2016.

The Improvement Bulletin: Vol. 28, No. 7, 16 Jan. 1904. *Google Books*. Accessed 26 May 2016.

Maps

Omaha, Nebraska [map]. 1854. Scale not given. "Omaha City, Nebraska Territory." Available from Omaha Public Library. Web. Accessed 22 Apr. 2016.

Omaha, Nebraska [map]. 1901-1918. Scale not given. "Sanborn Fire Insurance Map, 1867-1970 – Nebraska." Available from Omaha Public Library. Web. Accessed 20 May 2016.

--. 1901-1962. Scale note given. "Sanborn Fire Insurance Maps, 1867-1970 – Nebraska." Available from Omaha Public Library. Web. Accessed 20 May 2016.

Omaha, Nebraska [map]. 1856. Scale not given. "Township No. 15 North Range No. XIII East of 6th Principal Meridian (NEB. TER.)" Available from Bureau of Land Management/General Land Office. Web. Accessed 20 Apr. 2016.

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): DO09:0121-055

Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State

10. Geographical Data

Acreage of property .2 acres USGS Quadrangle Omaha North
(Use either the UTM system or latitude/longitude coordinates. Delete the other.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

- | | | | | |
|----|----------|-----------|-----------|------------|
| 1. | Latitude | 41.255168 | Longitude | -95.936148 |
| 2. | Latitude | _____ | Longitude | _____ |
| 3. | Latitude | _____ | Longitude | _____ |
| 4. | Latitude | _____ | Longitude | _____ |

Verbal Boundary Description

Lot 1, Block 169, City Lots, Omaha, Nebraska

Boundary Justification

This boundary includes all the property historically associated with the K building.

11. Form Prepared By

name/title Patrick Thompson
organization Restoration Exchange Omaha date June, 2016
street & number 3902 Davenport Street telephone (402) 679-5854
city or town Omaha state NE zip code 68131
email info@restorationexchange.org

Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State

Additional Documentation

Submit the following items with the completed form:


- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

Karbach Building
1501 Howard St.
Omaha, Douglas Co.,
Nebraska

Latitude/Longitude Coordinates:
41.255168, -95.936148
Datum WGS84

Legend
Proposed NRHP Boundary

1:12,000



0 487.5 975 1,950 Feet
0 140 280 560 Meters



Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State

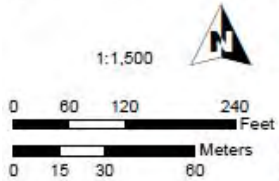
- Sketch map for historic districts and properties having large acreage or numerous resources.

Karbach Building
1501 Howard St.
Omaha, Douglas Co.,
Nebraska

Latitude/Longitude Coordinates:
41.255168, -95.936148
Datum WGS84



Legend
[Dashed Box] Proposed NRHP Boundary



Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

Photographs

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

Photo Log

Name of Property Scott-Omaha Tent & Awning Company

City or Vicinity Omaha County Douglas State Nebraska

Photographer Patrick Thompson Date Photographed April, 2016

1. Photograph 1. NE_Douglas County_Scott-Omaha Tent & Awning Company_0001. Overview of the front (north) elevation of the building, looking south across Howard St.
2. Photograph 2. NE_Douglas County_Scott-Omaha Tent & Awning Company_0002. Overview of the side (west) elevation of the building, looking east-northeast from adjacent parking lot.
3. Photograph 3. NE_Douglas County_Scott-Omaha Tent & Awning Company_0003. Oblique angle of the rear (south) and side (east) elevation, looking northwest across 15th St.
4. Photograph 4. NE_Douglas County_Scott-Omaha Tent & Awning Company_0004. Detail of rear loading dock in the southwest corner of the building, looking north.
5. Photograph 5. NE_Douglas County_Scott-Omaha Tent & Awning Company_0005. Oblique angle of the front (north) and side (east) elevation, looking south-southwest across Howard St.
6. Photograph 6. NE_Douglas County_Scott-Omaha Tent & Awning Company_0006. Detail of front entrance, looking south.
7. Photograph 7. NE_Douglas County_Scott-Omaha Tent & Awning Company_0007. Interior of first floor looking northeast.
8. Photograph 8. NE_Douglas County_Scott-Omaha Tent & Awning Company_0008. Interior of first floor looking northwest.
9. Photograph 9. NE_Douglas County_Scott-Omaha Tent & Awning Company_0009. Interior of first floor office along east side of the building, looking east-northeast.
10. Photograph 10. NE_Douglas County_Scott-Omaha Tent & Awning Company_0010. Interior of first floor office along east side of the building, looking south-southwest.
11. Photograph 11. NE_Douglas County_Scott-Omaha Tent & Awning Company_0011. Detail of central interior work area.
12. Photograph 12. NE_Douglas County_Scott-Omaha Tent & Awning Company_0012. Detail of rear work room along east side of the building, looking south.
13. Photograph 13. NE_Douglas County_Scott-Omaha Tent & Awning Company_0013. Detail of a workroom window with trim.
14. Photograph 14. NE_Douglas County_Scott-Omaha Tent & Awning Company_0014. Overview of southeast interior, looking west-southeast.
15. Photograph 15. NE_Douglas County_Scott-Omaha Tent & Awning Company_0015. Interior of workroom in southwest corner.
16. Photograph 16. NE_Douglas County_Scott-Omaha Tent & Awning Company_0016. Detail of freight elevator gate/doors.
17. Photograph 17. NE_Douglas County_Scott-Omaha Tent & Awning Company_0017. Detail of freight elevator gate/doors.
18. Photograph 18. NE_Douglas County_Scott-Omaha Tent & Awning Company_0018. Overview of central wood stairwell adjacent to freight elevator.
19. Photograph 19. NE_Douglas County_Scott-Omaha Tent & Awning Company_0019. Detail of newel post of stairwell, showing chamfered corners.
20. Photograph 20. NE_Douglas County_Scott-Omaha Tent & Awning Company_0020. Detail of one of the large wood support posts and "Y" brackets. A partition wall was constructed along the other side to enclose a space.

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State

21. Photograph 21. NE_Douglas County_Scott-Omaha Tent & Awning Company_0021. Overview of the heating plant in the northwest corner of the basement.
22. Photograph 22. NE_Douglas County_Scott-Omaha Tent & Awning Company_0022. Overview of a small room (unknown purpose) in the northwest corner, at least partially located under the public sidewalk in front of the building.
23. Photograph 23. NE_Douglas County_Scott-Omaha Tent & Awning Company_0023. Detail of an historic fire door on the west wall of the basement, covering a door into the adjacent building, which has been removed and door enclosed with concrete block.
24. Photograph 24. NE_Douglas County_Scott-Omaha Tent & Awning Company_0024. Overview of a large open work area in the southeast section of the basement
25. Photograph 25. NE_Douglas County_Scott-Omaha Tent & Awning Company_0025. Detail of a support post with "Y" supports.
26. Photograph 26. NE_Douglas County_Scott-Omaha Tent & Awning Company_0026. Overview of a work area in the south central part of the basement.
27. Photograph 27. NE_Douglas County_Scott-Omaha Tent & Awning Company_0027. Detail of bead board ceiling located in one section of the basement.
28. Photograph 28. NE_Douglas County_Scott-Omaha Tent & Awning Company_0028. Overview of the second floor, looking north from the south end of the building.
29. Photograph 29. NE_Douglas County_Scott-Omaha Tent & Awning Company_0029. Detail of two windows on east side of the second floor, which have been enclosed from the outside.
30. Photograph 30. NE_Douglas County_Scott-Omaha Tent & Awning Company_0030. Detail of stairs from entrance in the northwest corner to second floor; looking down to the entrance from the sidewalk.
31. Photograph 31. NE_Douglas County_Scott-Omaha Tent & Awning Company_0031. Detail of a post with "Y" braces, showing a partition wall constructed on the opposite side.
32. Photograph 32. NE_Douglas County_Scott-Omaha Tent & Awning Company_0032. Detail of a kitchenette in a former apartment located in the southeast corner of the second floor.
33. Photograph 33. NE_Douglas County_Scott-Omaha Tent & Awning Company_0033. Detail of the former apartment, showing windows along the east wall that have been enclosed.
34. Photograph 34. NE_Douglas County_Scott-Omaha Tent & Awning Company_0034. Detail of the exposed underside of the roof in the third floor stair landing.
35. Photograph 35. NE_Douglas County_Scott-Omaha Tent & Awning Company_0035. Overview of the third floor, looking north from the south end of the building.
36. Photograph 36. NE_Douglas County_Scott-Omaha Tent & Awning Company_0036. Overview of the stairwell located in the northwest corner of the third floor.
37. Photograph 37. NE_Douglas County_Scott-Omaha Tent & Awning Company_0037. Detail of another fire door located on the west wall of the third floor.
38. Photograph 38. NE_Douglas County_Scott-Omaha Tent & Awning Company_0038. Detail looking down the wood stairwell, showing straight and curved sections.

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 1



Photograph 2

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 3



Photograph 4

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 5



Photograph 6

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 7



Photograph 8

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 9



Photograph 10

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 11



Photograph 12

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 13

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 14



Photograph 15

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 16



Photograph 17

Returned

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 18

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



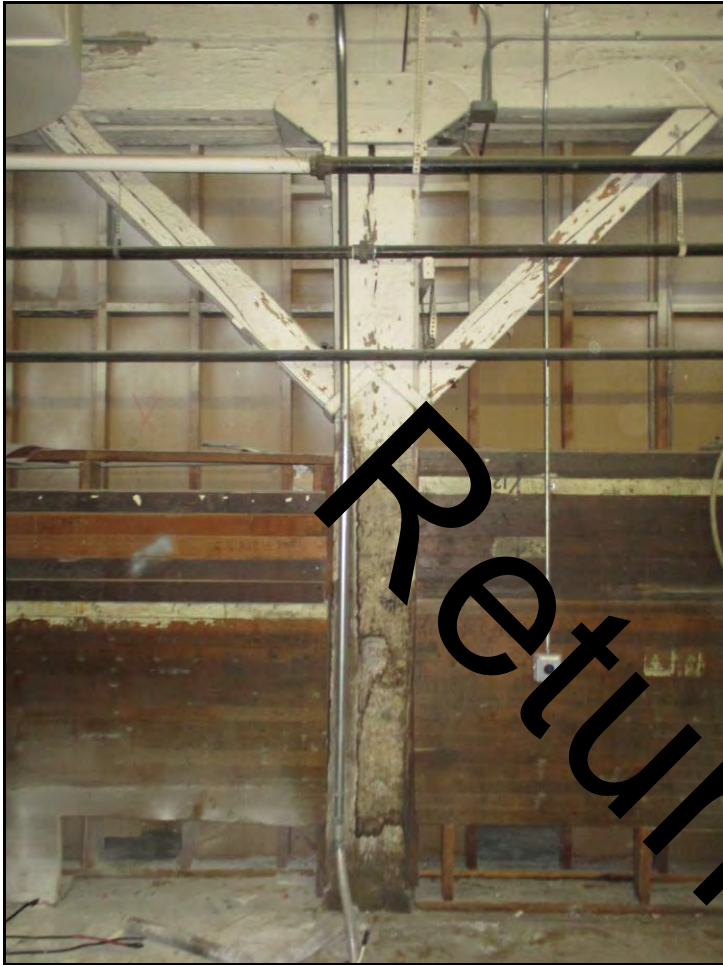
Photograph 19

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 20

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 21



Photograph 22

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 23



Photograph 24

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 25

Scott-Omaha Tent & Awning Company

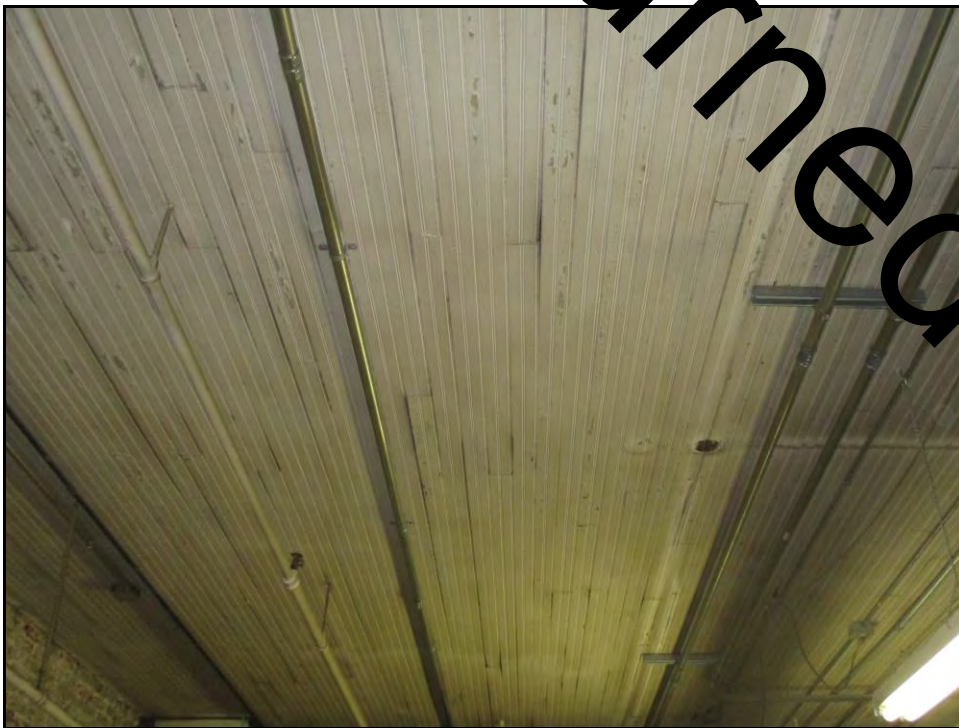
Douglas County, Nebraska

Name of Property

County and State



Photograph 26



Photograph 27

Returned

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 28



Photograph 29

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 30

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 31

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 32



Photograph 33

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 34



Photograph 35

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 36



Photograph 37

Scott-Omaha Tent & Awning Company
Name of Property

Douglas County, Nebraska
County and State



Photograph 38

Scott-Omaha Tent & Awning Company

Douglas County, Nebraska

Name of Property

County and State



Photograph 39

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 90 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1215 U.S. Street, NW, Washington, DC.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Scott--Omaha Tent and Awning Company

MULTIPLE NAME:

STATE & COUNTY: NEBRASKA, Douglas

DATE RECEIVED: 9/30/16 DATE OF PENDING LIST: 10/28/16
DATE OF 16TH DAY: 11/14/16 DATE OF 45TH DAY: 11/15/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000775

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11-14-2016 DATE

ABSTRACT/SUMMARY COMMENTS:

See attached Comments

RECOM./CRITERIA Return

REVIEWER [Signature]

DISCIPLINE _____

TELEPHONE _____

DATE 11-14-2016

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240

The United States Department of the Interior National Park Service

National Register of Historic Places Evaluation/Return Sheet

Property Name: Scott-Omaha Tent and Awning Company
Douglas County, NE

Reference Number: 16000775

Reason for Return

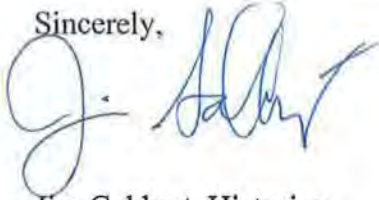
This nomination is being returned for substantive revision. The nomination claims significance under Criteria A and C, with Industry and Architecture as areas of significance.

The nomination provides a lot of information on the history of the building and the various occupants, but it is unclear as to why this building is significant and how it relates to the period of significance, which is identified as 1893-1921 for Criterion A. The summary statement of significance for industry notes its importance in industry for the manufacture of carriages and wagons, an activity that did not seem to be successful, based on the building's history. The narrative focuses on the Scott-Omaha Tent and Awning Company (SOTA), which had the longest tenure in the building, and provides a great deal of historical information on the company. Much of the history of the SOTA company dwells on its role in the defense industry during the World Wars, but it is unclear if that is the basis for significance under Criterion A. Please provide a more direct statement of significance, and relate that significance to this building with an appropriate period of significance.

The claim of significance under Criterion C is also unclear. The nomination appears to parse the architectural context to a very narrow potential group of buildings – multi-story manufacturing facilities that aren't too multi-story. I do not get a sense of why this subgroup of buildings is important, or why this example is an important example. Please clarify or revisit the claim of architectural importance for this building.

We appreciate the opportunity to review this nomination and hope that you find these comments useful. Please feel free to contact me if you have any questions. I can be reached at (202) 354-2275 or email at <James_Gabbert@nps.gov>.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Gabbert". The signature is stylized with a large initial "J" and a long, sweeping underline.

Jim Gabbert, Historian
National Register of Historic Places
11/22/2016



December 5, 2016

Jim Gabbert
NPS-National Register of Historic Places
1201 I St. NW, 8th FL
Washington, DC 20005

Re: Scott-Omaha Tent & Awning Company

Dear Mr. Gabbert

Please accept our resubmission of the Scott-Omaha Tent & Awning Company nomination. Enclosed is a PDF copy of the revised and corrected version of the nomination.

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

Sincerely,

A handwritten signature in black ink that reads "Jessica Fortney".

Jessica Fortney
National Register and CLG Coordinator
Nebraska State Historic Preservation Office

Phone: 402-471-4775
Fax: 402-471-3100
jessica.fortney@nebraska.gov

Enclosures (1): PDF copy of the revised Scott-Omaha Tent & Awning Company

1500 R Street
PO Box 82554
Lincoln, NE 68501-2554
p: (800) 833-6747
(402) 471-3270
f: (402) 471-3100
www.nebraskahistory.org