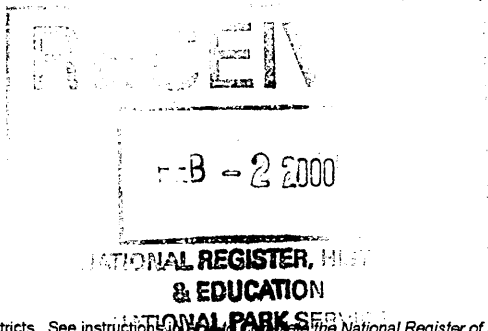


United States Department of the Interior
National Park Service



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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 Form 10-900a. Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Moses, G.C. Block

other names/site number Bayview/DO09:0117-006

2. Location

street & number 1234-1244 South 13th Street not for publication

city or town Omaha vicinity

state Nebraska code NE county Douglas code 055 zip code 68108

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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 nationally statewide locally. (See continuation sheet for additional comments.)

Lawrence Sommer

Signature of Certifying official

1/25/00

Date

Director, Nebraska State Historical Society

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:
 entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

Edson H. Beall

3/9/00

Signature of Keeper

Date of Action

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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	1	buildings
		sites
		structures
		objects
1	1	Total

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

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/multiple-dwelling

COMMERCE/TRADE/specialty store/warehouse

Current Functions
(Enter categories from instruction)

DOMESTIC/multiple-dwelling

COMMERCE/TRADE/specialty store/restaurant

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Victorian

Materials
(Enter categories from instructions)

foundation Brick

walls Brick

Stucco

roof Asphalt

other Bronze

Cast iron

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions.)

- Architecture
- Commerce
- _____
- _____
- _____
- _____

Period of Significance

1887-1950

Significant Dates

1887

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Mendelssohn & Lawrie
Simonds & Linesay

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Primary Location for Additional Data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository:
City of Omaha Planning Department
City of Omaha Public Library-Downtown Branch

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10. Geographical Data

Acreege of Property Less than one acre

UTM References (place additional UTM references on a continuation sheet).

	Zone	Easting	Northing		Zone	Easting	Northing
1.	15	254203	4570077	3.			
2.				4.			

See continuation sheet.

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Martin Kluck, intern architect
organization Alley Poyner Architecture date September 21, 1999
street & number 1213 Jones Street telephone 402.341.1544
city or town Omaha state NE zip code 68102

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name/title 1234 South 13th Street Limited Liability Company
street & number 1025 Leavenworth telephone 402.345.8000
city or town Omaha state NE zip code 68102

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 chief, Administrative Services Division, National Park Service, P.O. Box 37127,

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Narrative Description

The Moses Block at 1234-1244 South 13th Street in Omaha, Douglas County, Nebraska is a two-story brick store and flats with a full basement built in 1887 in the Queen Anne/Victorian style. It is located in the middle block of a congruous three-block section on the West Side of the 13th Street business district between Williams and Pierce Streets. This flat-roofed rectangular building measures 125' x 60' with bronze bay windows that project out from the building over the sidewalk along 13th Street. There are a total of six structural bays, which in turn form the basis for the six commercial and residential bays. The south wall is load bearing (common brick) masonry. Because this area of 13th Street was once a thriving business district, it can be assumed that there was once a building abutting this south side. It is also known via the Sanborn maps, that the building to the south was not a continuation of this building, as there are only the six bays of this building shown as projecting features for buildings in this block. The north wall abuts an adjacent building. The west wall is load bearing, common brick masonry with a stucco finish.

The two-story, brick Moses Block (there is no other historical name for this property) at 1234-1244 South 13th Street in Omaha, Nebraska was constructed in 1887 for use as stores and flats. This section of 13th Street is an important connector between the once independent city of South Omaha and the downtown of Omaha proper. The wide street retains some blocks of historic commercial buildings interspersed with single and multiple family dwellings. The first floor of the Moses Block consists of six commercial bays. There is a walkout basement under all of these commercial spaces that was probably used for deliveries/warehousing for the shops above. Also on the first floor are three entrances to the flats upstairs. Each entrance leads to one stairway that serves the two adjoining bays. The building is a fine example of the commercial, flat building type and has good integrity both architecturally and functionally.

The 2nd story walls of the 13th Street elevation are of finish brick, supported by cast-iron columns and beam that frame the storefronts of the 1st floor. There is no trace of the original wood storefront system, and what currently is infilled between columns is a hodge-podge of cultured stone, wood, and aluminum curtain-wall. Original cast-iron stoops, while not placed at the current door locations, are all extant. The cast-iron columns have a decorative front face that creates a pilaster with clearly defined base, shaft, and capital of a modified Ionic order. The beam is unadorned and was evidently meant to be encased in the storefront material. Above this beam there are eight courses of brick topped by a continuous sandstone band in contrasting color that forms the windowsills and engages the sill band of the bays. A sandstone band that is a complementary color to the finish brick is at the same height as the headband of the bay windows. The windows in the masonry wall have no special head treatment. Between these window heads and the parapet there is a continuous metal cornice that engages the eave line of the bays. There is a low-relief brick entablature that spans between the metal cornice and parapet cap. The parapet cap is a contrasting color stone.

The most striking feature of the building is the bronze bays that project out from the 2nd floor along 13th street. At the time of the building's construction one can imagine these having a lustrous metallic sheen, or perhaps even a brilliant shine. 110 years have brought a lot of weathering to these elements. When purchased, the current owner assumed that the bays were faced with some kind of painted wood, as that is the appearance of the bays currently. These bays are five-sided, with small projections out from the masonry wall on the north and south faces, a large double hung window on the east façade, and smaller double hung windows in the wall that angles between these two walls. To the side of each window there are simple columns with a pronounced base and simple capital. Between the windows and the roof of the bays there is a stamped frieze of arabesque that continues to a line of dentils that engage with the metal band on the masonry wall. Below the windows the metal is stamped in a simple panel pattern. The roof as well as the underside of

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the bays is of the same metal as the rest of the bay, but completely unadorned. Again, these bays, which are the most remarkable features of this building, have suffered much neglect. While all of the metal elements are extant, many of the profiles have been distorted by natural environmental conditions. The saving grace is that no owner has applied paint to these metal structures.

The west wall of the building has stucco missing in places, with original openings fairly intact. There are numerous instances of new openings being punched in this masonry wall, as well as openings that have been infilled over the course of time. The building itself takes up only the east half of the lot, with the back half, between the building and alley, a dirt yard. This setup reinforces the likelihood that the walk-out basement was used for warehousing and storage.

One item that might or might not have been included in the original construction is a large brick oven in the basement of the third bay from the north. At the time of this writing the oven interior has been entirely filled with concrete. The flooring of the basement level, at all bays, is dirt, as it possibly was originally. The flooring of the first and second floors was once finished wood, but over the years numerous holes and floor finishes have been added to these floors. Miscellaneous partitioning exists on all levels. Two of the east-west interior walls dividing the individual bays are constructed of load-bearing masonry covered with plaster. The other three, which are the locations of the stairs accessing the 2nd floor, are of wood-frame construction.

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Statement of Significance

The G.C. Moses Block at 1234-1244 South 13th in Omaha, Nebraska is significant under Criterion C as a fine local representation of the commercial/flat building type constructed during the Victorian Era. This mixed-use building which combines commercial space on the ground floor with residential units on upper floors was an early form of multiple dwelling in Omaha. The Historic Omaha Buildings Survey identifies few examples of this type, and the Moses Block is one of the best examples for both its architectural and functional integrity.. The Moses Block is also significant under criterion A as a rare surviving example of this early construction and population boom period in the history of South Omaha. The period of significance is derived from the original construction date 1887-1950.

While there are several examples of warehouse structures from this time that relate to Omaha's jobbing trade, there are very few examples of the commercial/flat structure extant in Omaha from this time period. This building is an excellent example of the storefront type structures being erected in the nation at this time. While almost always having a cast iron base with storefront infill and a masonry second story, there were usually small variances in how additional ornamentation was added to the structure. Some buildings received towers, some domers...it bespeaks the attitude of the time as well as the commission of a major architectural firm that this building received these highly ornamental and unusual second-story bay windows.

History

The urbanization of land along what is now South 13th Street was due to the outward growth of Omaha's core settlement and its subsequent expansion to the south in the latter quarter of the 19th century. Located twelve blocks south of Dodge Street (the city's north-south divider), the Moses Block was erected on land platted in 1880 and annexed to the City of Omaha in 1883. When horse railway lines were extended along South 13th in the mid-1880s, the street became a major transportation route. An 1887 city atlas shows that the area near this building had already acquired areas of dense settlement. Census data from the latter part of the 19th century shows Omaha's population at 16,000 in 1870; 30,500 in 1880 and nearly 130,000 in 1890. The last five years of the 1880s were a huge boom-time for Omaha, with an incredible number of structures, both major and minor, being erected in this time. G.C. Moses commissioned this building in 1887 at a construction cost of \$28,000. Simonds & Linesay constructed the building, with Geo. C. Whitlock being the job superintendent of record. The architectural firm was Mendelssohn & Lawrie, two very prominent names in architecture at that time, both being the Architect of Record for the Chamber of Commerce Building, the Paxton Building, the YMCA and the Omaha Waterworks Building, all constructed in the 1880s. There is no listing in any of the city directories of a G.C. Moses residing in Omaha at this time, which leads one to believe that this structure was built on the speculation of Omaha's robust economy by a remote investor.

The Moses Block represents the beginning of a second generation of construction activity along 13th street, with original frame structures giving way to more substantial masonry buildings. According to official records, G.C. Moses filed a permit for the two-story brick building on the West Side of 13th Street between William and Pierce Streets in July of 1887.

Almost continuously from the building's construction to the mid-1960s, the commercial bays housed commercial uses at the community service level (plumber, cleaners & dryers, baker, cobbler, grocer, tinsmith, etc.). It appears that for many years business occupants were associated with the ethnic Czech settlement that was concentrated in the area. More recent tenants included antiques dealers, an Afro-American museum, and general storage. Currently the building is undergoing rehabilitation to the storefronts and the living units.

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The G.C. Moses building is significant under criterion C for its architectural merit as one of the best and few surviving examples of late 19th century commercial construction in Omaha. It illustrates the style well through the projecting bronze clad bay windows on the main façade and through its function as a mixed-use commercial/residential property. It is also illustrative of an early example of the Omaha architecture firm of Mendelssohn and Lawrie. Their partnership evolved over time including others and becoming known as Mendelssohn, Fisher, and Lawrie. They are credited with some of the architectural gems that remain in Omaha. However, the Moses block is the only remaining example in the city of their early Victorian Era design.

It is also significant under criterion A being constructed during one of Omaha's financial and population boom periods, the Moses Block shows that affluence through the rich curvilinear detail in the bronze cladding of the bay windows, the ornamental nature of the iron posts, and the multiple storefronts. The building remains an excellent and rare example of its architectural type in the city of Omaha.

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Moses Block

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Sorenson, Alfred. History of Omaha from the Pioneer Days to the Present. Chicago. Gibson, Miller & Richardson, Printers, 1889.

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Verbal Boundary Description

Lots 4 and 5 of Block 4, Kountze's 3rd Supplemental Addition, Omaha, Douglas County, Nebraska.

Boundary Justification

This boundary includes all historically associated property.