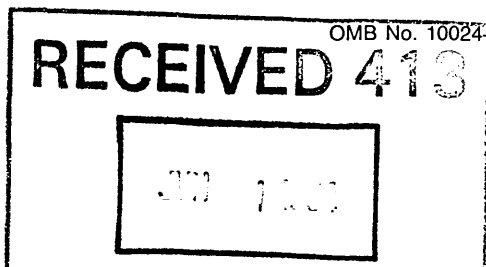


United States Department of the Interior  
National Park Service



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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking the appropriate box or by entering the information requested. If an 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 Gallagher Building

other names/site number 1902-06 South 13th Street; (D009:0113-046)

2. Location

street & number 1902-06 South 13th Street N/A not for publication

city or town Omaha N/A vicinity

state Nebraska code NE county Douglas code 055 zip code 68110

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  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Lawrence Sommer 5/23/94  
Signature of certifying official/Title Date

Director, Nebraska State Historical Society  
State of 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 the 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  
Signature of the Keeper

Entered in the 7.1.94  
National Register Date of Action

Gallagher Building  
Name of Property

Douglas, 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	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/Specialty Store

**Current Functions**

(Enter categories from instructions)

Domestic/Multiple Dwelling  
Commerce/Specialty Store

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Late Victorian/Victorian Eclectic

**Materials**

(Enter categories from instructions)

foundation Brick

walls Brick

roof Asphalt

other Sandstone

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 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)

Architecture

Period of Significance

1888

Significant Dates

1888

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Warren Dutcher
Bickel & Son

Narrative Statement of Significance

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

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 of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

City of Omaha Planning Department

Gallagher Building  
Name of Property

Douglas, Nebraska  
County and State

### 10. Geographical Data

Acreeage of Property Less than one acre

#### UTM References

(Place additional UTM references on a continuation sheet.)

1	115	254200	4569470
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
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 Dawn Landholm, Planner Specialist; edited by Lynn Bjorkman, City Planner

organization Omaha City Planning Department date March 1994

street & number 1819 Farnam Street telephone (402) 444-4905

city or town Omaha state NE zip code 68183

#### 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 SHPO or FPO.)

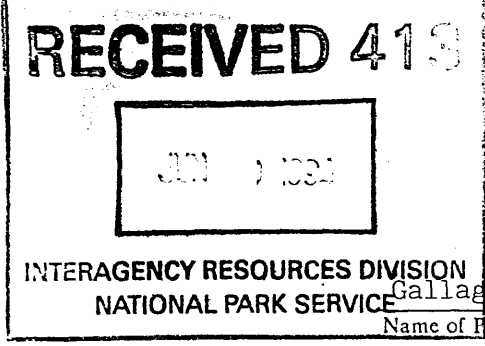
name Nurdlinger Brothers, Inc. (James McDowell)

street & number 12605 Marinda Street telephone (402) 333-6686

city or town Omaha state NE zip code 68144

**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 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, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.



United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

Gallagher Building

Name of Property

Douglas, Nebraska

County and State

Section 7 Page 1

#### Description

The two-story, brick Gallagher Building at 1902-06 South 13th Street in Omaha, Nebraska, was constructed in 1888 for use as stores and flats. The first floor consists of three commercial bays divided by two doors opening into stairways to three second-story apartments. The apartments also have entries from a two-story frame porch in the rear. The building is a fine local example of the commercial flat building type and has good integrity both architecturally and functionally. A frame garage located on the northwest portion of the lot does not contribute to the property's significance.

The Gallagher Building at 1902-06 South 13th Street in Omaha is a two-story brick store and flats with a full basement. Warren Dutcher and Bickel & Son constructed the building in 1888 for Elizabeth Gallagher (owner) at a cost of \$15,000. According to the building permit, the owner was also the architect.

Located at the corner of 13th and Center Streets, this flat-roofed rectangular building measures 66' x 60' with a two-story frame porch running the full length of the building in the rear. Exterior walls are of load-bearing masonry, as are the walls on both sides of the interior stairways separating the three first-floor commercial bays. These stairways, as well as the two-story frame porch in the rear, provide access to the second-story apartments. The street-facing walls are of finished brick, with common brick used for back and south walls. Fir joists support oak flooring on both floors. Exterior stairs on the north provide access to the basement.

There is clear visual separation of the two floors. A continuous stone lintel extends the entire length of the facade. Below this lintel, the facade is mostly glass. A row of multi-paned transoms runs above large plate glass display windows, recessed shop doorways, and stairway doors. The double doors of the shops and the stairway doors also contain large areas of glass, and light enters the basement through large multi-paned windows beginning directly below the sills of the display windows. Brick pilasters with stone capitals and bases mark the ends of each bay, and ornamented iron pilasters and iron steps denote the shop entrances. The iron pilasters appear to have some classical features on the street-facing side and reflect the vertical rhythm of the storefronts: a Tuscan-like base rises to the display window; a Doric-looking shaft rises along the display window to the transom; a smooth shaft with a geometric pattern runs the length of the large transom panes; and the Corinthian-like capital is the size of the small top transom panes.

The most striking feature of the second-story facade is its asymmetrical window pattern. A Chicago window is at each end of the building and a pair of wide double-hung windows is toward the center. These three

(Continued)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Gallagher Building

Name of Property

Douglas, Nebraska

County and State

Section 7 Page 2

### Description (Continued)

windows are under small-paned transoms enclosed by brick pseudo-three-centered arches. Ornamental metal hoods rest atop the arches. Smaller double-hung windows lie between these large windows. The northern window is a single double-hung window under a small-paned transom within a semi-circular brick arch. To the south is a pair of double-hung windows under a small-paned transom surrounded by a segmental arch and stone abutments. The Chicago windows and double-hung pairs have jamb shafts that reflect the classical style of the first-story iron pilasters. A stone belt course links the windows and acts as an abutment for the arches above the transoms. A band of corbelled brick supports a metal cornice along the parapet. An historic photograph shows decorative capstones (no longer extant) at the ends of the cornice. Stone window sills are the only elements of the facade that continue around the building.

Both architectural and functional integrity are good. The exterior retains much of its historic appearance, due in part to a recent renovation of the building by its current owner. There are a few noticeable differences: the cap stones are missing, the transom glass is painted, the doors for two storefronts are not original, the basement windows have ornamental grates, and the central pair of windows are no longer double-hung. The remainder of the building, however, stands essentially as it was originally built.

The interior has undergone some alteration, but original features do remain. One of the store bays still has the original wooden double doors, and two have the fourteen-foot stamped tin ceilings. Woodwork on both floors appears to be original, but the plaster was removed from the walls, leaving exposed brick. The front rooms and hallways on the second story retain their eleven-foot ceilings; the remainder of the ceilings were lowered. Many small details remain: ornate door hinges, pocket doors, doors and windows opening into the interior stairwells, and large skylights in each apartment that provide both natural light and access to doors to the attic crawlspace. In 1954 the owner obtained a building permit to divide the apartment above the store at 1904 South 13th into two apartments; city directories imply that the apartment above 1906 South 13th was also two apartments since at least 1912. Both addresses now have only one apartment.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 8 Page 3

Gallagher Building  
Name of Property  
Douglas, Nebraska  
County and State

### Statement of Significance

The Gallagher Building at 1902-06 South 13th in Omaha, Nebraska, is significant under Criterion C as a fine local representative of the commercial flat building type. 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 Gallagher Building is one of the best examples for both its architectural and functional integrity. The period of significance is derived from the original construction date (1888).

### *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 sixteen blocks south of Dodge Street (the city's north-south divider), the Gallagher building 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 the Gallagher Building site had already acquired areas of dense settlement (particularly north of Center along the west side of 13th, and near the 13th and William corner). Here, narrow-and-deep frame structures built to the front lot line appear to have served commercial functions.

The Gallagher Building 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, Elizabeth Gallagher filed a permit for the two-story brick building on the southwest corner of 13th and Center in December of 1888, presumably a replacement for the frame structure that a city atlas shows existing on the lot in 1887. Deed and court records reveal that a series of legal disputes arose soon after the building's construction, and that original owners Elizabeth and Theodore Gallagher lost the property through foreclosure in 1895.

Notably, the building was purchased by Vaclav J. Raba in 1905, and its ownership continued in the Raba family into the 1980s. City directories show that Vaclav Raba operated a butcher shop in the northern commercial bay of the building as early as 1897, and until 1933. After 1933, the corner commercial bay continued in use as a butcher shop by various operators into the 1950s. Raba family members also occupied one or more of the building's apartments from 1900 until they sold the property in 1983.

*(Continued)*

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Gallagher Building

Name of Property

Douglas, Nebraska

County and State

Section 8 Page 4

### Statement of Significance (Continued)

Almost continuously from the building's construction to the mid-1960s, the store bays housed commercial uses at the community service level (butcher shop, grocery, barber shop). It appears that for many years business occupants were associated with the ethnic Czech settlement that was concentrated in the area. Later tenants included an ecclesiastical art restorer, a neckwear manufacturer, and more recently, a series of "second-hand" and antique stores. Since the building's recent renovation, the commercial bays all house antique shops. The second-story apartments were largely occupied until the 1980s, when they stood vacant much of the time. After rehabilitation, they are again fully occupied.

### *Significance*

The building is significant under Criterion C as a fine local representative of the commercial flat building type. Consisting of commercial space on the first floor with apartments above, this type was customarily referred to as the St. Louis flat. In Omaha, the commercial flat is the earliest known building type designed specifically to accommodate multiple dwelling units. The period of significance is derived from the original construction date of the building (1888).

The commercial flat remains a common building type in Omaha's older neighborhoods. The type is especially prevalent in neighborhoods where commercial nodes developed along major streetcar lines, especially at route crossings and termination points. The Omaha Planning Department's 1989 *Multiple Dwelling Study* collected limited data about the commercial flat, as the type was not a primary focus of the study.

Although the type has not yet been subject to an intensive-level survey, fifteen other commercial flat buildings—in addition to the Gallagher Building—have been identified through the Historic Omaha Building Survey. Thirteen of the fifteen have little or no ornamentation and, therefore, are not stylistically comparable to the Gallagher Building. The Jewell Building and the Hart Apartments do show ornamental detailing. The Jewell Building has been listed in the National Register under Criterion A and has good architectural integrity, but it now functions as an office building. The Hart Apartments have architectural and functional integrity and stylistic features equivalent to the Gallagher Building, but the owner has not sought nomination to the National Register.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Gallagher Building

Name of Property

Douglas, Nebraska

County and State

Section 9, 10 Page 5

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### Bibliography

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Deeds Records. Register of Deeds, Douglas County, Nebraska.

Fimple, Kathleen. Melrose Apartments National Register Nomination. Omaha City Planning Department, May 1989.

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Hopkins, G.M. *A Complete Set of Surveys and Plats of Properties in the City of Omaha and Environs, Nebraska*. Philadelphia: G.M. Hopkins Publishing Company, 1887.

Kidney, Walter C. *The Architecture of Choice: Eclecticism in America 1880-1930*. NY: George Braziller, 1974.

*Multiple Dwelling Study*, Omaha City Planning Department, 1989

Mercier, Judy. Omaha, Nebraska. Interview and correspondence, August through October 1993.

Omaha City Directories. W. Dale Clarke Library.

Sanborn Fire Insurance Maps. City of Omaha Planning Department.

### Verbal Boundary Description

Lot 1, Block 7, Kountze's 4th Supplemental Addition, Omaha, Douglas County, Nebraska.

### Boundary Justification

This boundary includes all historically associated property.