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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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name The Ottawa Block
other names/site number Downtown Boxing Club; NeHSI #DO09:0209-045

2. Location

street & number	<u>2401 Farnam Street</u>	<table border="1"><tr><td>N/A</td></tr></table>	N/A	not for publication					
N/A									
city or town	<u>Omaha</u>	<table border="1"><tr><td>N/A</td></tr></table>	N/A	vicinity					
N/A									
state	<u>Nebraska</u>	code	<u>NE</u>	county	<u>Douglas</u>	code	<u>055</u>	zip code	<u>68131</u>

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

Michael J. Seal 02-03-2013
Signature of certifying official Title Date
Director/SHPO, 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 or 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:)
Jim Gulik 4/22/2013
Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only one box.)

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

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

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

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

COMMERCE/TRADE: *business*

COMMERCE/TRADE: *business*

COMMERCE/TRADE: *specialty store*

RECREATION and CULTURE

HEALTH CARE: *medical business / office*

VACANT / NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

Late 19th and Early 20th Century American

foundation: Concrete

Movements: Commercial Style

walls: Brick

Late 19th and Early 20th Century American

roof: Composition

Movements: Prairie School

other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Ottawa Block is located on the southwest corner of Twenty-fourth and Farnam Streets with easy access to west downtown Omaha, Nebraska. Designed by master architects John and Alan McDonald, the building was constructed in 1915 on a relatively small budget and for a large spectrum of user groups involving a railroad contractor, a tire company, an automobile repair shop, a confectionery, a barber, and healthcare professionals. The mixed-use building was designed to be 60 x 132 feet, oriented with its long face set north to south along Twenty-fourth Street. At the time of construction, the building was supported by street car lines on Twenty-fourth and Farnam Streets, which attracted the public to the area. Another advantage for the building was its location on the corner, which allowed for multiple entrances and provided two main facades (north and east).

This two-story, two-part brick commercial building exhibits some design elements suggestive of the Prairie School movement. On the north and east facades, Prairie School elements are patterned into the brick along the cornice. These brick patterns are strategically located to accent the various functions happening on the interior. The door surround for the main entrance on the east façade also has Prairie School elements. Overall, the materials used to construct the building are durable and the extant detailing helps to define the building's most prominent features.

The architect arranged the layout of the building to accommodate a wide variety of business types. The first floor housed several retail stores and an automobile repair shop, while the second floor was laid out for professional offices and storage. This spatial arrangement provided a safe separation of uses, while allowing each tenant to have a distinct entrance and the street presence necessary for advertising their businesses.

Another name for the property is the Downtown Boxing Club, which was established in 1978 by Kenneth Wingo at 306 S Twenty-fourth Street. The boxing club has remained in the building for thirty-five years and currently has plans to relocate to a new facility.

Narrative Description

Site

Located four blocks west of downtown Omaha, the Ottawa Block fills an entire lot at the southwest corner of Twenty-fourth and Farnam Streets. Today, the building falls within the Park East Neighborhood, which spans approximately from Twentieth to Twenty-eighth Streets in the east/west direction and from Chicago to Leavenworth Streets in the north/south direction. (See context map for reference.) Considered the gateway to downtown Omaha, this neighborhood is seen by most Omaha citizens as part of the downtown central business district because of its tall buildings and close proximity to downtown. Historically, this area, including the Ottawa Block, was a major contributor to the westward growth of downtown Omaha. This can be determined by examining the 1918 Baist Real Estate map, which shows growth west of downtown at Twentieth street reaching out until Twenty-sixth street in the east/west direction and from Douglas and Harney in the north/south direction. By 1926, the building was situated at the junction of the newly created U.S. highway 75 and 73.

Construction

The building was constructed with a mix of structural systems. The northern half was built with load-bearing brick exterior walls and a wood framed interior. The southern half was built using a concrete column and beam structure with concrete floors on the basement and first floors, while the second floor was framed with wood. The entire roof is framed in wood, sloping from a high point on the north to a low point on the south. It is covered with composition roofing material.

Exterior

Primary (North Façade)

The main body of the façade is clad in brown brick laid in a common bond with a sawed finish. It consists of two window bays separated by brick pilasters on both floors. The overall emphasis of this façade is horizontal. To express the height

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of the first floor along the exterior, the architect positioned a stretcher course of brick topped by a rowlock course, which projects outwards to form a narrow ledge. Running under the second floor window openings is a smooth stone stringcourse. A third stringcourse is created at the roofline by a parapet and two cornices, stacked on top of one another. The most detailed Prairie School elements are rectilinear shapes that point downwards. These are located at the top corners of the façade, creating a brow over the second story windows.

At the first floor level, along the base of the façade, a slight grade change occurs that slopes downward from west to east. Originally, bulkhead windows conformed to the sloped sidewalk and rose to meet the base of the display windows. However, these windows have been filled in and covered with blue-colored fiberglass panels on the exterior. The entire first floor is dedicated to the storefront, which once was comprised of wood framing surrounding large display windows with glass transoms above. The original wood framing for the storefronts no longer exists; however, the glass transoms still remain. The main entrance to the northeast commercial bay is situated on the east corner and recessed back into the first floor. The door, which has an operable glass transom above, is situated at a 45 degree angle and flanked by rectangular display windows on each side. An original tin ceiling remains above the recessed corner entrance. At the base of the recessed corner entrance remains the original hexagon ceramic floor tile, with a decorative green and white zigzag border pattern in square tiles. According to the original plans, a second recessed entrance was planned for the northwest commercial bay on Farnam, near the center of the north façade. However, historic photographs of the building in the late 1920s show this entrance situated flush with the storefront instead. So whether constructed originally or soon afterwards, a vestibule containing an additional entry door and storefront was built. Although this entrance no longer exists today, some physical evidence does remain. Seen on the interior is the tin ceiling and moldings which were originally installed for an angled entrance recessed into the bay. The historic glass transoms, located above the northwest commercial bay's storefront, also remain and sit flush with the north exterior wall. In addition, a trace of hexagon tile remains where the flush entrance once met the vestibule space.

At the second floor level, the north facade originally was constructed with four double-hung, one-over-one wood windows. Except for the east corner window, all of these windows remain intact. Broken at an unknown date, the east corner window has been replaced by a one-over-two, half wood-half aluminum window.

Primary (East Façade)

Overall, the materials and banding of the north facade wrap onto the east facade. The rectilinear brick detail seen in the upper corners of the north facade is also repeated in the upper corners of the east facade, as well as above the brick pilaster that separates the original automobile repair bays from the retail bays.

The first floor of this facade includes a large storefront on the north end, a central entrance for the upstairs offices, a small storefront to its south and two in-filled garage doors at the south end. Both storefronts consisted of a three light glass transom that spanned above a large display window. According to the original drawings for the building, the area between the office entrance and the north storefront was meant to be a brick wall with a blank, recessed panel. After close examination, it seems that the brick wall was never built as designed. Instead, the contractor continued the north storefront windows into this area, creating a five bay storefront design, which remains today. Originally, a series of bulkhead windows ran beneath each large display window. These windows have been in-filled with brick construction and covered by blue-colored fiberglass panels on the exterior. Although the original wood framing for both storefronts no longer exists, the glass transoms and cast iron columns between the northern storefront's display windows remain. In addition, at the base of the south storefront's recessed entrance is original ceramic floor tile that has the word FISK embedded within a hexagonal pattern. Separating the two storefronts is the main entrance for the upstairs offices, which has a Prairie School door surround and utilizes stone accents. A square, fixed window is centered directly above the door surround.

Centered within the (south) service department bay on the first floor is a one-over-one, double-hung wood window. A brick rowlock, segmental arch, two bricks tall, outlines the top of this window. Two pairs of bi-parting wooden garage doors once flanked each side of this window and were likely removed after 1937 when the Farnam Garage moved out. The two large openings were in-filled with wood framing and then converted into storefronts with glass transoms spanning across the top of a single display window. Along the right side of each storefront was a wood door with an operable glass transom above. Despite being partially covered with plywood on the exterior, these storefronts remain intact and visible on the interior. The only further modification to occur involves the replacement of the south storefront's display window with a smaller rectangular one.

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On the second floor are 12 pairs of one-over-one, double-hung wood windows. Each window on this floor has an aluminum combination storm window with a screen across the bottom. The far north window was replaced with a fixed half wood, half aluminum window at an unknown date. A single one-over-one, double-hung wood window is located above the office entrance at this level.

Secondary (South Façade)

Since construction, the south façade has been associated with the alley on the rear side of the building. Faced in common red brick that has been painted white, this façade is divided into two even bays. The east bay consists of four double-hung, one-over-one wood windows on the first floor with four matching windows on the second floor. The west bay has three double-hung, one-over-one wood windows on the first floor, with a door for egress located in what would have been the second window in from the west. The original wood stair, with four steps, has been removed from beneath the door and has not been replaced. Located above these openings are four similar windows on the second floor. Outlining the top of each window is a rowlock segmental arch, three bricks tall. A stone sill remains beneath each window. On the second floor, brick brackets are located between all of the window arches. There is no parapet on this facade. Instead, the roof of the building slopes down from north to south into a gutter along the top edge of the wall along this facade. From there, water is diverted into a downspout, which is located near the east facade. Although the south façade has been painted white, brick quoins, running the full height of the façade, can still be seen near the east corner. The architect's use of these brick quoins may have been for decorative purposes. They give the impression of strength to the outline of the building. The parapet, cornice, and decorative belt details from the east façade wrap around the corner until they meet the brick quoin detail.

Side (West Façade)

This façade was constructed along the property line and faced in red brick. For many years, this facade served as a party wall between the Ottawa Block and the Muse Theatre¹ (non-extant) next door. Originally, three wood windows were located near the north end of the second floor. These were most likely short lived as the Muse Theater was constructed just a year after this building was built. The remaining portion of the façade is blank and topped by a flat parapet that peaks near the center. This brick peak articulates the west end of the central skylight. Located south of the central skylight is the building's brick chimney, which also can be seen from all of the facades.

Skylights

There are four gabled skylights on the roof to allow natural light down into the building. The two southern skylights are located above the second floor corridor and are rectangular in shape, stretching lengthwise from north to south. The central skylight is aligned with the north stair, and penetrates through the second floor allowing natural daylight to flood into the first floor of the northwest commercial bay. Both of the southern skylights and the central skylight have monitor/clerestory windows. The northern skylight resides over the west offices and stretches lengthwise from north to south regardless of the office divisions below. In comparison to the south skylights, the central and north skylights are double in size.

Interior

Basement

The Ottawa Block has a rectangular plan that is divided into a north, south and central portion. The north portion of the basement is divided into two bays, east and west, by a brick wall. In the southeast corner of the east bay is one of the original wooden staircases, which provides access to the basement, first, and second floors. The west bay was originally a large open space but now has a concrete block wall to further divide the space into a north and south room. In addition to the masonry opening in the concrete block wall, two openings were added to the dividing brick wall, one at each end. In the southwest corner of the east bay are built-in, wood coolers. The central space is divided into a number of components. The original boiler room is situated in the southeast corner of the central space. North of the boiler room is a fuel room. Located in the southwest corner is a wooden staircase. Since the building was originally constructed, a storage closet has been added next to the staircase.

The southern space displays the heavier structure to support the original service garage overhead. Concrete beams run north to south overhead. The original freight elevator and vault remain in the northwest corner of this room. It is uncertain whether or not the elevator is in working condition but historically it stopped on each of the three floors. An 'L' shaped

¹ The Muse Theater burned down in the late 1980s.

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wooden stair was added to the south corner of the room at an unknown date, connecting the basement with the first floor. At some point after construction, all of the basement windows were in-filled with brick.

First Floor

Occupied by several tenants throughout the years, the northern portion of the first floor has undergone the most changes. A brick wall divides this portion of the building into two equal rectangular bays. After construction, three masonry openings were made to this demising wall. Two of these openings are located side-by-side near the north exterior wall, while the third opening is centered among the demising wall. Due to a change in floor elevations between the east and west bays, a single step is necessary at these openings, except for the northern opening, which has a short ramp leading up into the west bay instead. The historic wood flooring and plaster walls in the west bay have been covered by multi-colored flagstone flooring and wood wall paneling. These changes likely occurred in 1962 when the Powers Pharmacy moved into this portion of the building. The bottom of the central skylight can be seen in the rear of the northwest commercial bay. The original tile flooring in the east bay remains. Additionally, a majority of the original pressed tin ceiling and crown molding continue to adorn both of the north commercial bays. Spaced equally across the center of the ceiling of the northeast commercial bay are three tin light-ceiling medallions which remain in good condition. Several wall partitions have been erected in the back of the west and east bays to accommodate for storage.

The central portion of the first floor is mostly open space, with an original wooden staircase located in the southwest corner of the room. Over time, additional wall partitions have been erected on the east side of the staircase for the purpose of storage and restrooms. Historically, the central space had access to the north portion's west bay through two doors located within its northwest corner. Two windows, with a glass transom spanning above, were once located between these doors. Beyond the doors and windows, on the north side of the wall, was the bottom of the central skylight. The transparent features once allowed light to reach the central bay from the skylight in the northwest commercial bay. Although the west door of the two remains in its historic location, the east one has been in-filled. In place of the lost opening, another one was created but located closer to the original west door opening. The two windows in this location no longer exist. The original tile flooring, tin ceiling and crown molding remain throughout this central bay. In addition, an original crown molding exists on the ceiling, which outlines the top profile of the once historic, recessed entry. Once the central portion became the Ben Simons bar in 1962, a long countertop was installed, spanning from the east entrance door to the newly created wall opening on the north dividing wall. Today, the non-historic countertop no longer remains.

Built with a concrete floor and pressed tin ceiling, the south portion was originally one large open space used by the Fisk Rubber Company's service department. Now, this portion has a stud wall that runs north to south and divides the space into two rectangular bays. There is one wall opening centered along this stud wall that provides access between the west and east bays. The original elevator and toilet stall remain in the northwest corner of the west bay. Also situated along the west exterior wall is a wood stair in the southwest corner, whose construction resulted in the demolition of a small portion of the concrete floor. However, this stair provided easy access between the basement and first floors. There are two exterior entrances into the space. The main entrance is situated within the eastern storefront. A secondary entrance is located along the south wall, within the second masonry opening from the west exterior wall. Due to the change of grade across the site, there are four concrete steps leading up to the door on the interior. The original plans show two doors within the brick wall separating the south and central portions. These openings no longer exist and have been filled in. Today, the original tin ceiling and moldings can still be seen throughout the entire south portion of the building.

Second Floor

The second floor can be divided into two spaces: the north offices and south storage room. A large majority of the interior layout of the north office space remains true to McDonald's original design. Rectangular in shape, rooms are arranged adjacent to the exterior wall, with a central corridor for interior circulation. The corridor spans lengthwise from north to south. Historically, this corridor created a "T" intersection at its north end. Shortly after construction, the central corridor walls were extended past this intersection point. The newly capped wing on the west became a storage closet, while the east wing was removed completely and replaced by a wooden French door. With a glass transom above, this double door served as the office entrance to the Standard Bridge Company. This office, room 10, was in the northeast corner, overlooking the intersection and downtown business district. Finishes in this area are modern and include wood wall paneling and acoustic ceiling panels. In the north and northwest offices, which were rooms 8-9, was the Phelan & Shirley Company (see continuation sheet figure 9). A good level of integrity remains in their office space and is illustrated by historic glass transoms, original wood frames surrounding the windows, historic sconces, and an original spatial layout that hasn't changed. In general, the main partition walls of the remaining office spaces remain true to the original design, although the interiors of each have been rearranged as necessary to meet the tenants' needs. It is uncertain when many of these changes occurred. In fact, all but three of the original office doors lining the north corridor are original and still

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have glass transoms above with corresponding room numbers. Finishes in these areas are generally wood floors with plaster walls and ceilings. The original men's and women's bathrooms remain directly west of the north stair lobby, with entrances along the west and central corridors. Hopper windows, which pivot out into the light well, remain within the south wall of the men's and women's bathrooms, allowing light in from the adjacent skylight. A small utility closet is located at the end of the west corridor along the exterior wall. Originally, the central corridor ended once it met the wall to the central skylight. Today, a wall opening allows the central corridor to continue southward until it meets the central stair landing. The central stair lobby historically was one open space. Interior wall partitions have been added at an unknown date, creating two rooms on the east side of the corridor and two on the west.

Originally, the south portion of the second floor was a large open space divided by a stud walling stretching from the south exterior wall to the central portion. A large opening within the north brick dividing wall provided immediate access to the central stair's lobby. The original elevator remains in the northwest corner of the space. South of the elevator is an original restroom with a toilet and sink. During the 1980s, the central partition wall was torn down and replaced with steel structural beams overhead that can be seen across the large open space. A new partition wall was installed, which enclosed the elevator and restroom area, separating them entirely from the remainder of the space. Finishes in this area include the original wood floor, exposed brick walls and wood framed ceiling.

Staircases

There is a total of three 'L' shaped staircases within the Ottawa Block and two of those are original to the building. Historically, the north stair played a large role in the success of the mixed use building. Fully enclosed, this wooden stair allowed for a controlled entry from the east façade. At an unknown date, a wood door, with an operable glass transom above, was added to the upper landing, which provided extra security. A fixed glass window remains at this landing, allowing natural light to filter into the staircase from the adjacent skylight. At the lower landing of this stair is original ceramic floor tile, which remains in excellent condition. The central wooden staircase allows for additional flexibility within the building and provides circulation to all levels. Both the north and central staircases are in good condition. In the 1960's, an additional wooden staircase was added within the southwest corner of the service department.

Integrity and Condition

The Ottawa Block building maintains a good level of integrity to illustrate its association with local businesses and to represent mixed use buildings in the Park East neighborhood. To begin with, the building has not been moved, preserving its location. Although its immediate setting has changed somewhat, through the loss of adjacent commercial buildings and changing streetscape materials, this building still speaks to a time when this intersection hummed with commercial activity. From the Twenty-fourth and Farnam Street intersection, you can still see many of the buildings that were prominent on automobile row soon after this building was completed. Its site on the perimeter of west downtown Omaha has also allowed it to maintain its easy access to the city's denser core just a few blocks away. The building has also retained sufficient integrity to illustrate its association with the design work of John and Alan McDonald. The building has maintained a large portion of the form, massing, materials and detailing he designed. McDonald's large planning concepts such as the pattern of storefronts and the variety of interior spaces, the finer details of brick coursework, entry tile work, interior stairs and skylights, are all elements that display his gift for designing difficult, low budget spaces well. As a surviving remnant of the Park East's once vital urban edge landscape, the building still conveys its original feeling. A historical contemporary would recognize the building if he/she were to walk by it today.

Future Plans

Planning is in progress for this building to participate in the 20% Federal Historic Tax Credit Program. The rehabilitation project will include the removal of the plywood over all the windows and storefronts, returning the building to its historic appearance. The interior will be redeveloped into mixed-use space. The basement will be used mainly for storage, with the potential for commercial space in the future. Most of the first floor will be converted into live/work space with a commercial space located in the northeast corner. The entire second floor will be dedicated to multi-family residential units. To further restore the integrity on the exterior, the glass transoms will be restored and the bulkhead windows will be reconstructed based on physical evidence and existing drawings. The interior integrity will be reestablished once the tin ceiling on the first floor is re-exposed in the north and central commercial bays and service department. The original tile floor in the east commercial bay will be re-exposed as well, if possible. The service department will maintain its raw finishes, keeping the concrete floor and brick walls exposed, as well as its tin ceiling. The north offices on the second floor will maintain historic office partition walls and doors, while the wood floor will be re-exposed. All of the historic skylights will remain as integral parts of the building.

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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 old or achieving significance within the past 50 years.

Period of Significance (justification)

The period of significance begins in 1916, when the building was constructed as a direct result of the growth of the Phelan & Shirley Co., and ends in 1948 when the company went out of business and the family moved to California. The deaths of the company's presidents, Edward Phelan in 1932 and Michael Shirley in 1937, mark significant dates.

Criteria Considerations (explanation, if necessary): NA

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Areas of Significance

(Enter categories from instructions.)

Commerce

Period of Significance

1916-1948

Significant Dates

1916

1932

1937

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Architects: John and Alan McDonald

Builder: J.C. Mardis

Engineer Firm: Concrete Engineering Company

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The Ottawa Block is locally significant from 1916 to 1948 under Criterion A in the area of commerce for its association with the Phelan & Shirley Company, a railroad contracting business, whose contributions largely impacted the growing development of Omaha and the Midwest. Built in a Prairie School style by local architects, John & Alan McDonald, the construction of the Ottawa Block was a symbol of the Phelan & Shirley Company's' success.

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

Criteria A: Phelan & Shirley Company

In Nebraska and surrounding states at the turn of the twentieth century, there was an increased need for transportation infrastructure, thanks in large part to homesteading. People were streaming into the area, and as agriculture grew, so did the need to transport goods. Necessary infrastructure included reliable railroads, bridges, and roads. Each system relied on the next in order to provide quick and efficient methods for transportation. Natural challenges tested early Nebraska contractors, especially unstable soil conditions and dramatic extremes in weather. However, these improvements were crucial to the region's development and resulted in the formation of many early business relationships. One such relationship was between Edward Phelan and Michael Shirley, whose partnership led to the construction of the Ottawa Block in Omaha, Nebraska in 1916.

The Phelan & Shirley Company began in 1890 when Michael Shirley formed a partnership with his brother-in-law, Edward Phelan after moving to Omaha, Nebraska that same year. As a railroad and highway contracting business, the Phelan & Shirley Company played a vital role in the early development of the Midwest region. The company's first office was located at 4031 IZard Street, within a residence where both Michael and Edward lived. As the workload grew, the company was able to expand and move its main office into the New York Life Building in the heart of downtown Omaha in 1905. That same year, Michael's son Robert became a bookkeeper for the company. For the next three years, the company built 150 miles of roadbed for the Milwaukee railroad extending from Aberdeen, South Dakota to Seattle, Washington. Another great task was the construction of 300 miles on the main line of the Grand Trunk Pacific from Edmonton, Alberta, west to Prince Rupert in Canada.ⁱⁱ Equipment and materials were hauled for miles on mountain roads. Most of the labor was done by hand and provided 8,000 men with jobs.

As downtown Omaha began to grow in the early 1900s, a variety of businesses began to acquire property along the Farnam Street corridor. Due to their success and growth, the Phelan and Shirley Company were among the buyers. In 1913, Senator Millard sold his property on Farnam and Twenty-fourth Streets to the Phelan & Shirley Company for \$150,000.ⁱⁱⁱ By 1915, the company hired local architects, John & Alan McDonald, to design a 60' x 132' building on the southwest corner of Farnam and Twenty-fourth streets. According to the *Omaha Daily Bee*, J.C. Mardis, a contracting company, was to build the Phelan & Shirley building at a cost of \$30,000 (or equivalent to \$1.90/SF). This translates to \$638,546 in 2010, which is \$40.31/SF.^{iv} Considering an average mixed-use building costs approximately \$100.00/SF today, this would have been a small budget. In addition, the McDonalds were challenged with a non-typical mixed-use program (set by the owner) and a narrow lot; yet, they were able to make an aesthetically pleasing building while maintaining a high level of functionality. With the completion of the building in 1916, the company moved in as second-floor tenants, using the newly created address of 306 Ottawa Block. The name of the building came from the families' association with Ottawa, Canada, where both families migrated from. Beginning in 1918, the city directories listed the Phelan & Shirley Co. at 306 Ottawa Block, room numbers 8-9 (see continuation sheet figure 9). By 1920, these room numbers were no longer listed; however, the Phelan & Shirley Company remained at the end of the list. The company continued to be the last business listed until 1933 when it was followed by the Standard Bridge Co. and the Hunter S. G. Iron Works Co., both of which were managed by famous bridge builder Robert Z. Drake until his death in 1962. From 1936 until 1948 another business ran by Drake, the Mountain Timber Co., joined the end of the list. For thirty years, Drake ran his bridge, steel and lumber companies alongside the Phelan & Shirley Co. on the second floor of the Ottawa Block.

By this time, the Phelan & Shirley Company was successful because of the scale and scope of their work across the nation. Specific information is available on several important contracts awarded around the time the Ottawa Block was constructed. In 1915, the company was hired to help complete a double railroad track from Omaha, Nebraska to Ogden, Utah. According to the *Ogden Standard*, contracts for the work in its entirety were let to the Phelan & Shirley Co. of

ⁱⁱ "Michael Shirleys Wed Sixty Years Ago Today." *Omaha World Herald* 21 July 1935:9.

ⁱⁱⁱ "Sen. Millard Sells Property for \$150,000." *Omaha World Herald* 8 May 1913:1.

^{iv} <http://www.westegg.com/inflation/infl.cgi>

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Omaha. The work was to be exceptionally heavy and expected to occupy the time of nearly five hundred men. Once completed, it gave the Union Pacific over 300 miles of double track out of the 1000 miles between Omaha and Ogden.^v In 1917, the company landed another large contract, this time for river straightening with the South River Drainage District near Clarinda, Iowa. This project involved the digging of 10.25 miles of canal with 1,114,000 cubic yards of excavation.^{vi} For this project the company operated a dragline excavator with a 60-foot boom and a 2-yard bucket. Both machines were mounted on skids and rollers. A year later, the company was largely involved with the grading and excavating for the new Skinner Independent Packing Plant in Omaha, Nebraska. In 1919, the state government underwent major reorganization and created the Department of Public Works. As a result, Federal Aid Road projects were generated across the state. Being recognized as active in both the region and local community, the Phelan & Shirley Co. landed various grading contracts for these projects. Occasionally a close family friend, Peter Kiewit, co-founder of Kiewit Brothers Construction and one of the largest international contracting and mining companies in the world, would sub-let projects to the company.^{vii} Overall, the Phelan & Shirley Company was involved in the railroad construction for the Burlington, Union Pacific, Milwaukee, and Grand Trunk Pacific railroads in the early twentieth century.

In 1932, tragedy struck the company with the announcement of Edward Phelan's death. His wife, Mary A. Phelan, became president for a short period of time until her death a year later. As a result, the company was turned over to Michael Shirley, cofounder and vice president. Due to the recent events, the company's growth became stagnant and slowly began to decline. Although the majority of the company's work had turned from railroads to highways within the past fifteen years, the Phelan & Shirley Co. remained active in the Midwest. When Michael Shirley died in 1937, his son, Paul Vincent Shirley, became the new president. The company remained a tenant at 306 Ottawa Block for 32 years until 1948. When Paul V. Shirley died in 1952, his son Paul V. Shirley Jr. was too young to take over the family business. As a result, the company sold its equipment and officially closed in 1954, leaving a legacy of railroad tracks, roads and canals throughout the Midwest.^{viii}

In addition to the Phelan & Shirley Co., the Shirley family maintained two similar companies in Omaha. In 1920, Michael's son, John Phelan Shirley, created the Gunther and Shirley Company along with his brother-in-law Herman Gunther. With an office in the Woodman of the World Building in Omaha, the company focused on railroad work and expanded the business into dams and hydro-electric power plants. After being given a huge contract in Panama building the Madden Dam, with a construction period spanning the years 1931-1935, the company moved to Los Angeles. In conjunction with other contractors, this company was also involved in large, heavy construction projects in the western United States including Boulder Dam, Alcan Highway, Shasta Dam, Alcova Dam and the All-American Canal. The second company, called the Shirley Construction Company, had its main office in the Ottawa Block from 1934 to 1948. Working primarily as grading contractors, the company was involved in heavy construction and highway projects. For one of their projects they were awarded a small portion of the grading on U.S. Highway 34 southeast of Council Bluffs at a cost of \$46,846.^{ix} Michael's other sons Paul Vincent and Robert Daniel were primarily responsible for this sister company. After Paul's death in 1952, the remaining Shirley family moved to Los Angeles, to reunite with the rest of the family. After moving, the family restored the Shirley Construction Co. and began to establish work again. Today, this company continues to thrive as residential builders in the greater Los Angeles area with Franklin P. Shirley as the owner.

Around the 1890s, when the Phelan & Shirley Co. was making its debut in the railroad contracting business, other Omaha firms were beginning to develop their infant businesses. By the turn of the century, a few of these emerged and became apparent competitors to the Phelan & Shirley Co. including: Wood, Bancroft & Doty, Lamoreaux Bros. Co., J. H. McShane & Co., Callahan Bros. & Katz, and Rizzuto Bros. & Co. (see developmental history for more information on these companies). For years these firms battled to obtain work but in most circumstances projects would be divided. One company would be awarded so many miles, while a competitor might be assigned some adjacent miles. For example, in 1905 work was to begin on the extension of a railway from Sioux City, Iowa to Ashland, Nebraska (103 miles total). Subcontracts were awarded to Callahan Bros. and Phelan & Shirley of Omaha for 50 miles and to Owens & Lovelace of Ashland for 10 miles.^x Beyond the construction work, each competitor shared a passion for the industry. In 1921, the Phelan & Shirley Co. attended a banquet recognizing the organization of the Mid-West Railway and Highway Builders' Association (Midwest chapter of the A.G.C.). The company signed up as members, alongside many of their competitors.

^v "Five Hundred Men are to be Employed by Union Pacific." *Ogden Standard* 5 January 1915: pg 4.

^{vi} "Dragline Work On the South River Drainage District No. 2." *The Excavating Engineer* March 1917: pg 214.

^{vii} Sally (Shirley) Parks, telephone interview by author, 1 June 2012.

^{viii} Sally (Shirley) Parks, telephone interview by author, 1 June 2012.

^{ix} "Bluffs Road Jobs Awarded." *Omaha World Herald* 14 September 1934:12.

^x "Construction." *The Railway Age* 30 June 1905: Vol. 39.

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In fact, competitor J.J. Lamoreaux of Lamoreaux Bros. Co. was appointed chairman of the new association. This organization, similar to the American Institute of Architects, allowed various contractors the ability to collaborate on issues relating to their field of work.

In comparison to its known competitors in Omaha, the Phelan & Shirley Co. remained in the railroad contracting business the longest. Bigger companies, such as the Lamoreaux Bros. Co. (37 years), Callahan Bros. & Katz (45 years), and J.H. McShane & Co. (48 years) lasted longer than most and the Phelan & Shirley Co. was no exception. They were officially in business for 59 years, three times the amount of years that the Wood, Bancroft, & Doty, Condon Bros. and Dugan & Naylon companies remained in business. Throughout the early 1900s, the Phelan & Shirley Co. was mentioned in popular excavating magazines. Published on a monthly basis, these magazines included: *The Railway Age*, *Engineering & Contracting*, *Excavating Engineer*, and *Earth Mover*. In most of these magazines the company is shown awarded with larger amounts of cubic yards to excavate than their competitors. During this time, the grading estimate for projects was calculated on a certain amount of cents per cubic yard excavated. Typically, the Phelan & Shirley Co. had estimates ranging from 32 to 52 cents per cubic yard. For special excavating the firm, like many others, charged \$1.50 per cubic yard. Considering that each contracting commission was different due to variations in capacity and soil conditions, the Phelan & Shirley Co. found a successful way to out-bid their competitors and obtain many contracts.

The Ottawa Block is the best surviving property to represent the Phelan & Shirley Co. for a variety of reasons. First, the Phelan & Shirley Co. spent thirty-two years in the Ottawa Block at 306 S 24th Street, compared to ten years within the residence on IZARD Street and ten years at the New York Life Building. This building embodies the Shirley family legacy as railroad contractors in Omaha, having been their main office during their prime years of business. Furthermore, the building was built in 1916 as a direct result of the growth and success of the company. The company had the funds and connections to hire master architects John and Alan McDonald to design the building. A good amount of integrity still remains within their office space on the second floor of the building, in rooms 8-9.

Conclusion

The Ottawa Block is locally significant under Criterion A in the area of commerce for its association with the Phelan & Shirley Company, whose work as railroad contractors had a major impact on the growing development of Omaha and its connection to other cities across the Midwest. Compared to their competitors, the Phelan & Shirley Co. remained in the contracting business the longest, which demonstrates their ability to overcome challenges, yet prepare for growth along the way. Working in harmony, the Phelan and Shirley families were able to find the right balance in order to maintain a strong and successful family business. The construction of the Ottawa Block was an indicator of their success as a company and the building continues to stand today as a reminder of their legacy.

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Developmental history/additional historic context information (if appropriate)

Phelan & Shirley Company – Competitors:

Wood, Bancroft & Doty (1885-1910)

George F. Bancroft, a member of the firm Wood, Bancroft, & Doty, moved to Omaha in 1868, and became identified with the construction work on the Union Pacific railroad, continuing his work until 1870. Afterwards, he was connected with railroad construction work in Louisiana and Texas. In 1890, he became a partner with Arthur P. Wood, of Omaha. Later, I. E. Doty of David City, Nebraska, became a member of the firm. The company had charge of many contracts on the Union Pacific railroad. They also did work for the Missouri Pacific, and the Atchison, Topeka, Santa Fe.^{xi}

Callahan Bros. & Katz (1886-1931)

Callahan Bros. & Katz held mostly contracts for Omaha public improvements. E.D. Callahan & Samuel Katz were the owners of the company. In 1897, the company was awarded a contract for excavation in Illinois on the Hennepin Canal extension. It was a government project that comprised about 1,800,000 yards of dirt over 8 miles.

Lamoreaux Bros. Company (1890-1927)

The Lamoreaux Bros. Co. was established by Albert A. Lamoreaux in 1888. A 1915 newspaper article stated, "the aggregate value of the work done by his firm has run into the hundreds of thousands of dollars annually for several years."^{xii}

J.H. McShane Company (1900-1948)

The J.H. McShane Co., owned by James A. & Felix J. McShane, maintained steady work from 1900 to 1910. The biggest job they were awarded was for tunneling through Pryor Gap in Montana. They captured the heaviest contract there would be on the new Big Horn basin branch line of the Burlington railroad, nearly 150 miles. Eight miles of the roughest country on the whole line was included, a succession of tremendous cuts and fills in solid rock, and including one tunnel 900 feet long to be blasted through solid rock.^{xiii}

Rizzuto Bros. Company (1925-1955)

Antonio R. Rizzuto was the president of the Rizzuto Bros. & Co. and worked as a contractor, in the claims department and as a furnished laborer. Being of Irish descent, he connected with railroads in various capacities as an interpreter.

Robert Zale Drake

The integral nature of roads and bridges in the development of the Midwest highlights the tremendous impact Robert Z. Drake has had in this region. Engaged in bridge building, lumbering and structural steel manufacture across the nation, Drake became one of Nebraska's richest men in the 1920s. He introduced the standardized bridge in the West and brought the costs of bridge-building within a comfortable means for struggling communities. He invented the steel pile bridge support and designed the first transverse joist bridge, types of construction said to be employed in 95% of the bridge structures that were built in the early West.^{xiv} Utilizing several thousand bridge planks every year, Drake also introduced a new system of curing lumber. Even though he was incredibly talented and integrated designs into the forefront of modern engineering, he preferred obscurity. Money, to him, was something to be used in work, not to be spent on luxurious living.^{xv} He attributed much of his success to his asthma, which kept him from sleeping most nights. As a result, Drake would stay up to work on bridge plans. He quickly became an expert in bridge design and construction and revolutionized the bridge and timber industries in the early twentieth century.

Robert Z. Drake's association with the Ottawa Block begins in 1933, after relocating his Standard Bridge Co. into a second floor office near the Phelan & Shirley Co. at 306 S. 24th Street when he filed for bankruptcy. Although the

^{xi} Morton, Julius Sterling, Albert Watkins, & George L. Miller, *Illustrated History of Nebraska: A History of Nebraska from the Earliest Explorations to the Present Time*, Vol. 2, Western Publishing & Engraving Company: Lincoln, 1913 pg. 314

^{xii} "The Candidates for City Commissioner," *Omaha World Herald*, April 24, 1915, pg. 14.

^{xiii} "M'Shane & Co.'s Big Job: A Tunnel in Montana," *Omaha World Herald*, September 15, 1900, pg. 1.

^{xiv} Dutton, William S., "Drake is One of the Great Unknowns of the Middle-West," *The American Magazine*, Vol. 105. Crowell-Collier Publishing Co., Feb. 1928.

^{xv} Dutton, William S., "Drake is One of the Great Unknowns of the Middle-West," *The American Magazine*, Vol. 105. Crowell-Collier Publishing Co., Feb. 1928.

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depression largely impacted his estate, Drake was determined to work hard to repay his debts. Beyond court litigations, Drake continued to run his Standard Bridge Co. from an office in the Ottawa Block. Also beginning in 1933, he served as a general agent for the Hunter Iron Works Co. in Omaha. In January of 1934, a federal judge confirmed a receivership sale of the involved property to the Standard Bridge Co., headed by Drake. Under the terms of the Drake bid, the Standard Bridge Co. paid in about \$14,500, assumed the liens, and reorganized the company.^{xvi} Stock in the reorganization was issued to creditors to satisfy their claims. Drake was able to retain vital assets including construction equipment, vast timber holdings and about one million feet of lumber in the seasoning process.^{xvii} Drake's ability to revitalize his companies after the depression is remarkable. Compared to hundreds of other companies that collapsed as a result of the depression, Drake, while at the Ottawa Block, bounced back and reestablished his businesses into thriving companies once again. By putting faith in previous business connections spread across the nation, Drake figured out a way to not lose everything he had worked for. At the time of Drake's death in 1962 he was credited with having built more than 30,000 bridges between the Mississippi River and the Pacific coast.^{xviii} Throughout his career, Drake owned eight corporations:

- **Standard Bridge Company** of Omaha, Nebraska
- **Mountain Timber Company** of Portland, Oregon
- Westover Steel and Iron Works of Lincoln, Nebraska
- Atlantic Bridge and Iron Works of Sioux Falls, South Dakota (became **Hunter Iron Works Co.** -1910)
- Red Oak Bridge and Iron Works of Red Oak, Iowa
- Sherman Brothers Lumber Company of Portland, Oregon
- Standard Sesoning Society of Cottage Grove, Oregon
- Portland Bridge and Iron Company of Portland, Oregon
- (Companies in bold indicate those that held an office in the Ottawa Block) -----

Architectural Work of Architects John & Alan McDonald

With David Olgilvy, a college classmate, John McDonald established a practice in 1887 known as McDonald and Olgilvy. By 1890, Olgilvy left Omaha and the firm subsequently operated under McDonald's name. John McDonald developed a successful practice through residential commissions from many of Omaha's wealthy and prominent business leaders.^{xix} Alan McDonald received a master's degree in architecture from Harvard College in 1915.^{xx} Upon graduation, Alan won the medal offered by the American Institute of Architects for the best general standing in his course.^{xxi} Although Alan officially joined his father's firm in 1916, it is likely that Alan began helping his dad during his last year of school during breaks and over the holidays. Alan's knowledge of Prairie School design from school translated into the design for the Ottawa Block. It is likely that the Ottawa Block was the first commission to display the work of the father-son partnership. Together, they played an important role in shaping the architectural character of Omaha for the next 30 years, often employing the Prairie School, Art Deco and Moderne styles Alan learned while at Harvard. Together, they were responsible for many well-known local buildings including the Joslyn Art Museum, George Joslyn mansion (known today as the Joslyn Castle), and Beth El Synagogue in Omaha, Nebraska. The McDonald's have eight of their buildings individually listed on the National Register, five that are contributing resources in the Omaha Rail and Commerce District and nine which are contributing resources in the Gold Coast District.

Companies within the Building: Arranged by Addresses

(See figure 7 in the continuation sheets for address locations)

306 Ottawa Block:

This address refers to the second floor, north office tenants with an east entrance on south Twenty-fourth Street. A variety of contractors and health care professionals held offices in this portion of the Ottawa Block. The tenant who held the largest office space was the Phelan & Shirley Company, a railroad contracting business, whose office was located in the northeast corner on the second floor. In the beginning, the Phelan & Shirley Company first appeared in the city

^{xvi} "Drake Gets Assets; May Start Comeback." *Omaha World-Herald* 9 January 1934: 22

^{xvii} "Drake Gets Assets; May Start Comeback." *Omaha World-Herald* 9 January 1934: 22.

^{xviii} Dutton, William S., "Drake is One of the Great Unknowns of the Middle-West," *The American Magazine*, Vol. 105. Crowell-Collier Publishing Co., Feb. 1928.

^{xix} "Building for the Ages," *Omaha's Architectural Landmarks*, 2003, 186.

^{xx} "John and Alan McDonald." City of Omaha: Landmarks website, accessed 16 September, 2012.

^{xxi} "Alan McDonald Takes Metal in Architecture." *Omaha World-Herald* 6 July 1915: 2.

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directory in 1900 with an office located within the Shirley residence at 4031 IZARD Street. In 1905, the company moved into an office downtown at 1034 NY Life Building until 1910. For the next five years, the company appears at 1024 Omaha National Bank Building until 1916 when the company moved into the second floor of the Ottawa Block. From 1916 to 1948, the Phelan & Shirley Company remained at 306 Ottawa Block. Other contracting/bridge companies, such as the Standard Bridge Company and Hunter Iron Works Company remained at this address from 1933-1963. The Standard Bridge Company was an American bridge company that was "one of the most important bridge building firms in Nebraska history."^{xxii} In addition, the Shirley Construction Company (a grading contractor) was also in the building from 1934-1948.

Working amongst the contracting companies was a variety of health care professionals. The most prestigious was Dr. Lee W. Edwards, a chiropractor, who held an office from 1917-1931. As the president of the Nebraska Chiropractic Association, he became the first Nebraskan honored by the National Chiropractors Association in 1917.^{xxiii} In 1930, he was elected as the president of the Universal Chiropractor's Association.^{xxiv} Dr. Stanley G. Reed had a physician's office here from 1918-1950. Dr. Milton E. Anderson, an osteopath, held an office from 1920-1940. Dr. William J. Brennan, a dentist, held an office here from 1925-1936.

308 S 24th Street:

This address refers to the center floor tenant with an east entrance appearing near the middle portion of Kellogg Place Lot 1. According to the city directories, various barbers appear at this location from 1923 to 1985. The Three O' Eight Bar appears at this location from 1986 to 2012, when it closed.

310-312 S 24th Street:

This address refers to the south floor tenant with an east entrance on south Twenty-fourth Street. The address first appears in the 1926 city directory for the Farnam Garage. The Farnam Garage remained there until 1938, when the Ballard-Lewis Company, dealing primarily with refrigeration, moved in. From 1941 to 1963, the Westinghouse Electric Corporation (x-ray division) appears in the city directories at 310-312 S 24th Street. By 1966 a new tenant, the Wyman Supply Company, appears. From 1976 to 1990, this portion of the building was vacant. In the 1996 city directory, the Nebraska Warehouse Company appears at this location.

2401 Farnam Street:

This address refers to the corner retail space. Managed by John Rogers, Rogers Confectionery appears in the city directories from 1916 to 1925. By 1926, the business served as a confectionery and restaurant and acquired a new name, The Goody Shop. Another name change occurred in 1932, calling the business El Patio Café.

For the next seven years, the tenant bay housed El Patio Café and The Royal Restaurant. From 1938 until 1958, the Farnam Liquor House appears. Soon after Leonard H. Powers bought the building in 1958, the Powers Pharmacy appears at this address. The Powers Pharmacy remains here until 1992. Since 1992, this portion of the building has been vacant.

2403 Farnam Street:

This address refers to the west retail bay along Farnam Street. This address first appeared in the 1935 city directory and was shown as 2401-2403 Farnam, The Royal Restaurant. However, by 1938 Candyland (confectioners) used the stand-alone address of 2403 Farnam. By this time, the confectioner competitors from next door had already relocated to a new building, which allowed Candyland to thrive until 1950. Other companies came and went from 1951 to 1967, leaving the building vacant for periods of time until the Powers Company began using the space in 1968. By 1975, this address was no longer being listed in the city directories.

History of the Other Primary Companies in the Building:

Fisk Rubber Company

Automobile rows developed in numerous US cities shortly after 1900 as car companies sought to create districts where the sale and repair of cars could become an easy urban shopping experience. Described as a "country tributary," Omaha's Farnam Street was the location of Automobile Row in Midtown Omaha, Nebraska. Early reports place the

^{xxii} National Park Service, "Highway Bridges in Nebraska 1870-1942" National Register of Historic Places Multiple Property Documentation Form (Washington D.C.: Government Printing Office, May 1992).

^{xxiii} "Omaha at a Glance," *Omaha World Herald*, June 18, 1917.

^{xxiv} "Dr. Edwards President of Chiropractors," *Omaha World Herald*, Sept., 30, 1930.

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location of the strip as extending from Eighteenth to Twenty-first Street along Farnam.^{xxv} However, contemporary accounts place it from Twentieth to roughly Twenty-sixth Street.^{xxvi} As a commercial district, automobile row featured car dealers, service garages, and parts stores.

Before the Ottawa Block was built in 1915, arrangements were made for the Fisk Rubber Company to lease the west of the two storefront bays on Farnam Street and sixty feet along the Twenty-fourth Street facade. This particular branch of the Fisk Rubber Company in Omaha sold pneumatic and solid tires for automobiles, trucks, and bicycles. Their new location on the southwest corner of Farnam and Twenty-fourth Streets proved to be effective, with separate entrances to the main office and sales room in the front (along Farnam Street) and the service department in the rear of the building. In 1919, the tire buying public of Omaha and vicinity learned of a change in the selling policy of the Fisk Rubber Company. In the past, the Fisk Rubber Company maintained tire service stations at all of their branches and sold direct to the consumer, as well as to the dealer. Under the new policy, they became wholesale only and decided to discontinue their service station and all road service.^{xxvii} In addition, John H. Lionberger, who was the manager of the Omaha branch for nine years, decided to sever his connection with the company to engage in the retail and wholesale of tires on his own account. The company remained in the building from 1916 until 1924 when the company was forced to close for a period of time due to financial setbacks from the Depression. However, it wasn't long before another automobile-related business, the Farnam Garage, moved into the Fisk Rubber Company's original space. Using the newly created address of 310-312 S Twenty-fourth Street, the Farnam Garage, which was owned by W. J. Gentleman, remained in the building until 1938. For the next several years after the Farnam Garage closed, the service department was leased out to refrigeration companies, while the front office space was converted into a café/candy shop.

In 1898 in Chicopee Falls, Massachusetts, the Fisk Rubber Company started in operation with a plant comprising of a single building with less than an acre of floor space. The plant was that of the original Spaulding & Pepper Company, manufacturers of bicycle tires and small rubber specialties. It was taken over by Noyes Fisk and his son, Harry G. Fisk, who organized the original Fisk Rubber Company.^{xxviii} In the beginning, the company continued making bicycle tires but when the bicycle market declined, Fisk turned to the new automotive industry for business. As part of an advertising strategy in 1907, Burr Giffen, a young artist working for the company, sketched a figure of a yawning boy wearing pajamas, holding a tire and candle. The slogan, "Time to Re-Tire" was printed below the Fisk Tire boy and became popular, appearing in several magazines and newspapers. In addition, the growing company challenged Norman Rockwell to do a series of advertising paintings for Fisk Tires.

The coming of the automobile, and with it a voracious demand for tires, further transformed the rubber industry, quickly creating a global oligopoly. In the United States, two new companies, Firestone Tire & Rubber and Goodyear Tire & Rubber, took the lead in producing tires, soon followed by Goodrich and United States Rubber.^{xxix} Formed a little later to exploit the rapidly growing replacement tire market were the Fisk Rubber Company in 1912 and General Tire & Rubber in 1915. According to *New England Investments*, the original Fisk Rubber Company was reorganized before officially being incorporated in 1912 and quickly became one of the five largest manufacturers of pneumatic and solid tires for automobiles, trucks, and bicycles in the United States.^{xxx}

In spite of its successes during the 1910s and 1920s, Fisk suffered a major setback during the Depression due to the sharp drop in demand. Fisk was forced to close for a short time, while nearly all other small and medium-sized producers closed. The president of the company, H.T. Dunn, announced in 1921 that the Fisk Rubber Company was going to consolidate with The Federal Rubber Company and The Ninigret Company. The Fisk Rubber Company remained among the top four American tire manufacturers until it became a subsidiary of the United States Rubber Company (now known as Uniroyal) in 1939.^{xxxi}

^{xxv} "Garage Development Continues." *Automotive Industries*. Volume 14. 1906. Retrieved July 16, 2012.

^{xxvi} "Landmarks Annual Meeting to be Held at Historic Site." *Landmark News*. 2007. Retrieved July 16, 2012.

^{xxvii} "John Lionberger Tire Co. Opens August 15." *Omaha World Herald* 10 August 1919: 48.

^{xxviii} Lockwood, John H., *Western Massachusetts: A History, 1636-1925 Vol 2* (Chicago: Lewis Historical Publishing Company, 1926), 34.

^{xxix} Chandler, Alfred Dupont & Hikino, Takashi, *Scale and Scope: The Dynamics of Industrial Capitalism* (Cambridge, MA: Harvard University Press, 1994), 106.

^{xxx} Swain, Frank B., *New England Investments* (Boston, Massachusetts: Richardson, Hill & Co., 1919), 82.

^{xxxi} Chandler, Alfred Dupont & Hikino, Takashi, *Scale and Scope: The Dynamics of Industrial Capitalism* (Cambridge, MA: Harvard University Press, 1994), 106.

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The Fisk Rubber Company remained in the Ottawa Block building from 1916 to 1924. John H. Lionberger was the manager for the Omaha service and repair shop from 1916 to 1919.

Rogers Confectionery

Another of the mixed uses within the building was a series of candy shops and cafes. In the early 1900's, the arrival of inexpensive movie theaters, called nickelodeons, changed the landscape of American entertainment, which at the time was mostly dominated by live performances. Not serving any snacks or drinks, these early theaters primarily targeted upscale customers. Concessions were not sold inside the theaters; instead, snack bars and candy shops flanked the theaters, alongside popcorn and peanut vendors. However, when the Great Depression struck, owners were pressed for money and sought new sources of revenue. Owners began to lease lobby space to popcorn vendors and offer their own concessions, under their own control.

During the mid-1930s and beyond, the importance of concessions in theaters grew. As a result, the candy counter became an architectural consideration and eventually the main focus. This reduced the amount of business from outside vendors. With the beginning of World War II, sugar products were rationed and were cut back tremendously. However, as soon as the war ended, sugar returned to the concession counter, including candies, snacks, and sodas. Today, concessions are the primary revenue generator of the movie theater business. In fact, the National Association of Theater Owners purports approximately 40 percent of a movie theater's net revenue is obtained through the sale of concessions. The movie theater and its concessions can be described as a cultural habit, inseparable from one another.

The opening of the next-door Muse Theatre in 1916 had an impact on Rogers Confectionery, which was located on the northeast corner of the Ottawa Block. Selling a variety of ice cream flavors, candies, and fresh flowers, the Rogers store served moviegoers and the surrounding neighborhood for nine years. When the Muse Theatre began selling their own soda, popcorn, and candy the Rogers Confectionery couldn't keep up with their competitor next door. In an attempt to revive sales, the business began to function as a candy store and restaurant. The business even changed its name to The Goody Shop in 1926, hoping to appeal to a wider audience. Another name change occurred in 1932, calling the business El Patio Café. By 1938, a new business, Candyland moved into the west bay of the Ottawa Block at 2403 Farnam. By this time, Candyland's other confectioner competitor, located on the corner at 2401 Farnam, had already relocated to a new building, which allowed Candyland to thrive until 1950.

Listed as a retail and wholesale confectionery business, the company began in 1916 as Rogers and Maches between Louis M. Rogers and William A. Maches. Louis worked primarily as a florist on S 16th Street but helped run the Rogers and Maches on 2401 Farnam. Although the company's name changed to Rogers in 1917, William Maches continued to manage the store with Louis. William's son, Ernest Maches, was an additional 'helper' for the business. By 1918, the Maches were no longer listed in the city directory. Louis Rogers became the manager of the Rogers store and continued to work as a florist for Brandeis Floral on S 16th Street. Within that same year, his son, John M. Rogers, started to help at Rogers Confectionery. In 1925, John M. Rovatsos became the proprietor of the business. One year later John Rogers became the manager and the name of the business changed to The Goody Shop, which was listed in the city directory as a confectionery and restaurant. The Goody Shop remained at 2401 Farnam until 1932. That same year John Rogers was no longer listed in the city directory.

Variety of Health Care Professionals

In addition, a variety of healthcare professionals were located on the second floor of the building. Centered amongst three hospitals, the Ottawa Block served as a community hub for dentists, chiropractors, and physicians. With streetcar lines running on both Farnam and Twenty-fourth Streets, access to the building was quick and easy. These two elements allowed four different health care professionals to maintain successful businesses in the building until the 1950s. The longest leases held by these health care professionals involved Stanley G. Reed, a physician, who remained in the building for thirty two years and Milton Anderson, an osteopath, who held an office for twenty years.

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"Sen. Millard Sells Property for \$150,000," *Omaha World Herald*, May 8, 1913,1.

Publications

"Building for the Ages," *Omaha's Architectural Landmarks*, 2003, 186.

"Construction," *The Railway Age*, Vol. 39, June 1905.

"Dragline Work on the South River Drainage District No. 2," *The Excavating Engineer*, March 1917, 214.

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The Ottawa Block

Douglas County, Nebraska

Name of Property

County and State

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Johnson, Ted. "A Discussion of Transverse Joist Girder Bridges," *Nebraska Blue Print*, March 1927, pg. 13.

"Landmarks Annual Meeting to be Held at Historic Site," *Landmark News*, Winter 2007.

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National Park Service. "*Highway Bridges in Nebraska 1870-1942*," *National Register of Historic Places Multiple Property Documentation Form* Washington D.C.: Government Printing Office, May 1992.

Nebraska Department of Public Works, *Eighteenth Biennial Report, 1929-1930*, pg. 113.

P. F. Smith. "Omaha & Vicinity," *The Earth Mover*, Vol. 8 No. 2 April 1921: The Earth Mover Publishing Company, Aurora, Illinois. pg. 25

Rice, Millard Milburn. "The Advantage of Handicap," *Young Men*, Vol. 54 1928.

Wakely, Arthur. "Omaha the Gate City and Douglas County Nebraska," Chicago: the S.J. Clarke Publishing Co, 1917.

Personal Communication

Sally (Shirley) Parks, telephone interview by author, 1 June 2012.

Franklin P. Shirley, email message to author, 31 July 2012.

City Directories

Omaha City Directory, 1895 (Michael Shirley, Edward Phelan)

Omaha Business Directory, 1905 (Phelan & Shirley Co.)

Omaha Business Directory, 1910 (Phelan & Shirley Co.)

Omaha Business Directory, 1915 (Phelan & Shirley Co.)

Omaha Business Directory, 1916 (306 Ottawa Block)

Omaha City Directory, 1916-1924 (Fisk Rubber Co.)

Omaha City Directory, 1916-1925 (Rogers Confectionery)

Omaha Business Directory, 1923-1962 (308 S 24th St.: various barbers)

Omaha Business Directory, 1926-1931 (The Goody Shop)

Omaha City Directory, 1926-1938 (310-312 S 24th St.: Farnam Garage)

Omaha City Directory, 1932-1939 (El Patio Café / Royal Restaurant)

Omaha Business Directory, 1938-1950 (2403 Farnam: Candyland)

Omaha Street Directory, 1948 (Phelan & Shirley Co. no longer listed)

Omaha Business Directory, 1958-1992 (Powers Pharmacy)

Omaha Street Directory, 1975 (2403 Farnam no longer listed)

Omaha Maps

1918 Baist Reality Map of Omaha

1934 Sanborn Maps of Omaha

1962 Sanborn Maps of Omaha

The Ottawa Block
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: 0209-045

10. Geographical Data

Acreage of Property Less than one acre

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>15</u> Zone	<u>253095</u> Easting	<u>4571513</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

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

The Ottawa Block is built to the full extents of lot 'Kellogg Place 1', block 0, original City of Omaha in Douglas County, Nebraska.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the entire lot and building, which has historically been part of the Ottawa Block in Omaha and has maintained its historic integrity. Historically, the property has been associated with Michael Shirley and his family from Ottawa, Canada.

11. Form Prepared By

name/title Abby Hegemann

organization Alley Poyner Macchietto Architecture, P.C. date December 16, 2012

street & number 1516 Cuming Street telephone 402-341-1544

city or town Omaha state NE zip code 68102-4409

e-mail ahegemann@alleypoyner.com

The Ottawa Block
Name of Property

Douglas County, Nebraska
County and State

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: The Ottawa Block
City or Vicinity: Omaha
County: Douglas State: Nebraska
Photographer: Erin Giannangelo
Date Photographed: July 5, 2012
Location of Original Digital Files: Alley Poyner Macchietto Architecture, P.C. 1516 Cuming Street, Omaha, NE 68102
Digital ink and paper used: Commercially Printed; Fujicolor Crystal Archive

Description of Photograph(s) and number:

Photo 1 of 43: NE_Douglas County_Ottawa Block_0001	East Elevation – looking west of S 24 th Street
Photo 2 of 43: NE_Douglas County_Ottawa Block_0002	North Elevation – looking south of Farnam Street
Photo 3 of 43: NE_Douglas County_Ottawa Block_0003	South Elevation – looking north across alley
Photo 4 of 43: NE_Douglas County_Ottawa Block_0004	West Elevation – looking northeast across vacant lot
Photo 5 of 43: NE_Douglas County_Ottawa Block_0005	Prairie School door surround at 306 S 24 th Street entrance
Photo 6 of 43: NE_Douglas County_Ottawa Block_0006	Original wood door for entry at 306 S 24 th Street
Photo 7 of 43: NE_Douglas County_Ottawa Block_0007	Prairie School brickwork on northeast corner of the building
Photo 8 of 43: NE_Douglas County_Ottawa Block_0008	Historic glass transoms for northeast commercial bay – looking northwest
Photo 9 of 43: NE_Douglas County_Ottawa Block_0009	Close up detail of cast iron column support within northeast storefront – looking west
Photo 10 of 43: NE_Douglas County_Ottawa Block_00010	Ceramic floor tile at 308 S 24 th St. entrance with the word FISK embedded within a hexagonal pattern
Photo 11 of 43: NE_Douglas County_Ottawa Block_00011	Ceramic floor tile at recessed corner entrance (2401 Farnam St.)
Photo 12 of 43: NE_Douglas County_Ottawa Block_00012	Tin ceiling beneath recessed corner entrance (2401 Farnam St.)
Photo 13 of 43: NE_Douglas County_Ottawa Block_00013	Basement of service department – looking southwest at vault and staircase
Photo 14 of 43: NE_Douglas County_Ottawa Block_00014	Basement of service department – looking southeast at concrete columns, beams, and floor

The Ottawa Block
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Photo 15 of 43: NE_Douglas County_Ottawa Block_00015	Boiler room in basement – looking east
Photo 16 of 43: NE_Douglas County_Ottawa Block_00016	Northeast bay in basement – looking north
Photo 17 of 43: NE_Douglas County_Ottawa Block_00017	First floor northeast corner bay – looking south at original tin ceiling and ceiling medallions
Photo 18 of 43: NE_Douglas County_Ottawa Block_00018	First floor northeast corner bay – looking southeast at glass transoms, storefront, and tin ceiling
Photo 19 of 43: NE_Douglas County_Ottawa Block_00019	First floor northeast corner bay – looking north at historic glass transoms along north façade and recessed entry
Photo 20 of 43: NE_Douglas County_Ottawa Block_00020	First floor northeast corner bay – looking up at historic ceiling medallion
Photo 21 of 43: NE_Douglas County_Ottawa Block_00021	First floor northeast corner bay – looking south at original ceramic tile floor with pattern spread across the bay
Photo 22 of 43: NE_Douglas County_Ottawa Block_00022	First floor northwest bay – looking north at original tin ceiling, glass transoms and crown molding from the original recessed entry on the north façade
Photo 23 of 43: NE_Douglas County_Ottawa Block_00023	First floor northwest bay – looking up at bottom of central skylight and original tin ceiling
Photo 24 of 43: NE_Douglas County_Ottawa Block_00024	First floor central bay – looking east at original tin ceiling and crown molding from original 308 entry
Photo 25 of 43: NE_Douglas County_Ottawa Block_00025	First floor central bay – looking west at original tin ceiling and crown moldings
Photo 26 of 43: NE_Douglas County_Ottawa Block_00026	First floor central bay – looking south at original ceramic tile floor
Photo 27 of 43: NE_Douglas County_Ottawa Block_00027	First floor service department – looking east at east storefronts and original tin ceiling
Photo 28 of 43: NE_Douglas County_Ottawa Block_00028	First floor service department – looking east at east storefronts with glass transoms above
Photo 29 of 43: NE_Douglas County_Ottawa Block_00029	First floor service department – looking east at close up of the south storefront's glass transoms
Photo 30 of 43: NE_Douglas County_Ottawa Block_00030	First floor service department – looking southwest across the space and at the original tin ceiling and concrete floor
Photo 31 of 43: NE_Douglas County_Ottawa Block_00031	First floor service department – looking northwest at original elevator and restroom
Photo 32 of 43: NE_Douglas County_Ottawa Block_00032	First floor service department – looking north at wood stairs that lead to the basement of the service department
Photo 33 of 43: NE_Douglas County_Ottawa Block_00033	First floor north stair – looking down at the original ceramic tile floor at the lower stair landing of the 306 entry space
Photo 34 of 43: NE_Douglas County_Ottawa Block_00034	Second floor north stair – doorway at intermediate landing of north stair – looking west
Photo 35 of 43: NE_Douglas County_Ottawa Block_00035	Second floor north stair lobby – looking southeast at historic doorways with operable glass transoms above

The Ottawa Block
Name of Property

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- | | |
|--|---|
| Photo 36 of 43: NE_Douglas County_Ottawa Block_00036 | Second floor central corridor – looking south down corridor |
| Photo 37 of 43: NE_Douglas County_Ottawa Block_00037 | Second floor north office – looking south at original wood framing, glass transoms and historic scones in room 9 (portion of Phelan & Shirley's office) |
| Photo 38 of 43: NE_Douglas County_Ottawa Block_00038 | Second floor – looking south at original hopper window in men's restroom, which opens into central light-well |
| Photo 39 of 43: NE_Douglas County_Ottawa Block_00039 | Second floor central stair – looking northwest down staircase to central bay on first floor |
| Photo 40 of 43: NE_Douglas County_Ottawa Block_00040 | Second floor service department/storage – looking south at exterior wall |
| Photo 41 of 43: NE_Douglas County_Ottawa Block_00041 | Second floor– looking up at the south skylight and its monitor/clerestory windows |
| Photo 42 of 43: NE_Douglas County_Ottawa Block_00042 | Central skylight shaft |
| Photo 43 of 43: NE_Douglas County_Ottawa Block_00043 | A birds-eye perspective of the building – looking southwest at the sloping roof and skylights |

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

name 2401 Farnam LLC
street & number 1524 Cuming Street telephone _____
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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
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Ottawa Block
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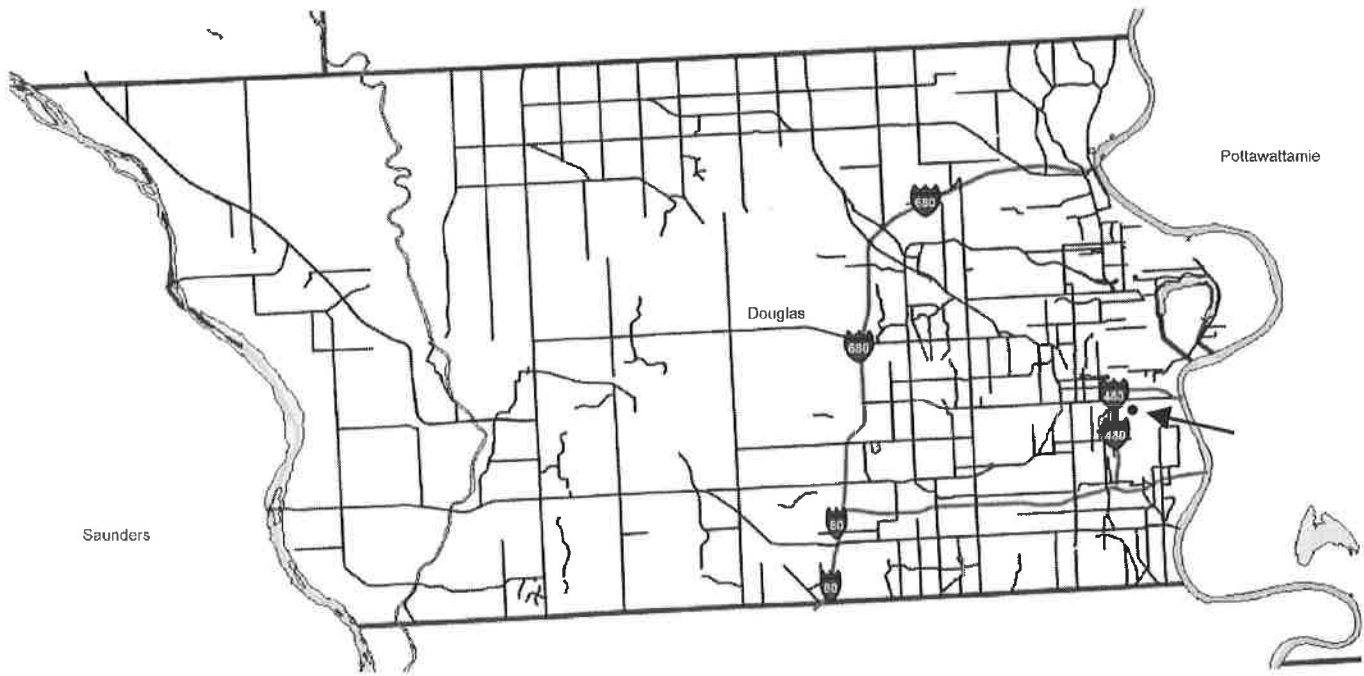
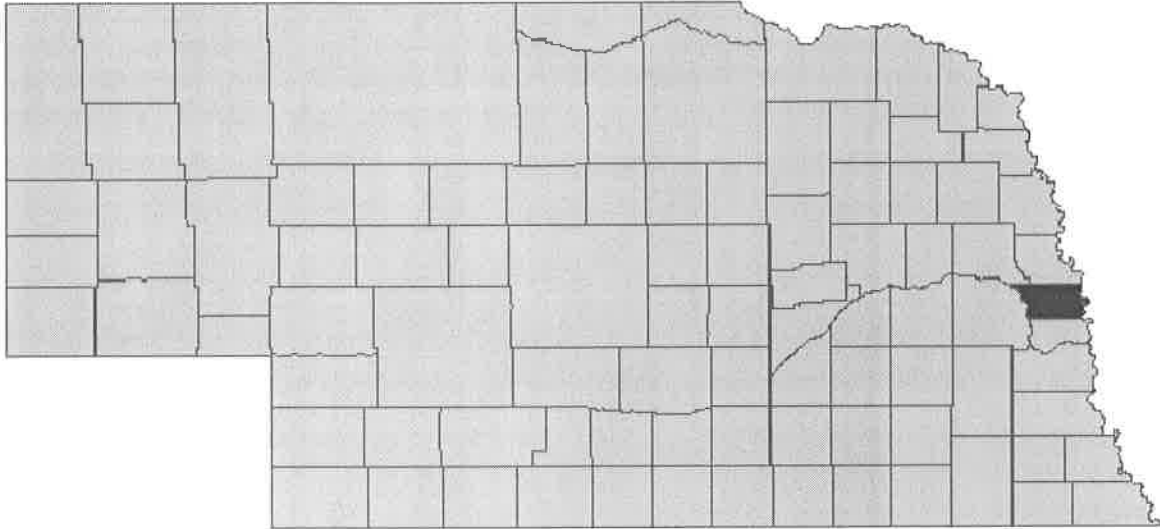


Figure 1: Top – State of Nebraska with Douglas County highlighted; Bottom – Douglas County, Nebraska with black dot showing site location.
 Map obtained from Douglas County, NE GIS Map. Highlighting by APMA 2012.

United States Department of the Interior
National Park Service

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Douglas County, Nebraska
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SITE CONTEXT

--- Boundary of Downtown

•••• Park East Neighborhood

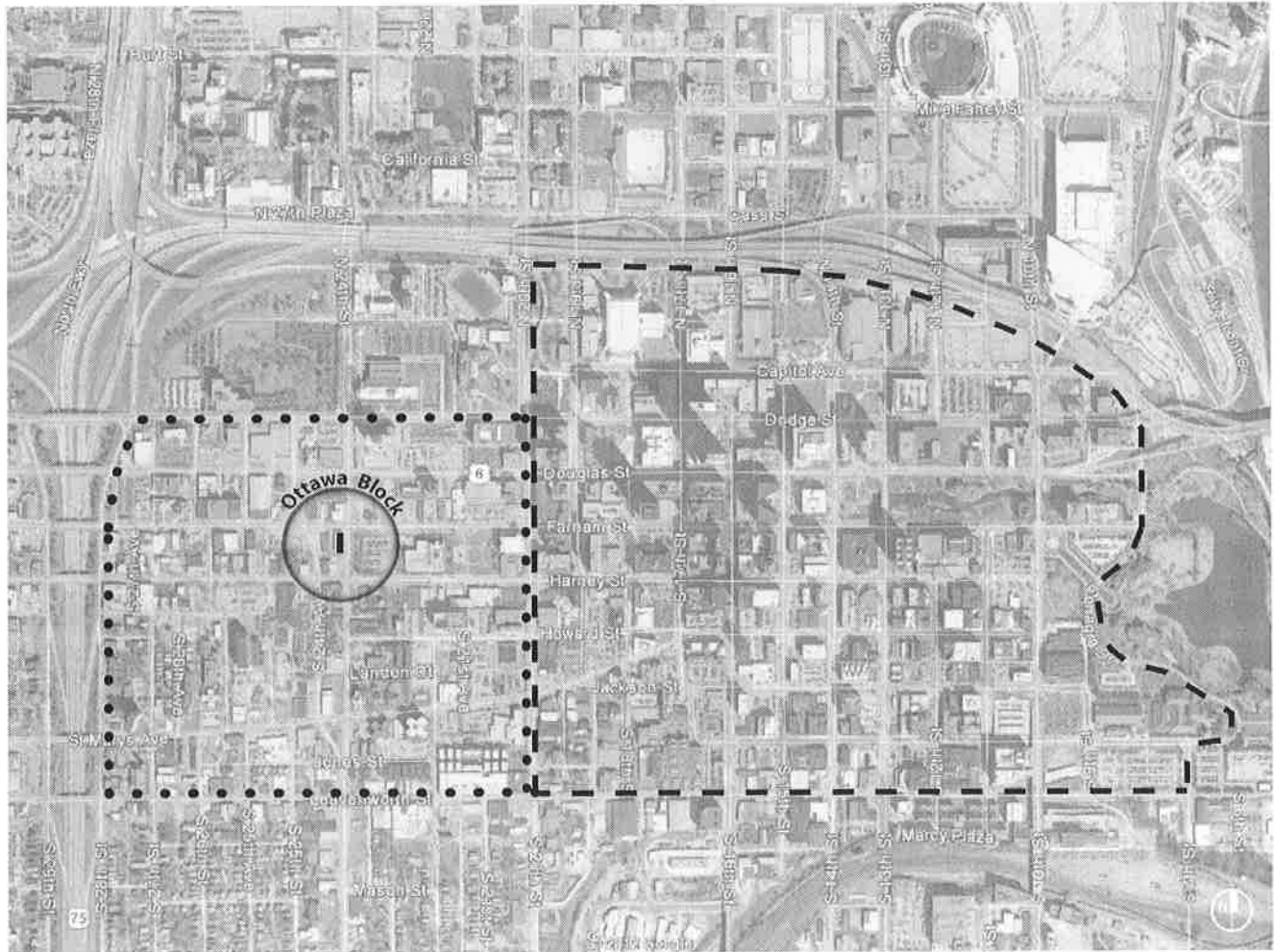


Figure 2: Omaha, Nebraska, Aerial View – Circle indicates property location. Google Earth Map. Highlighting by APMA 2012.

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Continuation Sheet

Ottawa Block
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Figure 3: Omaha, Nebraska, Aerial View – Arrow indicates property location.
Google Earth Map. Highlighting by APMA 2012.

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1918 BAIST MAP - NEIGHBORHOOD CONTEXT

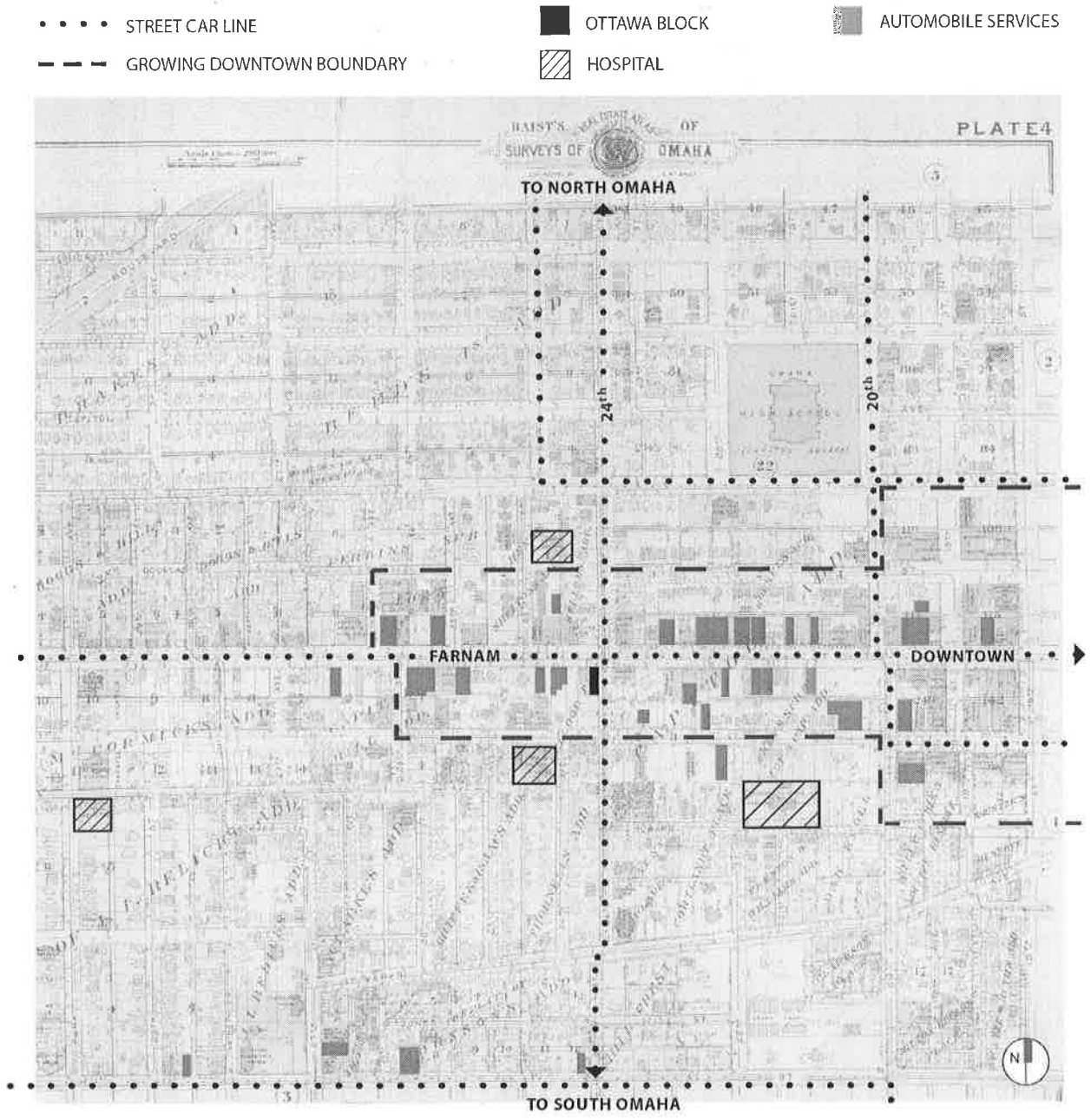


Figure 4: Neighborhood context of Ottawa Block at 24th and Farnam Streets. 1918 Baist Real Estate Map of Omaha, p. 4. Highlighting by APMA 2012.

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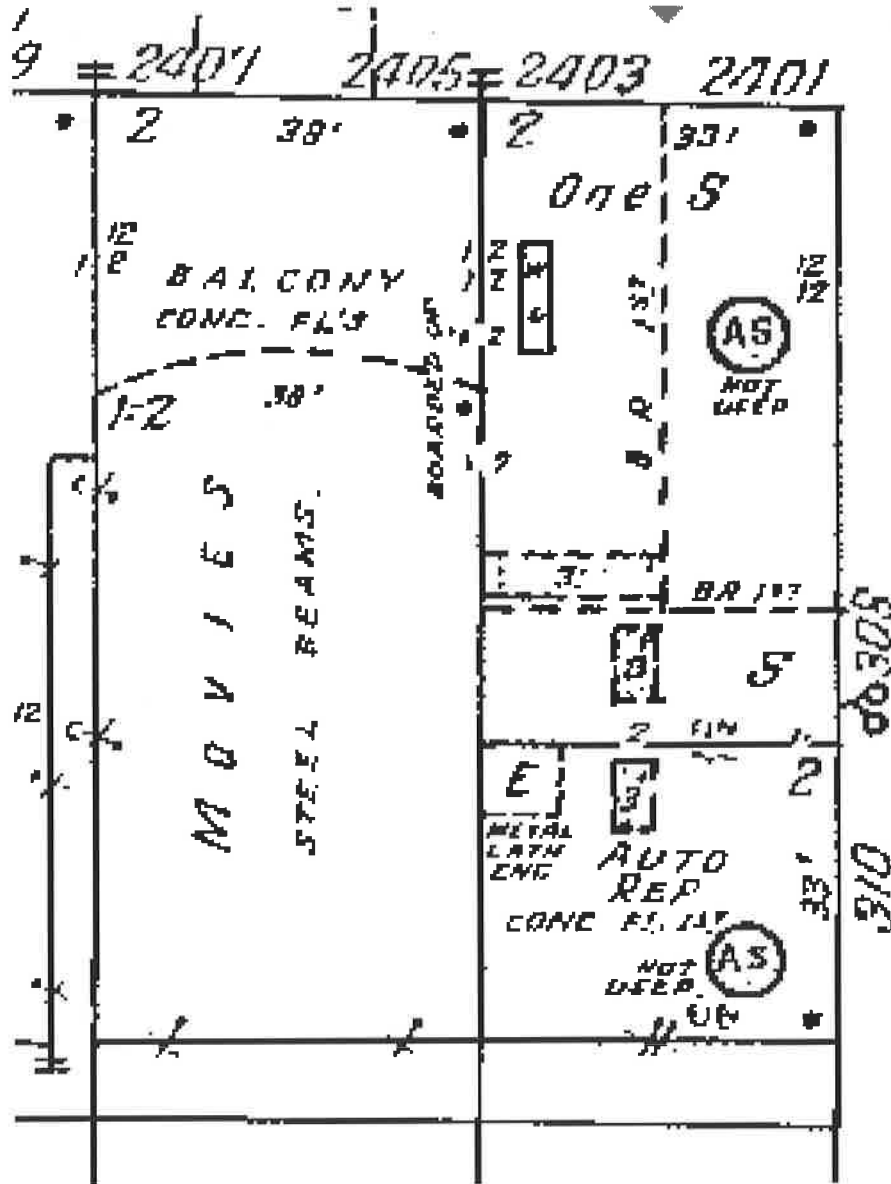


Figure 5: 1934 Omaha Sanborn Map (pg. 21), enlarged to show the Ottawa Block and Muse Theatre. Highlighting by APMA 2012. Not to Scale.

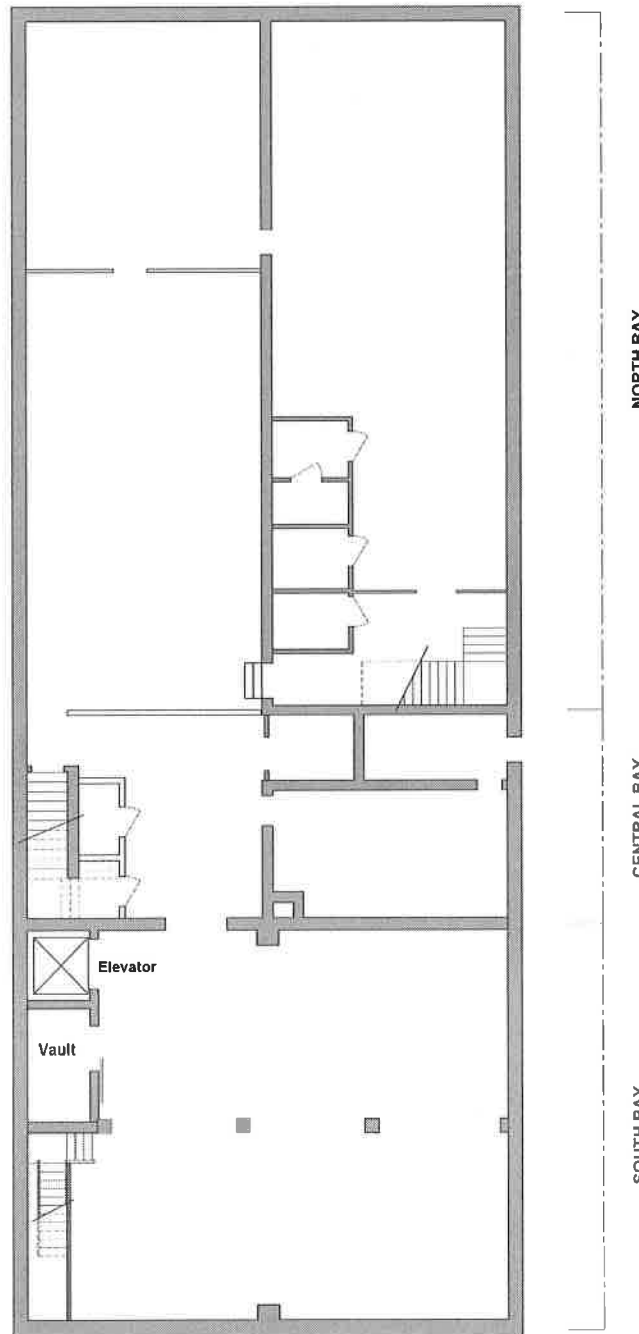
United States Department of the Interior
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■ Original Walls □ Non-original Walls



Figure 6: Basement Floor Plan – Not to scale. Plan by APMA 2012.

United States Department of the Interior
National Park Service

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Ottawa Block

Name of Property

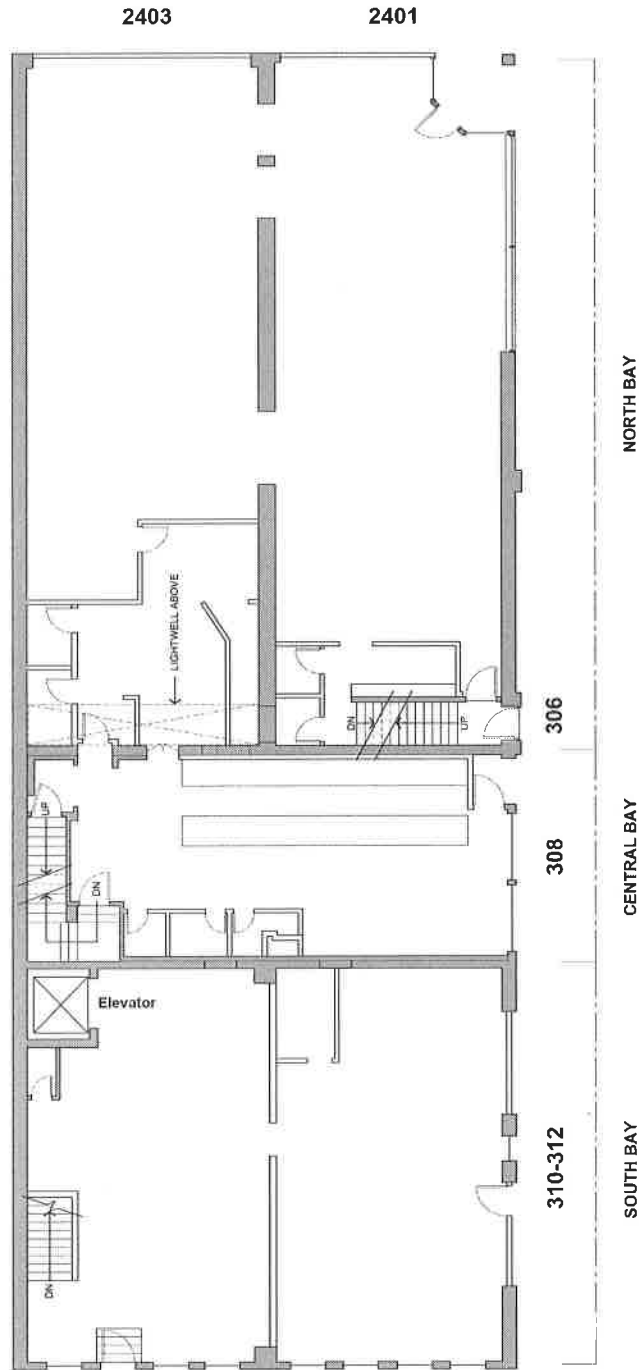
Douglas County, Nebraska

County and State

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■ Original Walls □ Non-original Walls



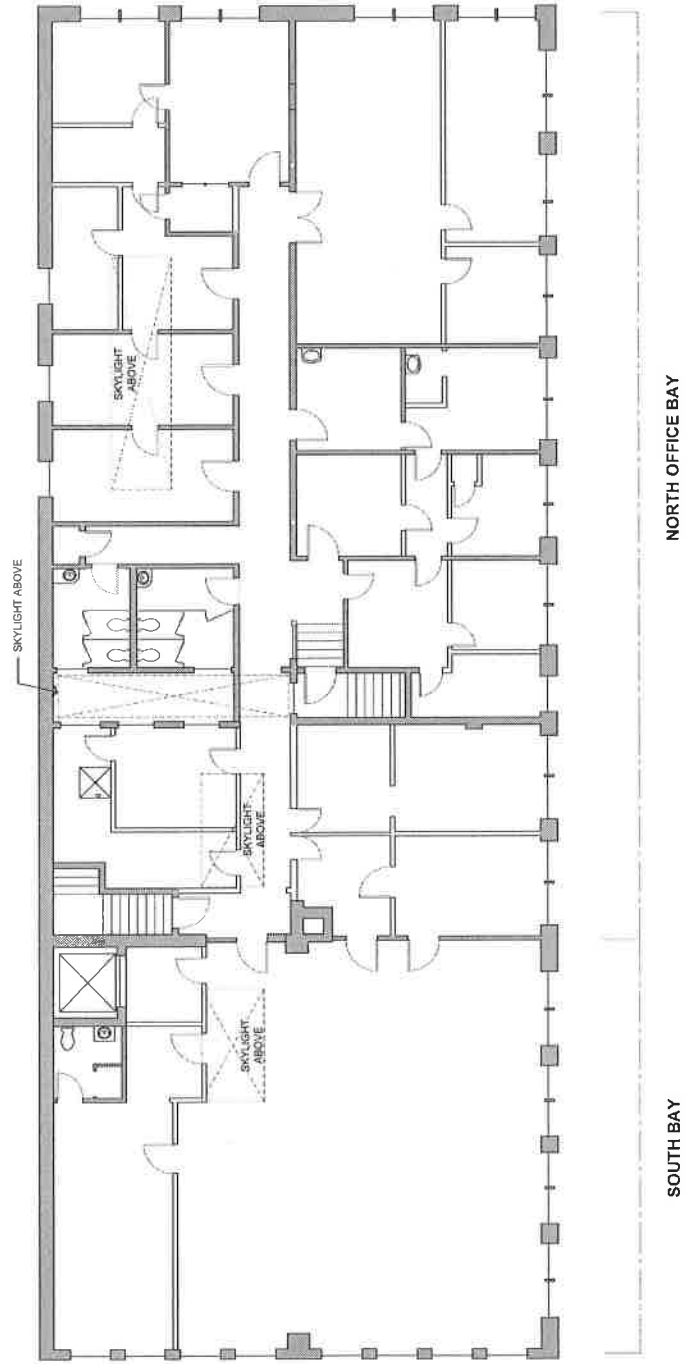
Figure 7: First Floor Plan – Not to scale. Plan by APMA 2012.

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■ Original Walls □ Non-original Walls

Figure 8: Second Floor Plan – Not to scale. Plan by APMA 2012.

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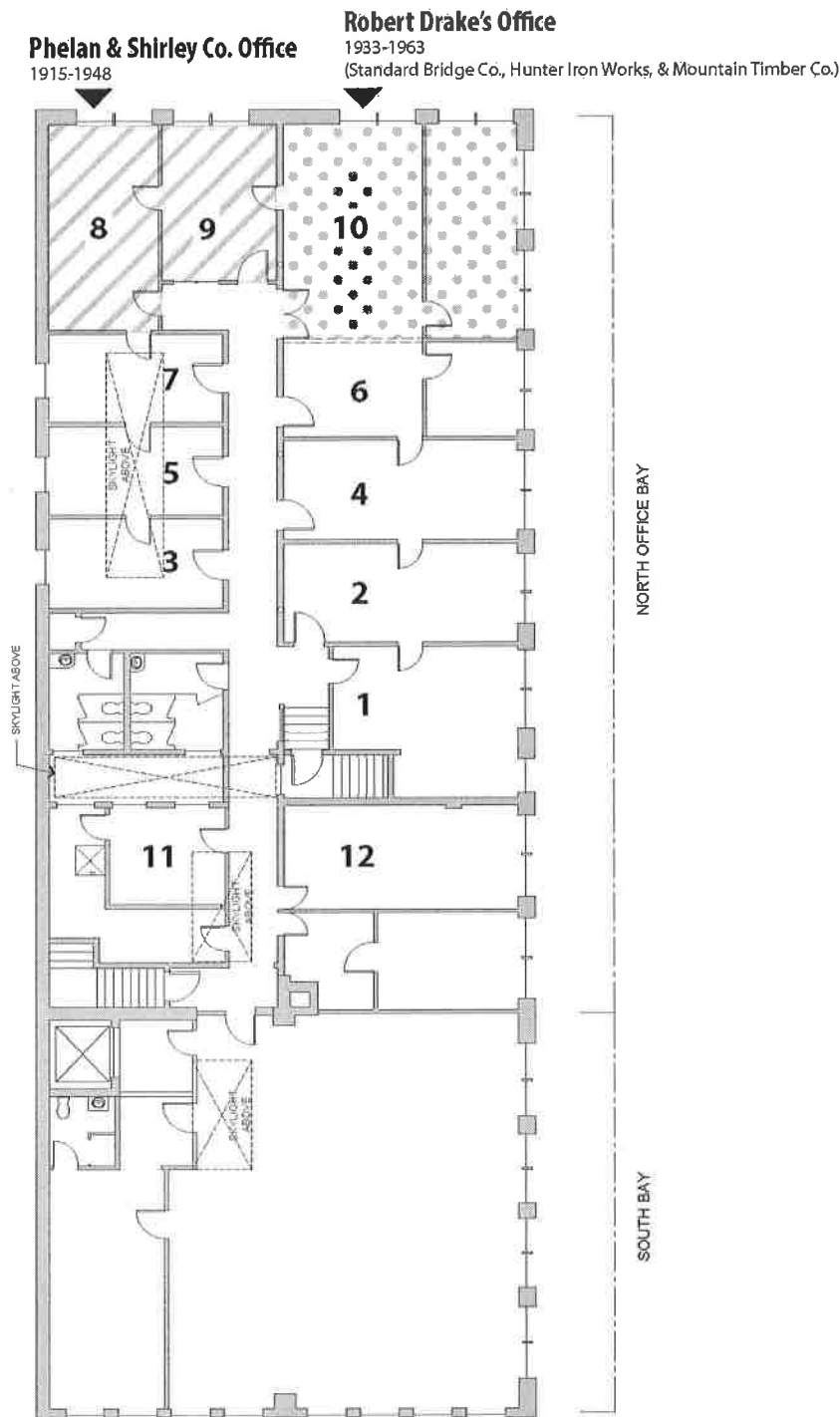


Figure 9: Second Floor Plan with Room Numbers – Not to scale. Beginning in 1918, the Phelan & Shirley Co. was listed in the city directories in rooms 8-9. Robert Drake's office likely in room 10; listed in city directories immediately after the Phelan & Shirley Co. Plan by APMA 2012.

**United States Department of the Interior
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Figure 10: *The image provided is under copyright protection and has been purged from the nomination.*

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National Park Service**

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Figure 11: *The image provided is under copyright protection and has been purged from the nomination.*

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Figure 12: *The image provided is under copyright protection and has been purged from the nomination.*

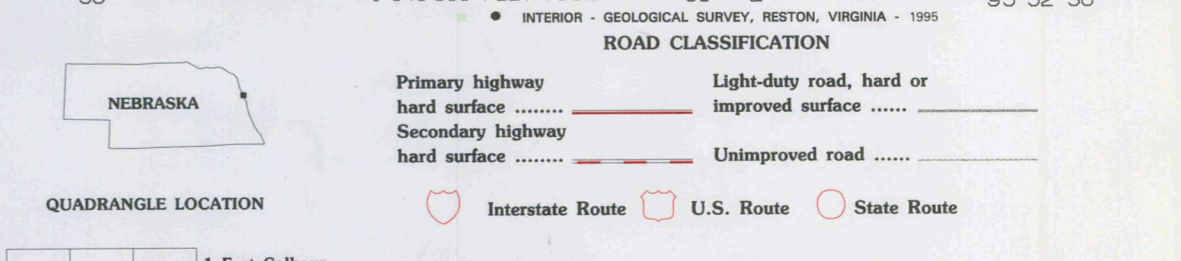
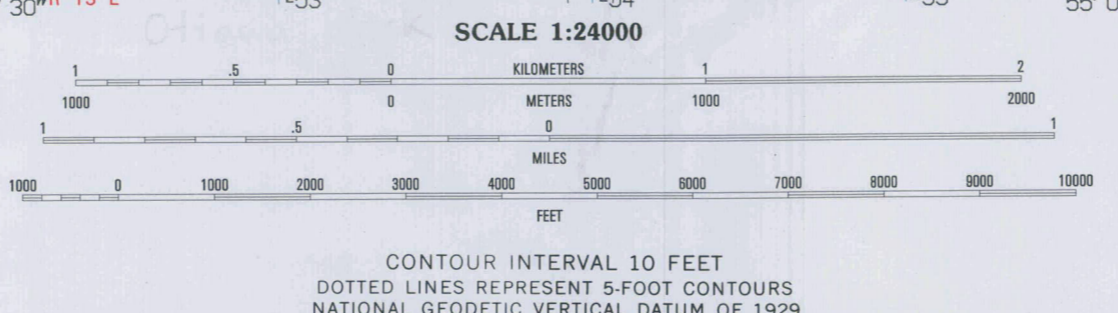
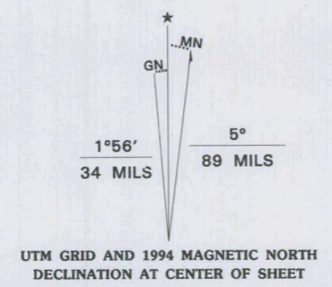
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

OMAHA NORTH QUADRANGLE
NEBRASKA-IOWA
7.5 MINUTE SERIES (TOPOGRAPHIC)



Ottawa Block
DO 09:0209-045
Zone: 15
Easting:
253095
Northing:
4571513

Produced by the United States Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1952 and planimetric surveys 1956. Revised from aerial photographs taken 1990. Field checked 1992. Map edited 1994
Universal Transverse Mercator projection
10,000-foot grid ticks: Nebraska coordinate system, south zone and Iowa coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue
1927 North American Datum (NAD 27)
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks
The values of the shift between NAD 27 and 83 for 7.5-minute intersections are given in USGS Bulletin 1875
Gray tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked



1	2	3	1 Fort Calhoun
			2 Loveland
			3 Honey Creek
			4 Irvington
			5 Council Bluffs North
			6 Balfour
			7 Omaha South
			8 Council Bluffs South

OMAHA NORTH, NEBR.-IOWA
41095-C8-TF-024

1994

DMA 6866 IV SW - SERIES V875

COMPLIES WITH U.S. GEOLOGICAL SURVEY STANDARDS FOR SPATIAL ACCURACY - CLASS 2
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



308 BAR

POWERS BLDG. 3766

DOWN TOWN







FLOOR
DRAIN





FLOOR
DRAIN











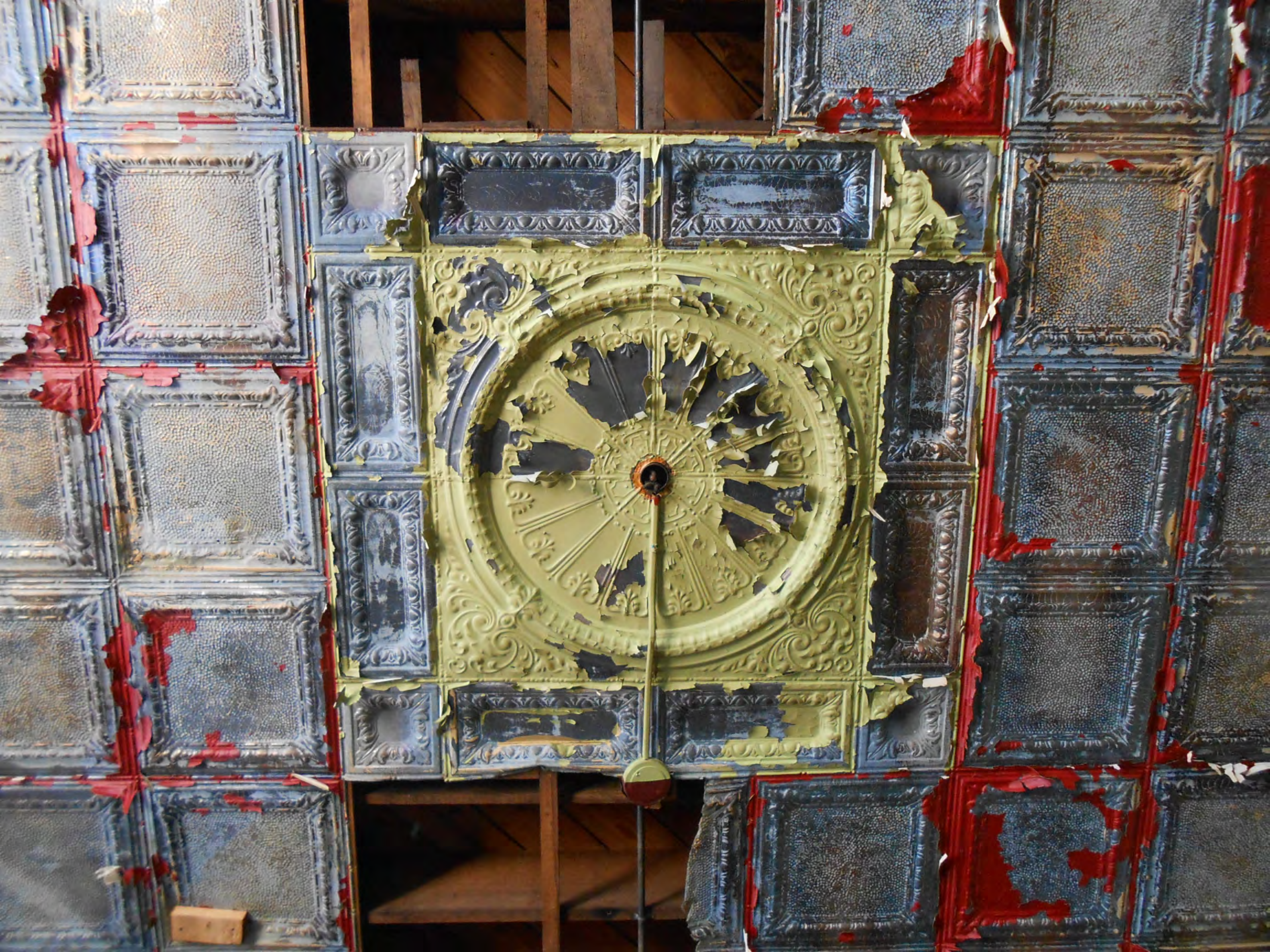


JM Johns Manville
AP Faced Foam Sheeting





ARNAM ST





















EXIT

Document posted on the door, containing text and a circular logo.



W
O
O

T

W
C
L

N
U
B

92

Person in white hat and dark jacket



NOTICE!
FISK SERVICE
IS FREE TO ALL.
PLEASE DO NOT OFFER
SERVICE TO OUR EMPLOYEES.
© 1998 FISK

NOTICE!
FISK SERVICE
IS FREE TO ALL
PLEASE DO NOT OFFER
ITEMS TO OUR EMPLOYEES.
H. LIONBERGER.





























POWERS
• BLDG. •
306

DOWNTOWN
BOXING
CLUB
341-6071

306

SO. 24 ST.
UPSTAIRS

CHIP CARRIERS INC.
ROBERTS and THOMPSON
CONSTRUCTION CO.
NEBRASKA SHURLINE SALES









UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Ottawa Block, The

MULTIPLE NAME:

STATE & COUNTY: NEBRASKA, Douglas

DATE RECEIVED: 3/08/13 DATE OF PENDING LIST: 4/03/13
DATE OF 16TH DAY: 4/18/13 DATE OF 45TH DAY: 4/24/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000197

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 4/22/2013 DATE

ABSTRACT/SUMMARY COMMENTS:

*was previously submitted as Part 1
eligible under Commerce - Bld to house
important Construction Company*

RECOM./CRITERIA Accept A

REVIEWER J. Gubert DISCIPLINE _____

TELEPHONE _____ DATE _____

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.



March 4, 2013

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

RE: The Ottawa Block
Omaha, Douglas County, Nebraska

Dear Mr. Loether:

Please find enclosed the National Register of Historic Places nomination form for the above resource. 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, appearing to read "L. Robert Puschendorf".

L. Robert Puschendorf
Deputy State Historic Preservation Officer

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

April 19, 2013

Michael Alley
Perry Poyner
Albert Macchietto
Marlin Kluck
Mike Thompson
Dennis Nielsen
Suzy Hafer
Carla Petrick
Daniel Dolezal
Jenny Zimmer Brennan
Jennifer Honebrink
Nate Gieselman
Darc O'Neal
Christina Jansen
Eric Westman
Jean Vacha
Erin Trofholz
Katrina Stoffel
Stuart Poyner
Laura Alley
Bruce Yoder
Jacques Christensen
John Ogomo
Brad Simonsen
Ryan Fisher
Jay Palu
Erin Giannarigelo
Anne Hillen
Julie Steffen
Christopher Turner
Mark Muller
Abby Hegemann
Megan Lutz
Andrew Conzett
Nancy Novak
Sarah Wroblewski
Steve Young
Will Corcoran
Victoria Estep
Jeanie McCorquodale
Jason Limbach

Alexis Abernathy
National Park Service
National Register of Historic Places
1201 I Street NW, 8th Floor
Washington, DC 20005

RE: Ottawa Block / The Junction – Omaha, Nebraska
National Register Nomination (Submittal of CDs containing photographs)

Dear Alexis,

Please find enclosed two archival CDs for the National Register Nomination for the Ottawa Block in Omaha, Nebraska, soon to be the Junction, a mixed use apartment building. The owner spoke with Edson Beall who revealed that the CDs previously received by the National Park Service were not readable. Therefore, I've included new CDs (Disk 1 & 2) in this packet which contain the TIF images for the building.

We hope that you find this nomination complete and it can move forward. If you have any questions or concerns, please do not hesitate to call so that we can get you the necessary information in a timely manner.

Thank you.

Sincerely,

ALLEY POYNER MACCHIETTO ARCHITECTURE, P.C.



Abby Hegemann

CC: Darin Smith, Arch Icon



Joeckel, Jeffery <jeff_joeckel@nps.gov>

RE: Recent National Register Listings

1 message

Mohr, Audrey <audrey.mohr@nebraska.gov>
To: "Joeckel, Jeffery" <jeff_joeckel@nps.gov>

Tue, May 21, 2013 at 9:42 AM

Hi Jeff,

I suggested just removing the continuation sheets so it would be less work on your part, but if you're willing to go in and remove specific images, that would be great! Here is what needs to be removed:

Nottingham Apartments: Figure 4

Ottawa Block: Figures 10-12

Lincoln Highway – Grand Island Seedling Mile: Figure 3

Citizens State Bank: Figures 4-7

All of the images for Omaha Park & Boulevard System and Bethphage Mission are owned by the property owners, and we have full permission to use them online.

Thank you for doing this, and I promise that I'll have the images removed before I send them to you next time!

Audrey

From: Joeckel, Jeffery [mailto:jeff_joeckel@nps.gov]
Sent: Tuesday, May 21, 2013 8:04 AM
To: Mohr, Audrey
Subject: Re: Recent National Register Listings

Thank you for letting us know. The most recent listings we have from Nebraska are:

NEBRASKA, DOUGLAS COUNTY,
[Nottingham Apartments, The](#),
3304 Burt St.,
Omaha, 13000195,
LISTED, 4/23/13

NEBRASKA, DOUGLAS COUNTY,
[Omaha Park and Boulevard System](#),
20 city parks, 4 golf courses & 19 connecting blvds. including Riverview, Hanscom & Fontenelle Parks., & Blvds.,
Omaha, 13000196,
LISTED, 4/23/13

NEBRASKA, DOUGLAS COUNTY,
[Ottawa Block, The](#),
2401 Famam St.,
Omaha, 13000197,
LISTED, 4/22/13

NEBRASKA, HALL COUNTY,
[Lincoln Highway—Grand Island Seedling Mile](#),
Seedling Mile Rd.,
Grand Island, 13000198,
LISTED, 4/24/13
(Lincoln Highway in Nebraska MPS)

NEBRASKA, KEARNEY COUNTY,
Bethphage Mission,
1044 23rd Rd.,
Axtell vicinity, 13000199,
LISTED, 4/24/13

NEBRASKA, PLATTE COUNTY,
[Citizens State Bank](#),
204 Pine St.,
Creston, 13000200,
LISTED, 4/24/13

Do you need the embedded images from the continuation sheets for all of these removed? (For example on the Nottingham Apts, pages pdf pages 18 and 19 (figures 3 and 4) are of an old newspaper advertisement and a 1925 photo?

Please let me know, if you need all of these types of images removed from all of these files. I can remove them, then send copies to you and Jim to ensure that everyone knows what is for public accessibility.

Thank you,

Jeff Joeckel
Archivist, National Register of Historic Places

jeff_joeckel@nps.gov

202-354-2225

Website: www.nps.gov/history/nr

Facebook: www.facebook.com/NationalRegisterNPS

Flickr: www.flickr.com/photos/nationalregister/

On Tue, May 21, 2013 at 8:13 AM, Gabbert, James <james_gabbert@nps.gov> wrote:

Audrey:

I am copying this to Jeff Joeckel, our archivist, scanning dude, and all-around-good egg. He can take care of the problem and will contact you if he has questions about what needs to be removed.

On Mon, May 20, 2013 at 11:05 AM, Mohr, Audrey <audrey.mohr@nebraska.gov> wrote:

Hi Jim,

I just realized that the nominations that were just listed are now available on the NPS website (even though my computer is not letting me download them). We had a few photos that we are removing from the nominations when we put them on our website because we only received "academic" permission to use the photos, not internet permission. Could you please remove the continuation sheets from what you have posted so that the permission is not violated? We will not include these photos in future submissions, but will rather simply reference them in the bibliography.

Thanks,

Audrey

Audrey Mohr

National Register & CLG Coordinator

Nebraska State Historic Preservation Office

Nebraska State Historical Society

1500 R Street

PO Box 82554

Lincoln, NE 68501-2554

p: (402) 471-4775

f: (402) 471-3100

audrey.mohr@nebraska.gov



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Join us for the first **Nebraska Preservation Conference** on June 14!

—
Jim Gabbert

Historian

National Register of Historic Places/National Historic Landmarks

(202) 354-2275