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National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin #12
to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not
applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name Meyer & Raapke
Marks Bros. Saddlery, Corey & McKenzie Bldg, Levenson Chemical & Exterminating
Other names/site number Co.
Name of related multiple property listing Warehouses in Omaha
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & Number 1403-1407 Harney Street
City or town Omaha State Nebraska County Douglas
Not for publication Vicinity

3. State/Federal Agency Certification

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

Applicable National Register Criteria: A B C D

Michael J. Sant SHPO/Director
Signature of certifying official/Title:
Nebraska State Historical Society
State or Federal agency/bureau or Tribal Government

July 9, 2013
Date

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): _____

[Signature]
Signature of Keeper

7/9/2013
Date of Action

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5. Classification

Ownership of Property (Check as many boxes as apply)

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

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

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

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

Contributing	Noncontributing	
1		Buildings
		Sites
		Structures
		Objects
1		Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions (Enter categories from instructions.)

COMMERCE/TRADE: Warehouse
INDUSTRY/PROCESSING/EXTRACTION: Manufacturing Facility

Current Functions (Enter categories from instructions.)

COMMERCE/TRADE: Specialty Store

7. Description

Architectural Classification (Enter categories from instructions.)

LATE VICTORIAN: Richardsonian Romanesque

Materials (enter categories from instructions.)

Principal exterior materials of the property: Brick, Stone, Synthetic

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Description

Summary Paragraph (Briefly describe the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Meyer & Raapke building is located on the south side of Harney Street, centered between 14th and 15th Streets in downtown Omaha. Surrounded by Omaha's downtown core, the building sits two blocks to the west of Omaha's Old Market Historic District. The building itself is a Richardsonian Romanesque, four-story, rectangular, two-part commercial building with rusticated quoin arches spanning from the second floor window sills over the top of the fourth story windows. Each arch defines one of three bays to the building. Below, a mid-century storefront of black structural pigmented glass surrounds modern display windows.

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

Setting

The Meyer & Raapke building is still surrounded by Omaha's downtown core, much as it was when first completed in 1886. The buildings immediately surrounding it have changed dramatically however. The building on the east corner of this block, built 5 years after this building, was demolished after a fire in 1965, leaving an empty lot with the interior brick face of the party wall and former cast iron pilasters and beam supports exposed to the weather. The wall has been painted to help protect it from deterioration. The one and two-story buildings constructed to its east between 1900 and 1920 are extant; however, the building immediately to its west has received a modern storefront during the past mid-century. Across the street, the historic buildings were replaced with a modern commercial building in 2006. Today, the building stands as an island of its period, surrounded by change. These close intrusions prevented this building from inclusion in the recently proposed new downtown historic district.

Construction

The building was constructed with masonry exterior walls and a masonry party wall between the eastern and western portions of the building. The eastern portion is 33 feet wide and contains two structural bays. In it, cast iron columns support wooden beams and joists in the basement, first, second and third floors, while the fourth floor exhibits wooden columns. The western portion is 22 feet wide. Wooden joists span from the masonry party wall to the masonry exterior wall.

Exterior

On the primary (north) façade, the first floor received a storefront modernization in 1949. Prior to selective demolition, black pigmented structural glass panels surrounded a milled aluminum glazed storefront system with large display windows below a divided transom. A sign box floated in front of the eastern storefront. On the west, the display windows of the storefront were set on an angled, tiled knee wall. The upper transom was covered during the storefront modernization of 1949 and used as the background for a large sign for the then current company. During selective demolition, the black pigmented structural glass panels were removed and the plywood covering the west transom was removed. This revealed the original masonry piers between the display windows. The decorative stones of the piers were damaged in the 1949 storefront installation, but remain fairly intact. The western transom revealed a historic wooden transom in a configuration different from that shown in the 1918 photograph of the building. Within the transom, painted signage still advertises various products of the Levenson Chemical & Exterminating Company. The upper stories have been painted. On the upper stories, two rusticated quoin arches frame pairs of two-over-two double hung, painted wood windows on the eastern portion of the facade. Each pair is separated by a cast iron mullion. On the western portion, a similar, but wider, rusticated arch frames a set of three two-over-two double hung, painted wood windows. Each window in the set is separated by a cast iron mullion. Windows of the fourth floor on both sides have divided lite arched transoms. The western portion retains decorative stone spandrel panels between the sets of windows and a bracketed, metal cornice. The spandrel panel between the second and third floors on the western side contains a decorative "M & R", for Meyer & Raapke. It is unclear when the decorative spandrel panels and metal cornice were removed from the eastern portion of the building.

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On the rear (southern) facade, four-over-four, double-hung, wood windows are regularly spaced across the facade on floors 2-4. Capped by brick arches, they each sit on a limestone sill. Several have been replaced with aluminum window units. The windows provide access to two separate fire escapes, one for each section of the building. Between these is the historic fire escape, with landings that span to windows on either side at each floor level and a ladder that wraps across the front of the landings and up to the roof. On the eastern side of the building, a paneled, overhead garage door leads out onto a raised concrete loading dock. Above it is a multi-lite transom. The adjacent windows have been in-filled with glass block. The entire eastern portion of the building has been painted. On the western portion of the building, the first floor has been clad in stucco and painted. A pair of hollow metal doors is centered in this section of the facade under an in-filled transom. The doors sit at alley level. To either side, the windows have been in-filled with glass block. A gutter caps this façade, with downspouts on either end to carry the water away.

The eastern facade has been painted, covering the masonry as well as the cast iron pilasters and imposts, which are regularly spaced across this facade; evidence of its former use as part of the non-extant neighboring building.

The western facade has also been painted, but the paint is deteriorating.

The roof has been covered in a modern synthetic membrane.

Interior

On the interior, beyond the first floor modernizations for its most recent uses, the building remains little altered from its original construction. It was laid out and used for much of its life by two separate tenants, with one generally owning the building and renting the alternate portion to the other. Each side of the building has a set of stairs and a freight lift. Located along the center wall, the pieces mirror each other across the party wall. The freight lifts have received the necessary safety upgrades over time.

Before selective demolition, on the east side of the first floor, a street level vestibule led to a small lobby, up several stairs to a raised display area in the front window, and then up several more stairs into the main retail space in the front half of this bay. The floors in the front half of the space were covered in carpet. The walls were furred out and covered with painted pegboard and tackwall. A 2'x4' suspended acoustical lay-in ceiling tile system was installed, although the ceiling pads were not, allowing visibility through the grid to the 12"x12" direct adhered acoustic ceiling tiles on the upper ceiling. Support columns in the front space were enclosed in painted pegboard with hardwood trim on the corners. Built-in display cases lined the walls. At the rear were two rooms, a receiving room on the west, and an office on the east. The floor of the receiving room space was wood, with painted brick on the south and west walls, and painted drywall on the north and east walls. A flat, painted drywall ceiling spanned across the top of this space. The enclosed office space had the same finishes as the main retail space.

After selective demolition, on the east side of the first floor, the modern finishes were removed. The original tongue-and-groove wood floor is largely intact; the wood floor is missing at the front of the building where it had been removed for storefront alterations in 1949 and possibly first floor renovations in the 1960s, and missing in the center of the west wall in an area that seems to have originally held a vault. The walls are covered in beadboard in the front of the space, and painted brick in the rear. The ceilings are a deeply grooved beadboard in the front third of the space, a more common, flatter beadboard in the center third of the space and painted joists in the rear third of the space.

On the west side of the first floor, the front of the bay has been converted to a bar and the back serves as its kitchen and restrooms. A modern mezzanine was built over the kitchen and restroom area. The front half of the mezzanine serves as a pool hall and the rear half contains a second bar. The bar space is finished in modern wood flooring. The masonry walls have been covered by a wooden wainscot on the bottom, while above, plaster was removed and the brick walls were exposed. The exposed ceiling joists have been painted. Over the front of the bay, modern lights and painted, exposed ductwork and conduit serve the space. In the kitchen and restrooms, the floor has been covered in modern tile, while the walls and ceiling were covered in painted drywall.

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From the second floor up through the fourth, the stairs appear to be in their original locations. However, at a minimum the treads and risers appear to have been replaced sometime after the 1950s. They are of modern dimensional lumber and exhibit wide grain patterns. The floor/ceiling assembly consists of exposed joists with some tongue-and-groove wood flooring and some plywood flooring. Walls are exposed brick, with paint in some locations.

The front half of the east basement was used as a retail space. Its concrete floor was covered in vinyl tiles. The walls in this area are a mixture of painted brick and pegboard. The ceiling is covered in painted drywall. The back half of the east basement was used as utility space. It has a concrete floor, painted brick walls and exposed, painted wood joist ceilings. The west basement has a concrete floor, exposed brick walls and exposed wood joist ceilings. Wire cages separate it into various storage spaces. At the front of this basement is a walk-in cooler.

Alterations

The major alteration to the exterior is the first floor storefront. The original storefront configuration was framed by cast iron headers spanning from masonry pier to masonry pier. Centered in each bay were cast iron columns that helped to support the header. Between these cast iron columns were wooden storefronts. According to the 1892 illustration and Meyer & Raapke business card (Figures 10 and 11), the side of the storefront system in each bay contained a pair of doors. The solid doors at grade in the eastern bay appear to lead directly to the basement. The second and third sets of doors were fully glazed doors and raised off the grade, accessed by exterior stairs. Each set of doors had a transom above. The storefront in the other side of each bay contained a two-lite transom, over a large display window, over a borrow lite to the basement.

Although we know there was a major storefront modernization in 1949, other alterations to the building are more difficult to date. Since the illustration described above was published 6 years after the building was complete, it is assumed that the sketch is accurate. It appears that in the late 1800s, the grade in front of the building was raised several feet. This led to the floor of the west bay being lowered to the new street level, the removal of the exterior stairs in the middle bay and their replacement on the interior of the building, seen in the scarring during the selective demolition. It is possible that other alterations occurred after fires in the building. However, known fires in 1898 and 1908 generally caused only limited damage to goods stored in the building, although the 1898 fire may have also damaged the western elevator shaft. The newspaper lists a building permit, February 19, 1925, for \$1,100 in "alterations" to 1407 Harney. A second newspaper listing for a building permit December 27, 1944 to "remodel first floor" lists a cost of \$250. Accounts by a former building owner describe this work as rotating the stairs from the first floor to the mezzanine in 1407 so that it ran up from north to south and was easier to access from the front of the building.

On the interior, it appears that at least some portion of the front of the western side on the first floor was finished space at one time. Remnants of plaster on the masonry walls are extant behind the built-in bar. The extent of this plaster and any other higher finishes are now obscured by modern materials and no office areas are indicated on the Sanborn maps. It is possible that this plasterwork and other potential finishes were part of the 1925 building permit mentioned above.

Integrity

The building retains a sufficient level of each of the seven aspects of integrity to illustrate its associations with the Meyer & Raapke wholesale company, the Corey & McKenzie Printing Company, and the Levenson Chemical & Exterminating Company. The building's location has not changed. As described above, the buildings immediately surrounding this one have been altered over the last 50 years; however, it remains surrounded by buildings that are comparable in massing, scale and materials to those that surrounded it during each of its periods of significance. Moreover, the building remains an active, integral part of Omaha's downtown core, as it was during each of the three highlighted company's tenures in the building. The building's design, materials and workmanship, all core components of Criterion C, have been mildly compromised through a typical mid-century storefront alteration. Nevertheless, the majority of the historic materials and details are still evident and clearly express the historic design, both on the exterior and interior. The exterior masonry, cast iron, the "M&R" on the spandrel panel, and the pressed metal cornice all harken back to its original design, which it held through its use by the Corey & McKenzie Printing Company, and on the upper floors also through its use by Levensons. On the interior, the wooden floors, masonry walls, cast iron columns and exposed joists maintain its historic warehouse feel, which it maintained through all three companies with significant ties to this building. Altogether, the building's original

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contractor and the owners of the three firms, Meyer & Raapke wholesale company, the Corey & McKenzie Printing Company, and the Levenson Chemical & Exterminating Company, would easily recognize this building today as the building they constructed and worked in.

Future Use

This building will take advantage of the 20% Federal Historic Tax Credit program to undergo a certified rehabilitation, converting this building to commercial tenants on the first floor and residential units on the upper floors.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

Commerce

Architecture

Period of Significance

1886-1909

1911-1921

1937-1943

Significant Dates

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Meyer & Raapke building is locally significant in the area of commerce within the Multiple Property Document (MPD) "Warehouses in Omaha" for its association with the wholesale grocery firm of Meyer & Rappke from 1886 to 1909 and the printing and office goods retailing company of Corey & McKenzie from 1911 to 1921. Both firms are typical of the many jobbing interests in Omaha between 1875 and 1941, the period of significance of the MPD "Warehouses in Omaha".

The building is also locally significant in 1886 in the area of architecture within the Multiple Property Document "Warehouses in Omaha" for its use of the Richardsonian Romanesque style and wooden joist construction, common stylistic and structural subtypes defined by the MPD.

Beyond the MPD, the building is significant for its association with the Levenson Chemical Company from 1937 to 1943. This includes all the years the company was located at 1407 Harney (the west bay) before Mathias Levenson passed away. The company is representative of many pest control companies operating before World War II. Typical of these companies, it manufactured not only insecticides, fungicides and rodenticides, but also toiletries (lotions and soaps).

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

Criterion A – Jobbing Companies associated with MPD "Warehouses in Omaha"

In the 1800s, with the expansion of the railroads, jobbing developed as a new industry and jobbers became the new middlemen in the distribution of goods. The merchant no longer had to travel out east himself to purchase goods; instead the jobber purchased goods from the manufacturer and sold them to retailers through traveling salesmen. Developing first in Cincinnati in the 1850s, and Chicago in the 1860s, the practice did not become prominent in Omaha until the 1880s.

Henry Meyer and Louis Raapke moved to Omaha in 1868 and opened a retail grocery business. Taking on an additional partner in their expanding business, from 1874 to 1879, the firm was known as Pundt, Meyer & Raapke, after which it reverted to Meyer & Raapke. An 1875 photo shows their wooden falsefront store on 9th and Dodge.¹ The building appears to have already been added onto once to accommodate the growing business. In the photo, signage on the building advertises corn, oats, bran and shorts.

In 1876, Meyer & Raapke became one of the first local merchants to leave retail in favor of the wholesale side of the business. This was a small trend among Omaha retail merchants in the 1870s and 1880s. Allen Brothers, a rival wholesaling grocery firm from 1886 to 1913, was another grocery business to make this move.² More often however, Omaha grocery businesses began and stayed in one side of the business or the other.

The 1880s were a boom time for Omaha jobbers. They expanded exponentially in numbers and dollars of business. A few more local businesses turned from retail to wholesaling. Other businesses established during this time included branches of firms well established already in Kansas City, Chicago and elsewhere; while yet other businesses represented firms from smaller towns moving into the Omaha market, such as Marks Brothers Saddlery, from Hastings, Nebraska.

During this period, Meyer & Raapke advertised the sale of "fancy" groceries, an early name for canned goods, including canned corn, tomatoes, fruits, corned beef, lobster, bacon and other meats.³ They also sold tea, spices, tobacco, cigars and

¹ This historic photo is available for viewing online through the Douglas County Historical Society, catalogue # 2004.328.72. It is the property of the Nebraska State Historical Society.

² Penelope Chatfield Sodhi, "The Old Market: Omaha's Wholesale Jobbing Development, 1880-1895," p. 3-4.

³ James E. Nichols, "The Grocery Trade," in *One Hundred Years of American Commerce*, Chauncey Mitchell Depew, ed. New York: D.O. Haynes, vol.2, p. 598.

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sugar beet seeds. By 1900, they had established their own brand of canned goods, White House. Although their rivals during this period did not advertise as selling fancy groceries, local newspaper articles describe their purchase and sale of canned goods, as well as tea, tobacco, cigars, coffee, thread and other staple groceries. Thus, the local firms were all more direct rivals than their advertisements led one to believe.

Throughout its existence, Meyer & Raapke was always one of 4 to 7 wholesale grocery companies in town. About half of these companies generated more than \$1.5 million in annual sales, like Paxton Gallagher, which generated \$1.8 million in sales in 1886. The other half were significantly smaller; all doing less than \$500,000 in sales annually. This included Meyer & Raapke, who did \$500,000 worth of business in 1886.

It was during the boom of the 1880s that much of the Old Market area of Omaha was developed. As a part of this trend, Meyer & Raapke outgrew its wooden storefront on Dodge and, in late 1885, constructed the building that is the subject of this nomination on Harney Street, at the western edge of the main jobbing center. It is clear that they intended to continue expanding their business. The building was large enough for them to grow into. In the meantime, similar to other investment properties in the Old Market area of Omaha, Meyer & Raapke used the vacant portion of their building to help generate cash flow and cover their costs. City Directories indicate that they took the larger, eastern portion of the building and rented out the western portion of the building to Marks Brothers Saddlery, earning income on their investment until they needed the space themselves.

For many local businesses, the depression of the 1890s was a difficult time. Meyer & Raapke were no exception. They joined forces with other local merchants, making a marketing trip with 27 others in 1894 that went to Montana and back in an effort to boost sales. They also joined a 10-day sale in 1897 to entice merchants to travel into Omaha to purchase goods, instead of sending out more traveling salesmen. The efforts apparently paid off, as Meyer & Raapke were among those local firms to weather the depression. In 1897, they advertised under all three addresses for a short time.

However, from 1900 to 1920, while many local firms were enjoying a second boom period in the local jobbing industry, Meyer & Raapke was on the decline. The firm was apparently well on its way to growing again, when Meyer passed away unexpectedly in late 1904 at the age of 56 from kidney trouble. Louis Raapke quickly partnered with Samuel Katz and 1905 is the only city directory in which the firm, then known as Raapke & Katz, is listed under all three street addresses for this building. The partnership did not last long either and Katz retired from the business in 1907, leaving Raapke as sole proprietor. Raapke managed to maintain the business another two years, before closing the doors. The entire building was then on the rental market in 1909, and Raapke officially sold the business in 1913. He passed away in 1917.

Altogether, Meyer & Raapke is significant as one of the pioneering wholesale grocery firms in Omaha. They played a small but noteworthy role in the local jobbing community. Their building represents both their individual business and the first boom of the jobbing industry in Omaha.

Beyond Meyer & Raapke, the building had many other tenants whose use of the building is also representative of the many warehouse buildings in Omaha. The Meyer family owned the building until 1944; just past the end of the Omaha Warehouse MPD period of significance. During their ownership, they rented various portions of the building to a wide variety of other jobbers, manufacturers and small businesses. A list of other known businesses gleaned from advertisements in the *Omaha World Herald*, the *Omaha Bee* and the Omaha City Directories is included in the Additional Documentation of this nomination.

Within this list, other noteworthy tenants of the building during the Omaha warehouse period of significance include Marks Bros Saddlery, Corey & McKenzie Printing Co and Milton Rogers and Sons. Marks Bros Saddlery rented 1407 Harney, the west side of the building that is the subject of this nomination, from 1886-1891. Moving to Omaha from Hastings, Nebraska, in 1886, the firm wanted to take advantage of lower shipping rates. They were both wholesalers and manufacturers of saddles, harnesses and other leather goods. In 1891, they constructed a manufacturing building in East Omaha, where they employed 75 men. After moving out of 1407 Harney, they had stores at several other locations in Omaha, including 1215 Harney, 1208 Harney, 1109 Howard and 414 S 12th. 1215 Harney is known as the Smith building, 1109 Howard is known as the Ames Block and 414 S 12th is known as the Mercer Hotel / Gahm Block. All three are already

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listed in the National Register as contributing buildings to the Old Market Historic District. The company closed their doors by 1930.

Corey & McKenzie Printing Co was founded in 1908 by C.E. Corey, who owned a printing plant, and Guy McKenzie, a printing salesman and office supply man. They were first located at 112 S 14th, but soon moved into 1407, which they rented from 1911-1920. After that, the company had offices in the Baker-Corey-McKenzie building at 1120-1124 Harney and 1203 Farnam, and briefly at 1406 Dodge. The Baker-Corey-McKenzie building was recognized in the National Register within the Old Market Historic District for its association with this company. However, this building was demolished. The masonry arches from the first floor of 1203 Farnam sit in the park across the street from their original location. The company then circled back to the subject of this nomination, moving into 1405 Harney in 1975, and staying until they sold out to a competitor, Pay-Less Office Products, in 2007. This leaves the subject of this nomination as the only potential extant building to represent the history of this company, which was one of 14 printing companies in Omaha in 1920.

During Corey & McKenzie's first tenure in the building, they developed a full-service advertising department. In November 1916, Corey & McKenzie met W.G. McConnell, a graduate of the Ontario Society of Arts and a student of the latest marketing techniques. The result of this meeting was an advertising department that specialized in direct mail advertising. Unlike previous advertising departments within printing companies where the marketing piece was written by the client and only the printing performed by the printing company, Corey & McKenzie's new department helped companies develop their marketing pieces with the latest advertising expertise. With many traveling salesmen off to service in World War I, their slogan was "Let the men of the mail do your selling." They were able to generate so much business that they had to hire out some of the work to other local printers.

Finally, Milton Rogers and Sons used the building primarily as a shop and warehouse, keeping his office and store elsewhere. They were in and out of the building over the years; their wholesale department was in 1405-1407 in 1910, their warehouse was in 1405 from 1914-1920, and they sold hardware from 1405 from 1925-1928. One of Omaha's pioneers', Rogers moved his business here from Council Bluffs in 1855. The company sold furnaces, stoves, and hardware throughout western Iowa, Nebraska, Wyoming, Utah and Montana. In 1930, they were recognized as one of the two oldest companies in Omaha. The main office of the company was originally located between 9th and 10th on Farnam. It then moved to 1321 Farnam, where it stayed for many years, expanding and replacing the original building at that location. Finally, the company moved to 1515 Harney before closing in the early 1930s. None of their office buildings are extant. Because none of the warehouse and wholesale locations were listed in the city directories, and ads often do not cover these locations, a comparison of extant buildings representing this side of the business would almost certainly be flawed.

Criterion C – Structural Type and Architectural Style associated with MPD “Warehouses in Omaha”

Structural Type

The Meyer & Raapke building represents a common variation of the large number of light joist warehouses constructed during the last quarter of the nineteenth century. Like the Smith and Anheuser-Busch buildings in the Old Market Historic District, cast iron columns are utilized on the lower floors, changing to wood columns only on the top floor.

Despite the susceptibility of this system to fire, damage to the building has been limited over the years. Joe Goldsmith had just rented the western portion of the building (1407 Harney) and stocked it with clothing for his business, the National Clothing Company, when a fire broke out in 1898. The fire was confined to the elevator shaft, basement and fourth floor on the west side of the building and was quickly put out. Most of the damage, \$3,000, was to the clothing goods that had just been stocked in the basement and first floors, while the building sustained only \$500 damage.⁴ A second fire occurred on the main floor of the east side in 1908. Damage estimated at \$15,000 was limited to the stock of tea in which the fire started.⁵

⁴ "Mysterious Fire" Omaha World Herald, May 26, 1898, p. 2.

⁵ "Grocery Company Sustains Loss of \$15,000 by Fire," Omaha World Herald, Jan 17, 1908, p. 1.

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Architectural Style

In Omaha, many wood framed warehouse buildings were constructed in popular historicist styles. The Meyer & Raapke building is no exception. It exhibits many elements of Richardsonian Romanesque, a popular style at the time of the building's construction.

Returning to America in 1865 after attending the École des Beaux-Arts, Henry Hobson Richardson developed his unique adaptation of the Romanesque style during his practice in the Northeastern United States. He was acknowledged for his design ability by his peers during his lifetime, having 5 buildings in the *American Architect and Building News'* architect's poll of the top 10 buildings of 1885. After his premature death in 1886, his students, admirers and a monograph added to the dispersion and popularity of his version of the Romanesque style. Eventually, this unique interpretation was given his name, Richardsonian Romanesque. Never common in residential architecture, his style can be seen in many commercial buildings where it varies from those that followed its tenets fully, to those who borrowed only the key elements of the style. Character defining features of the style as developed by Richardson include an overall sense of heaviness, executed in rusticated stones, large semi-circular arches and bands of windows. Other common features include contrasting colors, short columns and unique sculptural shapes in stone.

Many of these features can be seen in the Meyer & Raapke building. Prominent on its facade are three story, rusticated, semi-circular arches. Within these arches, bands of windows and spandrel panels with decorative relief carvings add to the Richardsonian Romanesque design. In fact, this combination of arches, windows and spandrel panels is reminiscent of the same elements seen in Richardson's R. and F. Cheney Building of 1875-1876 (Hartford, CT), and his famous Marshall Field Wholesale Store of 1885-1887 (Chicago, IL). This similarity is most likely a happy accident however, although the Marshall Field building could have been seen by local designers and builders while under construction and influenced their design. Finally, historic photos indicate that under the current paint scheme, the Meyer & Raapke building has a polychromatic color scheme, with the rusticated limestone pieces contrasting with the darker brick and spandrel panels.

Criterion A – Association with Levenson Chemical Co and the Pest Control Industry

According to "The Ratcatcher's Child," the pest control industry has been around for thousands of years. As far back as the Ancient Egyptians "Book of the Dead" there are records of various pest control methods. In America, with the sudden and uncontrolled growth of the cities, unsanitary conditions quickly led to pest infestations and the need for knowledgeable exterminators. Up until World War II, these came in the form of many Jewish and Germanic immigrants.

While there were many books with recipes and recommendations for exterminating a variety of pests on your own, for those who needed further advice, beginning in the mid-1800s city directories gradually began listing exterminators.⁶ Most exterminators before World War II inherited the family business, and recipes for various pest control methods were passed from generation to generation. It was not uncommon during this period for whole families to work together; husbands, wives and children; with wives commonly taking over the business after the husband's death.

Between 1880 and 1920, there were great strides in the pest control industry. German innovations in chemistry, medicine and technology led to the knowledgeable mixing and application of pesticides. Effective against pests, these chemicals were also harmful to humans and the increased use of pesticides led to increased regulation. Local laws were passed as early as 1910 due to the number of deaths from cyanide. Federal regulation began in 1947 with the passage of the Federal Insecticide, Fungicide, and Rodenticide Act, which required that all poisons be registered, be labeled with all ingredients and be provided with instructions for use.

DDT (dichlorodiphenyltrichloroethane) is an organochlorine insecticide that came into prominence during World War II, protecting our troops from malaria. After the war, it was approved for civilian use. However, with the publication of *Silent Spring* in 1962, and its revelation of the broad impacts of the use of DDT, "the public debate moved quickly from whether

⁶ Due to the stigma associated with the pest control industry, they were sometimes listed under peddlers, manufacturers or chemists. Here in Omaha, they were most often listed under Chemists - Manufacturing.

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pesticides were dangerous to which pesticides were dangerous, and the burden of proof shifted from the opponents of unrestrained pesticide use to the chemicals' manufacturers."⁷ This ultimately resulted in the passage of the Federal Environmental Pesticide Control Act in 1972, which offered sweeping revisions that allowed the newly created Federal Environmental Protection Agency to tighten the earlier regulations as well as test and enforce proper pesticide use. This regulation caused a major shift within the industry, replacing Mom-and-Pop operations manufacturing their own chemicals with larger chemical companies supplying exterminating companies. The exterminating companies then focused on applying the products, a practice which continues today.

The Levenson Chemical Company shares many of the traits of the pre-World War II companies. It was founded by a Jewish immigrant, operated as a family-run company, and manufactured the products they used for extermination. The Levenson Chemical Company was founded in 1920 by Mathias Levenson and his wife Ethel. Mathias Levenson was a Jewish immigrant from Russia who immigrated to the United States during World War I. He studied chemistry and engineering at Ohio State University and the University of Nebraska. Here in Omaha, Mathias met and married Ethel Katz in 1919. Ethel had also studied chemistry. The couple purchased an extract manufacturing business. After consulting on a pest problem for the Crown Cork Company and being asked to find a use for orthodichlorobenzene, the couple expanded the business into pesticides. Mathias became very interested in developing products while his wife Ethel concentrated on running the business. Over time, the company manufactured not only insecticides, fungicides and rodenticides, but also toiletries (lotions and soaps). They developed their own brand of pest control products, known as the O'Kay brand. The variety of products produced by Levensons was common in local contemporary companies who manufactured family remedies, toiletries, spices and extracts in addition to pesticides.

The Levenson company moved into this building in 1937 when it needed more space. It took over all four floors of the western bay of the building. While here and shortly before Mathias Levenson passed away in 1943, he was elected chairman of the common household pest committee of the National Pest Control Association and elected a member of the American Society of Economic Entomologists. According to "The Ratcatcher's Child," entomologists had little respect for pest control operators, making Mathias's dual elections notable as an exception to this rule.⁸

Following the common practice in many family run companies, Ethel Levenson continued the business after the death of Mathias, purchasing their bay of the building in 1944. During her tenure, in addition to continuing to run the company, she also developed products herself, including Ice-Away (a no-salt ice melting solution), cleaners, lotions and soaps. Additionally, she was a member of the Omaha Pest Control Association and the Nebraska Pest Control Association. In 1961, she passed the company on to their daughter, Jean and her husband Jack Duitch.

The Duitchs experienced the tightening regulations from the EPA in the early 1970s. They could not afford the field tests required by the EPA to continue manufacturing their products, so this side of the business was discontinued. Then in the late 1970s, the Duitchs sold the exterminating side of the business, but retained the retail side of the business, selling janitorial supplies, cleaning chemicals, pesticides and pool chemicals. Finally, the Duitchs sold the business to Steve Hillmer in the mid-1990s and the business moved out in 1996, with the Duitch's sale of the west bay of the building.

⁷ "Vindication" in The Story of Silent Spring: How a courageous woman took on the chemical industry and raised important questions about humankind's impact on nature. As published by the Natural Resources Defense Council online at <http://www.nrdc.org/health/pesticides/hcarson.asp>. Accessed May 15, 2013.

⁸ Dr. Robert Snetsinger, "The Ratcatcher's Child: The History of the Pest Control Industry" Cleveland: Ohio, Franzak & Foster Company, 1983, p. 52, 62, 63.

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- Sodhi, Penelope Chatfield. "The Old Market: Omaha's Wholesale Jobbing Development, 1880-1895." Accessed November 2012 at <https://esirc.emporia.edu/handle/123456789/602>
- Snetsinger, Dr. Robert. *The Ratcatcher's Child: The History of the Pest Control Industry,* Cleveland: Ohio, Franzak & Foster Company, 1983.

Omaha World Herald Articles (chronologically)

- | | | |
|------------|-------|--|
| 1885 09 15 | | (Meyer & Raapke Advertisement) |
| 1885 10 12 | | Struck by a Falling Brick |
| 1885 12 03 | | Hastings (Saddlery moves to Omaha) |
| 1887 04 13 | p. 1 | Omaha's Immense Growth (List of jobbers) |
| 1890 09 04 | p. 8 | The Strike at Marks |
| 1893 01 06 | | Located in East Omaha (Saddlery moves out) |
| 1894 12 06 | | Bound for Black Hills; Twenty-eight Omaha jobbers start on their junket |
| 1895 08 26 | p. 7 | Henry Pundt is Dead |
| 1897 03 16 | p. 8 | Will Plant Much to Beet |
| 1897 09 08 | p. 4 | Merchants Still Coming In |
| 1898 01 17 | p. 1 | A Million Pounds; Omaha Dealers Handle Sugar Beet Seed for All the West and Part of New York |
| 1898 05 26 | p. 2 | Mysterious Fire; Damages Stock of Goldsmith, Tailor, at 1407 Harney |
| 1899 01 17 | | Carloads of Beet Seeds |
| 1900 08 26 | p. 12 | White House Brand (by Meyer & Raapke) |

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1901 01 01	p. 1	Food for Millions (Annual Review)
1901 01 01		(Meyer & Raapke Advertisement)
1904 10 20	p. 3	Henry Meyer Passes Away; Omaha Wholesale Merchant for Thirty-Six Years
1907 07 18		Samual Katz Retires from Raapke & Katz Company
1908 01 17	p. 1	Grocery Company Sustains Loss of \$15,000 by Fire; Blaze Starts in Rear Offices of Raapke Wholesale Concern – Loss Was Confined to Big Stock of Tea
1912 06 07	p. 7	Some of the Best Window Displays Made this Week by Omaha Manufacturers; Corey & McKenzie Printers
1913 04 11	p. 19	Simon Brothers Buy Wholesale Grocery
1914 11 10	p. 12	Corey McKenzie (Advertisement)
1917 12 03	p. 1	Louis C. Raapke Pioneer Merchant Dies This Morning
1918 02 23		Corey McKenzie (Full page advertisement)
	p. 8, 10	Salesmen Are Going to the Front: An Omaha Firm of Printers Solves the Problem “How to Hold Your Present Trade and Build Up New Business Under War Conditions
	p. 8	Corey M’Kenzie Dine Ad Managers
1919 07 02	p. 9	New Home for Baker and Corey-M’Kenzie
1919 10 14	p. 15	Corey McKenzie (advertisement)
1921 03 29	p. 16	Corey & M’Kenzie Co. Have Splendid Growth
1922 07 29	P. 11	Corey & M’Kenzie Co’s New Department
1923 01 19	p. 1, 27	Mass Meeting Hear Czar Family’s Fate
1925 04 20	p. 3	Matthias F. Levenson and His “Mask”
1926 06 27	p. 3	Manufacture Material to Destroy Pesky Bugs
1937 01 24	p. 13A	Levenson Firm Moves
1943 03 31	p. 15	‘Crazy Ant’ New Pest in Omaha
1943 12 01	p. 30	M.F. Levenson is Dead at 46
1949 11 06	p. 7f	Store to Show its New Space
1949 11 08	p. 11	Peterson Lithograph and Printing Co. (advertisement)
1964 04 23	p. 8	4-Story Building on Harney Sold
1965 01 15	p. 3	Amputee Slides Down Stairs; Grab Stops Woman’s Jump
1965 07 16	p. 5	Eagle Hotel is a Hazzard
1977 05 23	p. 40	Office Supply Firm Elects to Stay Downtown
1979 07 23	p. 25	Levensons (Advertisement)
1980 09 05	p. 15	Women’s News
1984 04 14		Life’s Chemistry was Right for Ethel Edgar
1990 06 15		Services Today for Mrs. Edgar
1995 10 04		Making Old New Again Renovation Set for Properties at 14 th and Harney Streets
1997 12 18		Ban on “No-Flame” Has Tree Sellers Scrambling

Omaha Bee Articles (chronologically)

1897 09 06	p. 6	Meyer & Raapke (Advertisement)
1897 12 27	p. 6	Meyer & Raapke (Advertisement)
1888 03 19	p. 3	Marks Bros (Advertisement)

Maps

Sanborn Maps for Omaha, 1887, p. 21; 1890, p. 6; 1918, p. 166; 1934, p. 9; 1962, p. 9

Historic Photographs Referenced, but not reprinted

“Eagle Hotel” Photograph by Martin Weil, 1964. In the Permanent Collection of the Durham Western Heritage Museum. Weil Collection, Accession 1991.11, Negative Weil-233. Available for online viewing at:
<http://durhammuseum.contentdm.oclc.org/cdm/singleitem/collection/p15426coll2/id/1642/rec/1>

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“Harney Street” Photograph by Martin Weil, 1964. In the Permanent Collection of the Durham Western Heritage Museum. Weil Collection, Accession 1991.11, Negative Weil-235. Available for online viewing at:
<http://durhammuseum.contentdm.oclc.org/cdm/singleitem/collection/p15426coll2/id/1644/rec/36>

“Levenson Chemical Company” Photograph by Martin Weil, 1964. In the Permanent Collection of the Durham Western Heritage Museum. Weil Collection, Accession 1991.11, Negative Weil-231. Available for online viewing at:
<http://durhammuseum.contentdm.oclc.org/cdm/singleitem/collection/p15426coll2/id/1647/rec/1>

“Meyer and Raapke Wholesale Grocery” Photographer unknown. In the Permanent Collection of the Nebraska State Historical Society. Image Identification # RG2341.PHO-000192. Available for online viewing through the Douglas County Historical Society at: <http://douglascountyne.pastperfect-online.com/31238cgi/mweb.exe?request=record;id=8DA15289-91CB-457D-815C-309828890000;type=102>

“Pacific Express Building” Photograph by Martin Weil, 1964. In the Permanent Collection of the Durham Western Heritage Museum. Weil Collection, Accession 1991.11, Negative Weil-230. Available for online viewing at:
<http://durhammuseum.contentdm.oclc.org/cdm/singleitem/collection/p15426coll2/id/1631/rec/34>

“Prominent Buildings” Photograph by George Heyn, 1888. In the Permanent Collection of the Omaha Public Library. Early Omaha Collection. Pho014. Available for online viewing through Nebraska Memories at
<http://memories.ne.gov/cdm4/document.php?CISOROOT=/opl&CISOPTR=2930&REC=1>

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): DO09:0123-061; DO09:0123-062

10. Geographical Data

Acreage of property Less than one acre USGS Quadrangle Omaha North Quadrangle

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

- | | | | | |
|----|----------|------------------|-----------|-------------------|
| 1. | Latitude | <u>41.256203</u> | Longitude | <u>-95.934906</u> |
| 2. | Latitude | _____ | Longitude | _____ |
| 3. | Latitude | _____ | Longitude | _____ |
| 4. | Latitude | _____ | Longitude | _____ |

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

Original Platt of Omaha, Block 148, E 1/3 (22') of Lot 2 and W 1/2 (33') of Lot 3.

Boundary Justification (Explain why the boundaries were selected.)

This includes all of the property historically associated with the wholesale grocery firm of Meyer & Raapke.

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11. Form Prepared By

name/title Jennifer Honebrink, AIA, LEED AP
organization Alley Poyner Macchietto Architecture, P.C. date May 2013
street & number 1516 Cuming Street telephone (402) 341-1544
city or town Omaha state NE zip code 68102
email jhonebrink@alleypoyner.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Additional items:** (Check with the SHPO for any additional items.)

Photographs

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

Photo Log

Name of Property Meyer & Raapke
City or Vicinity Omaha County Douglas State Nebraska
Photographer Jennifer Honebrink Date Photographed May 2013

Description of Photograph(s) and number, include description of view indicating direction of camera.

1. Photo 1: Exterior front (north) and side (west) facades, from across the street to the Northwest.
2. Photo 2: Exterior front facade, from across the street
3. Photo 3: Exterior side (east) facade, from the sidewalk along 14th street at the southeast corner of the building
4. Photo 4: Exterior rear (south) facade, from the south side of the alley looking northeast
5. Photo 5: Exterior front facade looking up at the west portion of the building
6. Photo 6: Interior, first floor of the east portion of the building looking southeast across the retail area
7. Photo 7: Interior, fourth floor of the east portion of the building looking north to the front of the building
8. Photo 8: Interior, first floor of the west portion of the building looking south into the bar
9. Photo 9: Interior, third floor of the west portion of the building looking north to the front of the building
10. Photo 10: Exterior, east storefront bays after selective demolition
11. Photo 11: Exterior, west storefront bay after selective demolition

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

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

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National Park Service**

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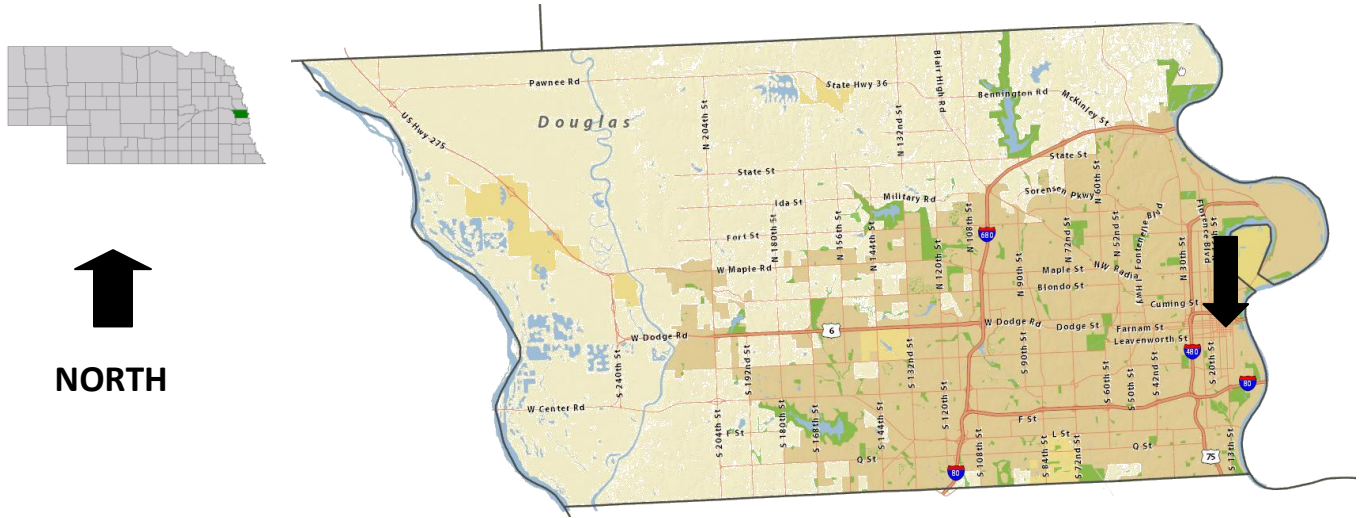


Figure 1: Locations Maps
Upper Left - State of Nebraska with Douglas County Highlighted, Upper Right - Douglas County Highlighting location of Meyer & Raapke Building; Lower - Arial Map of Downtown highlighting location of Meyer & Raapke Building. Highlighting by Alley Poyner Macchietto Architecture P.C. (APMA) Dec 2012.

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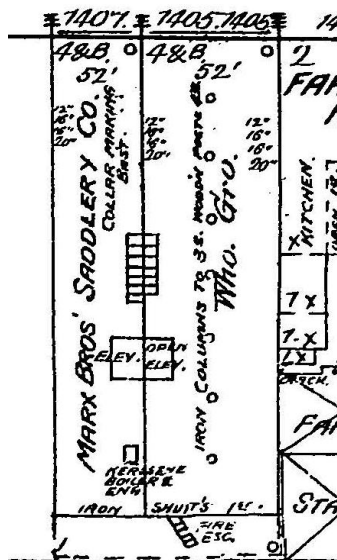
County and State

Warehouses of Omaha

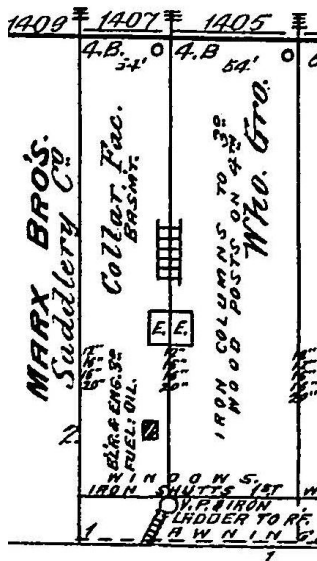
Name of multiple listing (if applicable)

Section number Additional Documentation

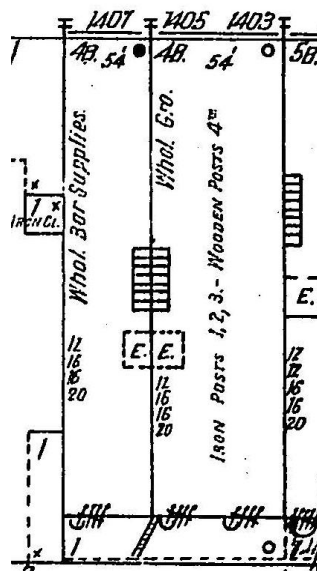
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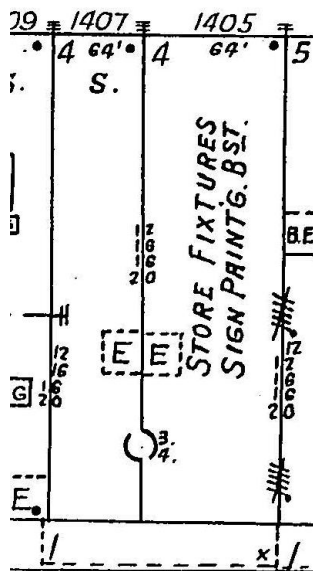
1887



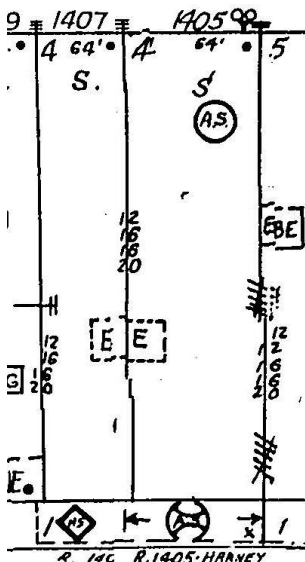
1890



1918



1934



1962



NORTH

Figure 2: Footprint of 1403-1407 Harney. Reprinted from Sanborn Maps of Omaha.

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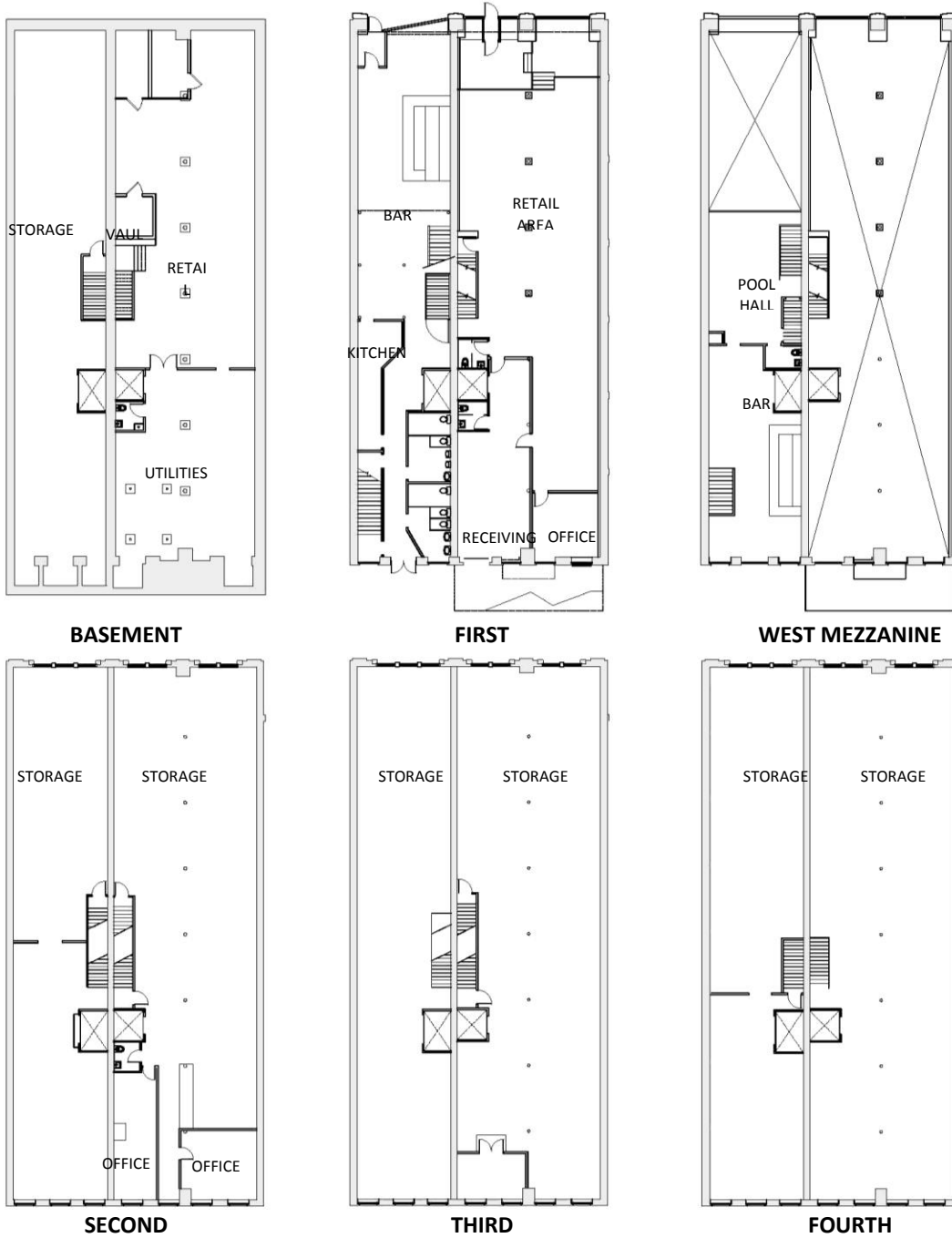


Figure 3: Existing Floor Plans.
Illustrations drawn by APMA December 2012.
Drawings by Alley Poyner Macchietto Architecture, P.C. Dec 2012

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1403		1407	
1888-1894	Meyer & Raapke	1886-1891	Marks Brothers Saddlery Co.
1905-7	Raapke & Katz	1895	William-Hayward Shoe Company
1908	Raapke Grocery Co.	1897	Meyer & Raapke
1937-1941	Paul C. Goddard signs	1899	National Clothing Co.
		1901-1903	C.B. Liver & Co.
1405		1904	Western Bar Fixture and Hotel Supply Mfg Co.
1886-1904	Meyer & Raapke	1905	Raapke & Katz Co.
1905	Raapke & Katz	1905-1907	Schmoller & Mueller Piano Co.
1907	Raapke & Katz	1907-1908	Willow Springs Brewing Co. office
1908-1909	Raapke Grocery	1909	Bldg for Rent
1910	Milton Rogers & Sons wholesale	1910	Milton-Rogers & Sons furnaces, stoves, ranges, hardware, tools
1913	Jacob Kline	1911-1920	Corey McKenzie printing co
1913-1914	Mrs H.M. Brugman barber	1921-1923	Weter DeV Vaughn seeds
1914	Elick Goldberg tailor	1925-1928	S.C. Johnson & Sons varnishes
1914-1920	Milton Rogers & Sons warehouse	1931-1935	vacant
1921-1925	Standard Blue Print Co	1936	Paul C Goddard sign pntr
1925-1928	Milton Rogers & Sons hardware		Alf W Hoffmann furnace
1931	J.H. Larsen Hardware Co		Jack Babb elect contr
	Benj. M. Homan signs	1936-1937	Harry Forrey sign bldr
1933	vacant	1937-1996	Levenson Chemical Co.
1933-1945	bsmt Stern & Calvery barbers		
1934	bsmt Paul C. Goddard signs		
1934-1938	Mid-West Fixture Co		
1939	vacant		
1940-1942	Orpheum Cleaners		

Note:

1. Omaha City Directory Listings are by address in 1887, 1888 and from 1912 to present.
2. Searching by address in the Omaha World Herald and the Omaha Bee produced additional listings for the building prior to 1912. These were generally found in advertisements for the various businesses.
3. 1403 Harney was an address that was used intermittently. It was most often combined with the listing for 1405 as 1403-1405 Harney.

Figure 4: List of Businesses in the Meyer & Raapke Building from 1886 to 1940

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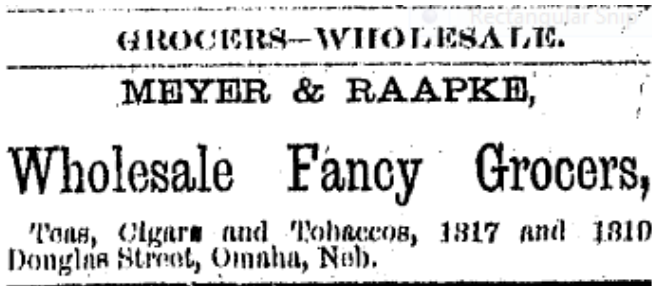


Figure 5: Advertisement for Meyer & Raapke.
Reprinted from the Omaha World Herald September 15, 1885



Figure 6: Advertisement for Meyer & Raapke.
Reprinted from the Omaha World Herald September 20, 1897



Figure 7: Advertisement for Meyer & Raapke.
Reprinted from the Omaha World Herald January 1, 1901

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EVENING WORLD-HERALD, SATURDAY, FEBRUARY 23, 1918.

Salesmen Going to the Front

—That the great world war is draining the country of its most able salesmen is a startling fact that now presents itself to every business man.

—Salesmen who for years have been sweating blood to build up the industries of this country are now going to the front to shed their blood in defense of those same businesses.

—What are you doing to protect and hold that business in their absence?

—The business which your salesmen built up **MUST BE HELD AT ALL COST!** Quick action is necessary! How will it be done?

—Right here in Omaha there are thousands—yes, hundreds of thousands of other salesmen who are ready to work for you, loyally and indefatigably, twenty-four hours a day, seven days a week, fifty-two weeks a year!

—The Corey & McKenzie Printing Company' and its Omaha Allies will supply your new salesmen!

“Let the Men of the Mail do Your Selling”

Successful business firms throughout the country—these war times—are turning more than ever to direct forms of advertising—and with uniformly wonderful results—in fact, direct advertising is taking the place of the salesmen who are going to the front!

• These successful men are abandoning the old hit-or-miss publicity campaigns of the times when business came easy, and are concentrating their effort on especially planned sales-making literature sent out to carefully selected lists of prospects and customers. And—most important of all—these men are sparing no time nor expense to make the printed matter they send out as nearly 100% efficient as it can be made.

This Direct Advertising Service Should Appeal to You

When we announced, two years ago, that we had organized a Department of Advertising to prepare and supervise our clients' advertising printing, we were generally told that we had the correct idea, but there were those who doubted whether it would be accepted as such by the average buyer of printing and frankly told us so.

A Department of Advertising in connection with a printing establishment was a new departure. But the success of this Department has been established, and our clients have come to recognize the great service that we render in the production of printed advertising and have accepted the idea enthusiastically.

The worries they experienced in the past over the preparation of their catalogs, booklets, commercial art designs, in fact every step necessary to produce printing, have been eliminated by our service. Formerly, the advertising agency or service concern were retained for handling this class of publicity.

The men connected with such organizations, however, while they are valuable advertising counselors, are, as a rule, impractical in their printing ideas. They only see the words, not the reproduction of their thoughts, and the matter of securing the greatest results in the most economical way is lost to them.

The agency renders a service that is indispensable to the client who is placing advertising in the newspapers or magazines, for this is its realm. We do not handle that class of publicity although the advice of our expert is free for the asking. Our service is not intended to supplant the ad man, but rather to assist him in carrying out his plans.

We are a printing house primarily, and our Department of Advertising is a step to further increase the efficiency and intelligence of advertising printing.

We prepare house-organs, booklets, catalogs, mailing cards, folders, circulars, in fact everything entering into a Direct Campaign, from the idea to the printed piece and from the printed piece to the postoffice, supervising the writing, printing and mailing.

Corey & McKenzie Printing Company

1407 Harney St. Omaha, Neb.

Let the Men of the Mail do your Selling

The Complete Service

Copyright 1918 by World-Herald Promotion Department.

Figure 8: Advertisement for Corey & McKenzie Printing Company. Reprinted from the Omaha World Herald Feb 23, 1918

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Warehouses of Omaha

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 23



Figure 9: Mathias Levenson in His Chemical Suit.
Reprinted from the Omaha World Herald April 2, 1923.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Meyer & Raapke

Name of Property

Douglas County, Nebraska

County and State

Warehouses of Omaha

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 24



Figure 10: Meyer & Raapke building.
Reprinted from *Pen and Sunlight Sketches of Omaha*, 1892.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Meyer & Raapke

Name of Property

Douglas County, Nebraska

County and State

Warehouses of Omaha

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 25

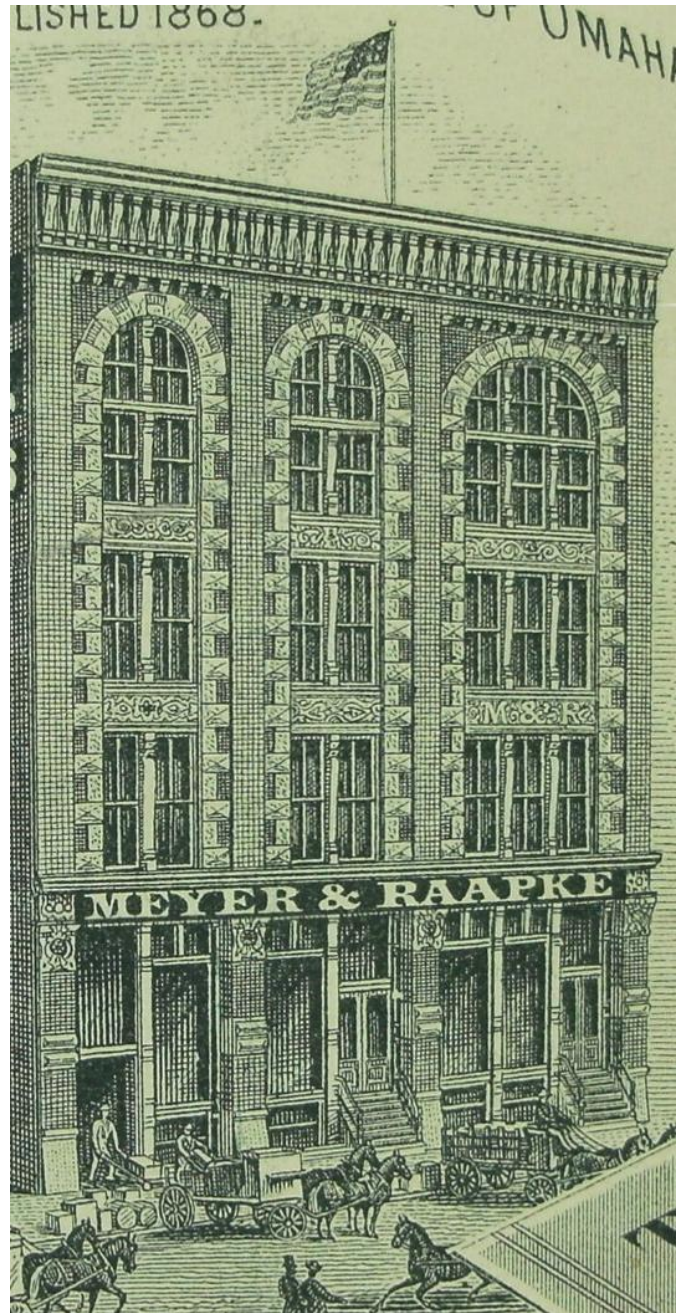


Figure 11: Image from Meyer & Raapke Business Card, undated.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Meyer & Raapke

Name of Property

Douglas County, Nebraska

County and State

Warehouses of Omaha

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 26

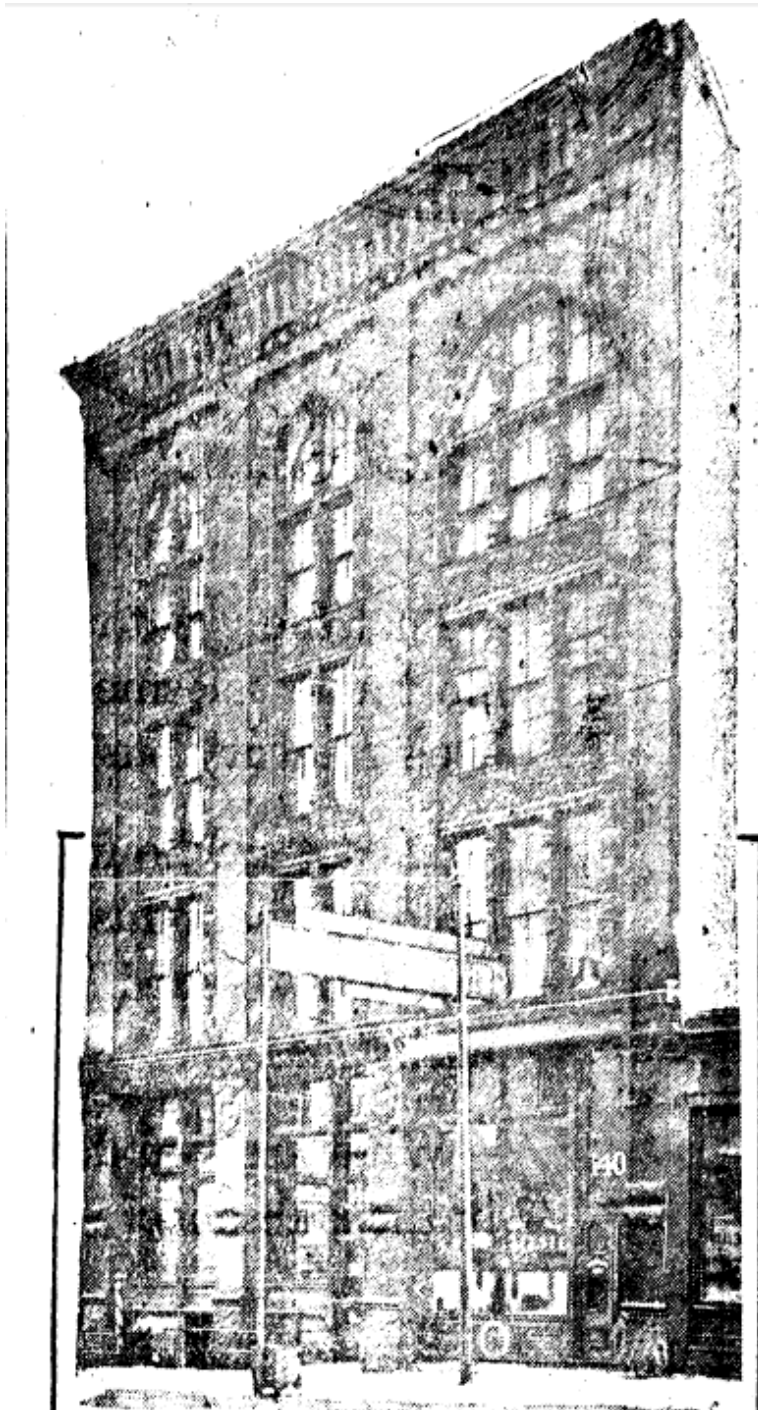
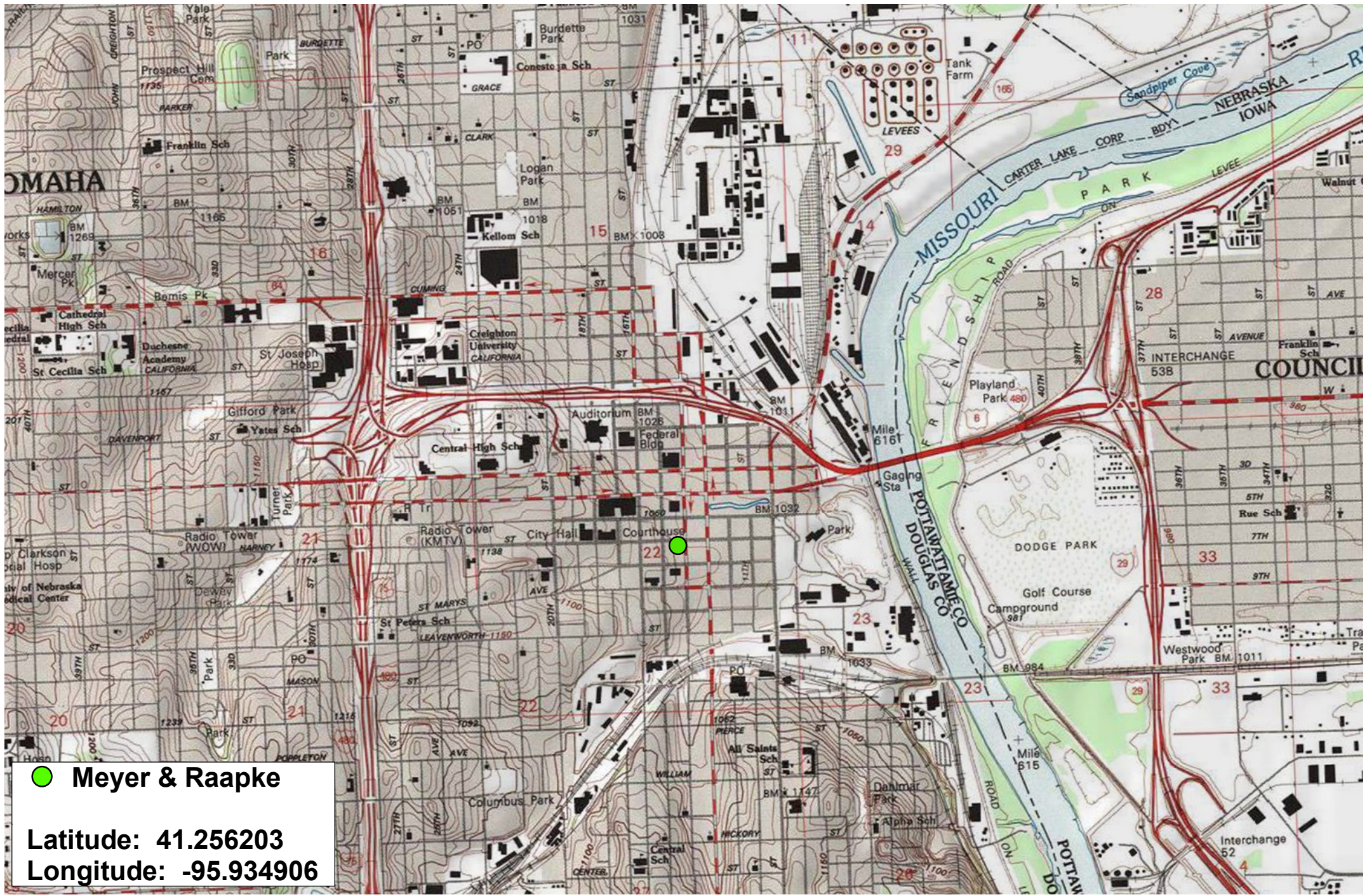


Figure 12: Photo of 1403-1407 Harney.
Reprinted from the Omaha World Herald Feb 23, 1918.



● Meyer & Raapke
Latitude: 41.256203
Longitude: -95.934906





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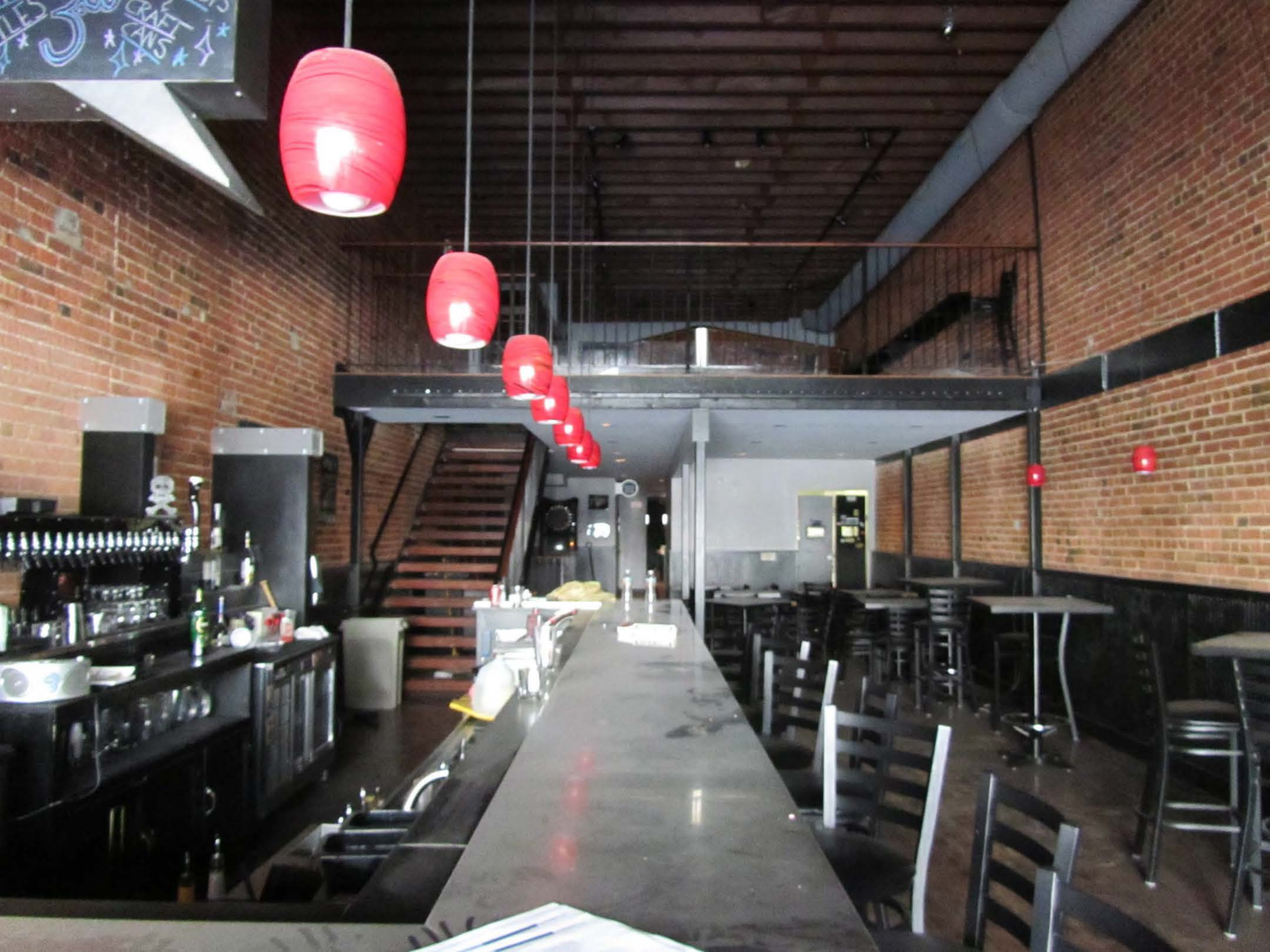
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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Meyer and Raapke
NAME:

MULTIPLE Warehouses in Omaha MPS
NAME:

STATE & COUNTY: NEBRASKA, Douglas

DATE RECEIVED: 7/19/13 DATE OF PENDING LIST: 8/19/13
DATE OF 16TH DAY: 9/03/13 DATE OF 45TH DAY: 9/04/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000673

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9/04/2013 DATE

ABSTRACT/SUMMARY COMMENTS:

Meets Registration Requirements of MPS

RECOM./CRITERIA Accept A+C

REVIEWER J. Gabbert 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.



July 15, 2013

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

RE: Meyer & Raapke Warehouse
Omaha, Douglas County, Nebraska

Dear Mr. Loether:

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

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

Sincerely,


L. Robert Puschendorf
Deputy State Historic Preservation Officer

Enclosure

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