

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRS use only

received JUL 9 1980

date entered SEP 18 1980

1. Name

historic Woods Brothers Building (LC13: C8-6)

and/or common

2. Location

street & number 132 South 13th St. not for publication

city, town Lincoln vicinity of congressional district First

state Nebraska code 31 county Lancaster code 109

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Jack Carper/L.R.C. Inc.

street & number 1346 P / N.W. 56th & West O

city, town Lincoln vicinity of state Nebraska

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds, County-City Building

street & number 555 South 10th St.

city, town Lincoln state Nebraska

6. Representation in Existing Surveys

title Nebraska Historic Buildings Survey has this property been determined eligible? yes no

date On-going federal state county local

depository for survey records Nebraska State Historical Society

city, town Lincoln state Nebraska

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Woods Bros. Building in Lincoln is a two story (with one third basement) commercial building designed in 1914 by in-house engineers of the Woods Brothers Construction Company. Designed to resemble the Morgan Guaranty Trust Company in New York City (York & Sawyer, 1911), it is an example of modified Roman eclecticism, corresponding to the Second Renaissance Revival style in America. The building is adjacent, and shares a party wall with the Nebraska Telephone Company Building (NRHP, LC13: C8-5). Together the two buildings served as the home offices for the Woods Brothers Companies from 1916 to 1939. From 1939 on, the building was in continuous commercial use, most recently as a clothing store.

The 13th street (west) facade is faced in limestone and displays a variety of stone ornament. The original ground-floor storefront openings were altered during the 1950's and can only be described from photographs. The ground-floor had an arcaded storefront consisting of two arched window openings with a central entry and fan light. Above the arcade was extensive ornamentation executed in terra-cotta. At the second floor level, the central window opening is framed at the bottom by a balustraded balcony and at the top by stone ornament representing ears of corn; a symbolic reference to the agricultural basis for Nebraska's economy. Above, the entablature features the words "Woods Brothers Companies" engraved on the frieze. Note the bas-relief ornament to either side of the name. Above, a classical stone pediment features a bas-relief interpretation of the seal of the United States. Note also, the dentils at both the cornice and architrave. To either side of the facade are fluted pilasters of the Ionic order.

Inside, a marble stair rises up the north (party) wall just inside the original entry. This stair is behind the left-hand opening of the original facade. The building, together with the Nebraska Telephone Company Building was used as home offices for the Woods Brothers Companies. Ground-floor space in both buildings was used for executive offices while upper floor space was devoted to bookkeeping. A single opening in the party wall between the buildings was cut at the ground and second floors. Mechanical equipment was housed in the one third basement below the rear portion of the building. The rear facade, facing an alley, features three arched openings in brick corresponding to the front arcade.

The building is of masonry bearing wall construction that utilizes the south wall of the Nebraska Telephone Company Building. The north and south walls are spanned with steel beams that form the second floor and roof. The roof is built up and slopes to the rear.

As mentioned previously, the ground-floor facade was altered in the 1950's. The ground-floor arcade was removed and the opening was spanned with a steel beam. The plane of the entry was then set back four feet from the property line and the stairway, thus given its own street entrance. An aluminum storefront and marquee were added and the pilasters on either side were covered with 1 inch ceramic tiles. Other alterations include interior partitioning and a dropped ceiling at ground-level.

The plans for preservation are as follows: The ceramic tile will be removed from the ground floor facade, exposing the base of the pilasters. The painted second-floor windows will be cleaned and the limestone facade will be cleaned as

(See Cont. Sheet)

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appropriate. At the ground-floor facade, the arcade cannot be restored. Instead, the ground floor facade will be refaced with new limestone panels that will match the texture, coursing and color of the original. The new store front will be of wood and will retain the stairway entry in its present location. Inside, non-loadbearing partitions will be removed and an elevator and interior fire stair will be added.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1914-1916 **Builder/Architect** Woods Brothers Const. Co.

Statement of Significance (in one paragraph)

The Woods Brothers Building is a significant landmark in the economic and commercial development of Lincoln. The Woods Brothers Companies played a major role in that development; both physically by developing property, and economically by being a major employer in the city of Lincoln. Until the late 1930's the Woods Brothers were a significant development force in the Midwest. The building is rich in history, and deserving of recognition.

The Woods Brothers Companies were formed in 1889 in Lincoln by Mark, George and Frank Woods. In the early days of the firm their primary interest was in residential and other real estate development, in and around Lincoln. Many of the first Lincoln neighborhoods, including Lincolnshire, were platted, developed and sold by the Woods Brothers Companies. In the early part of the 20th century the firm began to branch out into other parts of the midwest and began handling commercial property. Woods Brothers Realty developed airports in Kansas City (Fairfax Field) and St. Joseph, Missouri, as well as industrial property in Kansas City, Kansas. As the company continued to grow, it began to diversify. Woods Brother Construction Company, already building housing, grew into a major government contractor for river bank and channel stabilization. In addition to channel work, the company built bridges and dams through the midwest. A third component of the company was the farm management division. At their peak, the company controlled 20,000 acres of farmland in four midwestern states. Additionally, the firm had large interests in other, unrelated, companies such as the O'Gara Coal Company of Illinois and the Burgess-Nash Company, a department store in Omaha.

The President, and one of the founding brothers of the Woods Brothers Companies was Mark Woods, the self proclaimed "Foe of the bandit river." As the title indicates, he was interested in inland water development. He promoted the economic and commercial development of the midwest by using his influence to help secure federal funding of projects to straighten and widen river channels. Not coincidentally did he happen to own a construction company specializing in river work. Also, as mentioned previously, Mark Woods oversaw the development of much of the early housing in the city. Additionally, he helped promote the state's agricultural interests. In the 1930's, with the help of his weekly radio program, he organized a corn-producers union whose slogan was "60¢ a bushel or no sale."

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

UTM NOT VERIFIED

Acreage of nominated property less than one

ACREAGE NOT VERIFIED

Quadrangle name Lincoln, Nebr.

Quadrangle scale 1:24,000

UMT References

A

1	4	6	9	3	8	1	0	4	5	2	0	3	0	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification North 25 feet lot 13 and 25 feet by 25 feet northwest corner lot 14, and McDonald's Subdivision south 117 feet lot 13 and south 117 feet west 40 feet lot 14, A Block 58 (Acct. #01-0389-00; 132 South 13) City of Lincoln, Lancaster County, Nebraska.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title R. E. Bond, Erickson/Schulz Architects 475-1787

organization Consultant to the Owner date June, 1980

street & number 427 South 25th Street telephone (402) 474-5940

city or town Lincoln state Nebraska 68510

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Marvin D. Knott 6/30/80

title Director, Nebraska State Historical Society date

For HCRS use only

I hereby certify that this property is included in the National Register

for acting W. Ray Luce date 9/18/80
Keeper of the National Register

Attest: Flora Stouffer Reed date 9/15/80
Chief of Registration

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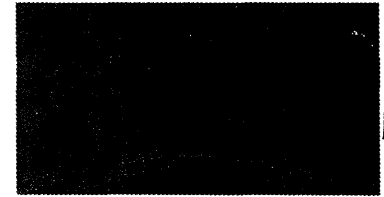
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In 1916, the home office for the Woods Brothers Companies was completed, but the organization had branch offices throughout the midwest and on both coasts, and had 5,000 employees. Between the office staff and the construction company, the firm was a major Lincoln employer. By the late 1930's however, the continuing depression, plus ten years of drought had broken the back of the company. They were forced to liquidate their holdings, including the building, and take a limited bankruptcy. In the early years of World War II, F. Pace Woods, Sr., son of Mark Woods, organized his own real estate company that operated solely in Lincoln. Although the Woods Brothers Companies moved from their building in 1939, Woods Brothers Realty remains active today.

Architecturally, the building is significant for several reasons. The Second Renaissance Revival styling is systematic of the wave of reaction taking place against so called "excessive" Victorian architecture in America. The Renaissance motifs, with their sense of restraint and dignity, were deemed a more appropriate image for both this institution and the maturing city of Lincoln than the more playful forms of the 1880's--1890's. Note that it was during roughly this period that the National Register listed Anderson Building was re-built to its current Romanesque form. Because the adjacent Nebraska Telephone Company Building also employs Renaissance styling, the two are able to compliment each other. Similar compositional devices are employed (well defined base, layering of facade elements, axial symmetry, edge definition, projecting cornice) yet both buildings are able to maintain identities of their own. Finally, along with the adjacent building, the Woods Brothers Building is an unique example in downtown Lincoln of an early 1900's streetscape that is still extant and recognizable.

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Pamphlet: Wood Brothers Corporation and Subsidiary Activities, no date. Available for inspection at home office, Woods Brothers Realty, 3737 South 27th Street, Lincoln, NE.

Scott, Geoffrey, The Architecture of Humanism, A Study in the History of Taste, W. W. Norton Co., New York, N.Y. 1914.

Whiffen, Marcus. American Architecture Since 1780" A Guide to the Styles, Cambridge, Mass., and London, England, M.I.T. Press, 1969.

Other Sources:

Interview: F. Pace Woods Sr., founder of Woods Brothers Realty, November 6, 1979.