

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received APR 19 1985
date entered MAY 16 1985

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

1. Name

historic Packer's National Bank Building (DO09: 96-4)

and/or common Packer's National Bank Building

2. Location

street & number 4939 South 24th Street N/A not for publication

city, town Omaha N/Avicinity of

state Nebraska code 031 county Douglas code 055

3. Classification

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

4. Owner of Property

name Stefanie J. Cagle

street & number 7815 McKinley

city, town Omaha N/Avicinity of state Nebraska 68122

5. Location of Legal Description

courthouse, registry of deeds, etc. Omaha/Douglas County Civic Center

street & number 1819 Farnam Street

city, town Omaha 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

Packer's National Bank, built in 1907, is a one story red brick commercial building with contrasting stone trim. Stylistically the structure is representative primarily of the Second Renaissance Revival and exhibits both Renaissance and Neo-Classical Revival elements. Distinctive features include the strict symmetry of the facade, the pedimented main entrance and architraved flanking windows, the encircling entablature and balustrade supported by brick pilasters with stylized Ionic capitals and the heavily rusticated round arched windows.

Packer's National Bank, 4939 South 24th Street, constructed in 1907; Thomas Kimball, architect; brick bearing wall construction with concrete floors; rectangular (40'X90') plan; one story; three bay symmetrical facade with central pedimented entry supported by consoles and flanked by architrave topped windows with stone surrounds; stylized Ionic capitals top a series of brick pilasters used at regular intervals around the structure; full entablature encircles the top of the building and supports a balustrade of decorative grille work; the words "Packer's National Bank" are engraved in the frieze of the facade; stone water table runs at sill level and serves to connect all windows. Structural and architectural integrity of the building is good; a two-story brick addition was built to the east of the original structure in 1950; aluminum windows and main entry door - which replaced original wood windows and door in 1964 - are presently being replaced with wood components to match original in accordance with tax act rehabilitation. Original plaster coffered ceiling was substantially altered in 1964 to accomodate mechanical and electrical equipment and supports for a suspended ceiling. Present ceiling will be replaced with new suspended ceiling under tax act.

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 1907 **Builder/Architect** Thomas Kimball, Architect

Statement of Significance (in one paragraph)

The Packer's National Bank building is significant in the area of commerce for its association with the development of South Omaha and the meat packing industry. Architecturally, the structure is significant as a work of the eminent Nebraska architect Thomas Kimball and as a distinctive example of the Second Renaissance Revival style.

Packer's National Bank, one of three main banks in South Omaha that began in the first decade of the City's history, is significant in the area of commerce for its association with the development of South Omaha and the meat packing industry. Along with Union Stockyards National (1886) and South Omaha National (1886), Packer's was founded in July, 1891 to deal with the growing financial activity of the industrial suburb of South Omaha. As the only financial institution of the early three that has survived with the same name and is still in South Omaha, Packer's National is clearly intertwined with the history of a city that centered around the livestock and meat packing trade.

The City of South Omaha came into existence because of the Union Stockyards Company and its determination to make it a meat packing center. With financial backing from Wyoming cattle baron Alexander Swan, who sought a livestock market closer than Chicago, a group of Omaha capitalists formed the Union Stockyards Company and began to purchase land south of Omaha. The capitalists included John Creighton, whose family donated funds to start Creighton University; cattleman and investor William A. Paxton; proprietor of the Willow Springs distillery Peter E. Iler; stockman and politician John A. McShane and others. The stockyards began operation in 1884, and within six years the Union Stockyards Company had managed to entice Swift, Armour, Cudahy and other meat packing leaders to South Omaha.

The new City of South Omaha developed along with the stockyards and grew rapidly to 8000 people by 1889. The business district began along "N" Street but moved to the top of the hill along 24th by the turn of the century. As a packinghouse town, South Omaha attracted a wide variety of immigrants to Omaha, particularly after 1900. Omaha's cultural diversity benefitted from the ethnic mix of people who came because of plentiful jobs for unskilled laborers in the packinghouses. The City of South Omaha eventually grew to 26,000 before being annexed by Omaha in 1915.

The growth of Packer's National Bank paralleled the growth of South Omaha and its livestock trade. The bank was founded in 1891, only seven years after the stockyards opened. Financial institutions were somewhat less permanent in the depression years of the 1890's and the new Packer's Bank opened in a building previously used by the Nebraska Savings and Loan Exchange Bank at the southeast corner of 26th and "N" Street.

Packer's National Bank had initial ties with the meat packing industry, as evidenced by its officers. A.C. Foster, president in 1892, was the general manager of the Swift meat packing plant; E.A. Cudahy, head of Cudahy meat packing was on the board of

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Omaha South, Nebraska-Iowa

Quadrangle scale 1:24,000

UTM References

A	1 5	2 5 2 9 6 0	4 5 6 5 8 8 0	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

The North one foot of the South 41 feet of the West 90 feet and the South 40 feet of the West 110 feet of Lot 8, Block 86, South Omaha City Lots, as surveyed, platted and recorded in Douglas County, Nebraska; comprising all historically-associated real estate.

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

state	code	county	code
N/A			

11. Form Prepared By

name/title Lynn Meyer, Preservation Administrator - Garneth Peterson, City Planner/Historian

organization Omaha City Planning Department

date December, 1984

street & number 1819 Farnam Street

telephone 444-5208

city or town Omaha

state Nebraska

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 National Park Service.

State Historic Preservation Officer signature

Marian O'Keefe

4/15/85

title Director, Nebraska State Historical Society

date

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

date

5-16-85

Keeper of the National Register

Attest:

date

Chief of Registration

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directors; and vice-president W.N. Babock was also general manager of the Union Stockyards Railroad Company. Such interlocking involvement with stockyards men was not unusual at this time. By 1893, however, John F. Coad became president of the bank and established the Coad family in South Omaha banking for the next 75 years.

John F. Coad was part of the generation of businessmen who came to Nebraska Territory in the 1850's to make a fortune in the West. Like William A. Paxton, another frontiersman, Coad worked as a freighter and then as a cattle rancher in Wyoming before selling his ranch and becoming an Omaha banker. Coad built a large home at 3718 Farnam in 1892. The West Farnam area was just developing as the City's newest Gold Coast in the 1890's, and the Coad's residence there established their business and social status in the community.

As South Omaha expanded, the business district changed from its "N" Street focus to 24th Street. Packer's National Bank followed this movement and constructed its new building on the northeast corner of 24th and "O" Streets. The second generation of Coads remained active in the bank and also achieved prominence in business and civic affairs. J.F. Coad, Jr. had begun as a messenger and then cashier at Packer's before succeeding his father as president in 1912. He also served as State Bank Examiner of Nebraska from 1899-1901, and on the executive council of the Nebraska and later the American Bankers Associations between 1915 and 1922.

Another brother, William J. Coad, was a Vice-president at the bank. William Coad was an attorney, chairman of the MUD Board for a decade beginning in 1914, and later became president of Omaha Flour Mills and Omar, Inc. A third brother, Arthur L. Coad, joined the bank in 1917. Coad also worked his way up at the bank and in 1938 succeeded his brother as president. Arthur Coad's presidency, from 1938 to 1968, saw the bank through the changes that occurred in South Omaha when the large meat packing firms closed in the 1960's. The Coad family ended its active management of the bank in 1968 when it was sold to the Dunlop brothers, a Nebraska banking family. A decade later, in 1979, Packer's National moved to a new site at 23rd and "L", where they remodeled a former grocery store into a modern facility.

Architecturally, the Packer's National Bank building is significant as a work of the eminent Nebraska architect Thomas Kimball and as an example of the Second Renaissance revival style in Omaha. Kimball is noted for many important works in Omaha including St. Cecilia's Cathedral, the Burlington Headquarters Building, the former Omaha Public Library and the now non-extant Fontenelle Hotel. With his partner C. Howard Walker, Kimball was also architect-in-chief for the Trans-Mississippi and International Exposition held in Omaha in 1898.

Nationally, exhibitions - particularly the 1893 Columbian Exposition - were responsible for the popularity of classical architecture in the late nineteenth and early twentieth centuries. In Omaha, it was the Trans-Mississippi Exposition that provided the classical inspiration from the time of its occurrence in 1898 until well in to the following century. Several details on the Packer's National Bank building are particularly reminiscent of those found on buildings of the Exposition. One similarity is the composition of the south elevation of the bank building, with its round arched windows spaced between brick piers, to sections of the walls of several of the major Exposition

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buildings. The use of parapets with like patterns can also be found. Additionally, window grilles, such as those originally used on the bank building but now removed, can be seen on photographs of the Mines and Mining Building. In general, the classical and Renaissance character mandated by Kimball for the Trans-Mississippi Exposition is also present in his design for the bank building.

The Packer's National Bank is also significant as an example of the symbolic use of classical architecture. Banking had been an important business in America since the end of the Revolution, and the temple-like form of bank buildings had remained constant since that time. In small towns across the country it was often only the bank which displayed any sign of architectural quality (Hamlin, P. 188), and this was primarily done through classical design because it symbolized integrity, stability and security. Kimball, through his well-executed design, was able to establish this positive image for the owners of the Packer's National Bank within the business district of the then small town of South Omaha.

The following brief account of Kimball's distinguished career is found in the National Register nomination for the Omaha Public Library.

Thomas Rogers Kimball was perhaps Nebraska's premier architectural talent. Born in 1892, near Cincinnati, Ohio, he received advanced education at the University of Nebraska, Massachusetts Institute of Technology and the Cowles Art School in Boston. He then studied at the Ecole des Beaux-Arts in Paris (1887-88) under various tutors before returning to Boston where the architectural firm of Walker, Kimball and Best was formed. Kimball lived and worked in Boston until 1891 when he opened the branch office in Omaha. He continued in partnership with C. Howard Walker until 1899 when he went into private practice in Omaha. He practiced alone until 1928 when the firm of Kimball, Steele and Sandham was formed. Kimball died in Omaha in 1934.

Kimball's distinguished career led to his selection as a Fellow in the American Institute of Architects in 1901 and his election as National President from 1918-1920. He was Architect-in-Chief with C. Howard Walker for the Trans-Mississippi and International Exposition in Omaha (1898) and acted as professional advisor to the Nebraska State Capitol commission from 1919-1932. In this capacity, he wrote the competition which led to the selection of Bertram Goodhue as architect for the new capitol building (Murphy, 8-2).

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