

PH 0663280

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED FEB 15 1978

DATE ENTERED MAY 23 1978

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Osterman and Tremaine Building

(DDO5-8e)

AND/OR COMMON

Ideal Steam Laundry Building

2 LOCATION

STREET & NUMBER

455 N. Broad Street

NOT FOR PUBLICATION

CITY, TOWN

Fremont

CONGRESSIONAL DISTRICT

VICINITY OF

First

STATE

Nebraska

CODE

31

COUNTY

Dodge

CODE

053

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	<input checked="" type="checkbox"/> PUBLIC ACQUISITION	<input checked="" type="checkbox"/> 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 type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Ray C. Simmons

STREET & NUMBER

445 N. Broad Street

CITY, TOWN

Fremont

STATE

Nebraska

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Dodge County Courthouse

STREET & NUMBER

CITY, TOWN

Fremont

STATE

Nebraska

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input 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

Osterman and Tremaine, wholesale produce dealers, commissioned an Omaha architect, Charles F. Driscoll, in 1884 to design a business house for them on Broad Street, one of Fremont's main commercial streets. Completed in October of that year, the two-story-and-basement building has a narrow 22-foot frontage and a corner entrance (see photograph #1). The original pressed metal cornice, pediment and wall cornice remain intact today. The high basement created tall basement windows on the Broad Street front. The front and show windows were on first floor and the basement and second floor were used for produce storage.

The Ideal Steam Laundry, Johnson & Co. proprietors, moved into the building in 1894 and changed the date on the pediment. The laundry constructed an addition on the south side of the building in 1911, doubling the size of the building (see photograph #2). The eastern part of the first floor was lowered, eliminating the high basement windows and steps to the front door. New shop windows were installed with purple leaded-glass transoms and small windows were added on first floor, north side. A one-story addition was added on the back to house the coal room and boiler and a water tower was placed on top. The new Broad Street entrance opened into a small hallway with stairs to the second floor and basement for staff use. The receiving area, office, and washrooms were on first floor and ironing and finishing work was done on second. The Ideal Laundry continued in business in the building until 1963.

After standing vacant for several years, the building was purchased by Ray C. Simmons and rehabilitated for his law office in 1975-76. The exterior rehabilitation followed the olive green and cream color scheme of the ca. 1912 postcard view of the building (see photographs #2 and #3). Interior partitioning was needed to provide useful space for the law office; however the same floor levels and tin ceiling were used. Four windowsills on the north were lowered to create a more usual height on the interior but the same 1-over-1 windowpane arrangement was duplicated. The vacant second floor still has the original open plan. The "1894" date on the pediment was changed to the original "1884." The one-story rear addition was in poor condition and demolished. The rehabilitation work was done in a manner sensitive to the historic character of the building.

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 checked="" 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	1884; 1911	BUILDER/ARCHITECT	C. F. Driscoll, Architect P. Nehrbas, Builder
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STATEMENT OF SIGNIFICANCE

The Osterman and Tremaine/Ideal Steam Laundry Building is significant to the local history and architecture of Fremont and Dodge County. It was built as a wholesale produce house at a time when wholesaling was an important part of Fremont's economy. Architecturally the building is a typical example of local commercial architecture and has been rehabilitated for office use by the present owner.

After the railroad came through town, Fremont became a wholesale and manufacturing center for small towns to the west and north. The Union Pacific Rail Road came through Fremont in 1866, the Sioux City and Pacific Rail Road in 1868 and the Fremont, Elkhorn and Missouri Valley Rail Road connecting Fremont with points north in 1870. Fremont was an important retail and wholesale center, but as small towns in the area grew, especially in the 1880's, wholesaling became an even larger part of Fremont's economy. In 1882 a number of local wholesalers had traveling salesmen selling west to North Platte and to the north. Grocery and produce merchants were two of the largest wholesalers in town and Osterman, Smith & Co. was the only produce dealer.

Charles Osterman, a native of Germany, immigrated to Nebraska in 1856 and had several occupations before coming to Fremont in 1874 and starting a grocery store. The store developed into the wholesale produce dealership of Osterman, Smith & Co. By 1884, George S. Tremaine was the new partner in the firm and the present building was under construction. The firm was no longer in business in 1889 and Riggert & Son, a new produce commission dealer, occupied the building. The Ideal Steam Laundry, which began business in 1894, was one of two laundries in town and is notable for its long life, operated by the Johnson family until 1963.

The building is a typical example of local commercial architecture of the 19th and early 20th centuries. There are some Italianate features in the second floor windows and cornice work, but the building does not fall easily into any stylistic category. Charles F. Driscoll, the architect, had a practice in Omaha from 1872-97, but little else is known about him. The rehabilitation work done in 1975-76 was sensitively designed by the owners to respect the historic integrity of the building.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet Item 9

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one

UTM REFERENCES

A	14	709000	4589720	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

Fremont Original Town, northern 44 feet of lots 1 & 2, Block 156

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

Penelope Chatfield, Curator of Historic Sites

ORGANIZATION

Nebraska State Historical Society

DATE

February, 1977

STREET & NUMBER

1500 R Street

TELEPHONE

(402) 432-2793

CITY OR TOWN

Lincoln

STATE

Nebraska

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE X

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

Martin W. Knott

2/8/77

TITLE

Director, Nebraska State Historical Society

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

KEEPER OF THE NATIONAL REGISTER

Walter Cole

DATE

5-23-78

KEEPER OF THE NATIONAL REGISTER

DATE

5-12-78

UNITED STATES DEPARTMENT OF THE INTERIOR
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CONTINUATION SHEET Bibliography ITEM NUMBER 9 PAGE 1

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Zimmerman, Wm. D. Factors in the Development of Fremont, Nebraska 1856-1900. M. A. Thesis, University of Nebraska, 1956.