

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 89000245 Date Listed: 4/12/89

Lancaster Block Lancaster NE  
Property Name County State

Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*Both Boland*  
Signature of the Keeper

*4/12/89*  
Date of Action

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Amended Items in Nomination:

Item #3, Classification: the correct count is 1 contributing building and 0 non-contributing buildings, for a total of 1 contributing resource.

Item #8, Significance: the areas of significance represented by the property are 1) Exploration/Settlement, and 2) Community Planning and Development.

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DISTRIBUTION:

National Register property file  
Nominating Authority (without nomination attachment)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

MAR 01 1989

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Lancaster Block  
other names/site number Jack & Jill Grocery Store/LC13:G14-1

2. Location

street & number 6201-6205 Havelock Avenue  not for publication n/a  
city, town Lincoln  vicinity n/a  
state Nebraska code NE county Lancaster code 109 zip code 68507

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>1</u>	<u>1</u> Total

Name of related multiple property listing: n/a

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.

James A. Hanson February 24, 1989  
Signature of certifying official Date  
Nebraska State Historical Society  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Beth Boland 4/12/89  
\_\_\_\_\_  
Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Commerce/Trade: Specialty StoreSocial: Meeting Hall

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Current Functions (enter categories from instructions)

Commerce/Trade: Specialty StoreDomestic: Multiple Dwelling

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**7. Description**

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Architectural Classification

(enter categories from instructions)

LATE VICTORIAN: Romanesque

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Materials (enter categories from instructions)

foundation STONE: limestonewalls BRICKSTONE: limestoneroof Not Visibleother cast iron store fronts

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Describe present and historic physical appearance.

The Lancaster Block in the commercial district of the Havelock neighborhood of Lincoln, Lancaster County, Nebraska is a two-story, flat-roofed brick building of rectangular plan with cast iron and limestone trim. It was built ca. 1890 to provide commercial space on the ground floor and a meeting hall above. The north, primary facade has two storefronts flanking a central entrance, opening on the stairs to the upper floor. The second story repeats the three-bay arrangement of the ground floor, with tripartite windows in the side bays and a single central window. The north facade is topped by an elaborate brickwork cornice. The secondary facade toward the west repeats the fenestration and brickwork pattern of the north front for only one narrow bay at the north corner; the rest of that wall employs simplified fenestration and trim. The building remains in its original location on a prominent corner lot near the east end of the Havelock business district, an area of one and two story masonry and frame commercial buildings dating from the 1890s to 1980s. Lancaster Block suffered some deterioration of design integrity through a monochromatic paint job, aluminum and plastic storefronts, and flattened roofline, but these changes were reversed or mitigated by a careful rehabilitation in 1987-88, returning the property to a high degree of integrity. The rear addition of 1958, a cement block structure, is inconsistent with the main building in date and materials, and therefore is regarded as a non-contributing building.

The Lancaster Block in the Havelock neighborhood of Lincoln, Nebraska, is a two-story, flat-roofed brick building of rectangular plan, with a one-story, cement block, rear (south) addition. The north primary facade consists of two storefronts flanking a central entrance, which gives access to the stairs to the second floor. A metal lintel with rosettes spans that facade above the storefronts, resting on brick piers at the corners and cast iron pilasters at either side of the central doorway. The pilasters bear the trademark "HEDGES LINCOLN." Within those piers and lintels, the original storefronts (as depicted in early photographs) had recessed central entrances, large display windows, and transoms. The brick piers and cast-iron work survived subsequent alterations. Within those original openings, the present wooden framed storefronts are a product of the rehabilitation of 1987-8, returning to the original pattern of recessed central entrances, display windows, and transoms.

 See continuation sheet

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The second story of the north facade repeats the tripartite division of the first, with brick piers separating the bays. The wider side bays have three windows each, with bricked-in transoms; the narrow central bay has a single window. The facade has considerable decorative brickwork, including a band above the storefront lintel, a blind arch infilled with brick laid in a notched pattern above the central, second floor window, recessed panels above each side window, and a rich cornice, with basketwork, corbelling, and denticular patterns. The piers rise above the cornice to corbelled tops. Early views show conical finials capping the piers, a characteristic Romanesque Revival feature, as are the clustered windows and rock-faced stone trim. That trim includes a narrow sill band and a wider lintel band, both on the second floor, extending across the north and west facades. There are also stone lintels between second floor windows and their transoms.

As a corner building, the west facade is also prominent, although secondary to the northern front. At the northern end of the west side, a projecting brick pier sets off a narrow bay that repeats the major elements of the main facade, including a large storefront-type window with a transom, cast iron lintel, and rich brickwork cornice. The rest of that facade is virtually without fenestration on the ground floor, having only two small, high windows with narrow stone sills and wide stone lintels, and a narrow door at the south end, under a wide stone lintel. The second story has three pairs of windows and a single one at the south end above the door, all with blocked transoms. The brick cornice on the west side is a simpler version of that on the north, using only dentils and corbelling. The west cornice serves as a parapet, screening the north-to-south slope of the flat roof.

The rear (south) addition of 1958 is a low, single story, cement block structure, which originally had a small window and single door on the west side. In the 1987-8 rehabilitation that addition was converted to a separate storefront, visually and functionally distinct from the original building. The new storefront has brick facing, large, multi-light windows, and a central entrance. Due to its date of construction (1958), its recent redesign, and its lack of relation to the main building in materials or design, the addition must be regarded as a non-contributing building.

A wooden railing atop the addition serves a small deck area and rear stairs to the second floor apartments. The south, second floor wall of the main building is stuccoed and has four segmental-headed windows and a central door, opening on exterior wooden stairs.

The interior consists of two stores on the ground floor (now linked at the rear, south of the stairwell) and six apartments on the second floor, on either side of the central, north-south corridor. Early tenants of the ground floor stores included a furniture dealer/undertaker, and a general store which sold both groceries and dry goods. The upper floor meeting hall was used by

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fraternal orders and labor unions, as well as housing a dancing school. The hall was used as a roller skating rink in the mid-1920s, before the second story was converted to apartments. The interior, especially on the upper level, was dilapidated before the thorough rehabilitation of 1987-88, with considerable water damage to ceilings, walls, and floors.

Early photos show an unpainted building with contrasting dark brick and light stone trim, which was hidden for many years beneath a coat of white paint. The present paint job recaptures the contrast of brick and stone, just as the new storefronts re-establish the ground floor's relationship to the sidewalk and street. Some minor exterior alterations were not reversed by the recent rehabilitation, such as the blocking of the second floor transoms and the loss of the beehive finials above the cornice. The overall effect of the rehabilitation, however, has been to reveal the integrity and prominence of the Lancaster Block.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Exploration/Settlement

Period of Significance

ca. 1890-1930

Significant Dates

1922

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Lancaster Block is locally significant for its role in the early development of the city of Havelock, Nebraska (Criterion A, Exploration/Settlement). It was directly associated with the initial settlement of the town, built by the land development company which platted Havelock as the first substantial business block in the town, and erected even before Havelock's incorporation. The building was also the venue of the strikers' meetings during the Burlington Shop strike of 1922. That strike was the major precipitating event in Havelock's decline during the 1920s, leading to its annexation by Lincoln in 1930. The period of significance extends from ca. 1890, marking the erection of Lancaster Block during Havelock's initial settlement, to 1930, when Havelock ceased to be an independent city. A significant date in the history of the building is 1922, when labor unions meeting in the Block voted to strike against the Burlington Shop.

Havelock, Nebraska, five miles northeast of the State Capitol in Lincoln, originated with a plat filed in 1887 by the Lancaster Land Company. Albert E. Touzalin, a participant in the land company and officer in the Burlington, Chicago, and Quincy Railroad, intended to attract major repair shops to Havelock and toward that end offered the railroad 300 acres on the north edge of the plat. Construction of the shops began in mid-1890, and about the same time the Lancaster Land Company erected Lancaster Block on a prominent corner site in the middle of the planned commercial district. The Sanborn Map Co.'s 1891 Map of Lincoln, Nebraska shows Lancaster Block already completed, with two stores on the ground floor and a meeting hall above. A few scattered frame structures shared the three-block business district in 1891, and another, single brick store was then under construction a block west (enlarged before 1903 to a two story double store, now 6113-17 Havelock Ave.). The town was incorporated in 1893 and became a "city of the second class" in 1896, with a population of 1,148 in 1895 and 1,480 by 1900.

See continuation sheet

**9. Major Bibliographical References**

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 # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Nebraska State Historical Society

**10. Geographical Data**

Acreage of property .15 acre (less than one acre)

UTM References

A 

1	4	6	9	9	0	2	5	4	5	2	5	3	7	0
Zone		Easting					Northing							

B 

Zone		Easting					Northing							

D 

Zone		Easting					Northing							

See continuation sheet

Verbal Boundary Description

This property is described as the north 114.6 feet of Lot 12, and Lot 11 except the west 9 feet of the south 50 feet, of Block 31, Havelock Addition, Lincoln, Lancaster County, Nebraska.

See continuation sheet

Boundary Justification

These boundaries include all the property historically associated with the Lancaster Block.

See continuation sheet

**11. Form Prepared By**

name/title Edward F. Zimmer, Ph.D./Historic Preservation Planner  
organization Lincoln/Lancaster County Planning Department date January 10, 1989  
street & number 555 So. 10th Street telephone (402)471-7491  
city or town Lincoln state Nebraska zip code 68508

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The building's role as a "starter" structure of Havelock's land developers is emphasized by its illustration in a town newspaper of 1899, with a caption describing "...as neat a two-story business block as you will find in any city. It is a pioneer structure, being erected before the town was incorporated....The investor who would come in...and put up several more roomy brick blocks could make a paying investment."

The Sanborn atlas of 1903 shows fewer than half a dozen brick stores joining Lancaster Block, but as Havelock's population surpassed 2,500 by 1910 and 3,600 by 1920, most of the business district became built up with one and two story brick structures. In 1910 the Lancaster Land Company sold Lancaster Block, subject to leases to a grocer and a labor union. Other early tenants included a furniture store/undertaker, and a dance school.

In addition to its role as the pioneer commercial block in the Havelock business district, Lancaster Block also played a central part in the strike of the Burlington Shops in 1922. "Lancaster Hall" on the upper floor of the Block had long been a meeting hall for unions and fraternal orders. In 1922, it was known as the "Labor Temple," the site of union meetings which culminated in a strike by over 900 shopmen. Issues included sympathy for an on-going strike by coal miners, a company-imposed pay cut at the shops, and as the strike progressed, the railroad's elimination of the strikers' accumulated seniority. The conflict was marred by some violence, which was very widely reported. The sympathetic Havelock Times reprinted an exaggerated report from a Pennsylvania paper under the derisive headline "Another Bear Strike Story." The paper also countered under a headline "Havelock not Outlaws' Home," noting that the strikers' slogan was "Smile, Stick and Win," according to a sign on the wall in the headquarters in Lancaster Hall.

Havelock newspapers reported frequent meetings in the Labor Temple/Lancaster Hall through the summer of 1922, but the strike was never settled. The shops reopened with reduced workforce and sharply curtailed activities, which continued for a decade or more. The unity and prosperity of the town were badly damaged. Population growth stagnated, with a negligible increase of about 1% in the decade before 1930. Lincoln's population increased by 20% in that decade (exclusive of citizens added by annexation), and the three other suburban towns grew even more rapidly, with Bethany posting a 28% increase, College View 30%, and University Place 33%, illustrating the degree of Havelock's distress. The strike was not Havelock's only reversal in that period--its Hebb/Patriot Motor Company failed in 1920--but the shop strike is generally reported as reversing the strong sentiment against annexation. After stoutly resisting annexation by Lincoln in the early '20s, Havelock voters approved it by a margin of nearly two to one in 1930.



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No other property appears to exist which is more clearly representative of the locally significant shop strike of 1922. Havelock's Ballard Park was the site of at least one strike rally, but the park's appearance was considerably altered by the demolition of its centerpiece Carnegie library. Furthermore, the park's role in the strike does not seem to be as central as that of the "Labor Temple" in Lancaster Block. The Burlington Shop itself still exists and operates, but its significance is primarily industrial, and its boundaries include considerable post-1922 construction.

Following decades of use as a grocery store on the ground floor and apartments above, Lancaster Block was rehabilitated in 1987-88 as a certified historic project. As part of that effort, a "Part 1--Determination of Eligibility" was submitted, resulting in a preliminary determination by the National Park Service that the property appears to meet the criteria for listing on the National Register.

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Sanborn-Perris Map Co., Insurance Maps of Lincoln, Nebraska, New York: 1891.

Havelock Times, 1899, reprinted in Lincoln Farm and Home News, Jan. 26, 1950, including photo and text on Lancaster Block.

Lincoln City Directories, 1890s-1920s.

Sanborn Map Co., Insurance Maps of Lincoln, Nebraska, New York: 1903, 1928.

Ralph Barnes, resident of Havelock from 1919, Havelock High School Class of 1928, interviews with Ed Zimmer relating to 1922 strike and effect on Havelock, August 22 and 23, 1988.

Havelock Times, articles relating to Burlington Shop strike, all 1922:  
"Men Favor Sympathy Strike," Apr. 12; Shops to close...Put about 1000 Men out of Work, May 18; "Adopt Seniority Resolutions," "Another Bear Strike Story," Aug. 10; "Gov. Investigates," "Havelock Not Outlaws' Home," Aug. 31; "Discuss Credits at Meeting" [grocers meeting on problem of credit for strikers], Sept. 21.

Federal Writers' Project, WPA, Lincoln City Guide, Lincoln: Nebraska State Historical Society, 1937.

R. E. Dale, "Back to Normal," Nebraska History, Sept. 1957, 38:3.

Neale Copple, Tower on the Plains: Lincoln's Centennial History, 1859-1959, Lincoln: Sunday Journal and Star, 1959.

Brian Miller, "Early Town Growth Around Lincoln, NE," typescript for Nebraska Wesleyan University internship, 1988.

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The following information is the same for all five photographs:

**Lancaster Block, 6201-6205 Havelock Avenue  
Lincoln, Lancaster County, Nebraska  
NEHBS#LC13:G14-1  
Photographer: E Zimmer  
Negatives at Lincoln/Lancaster County Planning Dept.**

Photo 1 of 5  
Aug. 1988  
Neg. 8808/3:11a  
View of Lancaster Block from the northwest, showing  
the principal (north) and west facades.

Photo 2 of 5  
Aug. 1988  
Neg. 8808/3:7a  
View of Lancaster Block from the north, showing  
the principal (north) facade.

Photo 3 of 5  
May. 1988  
Neg. 8805/1:12  
View of Lancaster Block from the west-northwest, showing  
the west facade.

Photo 4 of 5  
Aug. 1988  
Neg. 8808/3:13a  
Detail of north, central entrance of Lancaster Block, from the  
north, showing the cast iron pilasters and lintel.

Photo 5 of 5  
Aug. 1988  
Neg. 8808/3:15a  
View west along Havelock Avenue from midpoint of 6200 block,  
showing Lancaster Block at left.