

***Cultural Resources Survey Report
Central Omaha BRT, Dodge Street/US Hwy 6
Omaha, Douglas County, NE***

***Prepared by Melissa Dirr Gengler
Historic Resources Group, Inc.
July 2015***

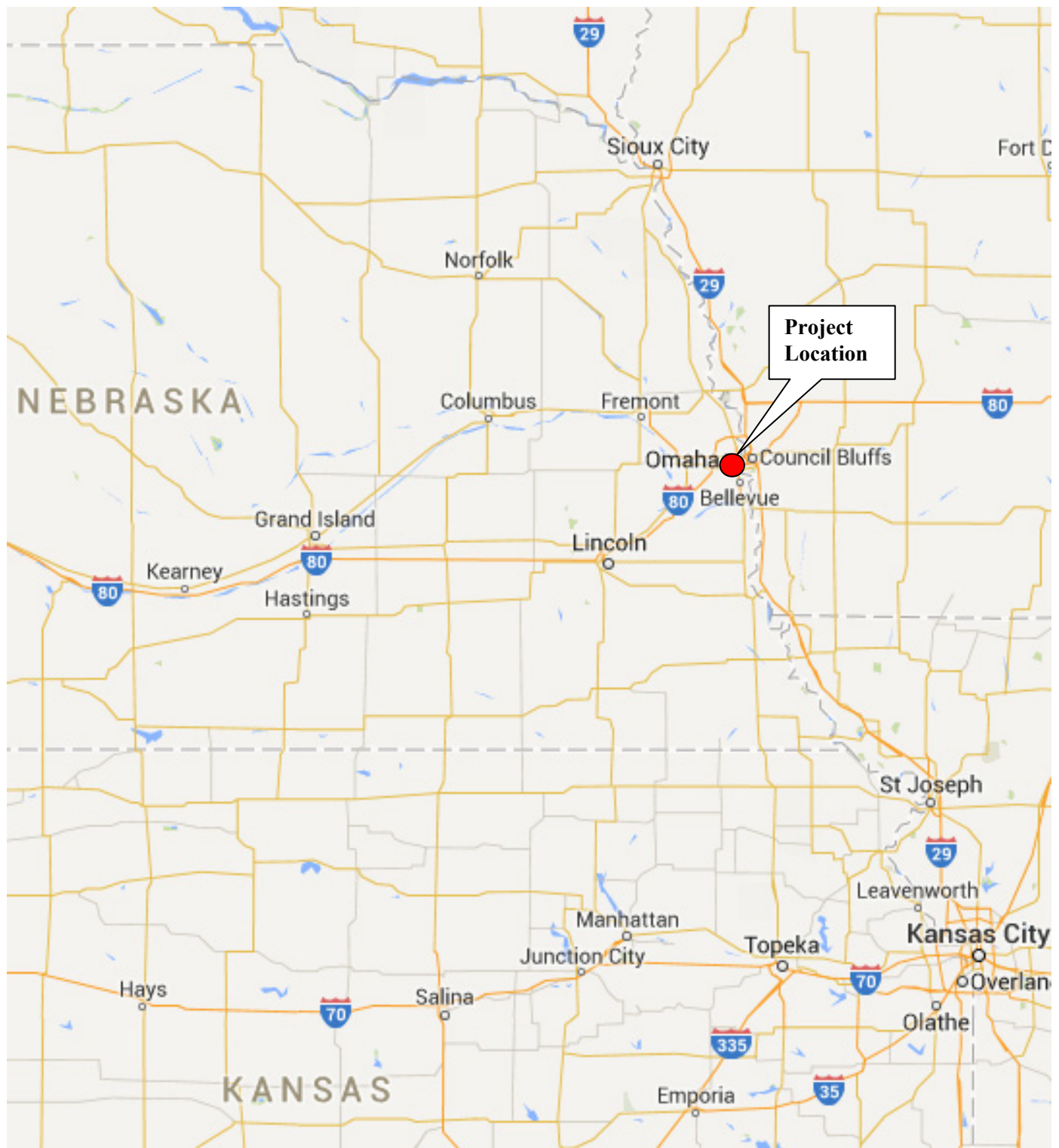
***For the Federal Transit Administration-Region VII Kansas City, Missouri
And the Transit Authority of the City of Omaha***

INTRODUCTION

This project is located along approximately 8 miles of Dodge Street in Omaha, Douglas County, Nebraska. The project includes establishing a Bus Rapid Transit (BRT) route between Westroads Mall and 10th Street, hereafter referred to as the Project (see Figures 1 and 2 for project location and project corridor). This report includes analysis of properties at 29 station locations (both preferred and alternate at 16 intersections) that will be further refined to a total of 27 stations. The Transit Authority of the City of Omaha (Metro) proposes to construct the project using Transportation Investment Generating Economic Recovery (TIGER) funding from the United States Department of Transportation (DOT), as well as 5309, 5339, and 5307 funding. As such the project qualifies as an undertaking subject to review under Section 106 of the National Historic Preservation Act (NHPA) as amended, and implementing regulations at 36 CFR Part 800. The project includes constructing new stations that will be served by state of the art BRT vehicles. The corridor serves major retail, the University of Nebraska at Omaha, three major medical complexes, all of Omaha's five Fortune 500 companies, and the dense, mixed use Midtown Crossing urban area.

PROPOSED PROJECT (UNDERTAKING)

The proposed BRT project, located in Omaha, Nebraska, will travel primarily along Dodge Street covering approximately eight miles from the west terminus at the existing bus transit center at the Westroads Mall, to the east terminus that includes a downtown loop along Dodge, 10th, Farnam, and 13th Streets. The BRT will operate in mixed traffic from the Westroads Mall Transit Center, eastwards to approximately 31st Street. East of 31st Street, the eastbound BRT will transition to a transit-only contraflow lane on the south side of Dodge Street to 10th Street. Westbound BRT between 10th and 28th Streets will operate in a Business Access and Transit (BAT) lane. The project will include up to 27 stations, located from ¼-mile to ¾-mile apart, which would include an extension/modification of the existing transit center at the west terminus (see Figure 2 – Corridor Map). Approximately one hundred (100) existing parking spaces on the outer perimeter of the mall parking lot will be converted from commercial use to transit use as “park-and-ride” spaces. The service will include eight BRT vehicles that will be either 40-foot standard or 60-foot articulated and will run on either diesel or CNG fuel. A typical station will be 60 to 80 feet long by approximately 12 feet wide, but may vary in width depending on existing right-of-way. Station stops will include amenities such as a shelter (12 to 14 feet in height),

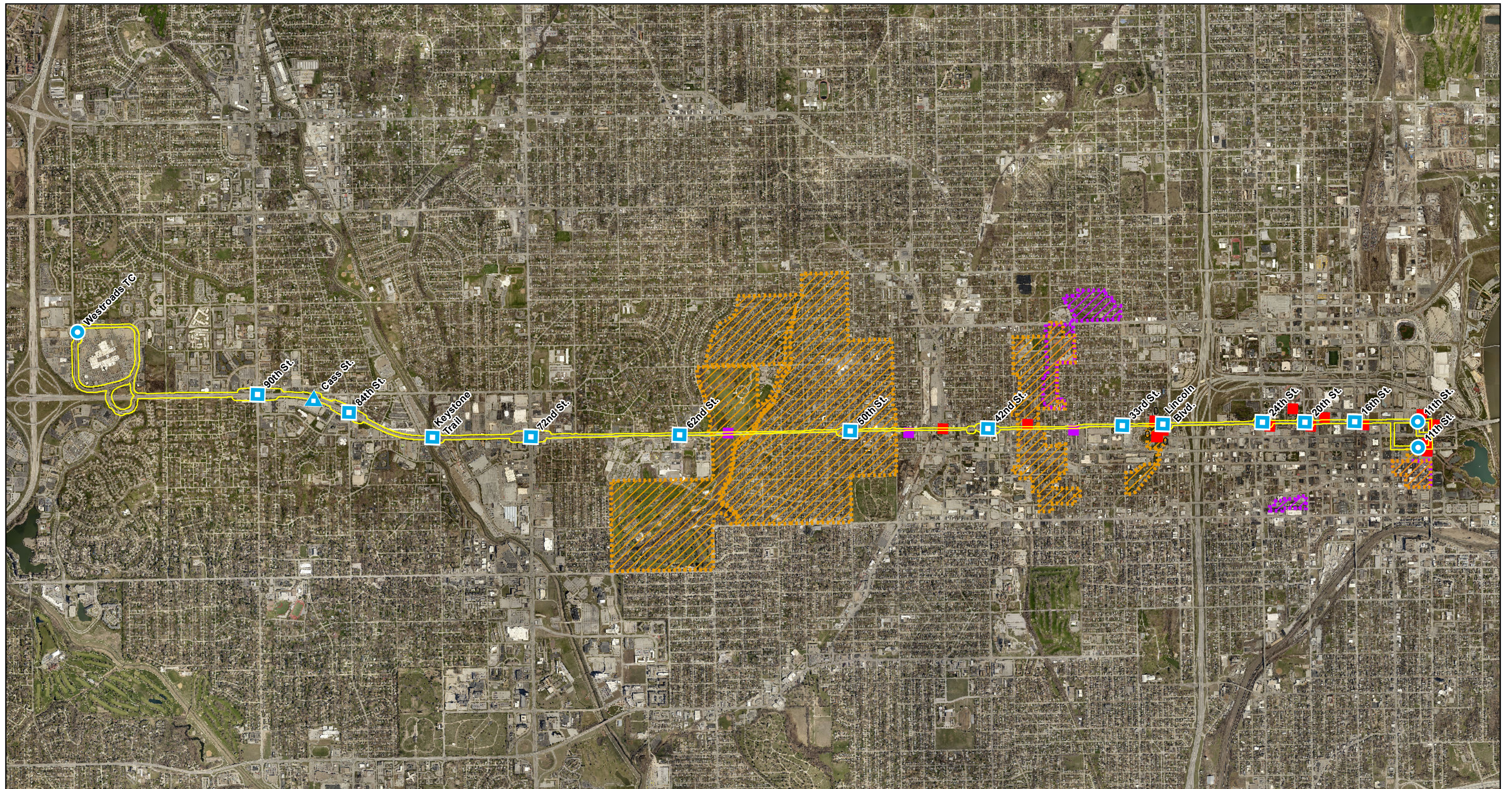


Central Omaha Metro
Omaha Bus Rapid Transit



City of
Omaha, Nebraska

Figure 1.
Project Location Map



BRT Alignment

- | | | | |
|--|--|--|--|
|  Single Station |  Area of Potential Effects |  National Register Historic Sites |  Local Historic Districts |
|  Station Pair | |  Local Historic Landmarks | |
|  Alternate Station Pair | |  National Register Historic Districts | |



0 0.25 0.5 0.75 1 Miles

Central Omaha BRT
Figure 2 - Corridor Map



bench, sign panel/vertical marker (18 feet in height), information panel, trash receptacle, and lighting; as well as a 60 to 80-foot by 10-foot concrete bus pad. B-cycle sharing facilities will also be included at approximately 5 stations. At most station locations, it is anticipated that no additional right-of-way will be acquired and that wherever possible, BRT improvements will be adapted to each site and the existing street right-of-way available. However, some station locations will require acquisition of a linear piece of adjacent property for station development, varying from 116 square feet (+/- 1.5 feet wide) to 900 square feet (+/- 11.25' feet wide) at a single station.

Other physical infrastructure improvements at preferred curb-running station locations will require right-of-way acquisition for queue jumps and right turn lanes at 90th and 72nd Streets. Alternative median-running station locations would include median stops and street widening, requiring additional right-of-way at 90th, 84th, and 72nd Streets. Right-of-way acquisition for the entire project is estimated to total 0.33 acre for the preferred stations and associated street improvements, and as much as 0.77 acre utilizing the alternative median stations and associated street improvements. Ground disturbance associated with preferred curb-running station construction and street improvements for the entire project would total approximately 1.64 acres, and as much as 3.22 acres associated with alternative median-running station construction and street improvements. In addition, the project will include traffic signal priority (TSP) at 16 intersections, which will be within the existing transportation right-of-way.

AREA OF POTENTIAL EFFECT

The area of potential effect (APE) for Section 106 purposes is defined at Sec. 800.16(d) as the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The APE is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking. The APE is drawn to recognize the presence of historic properties, and includes the entirety of the Dodge Street corridor with bump-out areas of approximately 100 feet to encompass the location of new and/or expanded station locations within the corridor to account for visual effects. The map at Figure 3 graphically illustrates the APE.

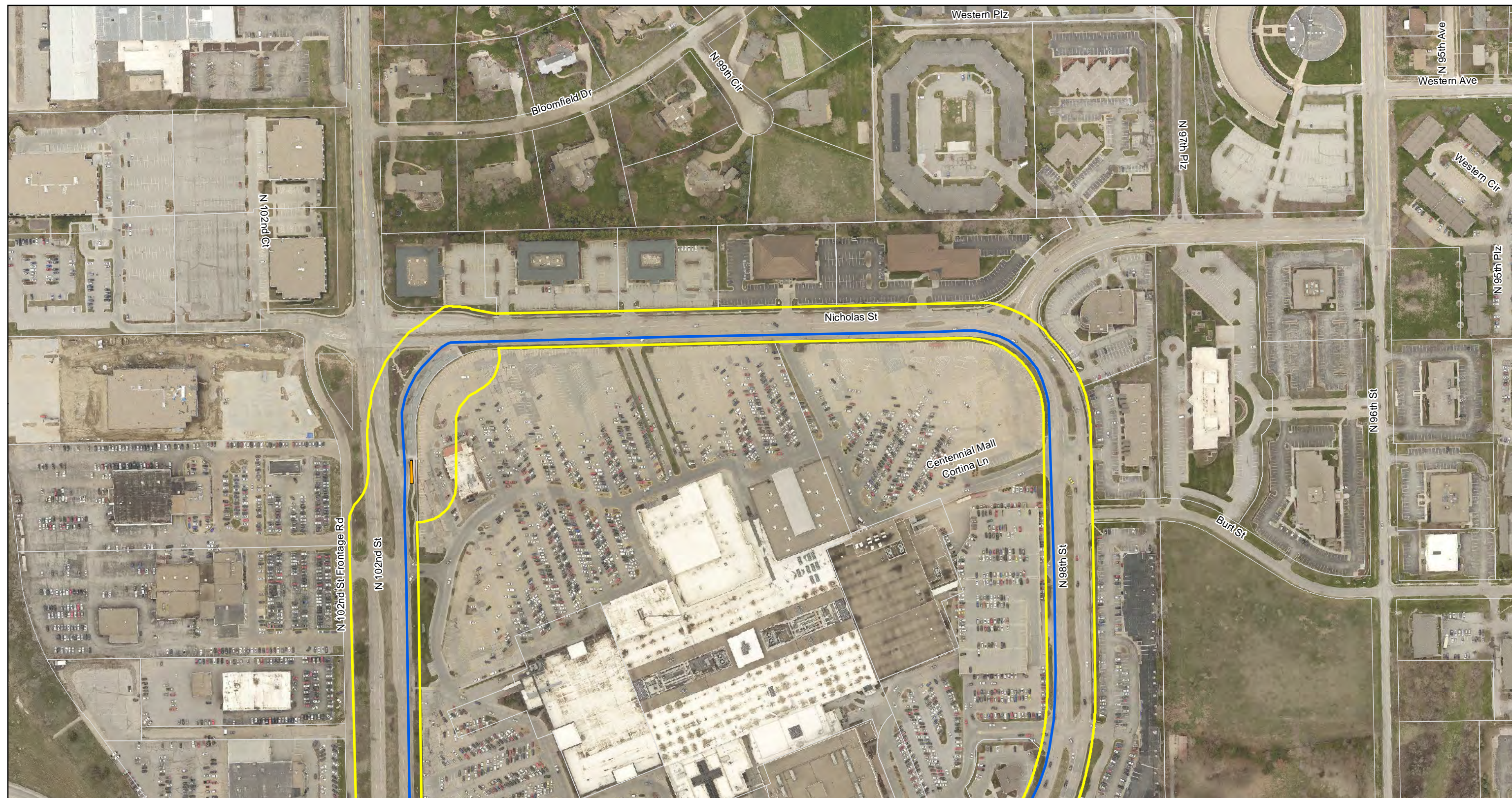



Figure 3. APE Map



0 300 600 Feet


BRT Alignment

 BRT Alignment

 Preferred BRT Station Location


 Alternate Station Location


 Parcels

 Area of Potential Effects

 National Register Historic Sites

 Local Historic Landmarks

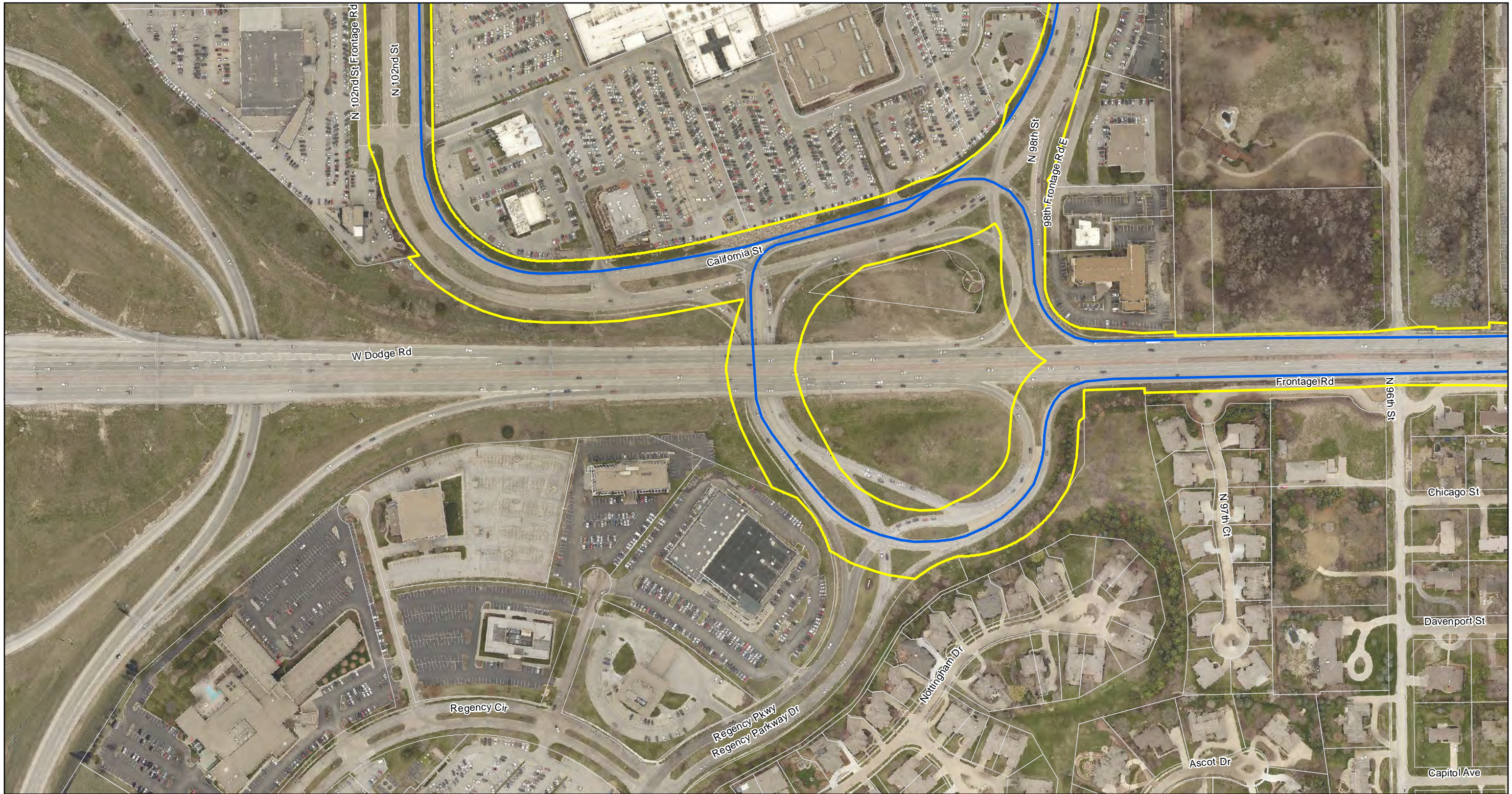
 National Register Historic Districts


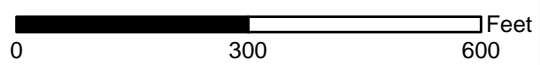


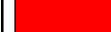
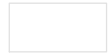






 Local Historic Districts

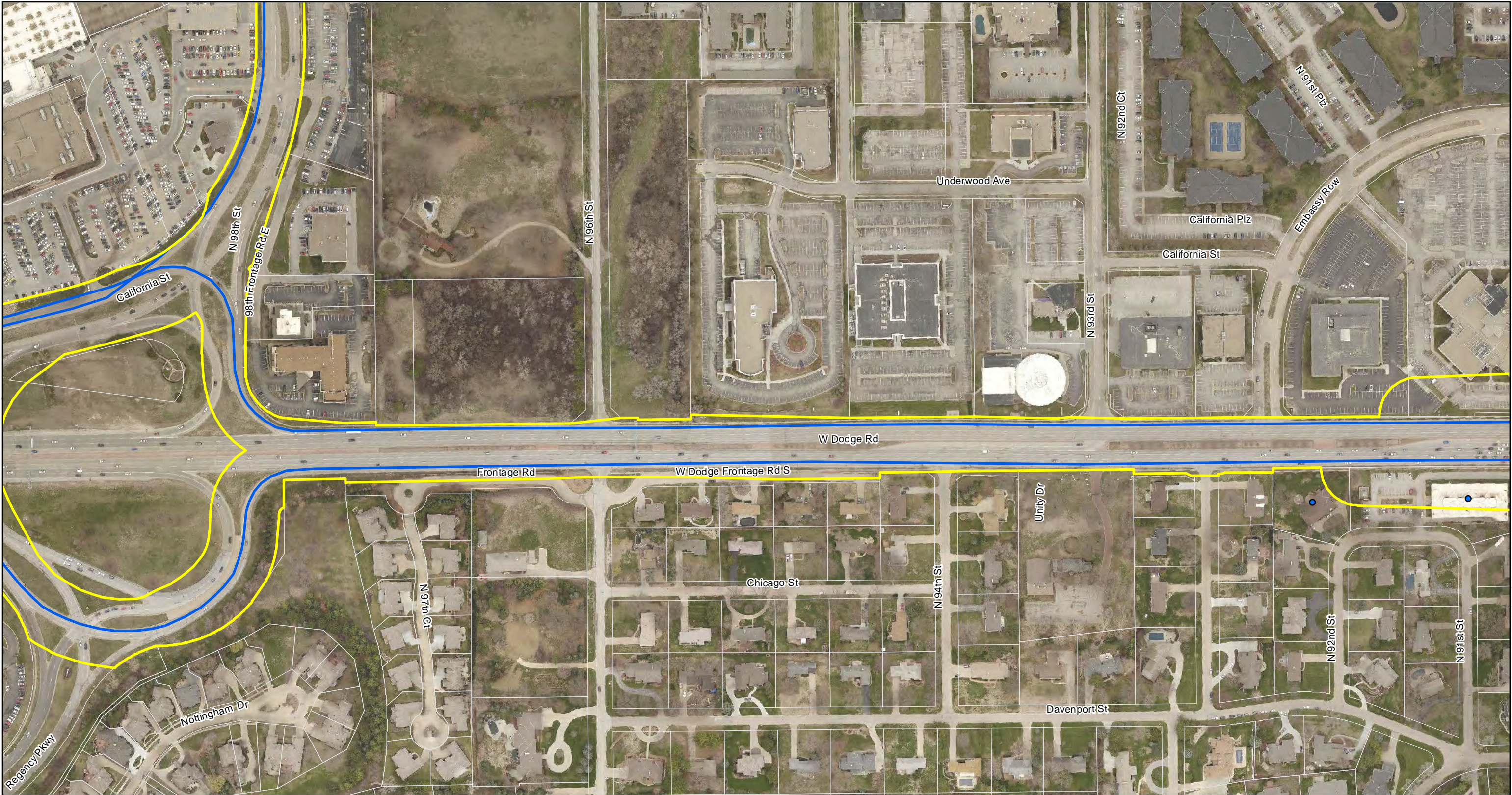
 Buildings Built Prior to 1966

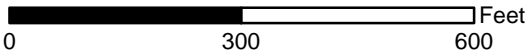

Central Omaha BRT

Area of Potential Effects



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|--|--|---|
|   | <p>BRT Alignment</p> <ul style="list-style-type: none">  BRT Alignment  Preferred BRT Station Location  Alternate Station Location  Parcels  Area of Potential Effects  National Register Historic Sites  Local Historic Landmarks  National Register Historic Districts  Local Historic Districts  Buildings Built Prior to 1966 | <p>Central Omaha BRT</p> <p>Area of Potential Effects</p> <p>Page 2 of 13</p> |
|--|--|---|





BRT Alignment

Preferred BRT Station Location

Alternate Station Location

Parcels

Area of Potential Effects

National Register Historic Sites

Local Historic Landmarks

National Register Historic Districts

Local Historic Districts

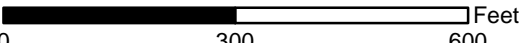

Buildings Built Prior to 1966

Central Omaha BRT








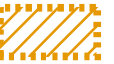


Area of Potential Effects

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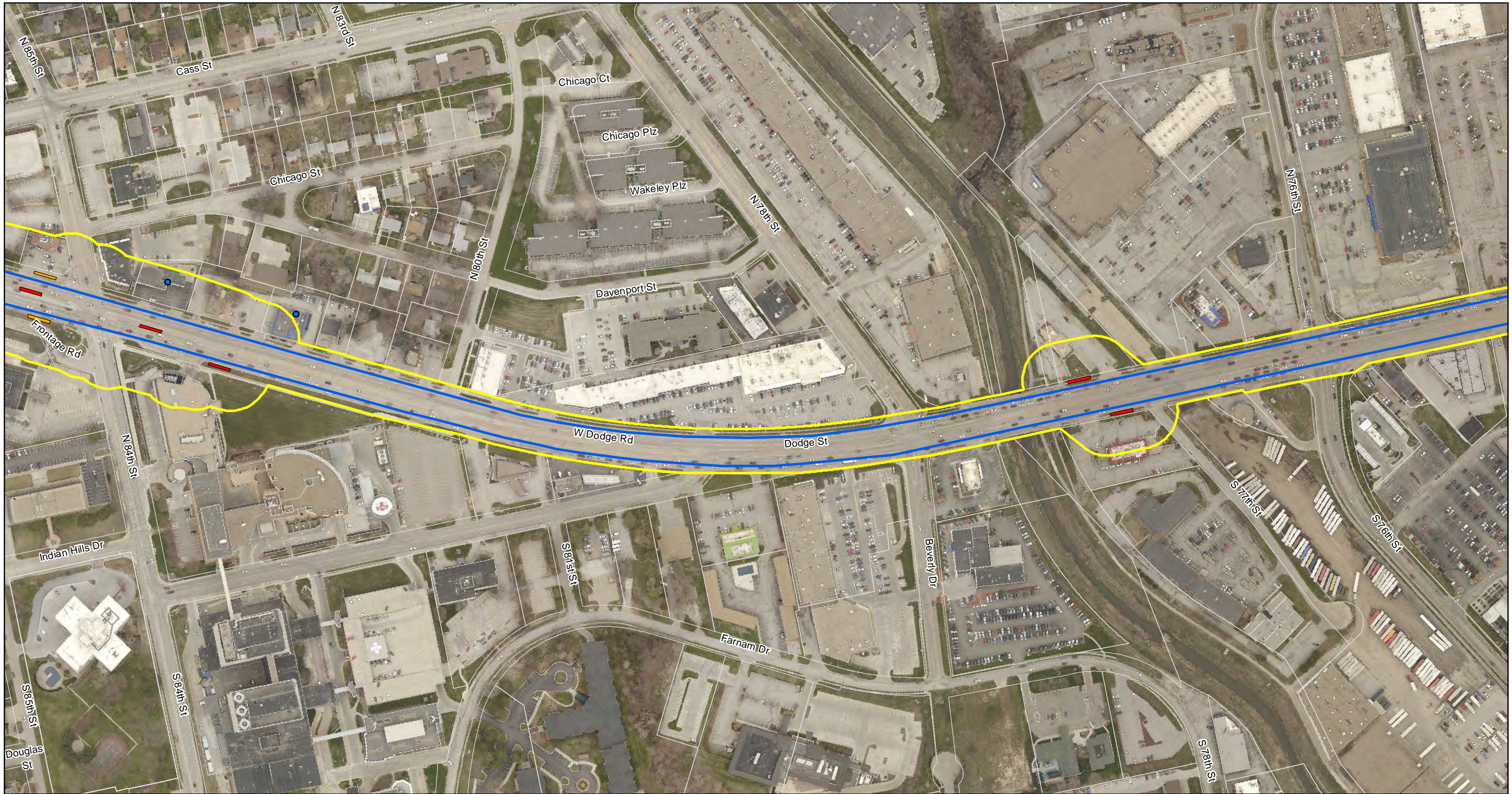
BRT Alignment

-  BRT Alignment
-  Preferred BRT Station Location
-  Alternate Station Location
-  Parcels
-  Area of Potential Effects
-  National Register Historic Sites
-  Local Historic Landmarks
-  National Register Historic Districts
-  Local Historic Districts
-  Buildings Built Prior to 1966

Central Omaha BRT

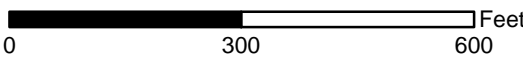
Area of Potential Effects

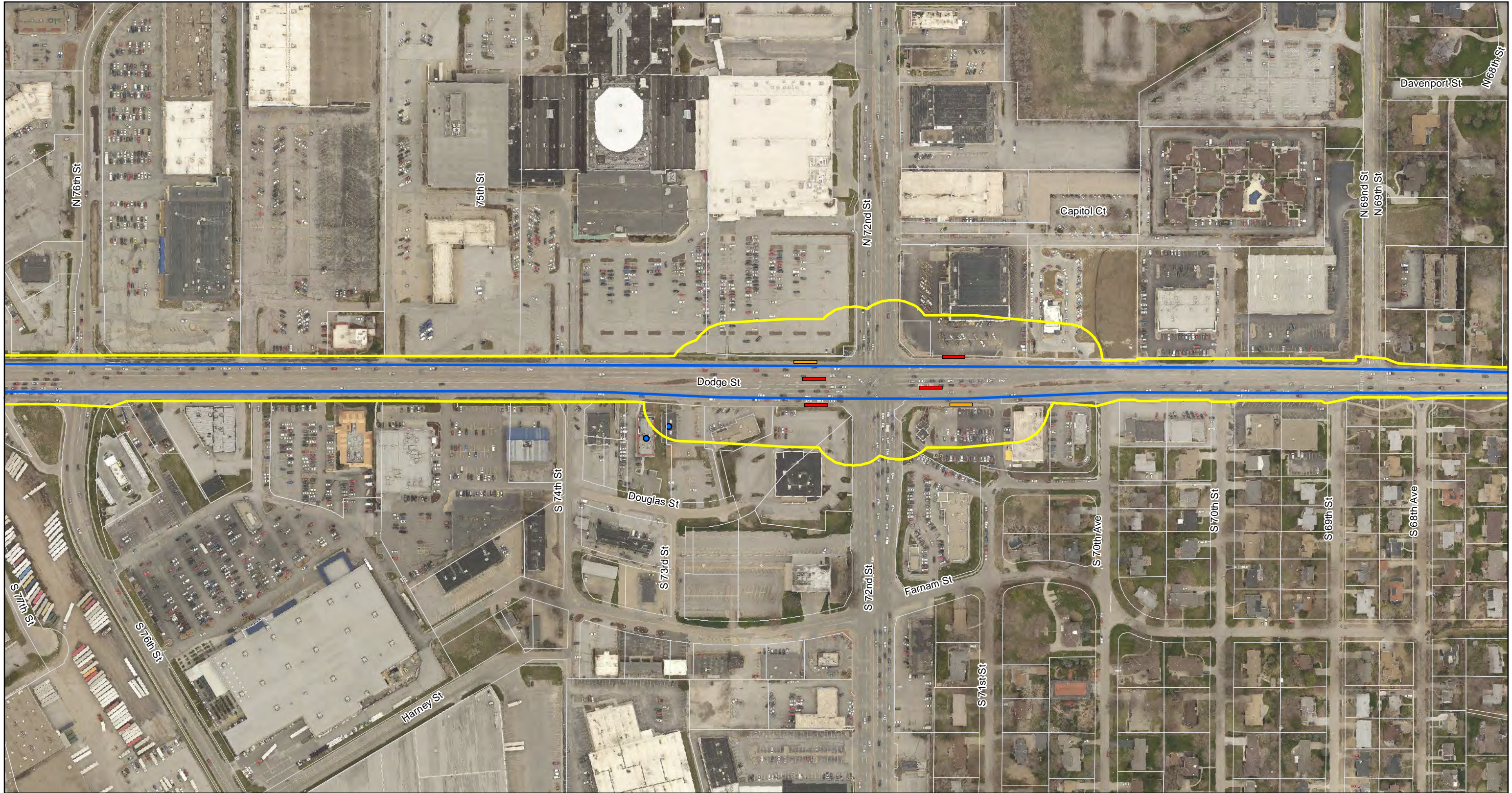
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







BRT Alignment

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|  BRT Alignment |  Parcels |  Local Historic Landmarks |  Buildings Built Prior to 1966 |
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|  Alternate Station Location |  National Register Historic Sites |  Local Historic Districts | |



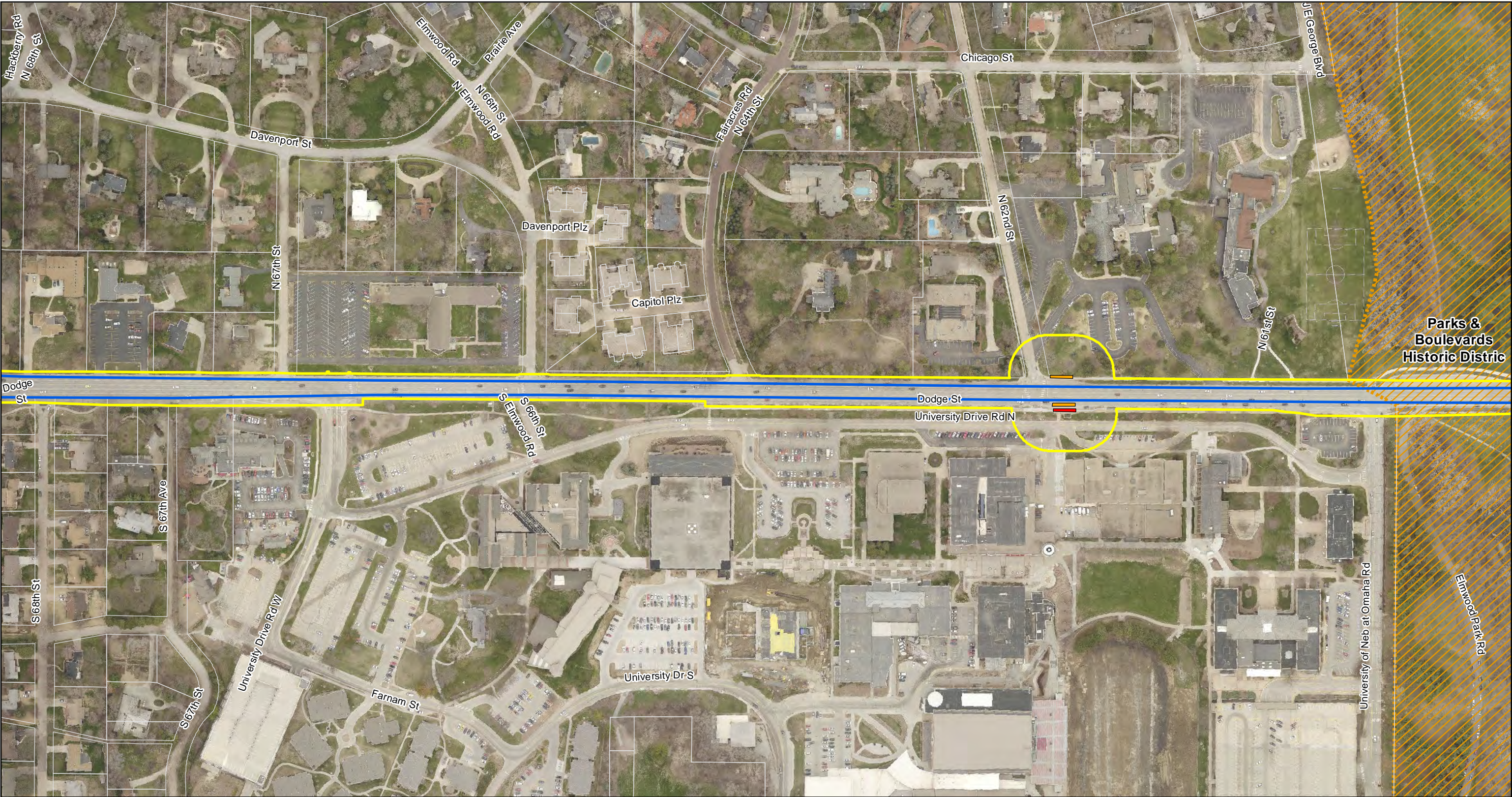


BRT Alignment

-  BRT Alignment
-  Preferred BRT Station Location
-  Alternate Station Location
-  Parcels
-  Area of Potential Effects
-  National Register Historic Sites
-  Local Historic Landmarks
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-  Local Historic Districts
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Central Omaha BRT

Area of Potential Effects





BRT Alignment

-  BRT Alignment
-  Preferred BRT Station Location
-  Alternate Station Location

 Parcels

 Area of Potential Effects

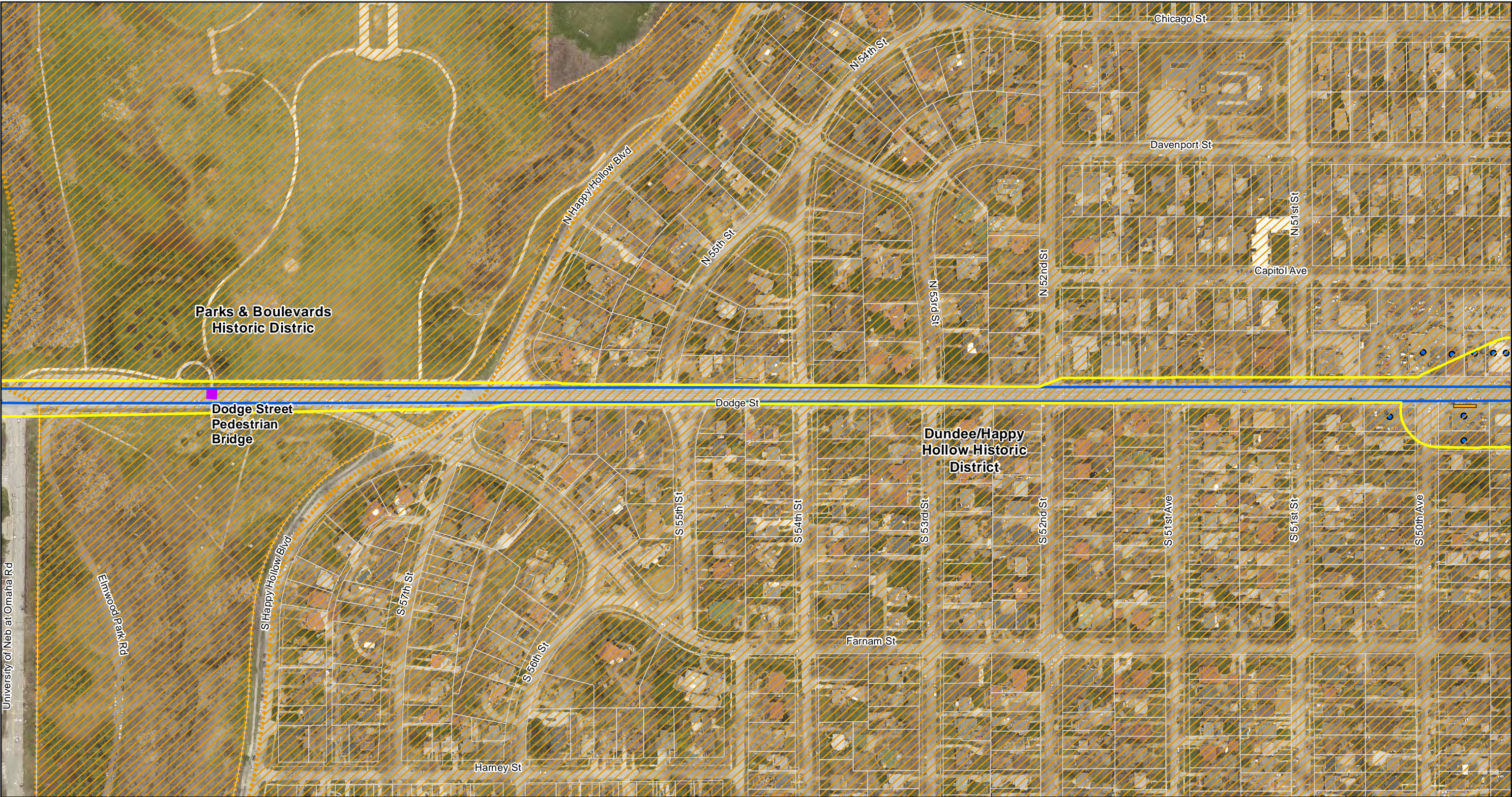
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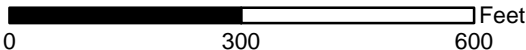

 Local Historic Landmarks

 National Register Historic Districts


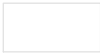








 Local Historic Districts

 Buildings Built Prior to 1966





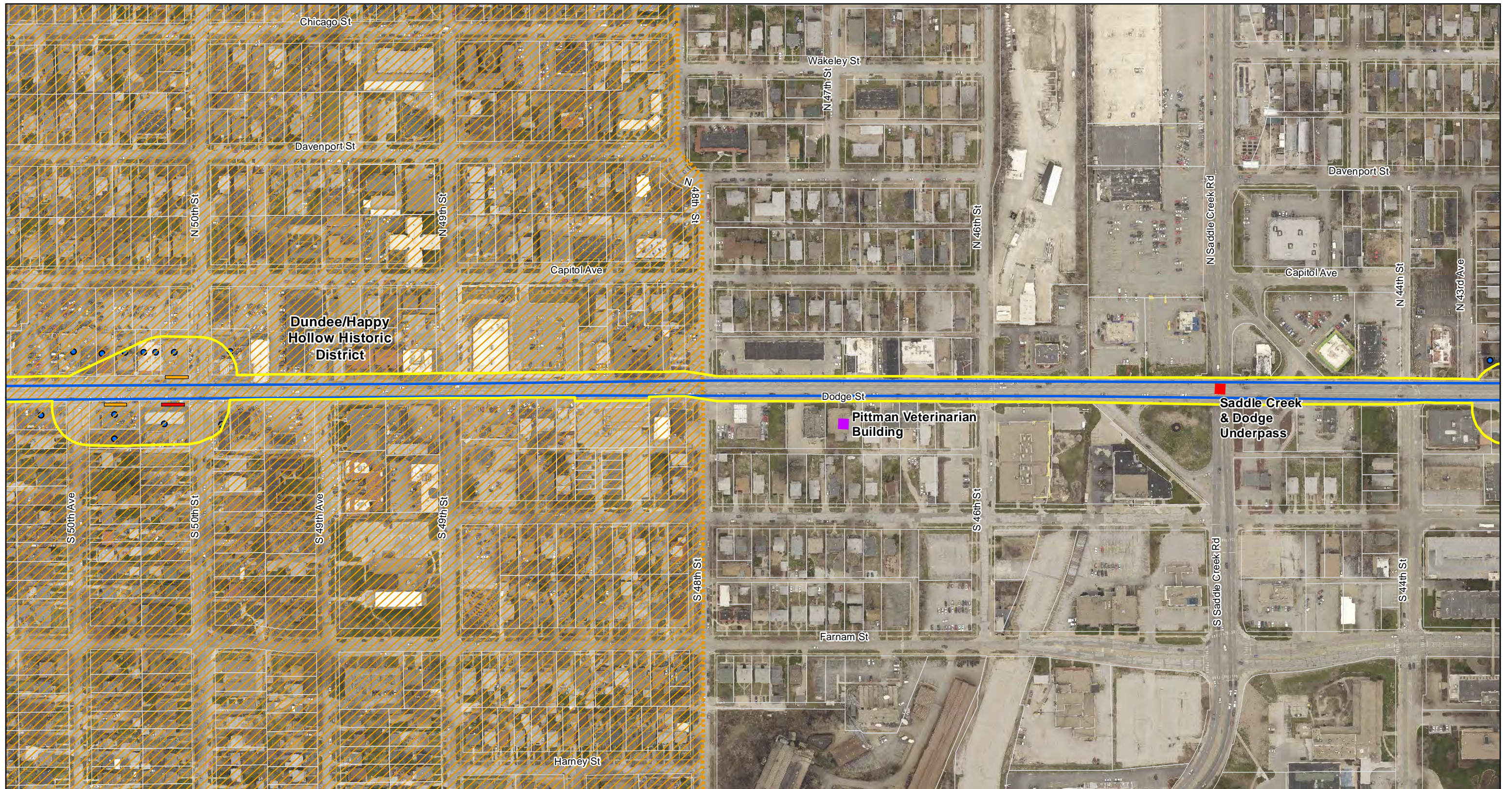
BRT Alignment

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|  | BRT Alignment |  | Parcels |  | Local Historic Landmarks |  | Buildings Built Prior to 1966 |
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


Central Omaha BRT

Area of Potential Effects

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BRT Alignment

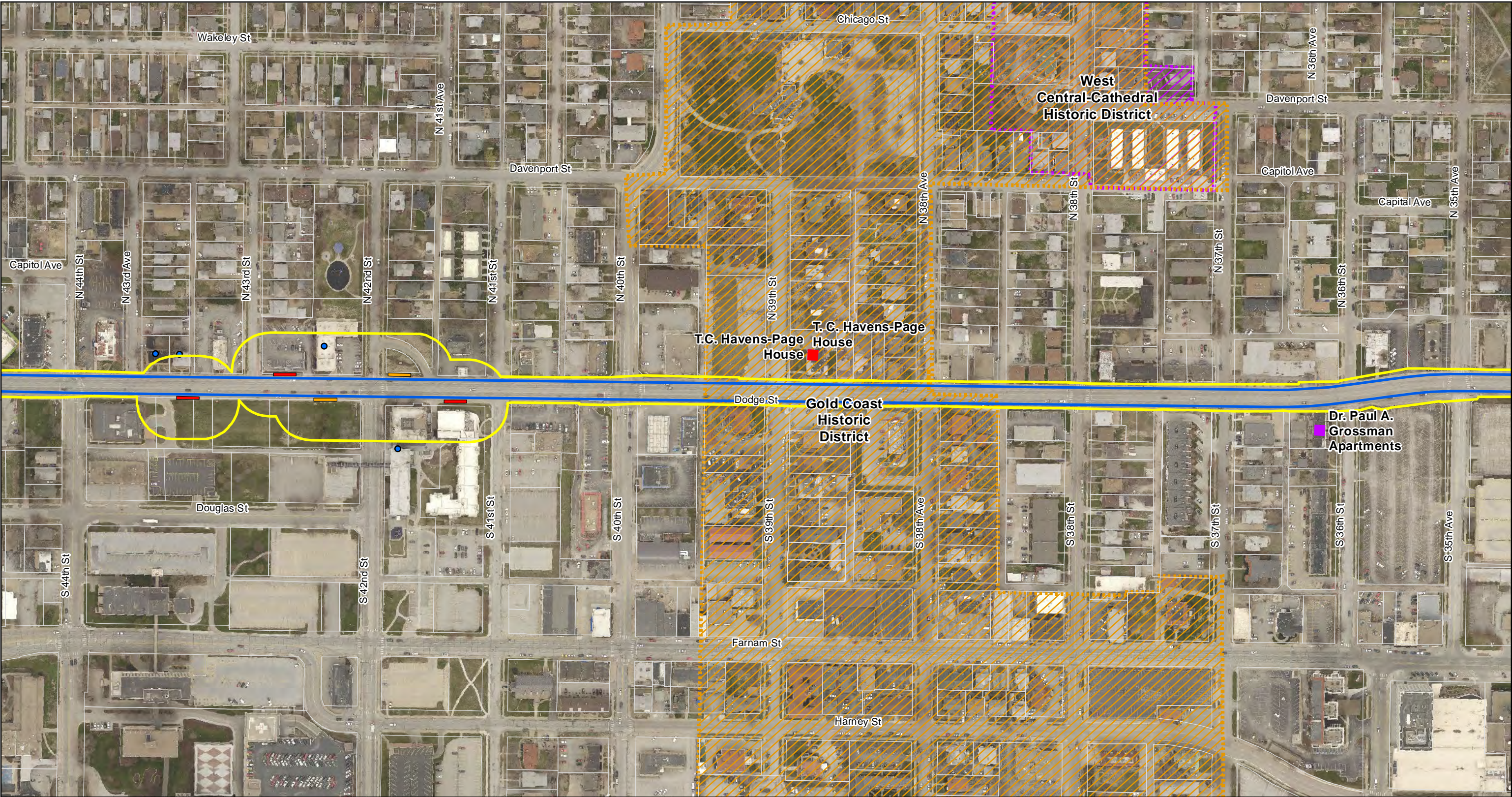
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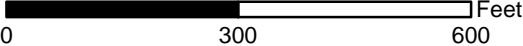



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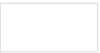








Central Omaha BRT

Area of Potential Effects





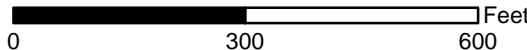
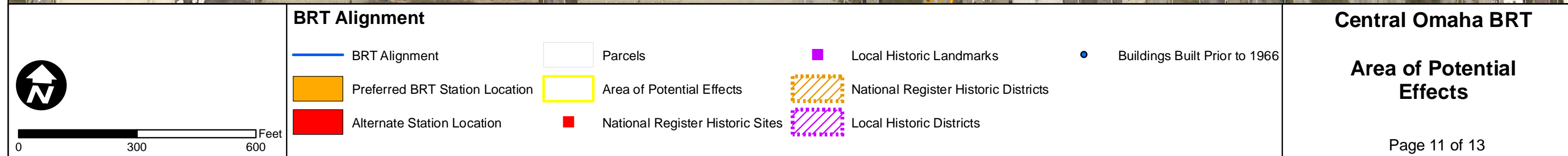
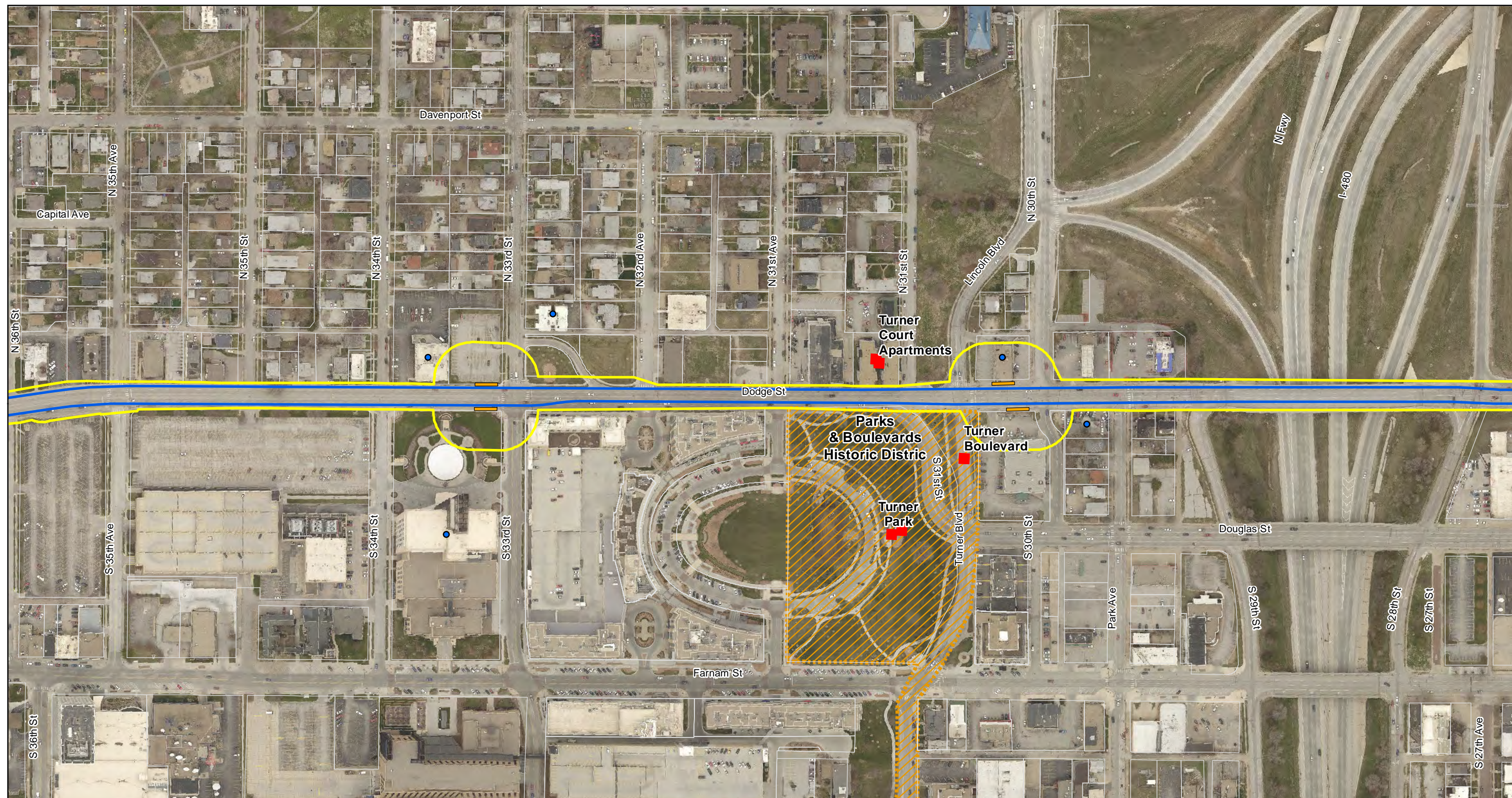
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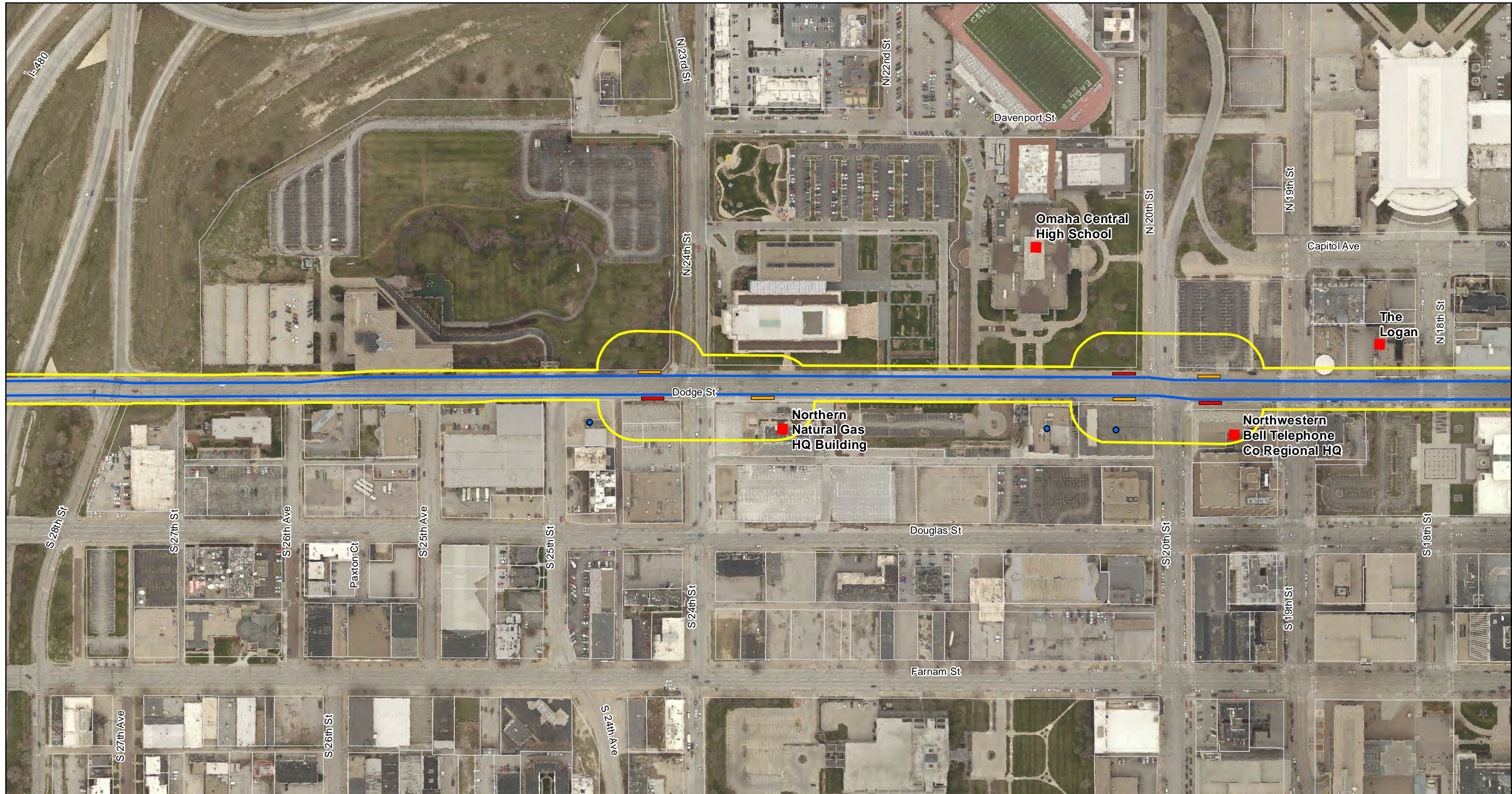
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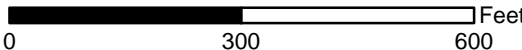
Central Omaha BRT

Area of Potential Effects

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BRT Alignment

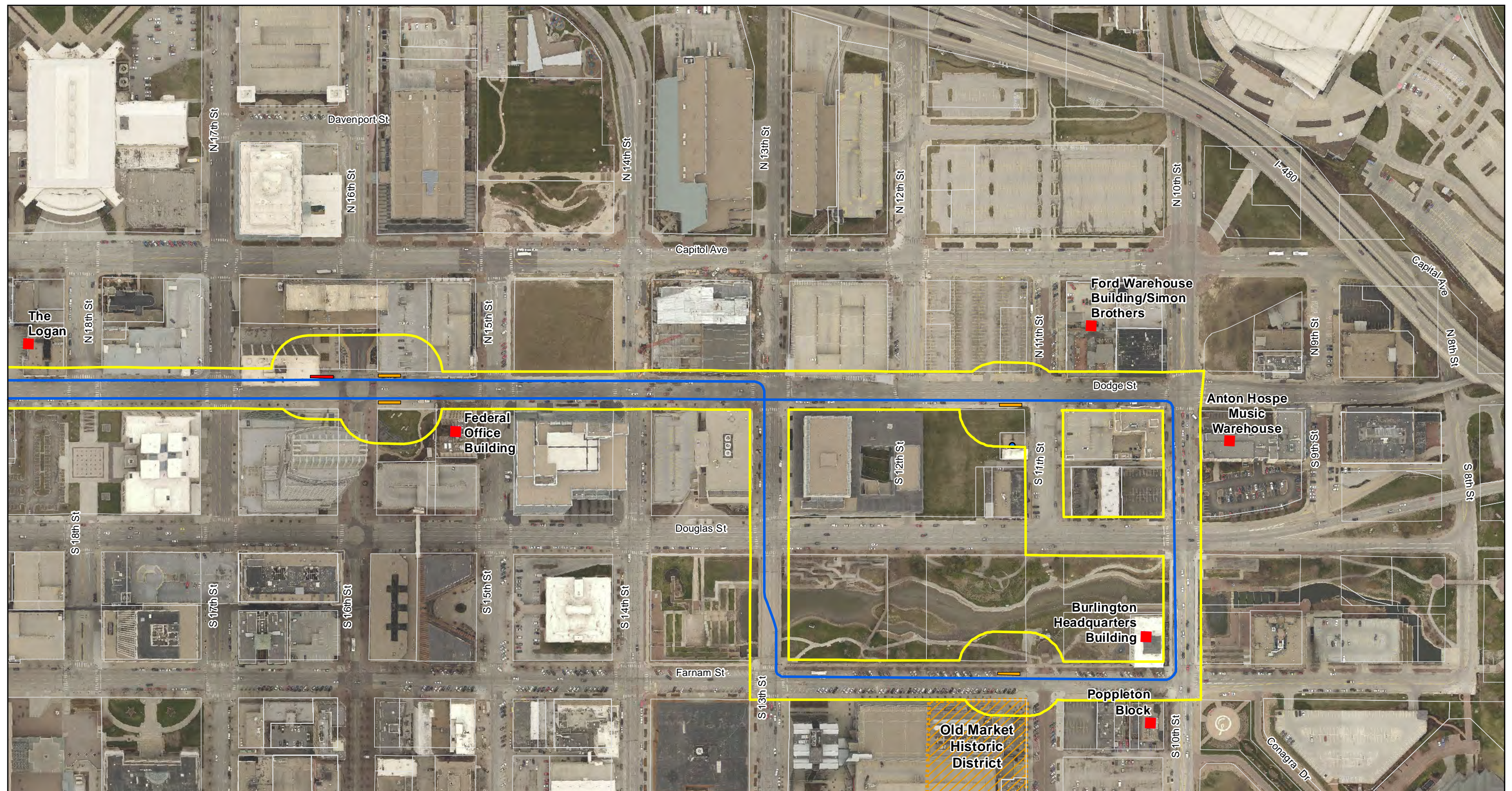
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Buildings Built Prior to 1966

Central Omaha BRT

Area of Potential Effects

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0 300 600 Feet

BRT Alignment

| | | | | | | | |
|--|--------------------------------|--|----------------------------------|--|--------------------------------------|--|-------------------------------|
| | BRT Alignment | | Parcels | | Local Historic Landmarks | | Buildings Built Prior to 1966 |
| | Preferred BRT Station Location | | Area of Potential Effects | | National Register Historic Districts | | |
| | Alternate Station Location | | National Register Historic Sites | | Local Historic Districts | | |

Central Omaha BRT

Area of Potential Effects

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METHODOLOGY

This survey of historic properties was conducted by HRG, Inc. in March of 2015 by architectural historian Melissa Dirr Gengler. Prior to field survey, a site file search was conducted at the Nebraska SHPO to document previously recorded historic properties within the APE. Further research was conducted to identify locally designated historic landmarks and properties within the corridor that are 50 years old or older. Survey methodology for this report incorporates the *Secretary of the Interior's Standards and Guidelines for Identification and Evaluation*, and the *Nebraska Historic Resources Survey and Inventory Manual, 2010 Edition*. Standing structures were identified in this report through reconnaissance level windshield field survey, use of aerial photography, and existing records research. An archeological site file search was also conducted to identify archeological sites that have been previously recorded. No new archeological field survey was conducted as part of this effort due to limited ground disturbing activity.

National Register Criteria for Evaluation

When evaluating historic properties, the National Register of Historic Places (NRHP) is the primary source by which they are identified for protection under Section 106 of the National Historic Preservation Act of 1966. Criteria for determinations of eligibility are set forth in 36 CFR Part 60.4 (70) and are described in *National Register Bulletin How to Apply the National Register Criteria for Evaluation*. In order for a property to be determined eligible it must meet at least one of the four NRHP criteria, and retain a high degree of historic integrity. Location, design, setting, materials, workmanship, feeling and association are the seven aspects of integrity defined by the NRHP. In general a property will always possess several, and usually most, of these aspects. Historic significance may then be present in one of four categories: important historic events; significant people in history; significant architecture, design, or property type; and potential to yield important historic information.

Survey methodology for this undertaking includes minimal field survey, and relies heavily on existing site file searches and identifying those properties 50 years old or older through other online resources such as the Douglas County Assessor web page and the Douglas County Geographical Information System (dogis).

Survey Results and Evaluation

A total of 36 properties meeting minimum survey standards established for this undertaking are included in this report. These include 9 properties currently individually listed in the NRHP, 9 properties located within the NRHP listed Dundee/Happy Hollow Historic District, 2 properties located within the NRHP listed Park and Boulevard Historic District, and 1 individually listed local landmark. The remaining 15 properties are not recommended eligible and are further documented in Attachment A. A total of three historic districts cross the APE corridor for this project; they are the Dundee/Happy Hollow Historic District, the Gold Coast Historic District, and the Parks and Boulevard Historic District. Although Dodge Street itself is included within the boundaries of these districts, it is not considered a contributing resource, and therefore is not treated as a historic property. Dodge Street was further evaluated as a potential historic property as part of the *Historic Highway Survey in Nebraska* completed by Mead and Hunt in 2002. This survey evaluated five historic highways that traverse the state including the Detroit-Lincoln-Denver Highway or DLD. Portions of Dodge Street were part of this corridor, but no portion of the road was recommended NRHP eligible as part of that survey. The remaining fifteen properties are located within the boundaries of the APE, and are documented as being 50 years old or older. Table 1 below identifies each of the 30 properties within the APE. Attachment A documents those properties within the APE that are 50 years old or older and are not recommended National Register eligible.

**Table 1: Properties Identified and Evaluated within the APE,
National Register Status and NRHP Criteria**

| Street | Number | Property | Construction Date | NRHP Status: Listed, Eligible or Not Eligible | NRHP Criteria |
|---------|---------------------|-----------------------------|-------------------|---|---------------|
| Dodge | 9101 | Public Library | 1966 | Not Eligible | N/A |
| Chicago | 9128 | Single Family Residence | 1956 | Not Eligible | N/A |
| Dodge | 8900 | Medical Center | 1957 | Not Eligible | N/A |
| Dodge | 8602 | Service Station | 1956 | Not Eligible | N/A |
| Dodge | 8601 | Nebraska Methodist Hospital | 1958 | Not Eligible | N/A |
| Dodge | 8511 | Medical Facility | 1960 | Not Eligible | N/A |
| Dodge | 8401 | Durham | 1958 | Not Eligible | N/A |
| Dodge | 8038 | Garage | 1950 | Not Eligible | N/A |
| Dodge | 8022 | Animal Hospital | 1959 | Not Eligible | N/A |
| Dodge | At 60 th | Pedestrian Bridge | 1968 | Local Landmark | N/A |
| Dodge | 6102 | St. Margaret Mary | 1940/1964 | Not Eligible | N/A |

| | | | | | |
|--------------------------|---------------------|-------------------------|---------|--|---------|
| Dodge | 5002 | Kohl's Pharmacy | 1957 | Listed: Dundee Happy Hollow Historic District | A and C |
| Dodge | 5004 | Vacant/Commercial | 1934 | Listed: Dundee Happy Hollow Historic District | A and C |
| Dodge | 5006 | Dundee Family Dental | 1934 | Listed: Dundee Happy Hollow Historic District | A and C |
| Dodge | 5010 | Commercial | 1950 | Listed: Dundee Happy Hollow Historic District | A and C |
| S. 50 th Ave. | 103 | House | 1919 | Listed: Dundee Happy Hollow Historic District | A and C |
| Dodge | 5003 | Bucks Gas Station | 1957 | Listed: Dundee Happy Hollow Historic District | A and C |
| Capitol Ave. | 5011 | NRG Media | 1950 | Listed: Dundee Happy Hollow Historic District | A and C |
| Dodge | 5008 | Goldbergs | 1913 | Listed: Dundee Happy Hollow Historic District | A and C |
| Dodge | 5015 | Commercial | 1953 | Listed: Dundee Happy Hollow Historic District | A and C |
| Dodge | At Saddle Creek | Underpass | 1934 | Listed | C |
| Dodge | 4202 | Tanning Horizons | 1953 | Not Eligible | N/A |
| Dodge | 3316 | Dialysis Center | 1964 | Not Eligible | N/A |
| S. 42 nd St. | 101 | Clarkson College | 1963 | Not Eligible | N/A |
| Dodge | 3106/3102 | Turner Court Apartments | 1925 | Listed | A and C |
| Dodge Street | At Turner Boulevard | Turner Park | c. 1900 | Listed: Omaha Park and Boulevard Historic District | A and C |
| Dodge Street | At Turner Boulevard | Turner Boulevard | c. 1900 | Listed: Omaha Park and Boulevard Historic District | A and C |
| Dodge | 3002 | Radio Shack | 1937 | Not Eligible | N/A |
| Dodge | 2955 | Service Station | 1951 | Not Eligible | N/A |
| Dodge | 2223 | Northern Natural Gas | 1950 | Listed | A and C |
| S. 19 th St. | 100 | Northwestern Bell | 1958 | Listed | A and C |
| N. 20 th St. | 124 | Central High School | c. 1900 | Listed | A and C |
| S. 15 th St. | 106 | Federal Building | 1932 | Listed | A and C |

| | | | | | |
|-------------------------|------|-------------------------------------|------|--------|---------|
| Farnam | 1004 | Burlington Office Building | 1890 | Listed | A and C |
| S. 10 th St. | 101 | Anton Hospe Music Warehouse (Hotel) | 1920 | Listed | A and C |
| Dodge | 1024 | Ford Warehouse | 1919 | Listed | A and C |

Archeology Data

An archeological site file search was conducted for this report and results provided by the Nebraska SHPO in March of 2015. Three previously recorded archeological sites are located near the APE for this undertaking. These three sites are classified as unknown National Register eligibility according to SHPO database files. However, all three sites have been significantly impacted by road construction and urban development within the area since their identification. Table 2 below identifies the general location and site number of the three archeological properties.

Assessment of Effects

Three possible effect determinations can be made for any undertaking, and they include no historic properties affected, no adverse effect, and adverse effect. The criteria for adverse effect are identified in the regulations at 36 CFR Part 800.5(a)(1) which states that adverse effects may occur when an undertaking has the potential to directly or indirectly alter the character defining features of a historic property. These effects may include physical destruction, insensitive alterations, relocation of a property, change in use or setting, visual, atmospheric or audible intrusions, deferred maintenance, or transfer, or the sale or lease of a property out of federal ownership. This project occurs primarily within the existing roadway or transportation right-of-way of the Dodge Street Corridor, with some small areas of newly acquired right-of-way, and new construction will include bus stops and stations along the route. This construction activity is limited to a defined locations directly associated with the road, traffic flow, and bus stop requirements. There is low to no potential for this activity to adversely affect the character defining features of historic properties within the APE. Indirect effects are also not likely because the introduction of small scale features such as station markers and signage are reversible features that are small in scale and similar to features that already occur in the nearby setting and transportation corridor.

Table 2. Archeological Sites Table

| <i>Site #</i> | <i>Location</i> | <i>NRHP</i> |
|---------------|-----------------------|-------------|
| DO506 | 114 and Dodge | UNK |
| DO167 | 8-11/Farnam-Davenport | UNK |
| DO 16 | 108 and Dodge | UNK |

Attachment A
Individual Property Forms
Properties 50 years old and older and not recommended NRHP
Eligible

Site Number: N/A

Address: 9101 West Dodge Road

Function: Public Library/W. Clarke Swanson Branch

Style: Mid-Century Modern

Construction Date: 1966



South and west facades of Swanson Branch library

Description:

Opened in 1966 the W. Clarke Swanson branch of the Omaha public library system is just at the 50 year age mark to be considered historic. The building is a raised one story with basement, has a flat roof, and projecting gallerie surrounding the recessed bay of the main building. The gallerie is supported by simple rectangular posts with a smooth surfaced, unornamented concrete wall surrounding three sides of the building. Clerestory windows connect simple rectangular single vertical panes of glass on the long sides of the building. The building has not yet achieved significance due to its age, and lack of historic context.

NRHP Eligibility Recommendation: Not Eligible. This building does not possess sufficient significance or historic context to convey individual historic significance. It is recommended Not Eligible for inclusion in the NRHP under Criteria A, B, or C.

Site Number: N/A

Address: 9128 Chicago Street

Function: Single Family Residence

Style: Ranch/Mid-Century Modern

Construction Date: 1956, remodeled 1985



South façade of Chicago Street Residence

Description:

This 1956 single family dwelling is constructed of brown brick with a stone door surround. The residence has a two car attached garage and a shallow hipped roof. The house is accessed by a curved concrete drive and has a broad set back with large coniferous trees in the front yard. The building has been significantly altered with new windows and doors, and extensive interior remodeling. These alterations diminish the historic integrity of the building.

NRHP Eligibility Recommendation: Not Eligible. Due to alterations including replacement materials such as windows, roofing, and doors this building no longer retains the integrity necessary to convey individual historic significance. It is recommended Not Eligible for inclusion in the NRHP under Criteria A, B, or C.

Site Number: N/A

Address: 8900 Dodge Street

Function: Medical Center (Surgical Images)

Style: Ranch/Mid-Century Modern

Construction Date: 1957, remodeled 2000



Main façade of surgical center looking northwest

Description:

This 1957 former single family dwelling is constructed of blond brick with a stepped floorplan and shallow hipped roof. The property has been converted to a medical facility and significantly altered to accommodate this new use. The property has an expansive set back with large coniferous tree in the front yard. The building has been significantly altered with new windows and doors, and extensive interior remodeling. These alterations diminish the historic integrity of the building.

NRHP Eligibility Recommendation: Not Eligible. Due to alterations including replacement materials such as windows, roofing, and doors this building no longer retains the integrity necessary to convey individual historic significance. It is recommended Not Eligible for inclusion in the NRHP under Criteria A, B, or C.

Site Number: N/A

Address: 8602 Dodge Street

Function: Service Station

Style: Commercial

Construction Date: 1956



Main façade of service station looking northwest.

Description:

This 1956 service station is a simple one story with rectangular floor plan. Three service bays with overhead doors are located at the west end of the building. The roof is a modified mansard with a slightly projecting gable end to define a former entry area. The building has been significantly altered with newer vertical siding sheets, replacement windows that are smaller in size and in new locations diminish the historic integrity of the building.

NRHP Eligibility Recommendation: Not Eligible. Due to extensive alterations including replacement materials such as siding, windows, roofing, and overhead doors this building no longer retains the integrity necessary to convey historic significance. It is recommended Not Eligible for inclusion in the NRHP under Criteria A, B, or C.

Site Number: N/A

Address: 8601 Dodge Street

Function: Nebraska Methodist Hospital

Style: Modern Commercial

Construction Date: 1964



View of north façade looking toward the south.

Description: This two story commercial building was constructed with steel, concrete and glass with minimal ornamental detail expressing a sleek modern style. Built in 1964 the building is typical of many commercial properties constructed during this era. The building has a long low footprint and flat roof. Some alterations with window panels replaced and doors altered have occurred over time. The building lacks the individual physical integrity or significance to support eligibility under National Register Criteria A, B, or C.

NRHP Eligibility Recommendation: Not Eligible. Due to building alterations including replacement materials such as windows, and doors this building no longer retains the integrity necessary to convey historic significance. It is recommended Not Eligible for inclusion in the NRHP under Criteria A, B, or C.

Site Number: N/A

Address: 8511 West Dodge Road

Function: Medical Facility

Style: Modern Commercial

Construction Date: 1960



Main entry of medical facility looking north

Description: This two story commercial medical building was constructed with mesh screening panels at the second level and rough lava stone cladding the first level. An aluminum and glass storefront door is centrally located in the long leg of the building and is sheltered by an extended porte cochere. The porte cochere contains an inverted zig-zag configuration and is supported by simple steel posts. The property is surrounded by concrete parking interspersed with island greenspaces planted with grass and deciduous trees. Built in 1960 the building is typical of many commercial properties constructed during this era. The building has a long low footprint and flat roof. Some alterations with window panels replaced and doors altered have occurred over time. The building lacks the individual physical integrity or significance to support eligibility under National Register Criteria A, B, or C.

NRHP Eligibility Recommendation: Not Eligible. Due to building alterations over time and lack of individual significance this building no longer retains the integrity necessary to convey historic significance. It is recommended Not Eligible for inclusion in the NRHP under Criteria A, B, or C.

Site Number: N/A

Address: 8401 Dodge Street

Function: Commercial (Durham Building)

Style: Modern Commercial

Construction Date: 1965



View of west façade looking northeast.

Description: This raised multi-story commercial building was constructed with steel, concrete and glass with minimal ornamental detail expressing a sleek modern style. The simple glass façade is punctuated by a belt course and cornice line that project from the building emphasizing the horizontal nature of the property. An irregular shaped door hood projects from the belt course sheltering the main entry door. Built in 1965 the building is typical of many commercial properties constructed during this era. Although the building has not undergone significant exterior alterations over time, it lacks the individual integrity or significance to support eligibility under National Register Criteria A, B, or C.

NRHP Eligibility Recommendation: Not Eligible. This building does not retain sufficient historic significance due to its age and context, and therefore it is recommended Not Eligible for inclusion in the NRHP under Criteria A, B, or C.

Site Number: N/A

Address: 8038 Dodge Street

Function: Commercial/Garage

Style: No Style

Construction Date: 1950, remodeled 2001



Main façade of tire store looking northwest

Description: This one story stucco clad commercial building is currently being used as a tire shop/garage. The rectangular footprint has a projecting center bay and side bays containing overhead glass panel garage doors. The center aluminum and glass entrance is sheltered by a blue canopy and the flat roof is accented by a projecting false gable at the center bay. The core of the building was originally built in 1950, but was extensively remodeled in 2001 for the commercial tire company that now occupies the space. The building is typical of many modern commercial properties, and due to its extensive alterations it lacks the individual integrity or significance to support eligibility under National Register Criteria A, B, or C.

NRHP Eligibility Recommendation: Not Eligible. This building does not retain sufficient historic significance or physical integrity due to alterations over time, and therefore it is recommended Not Eligible for inclusion in the NRHP under Criteria A, B, or C.

Site Number: N/A

Address: 8022 West Dodge Road

Function: Commercial/Animal Hospital

Style: No Style

Construction Date: 1959, remodeled 2008



Main façade of animal clinic looking northwest

Description: This one story stone clad commercial building is currently being used as an animal hospital. The building has an asymmetrical footprint with an off center core that has a cross gable roof. Two rectangular wings project from the east and west ends of the core. These wings have a canted combination mansard/shed roof in blue standing seam steel. The windows have been replaced with modern undivided panes. The core of the building was originally built in 1959, but was extensively remodeled in 2008 for the current use. Due to its extensive alterations it lacks the individual integrity or significance to support eligibility under National Register Criteria A, B, or C.

NRHP Eligibility Recommendation: Not Eligible. This building does not retain sufficient historic significance or physical integrity due to alterations over time, and therefore it is recommended Not Eligible for inclusion in the NRHP under Criteria A, B, or C.

Site Number: N/A

Address: 6102 Dodge Street

Function: Church/School/Office (St. Margaret Mary)

Style: Multiple (Gothic Revival, Modern)

Construction Date: 1940



View of portion of St Margaret Mary Campus, looking north.

Description: The St. Margaret Mary Campus is a large acreage with multiple buildings and a significant setback from Dodge Street. The Nebraska SHPO database recommends the school as not eligible, although the church and office buildings are not evaluated in the database. However, given their significant distance from the APE they are also not evaluated here.

NRHP Eligibility Recommendation: Not Eligible. This property has been recommended as not eligible in the Nebraska SHPO survey database. The church and support buildings may be evaluated elsewhere, but are outside the APE for this undertaking. Therefore, the existing property does not retain sufficient historical context or physical stylistic features to have achieved significance since its construction date. The building does not possess any character defining features to convey significance under NRHP criteria A, B, or C.

Site Number: N/A

Address: 4202 Dodge Street

Function: Commercial (tanning and hair salon)

Style: Modern Commercial

Construction Date: 1953



View of east and south facades looking toward the northwest.

Description: This combination one and two story brick building has an “L” Shaped foot print. The brick building has been painted a consistent red color. Windows and doors have been removed and replaced with single pane units of a consistent size and a new storefront system. The building is currently used as a tanning and hair salon. The core of the building retains a construction date of 1953, but significant alterations over time including the replacement windows, doors, storefront, and paint give the building a much newer appearance.

NRHP Eligibility Recommendation: Not Eligible. Due to extensive alterations over time that have resulted in a loss of physical integrity this building does not retain character defining features to convey significance under NRHP criteria A, B, or C.

Site Number: N/A

Address: 3316 Dodge Street

Function: Commercial/Medical (dialysis center)

Style: Modern Commercial

Construction Date: 1964



View of south façade looking toward the north.

Description: The building at 3316 Dodge Street is a two story flat roofed simple modern building with a façade defined by a series of vertical panel cladding. An off-center asymmetrical rounded canopy extends approximately $\frac{3}{4}$ of the façade, and shelters the off-center main entry. A flat roof with no cornice or detailing emphasizes the simple box like form of the property. The building is currently used as a dialysis center.

NRHP Eligibility Recommendation: Not Eligible. This building does not retain sufficient historical context or physical stylistic features to have achieved significance since its construction date. The building does not possess any character defining features to convey significance under NRHP criteria A, B, or C.

Site Number: N/A

Address: 101 S. 42nd Street

Function: Commercial Form/Education Use (Clarkson College)

Style: Modern Commercial

Construction Date: 1963



View of north and west facades looking southeast.

Description: The building at 101 S. 42nd Street owned by Clarkson College is a multi-story glass and metal building facade with pebble stone walls at the exposed portion of the lower level. A simple rectangular plan is connected to a larger campus via an attached elevated walkway. The curtain wall exterior has tinted glass panes within metal framework. Though the building has a South 42nd Street address, it faces Dodge Street, thus putting it within the APE for this undertaking. The building is one piece of a larger Clarkson College campus of multiple buildings connected by elevated walkways.

NRHP Eligibility Recommendation: Not Eligible. This building does not retain sufficient historical context or physical stylistic features to have achieved significance since its construction date. The building does not possess any character defining features to convey significance under NRHP criteria A, B, or C.

Site Number: N/A

Address: 2955 Dodge Street

Function: Commercial/Service Station-Vacant-Not In Use

Style: Modern Commercial

Construction Date: 1951



View of main or north facing façade looking southeast.

Description: This service station is currently vacant. The small scale one story box building has a large projecting canopy with a glass and aluminum storefront that is a replacement from the original. Also on the site is a three bay concrete block garage with aluminum overhead doors. The overhead doors have been replaced and the storefront on the service station is new. A single bay overhead door accessing a garage bay is attached to the service station.

NRHP Eligibility Recommendation: Not Eligible. This building does not retain sufficient historical context or physical stylistic features to have achieved significance since its construction date. Alterations to the property including the replacement storefront and overhead doors diminish the physical integrity. The building does not possess any character defining features to convey significance under NRHP criteria A, B, or C.

Site Number: N/A

Address: 3002 Dodge Street

Function: Commercial/Vacant-Not In Use (Former Radio Shack)

Style: Commercial

Construction Date: 1937



View of south and east facades looking northwest.

Description: This small scale one story commercial building was the former home of the Radio Shack but is now vacant. The brick building has been painted gray multiple times resulting in loss of relief in the brick cornice detail. A canted or angled main entrance has replacement doors and windows that have been enclosed and reconfigured to suit the business. Black quarter-circle awnings cover the windows and entry.

NRHP Eligibility Recommendation: **Not eligible.** Alterations to the property including the replacement storefront, reconfigured windows, and heavy paint diminish the physical integrity. The building does not possess any character defining features to convey significance under NRHP criteria A, B, or C.