

United States Department of the Interior
National Park Service



National Register of Historic Places
Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

New Submission Amended Submission

A. Name of Multiple Property Listing

Apartments, Flats and Tenements in Omaha, Nebraska from 1880-1962

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

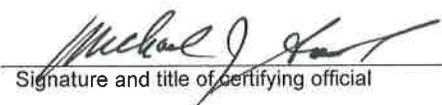
- Community Planning and Development of the Apartment Building Type, Omaha, Nebraska, 1880-1962
- Influences of Ethnic Heritage on Apartments, Omaha, Nebraska, 1880-1962
- Influences of Economics of Apartments, Omaha, Nebraska, 1880-1962
- The Architecture of Apartments, Omaha, Nebraska, 1880-1962

C. Form Prepared by

Name/title Jennifer Honebrink, AIA, LEED AP/Timothy Smith and Chad Moffett
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Organization Mead & Hunt, Inc. (see Section H) Date April 2009/March 2014
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City or Town Omaha State Nebraska Zip 68102

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register Criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. ([] See continuation sheet for additional comments.)

 03-10-2014
Signature and title of certifying official Date
Nebraska State Historical Society
State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

 4-29-2014
Signature of the Keeper Date of Action

Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

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Paperwork Reduction Act Statement: This information is being collected for application to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

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E. STATEMENT OF HISTORIC CONTEXTS

Introduction to Historic Contexts

This study focuses on multi-family dwellings constructed as rental properties. It includes building types commonly known as tenements, flats and apartments. Within this paper they are collectively referred to as apartments. In Omaha, just over 900 such buildings were constructed between 1880 and 1962. Of these, almost 500 still exist today. They represent a unique account of how the apartment building type evolved in Midwestern cities, in congruence with city development.

Apartment development in Omaha is best understood when viewed as a set of themes. They are generally significant in one of four areas:

1. Community planning and development
2. Ethnic heritage
3. Economics
4. Architecture

The following text will further discuss each of these historic contexts at both a National and Local level. Due to their nature, these themes have overlapping chronologies and geographies.

A number of property types similar to apartments were not included in this study. These include hotels, apartment hotels, group homes, institutions, rooming houses and boarding houses. Although these building types also housed multiple families (or at the least unrelated people), each included a communal eating and sometimes also a communal bathing component. Furthermore, St. Louis Flats were not included in this study due to the difficulty of identifying them. A full review of the methodologies used in this paper is included in Section H.

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COMMUNITY PLANNING & DEVELOPMENT OF THE APARTMENT BUILDING TYPE, 1850-1960

Introduction

In the nineteenth century, multi-family housing grew out of necessity. Cities like Omaha, which experienced rapid growth from immigration and industrialization had to find a way to quickly house a large number of people. As America's most populous city, New York City was the first to deal with housing large numbers of people in a relatively small area. Cities such as Omaha then followed New York City's lead as they grew, adding their own local and regional interpretations to the development of buildings for multi-family housing.

Development of Tenements in the United States, 1850-1910

The immigrants coming into America and working-class families drawn to New York City for industrial jobs could often not afford hotels and did not have relatives in town to live with, so they rented what they could for housing. In the 1840s and 1850s, this was most often an older house that had been subdivided into smaller rental units.¹ These subdivided houses could not keep up with the demand for housing, however, so in the mid-nineteenth century developers began erecting buildings specifically to house multiple families.² Referred to as tenements, these buildings were entered through a common front door and center stair hall, and/or a rear porch; and individual units within the building shared privies in the rear of the building.³ Within the units, rooms were arranged in a series. There was no hallway and therefore no privacy. People were forced to walk through the unit from bedroom to bedroom.⁴ This type of tenement also became known as a railroad flat.⁵ As immigrants and industry developed in other cities across America, so too did the tenement building. It followed similar forms and interior layouts, although the scale was sometimes smaller and materials less permanent than those in New York City.

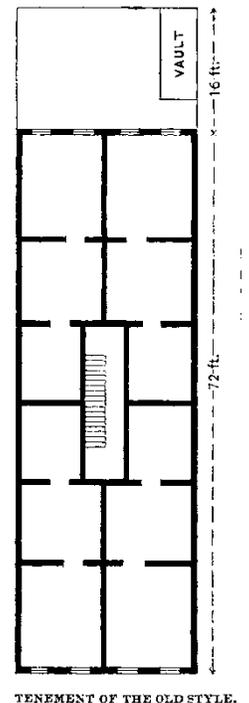


Figure 1: Early Tenement as published by Jacob Riis, *How the Other Half Lives* p. 18.

As tenements became more numerous in New York City in the 1870s and 1880s, reformers and health officials began to identify tenement housing as a problem.⁶ Derided as "barracks" in the landmark exposé *How the Other Half Lives*, the author, Jacob Riis, provided numerous examples of the appalling living conditions found in many tenements. Included were reports of children who died of suffocation in the foul, unventilated air and living units so small they consisted of a single room that could be crossed in "three short strides".⁷ Overall, the typical tenement's lack of sanitary conditions, fire safety, light and air movement, overcrowding, and shared bathrooms and kitchen facilities appalled the reformers.⁸ Although tenements in other cities were generally not as overcrowded as those in New York City, because of the national attention given to the issue, they began to be perceived as problems as well.

¹ Cromley, *Alone Together*, 16.

² Cromley, *Alone Together*, 52.

³ Cromley, *Alone Together*, 55, 68.

⁴ Riis, *How the Other Half Lives*, 17.

⁵ Hunter, *Ranches, Rowhouses and Railroad Flats*, 226.

⁶ Riis, *How the Other Half Lives*, vi.

⁷ Riis, *How the Other Half Lives*, 7-8.

⁸ Robert F. Fairbanks, "From Better Dwellings to Better Neighborhoods," in *From Tenements to Taylor Homes*, 24.

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Nationally, early efforts focused on altering the tenement buildings themselves and resulted in minor changes. From blocks of airless buildings, the dumbbell tenement developed; so-called because of its dumbbell shape in plan. Narrow air shafts were created mid-building to allow light and air into the center of the apartment block.⁹ Not really large enough for good air flow, these commonly became garbage chutes that were unable to be cleaned out, resulting in conditions more foul than those they were supposed to remedy.¹⁰

In one of the Progressive Era's many reform movements, Lawrence Veiller, an early twentieth century housing reformer in New York City focused further attention on the tenement buildings themselves, using the scientific method and the Progressive Era's emphasis on specialization to call attention to the problems identified by early reformers.¹¹ His initial plan to "improve conditions in tenement houses by securing new remedial legislation that would regulate new construction, assure that existing laws were enforced, stimulate the construction of model tenements, and improve conditions in older tenements" led to the establishment of the Tenement House Committee of the Charity Organization Society of the City of New York (CSO).¹² Together with this organization, he "organized an exhibition that ran for two weeks in 1900 and included photographs, maps, charts, and models of typical Lower East Side blocks, graphically illustrating conditions of overcrowding, poverty, and disease in the tenement house districts."¹³ Their combined efforts led to the New York Tenement Law of 1901, which

focused on living conditions, unlike building codes which focused on construction methods.¹⁴ The New York Tenement Law outlawed dumbbell tenements, and required private bathrooms for each apartment, more windows, fire escapes and lighting for dark hallways.¹⁵

Passage of the Tenement Law generated publicity and launched a national movement. Cities across America began passing similar laws, even when they did not have the variety or severity of problems that New York did.¹⁶ Additionally, as architects' designs for multi-family dwellings in New York City began to reflect the changes to the laws and they

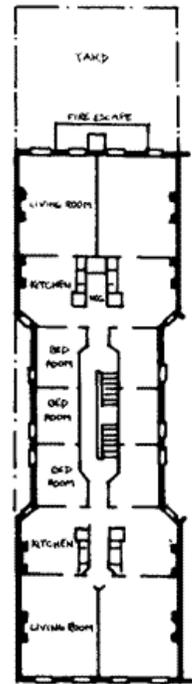


Figure 2: Dumbbell Tenement as published on the web by Douglas Knerr, Assoc. Prof. of History, Roosevelt University.

⁹ Cromley, *Alone Together*, 55.

¹⁰ Andrew S. Dolkart, "The Architecture and Development of New York City", p. 3 as posted in full text on http://ci.columbia.edu/0240s/0243_2/0243_2_s1_2_text.html

¹¹ Robert F. Fairbanks, "From Better Dwellings to Better Neighborhoods," in *From Tenements to Taylor Homes*, 23.

¹² Andrew Dolkart, "The 1901 Tenement House Act; Part 1: Birth of a Housing Act" as posted on the web site of the Lower East Side Tenement Museum http://www.tenement.org/features_dolkart2.html

¹³ Andrew Dolkart, "The 1901 Tenement House Act; Part 1: Birth of a Housing Act" as posted on the web site of the Lower East Side Tenement Museum http://www.tenement.org/features_dolkart2.html

¹⁴ Robert F. Fairbanks, "From Better Dwellings to Better Neighborhoods," in *From Tenements to Taylor Homes*, 23.

¹⁵ A dumbbell tenement was a building constructed on a site 25'x100', five to seven stories tall, with 14 rooms per floor. Only four rooms per floor received sunlight and air from street facades. Other windows opened onto small air shafts typically 5' wide or less. This created foul smelling apartments where tenants often had to walk through one another's space to get to shared facilities such as bathrooms or kitchens. Robert F. Fairbanks, "From Better Dwellings to Better Neighborhoods," in *From Tenements to Taylor Homes*, 24.

¹⁶ Robert F. Fairbanks, "From Better Dwellings to Better Neighborhoods," in *From Tenements to Taylor Homes*, 28-32.

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began debating the best ways to accomplish the new design goals of this building type, their published work began to influence other designers and builders across America. Apartments with sanitary conditions, ample sunlight and good ventilation became hallmarks of good design.

Development of Flats in the United States, 1850-1910

Developed concurrently with tenements were multi-family buildings commonly referred to as French Flats. Similar to tenements in that they were constructed with the intention of renting to multiple families, these buildings were generally considered to be a higher class of multi-family buildings than tenements. The flats were well designed with more natural light, better air flow and rooms generally arranged into suites of one or two families with access off of each stairwell, and with private hallways connecting the rooms within the units.¹⁷

By the 1870s, these too were catching on in New York City, although they could still be counted in the hundreds compared to the thousands of tenement buildings.¹⁸ Most were constructed on the edges of fashionable residential areas and looked like houses themselves.¹⁹ Not plagued by the overcrowding and privacy issues of the tenements, these buildings still benefited from the new emphasis on cleanliness and health. Improvements in ventilation and lighting were reflected in the latest plans for these units as well.

Like the tenements, as plans for New York City's new flats were published in trade journals these buildings were emulated in other cities across America. Over time, the term "French Flat" was changed to "Eastern Flat", or sometimes simplified to merely "flat". Each region made its own adaptations of this building type based on available building materials, climate conditions and tastes. Over time, as laws regulating apartment design developed fewer tenements were constructed and the mix of buildings shifted towards variations of flats and experiments in the new buildings type, apartments.²⁰

Development of Tenements and Flats In Omaha 1880-1962

Omaha was founded 4 July 1854. Located at the Eastern terminus of the first transcontinental railroad, it was awarded the bid for the location of the Union Pacific Shops in 1865 and quickly became the center of a large jobbing industry, causing the city to grow rapidly. Between 1880 and 1890, Omaha's population grew by 754%.²¹ With the population boom came a brisk turnover in the built environment. It progressed quickly through phases of construction similar to those outlined in Barbara Bailey's study of main streets of Oregon from an unorganized mix of uses and building types to a zoned layout of well-built and substantial buildings.

Between 1880 and 1890, many people in Omaha could not afford living in hotels or new homes. Shanties and tenements became options for a number of families. Many were constructed of wood and were prone to fires. Three of the four types of tenements were popular apartment types during this period, including general tenements, double tenements, and tenement houses. General tenements and double tenements attempted to capitalize on the size of the lot, by filling the lot, or creating a rental property behind the primary residence or business. None of these building types were constructed after 1890 and none are extant.

¹⁷ Cromley, *Alone Together*, 66 and New York, New York How the Apartment House ... p. 37.

¹⁸ Cromley, *Alone Together*, 101.

¹⁹ Hawes, *New York, New York*, 42.

²⁰ Cromley, *Alone Together*, 101 and Hawes, *New York, New York*, 51.

²¹ U.S. Census figures as published by Wikipedia.org "Omaha, Nebraska"

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The final tenement building type found in Omaha was the dumbbell tenement. Commonly constructed in Omaha between 1905 and 1925, it was supposed to be an improvement on the typical New York tenement building by creating light shafts so that each room had access to fresh light and air. While it did not work well in New York due to the close proximity of adjacent buildings, it did in Omaha due to the lower density of development. However, only 10 dumbbell tenements were ever constructed in Omaha. Although they were more substantially constructed than the other three types of tenements, only three are extant, the Troy, Milton and Mayart.

An alternative to tenements, and viewed socially as a step up, were flats. Tenements and flats were well-established multi-family dwelling types nationally before Omaha was founded in 1854. Locally flats developed concurrently with tenements vying for Omaha's rapidly expanding population in the 1880s and helping to fill the local housing need. Three types of flats developed here and their popularity lasted until the 1960s, likely because their smaller size made them easy to finance and locate, and their layouts remained popular.

Most popular of the types of flats in Omaha before 1890 was the row flat. Similar to row houses which were a series of units side-by-side, row flats were a series of units containing one unit above another, and located side-by-side. They were typically two stories tall and at least three units wide. In the 1880s, they were commonly constructed on the fringes of downtown, on Burt, Capitol, Chicago and Farnam Streets. Few of these survive today. After their initial burst of popularity row flats were constructed in limited numbers (one or two every couple of years) through the early 1960s.

The popularity of row flats in the early years was followed closely by that of the house flat, a building typically two stories high and a single unit wide, but deeper than an average dwelling unit. From the exterior, they have the appearance of a single family dwelling. Overall, this type of flat accounted for 38% of the various types of flats constructed in Omaha.

Four-plexes account for another 39% of flats that were constructed in Omaha. Over the years they have become more and more popular. Although they had small rises in popularity in the 1880s, 1910s and 1920s, they were most popular during and especially after WWII, likely due to their size and affordability. Typically arranged with a central entrance into a stair hall and two units per floor, these buildings were generally limited to two stories in height. They were rarely constructed in any type of formal arrangement.

Early Apartments in the United States, 1870-1920

In many Midwestern cities, the development of apartment buildings coincided with the development of the streetcar system. The two developed a symbiotic relationship; generating populations that supported one another. Streetcar lines generally developed in three stages.²² First, lines were developed to out-lying areas with infrequent service. This was financially viable since many streetcar owners were also land speculators who wanted to attract customers to their new developments. In addition, they were able to generate fares from Sunday riders following the custom of going to the park or cemetery on Sunday afternoon.²³ "To real estate men, the simple procedure of placing a coach on iron rails seemed a miraculous device for the promotion of out-of-town property."²⁴ Homes of the upper-middle class would generally appear in lines parallel to the tracks.

²² Warner, *Streetcar Suburbs*, 49.

²³ Warner, *Streetcar Suburbs*, 60.

²⁴ Warner, *Streetcar Suburbs*, 23.

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In the second stage, regular service would begin, bringing a jump in building that continued to follow the streetcar lines. These buildings were generally built for the central middle class. Finally, as these lots were filled in, development began behind them, within walking distance to the streetcar lines, encouraging development of additional near-by lines to handle the traffic. As development increased, it tended to mature into architecturally and economically homogeneous areas, as most home owners and developers sought safety in their investment by building to meet a narrow price range with a specific appeal.²⁵

At the same time streetcars were developing, a new multi-family building type began to emerge – the “apartment house”.²⁶ The first structure in the United States to be referred to as an apartment house was the Stuyvesant, constructed in New York in 1869 and designed by William Morris Hunt.²⁷ Hunt had studied architecture in Paris at a time when that whole city was undergoing dramatic change – Napoleon III and Baron Haussmann were working on a 17 year building campaign (1853-1870) that tore out the medieval Paris and replaced it with a city full of wide boulevards and grand buildings. Lining many new streets were apartment buildings.²⁸

With The Stuyvesant, architect Richard Morris Hunt and his client Rutherford Stuyvesant purposely set a new tone for multi-family rental properties in America. Both men had traveled and studied in Europe, and had seen the changes taking place in Paris. The Stuyvesant, and other early apartment buildings, sought to show people in America that multiple dwellings could be appealing to the more affluent. “Although the tenement house provided the conceptual bridge between the private house and the apartment house, its association with lower-class living was a formidable obstacle to the success of the apartment house.”²⁹

The Stuyvesant was greeted with ridicule at first. The upper class of New York City society could not understand why a middle/upper class person would want to live in a building filled with demising walls like the tenements of the poor; once inside though, they were pleasantly surprised at how attractive it was.³⁰ Its fine finishes, generous room sizes and well-designed layout won the favor of its early tenants who were generally fashionable young couples, artistic and literary people.³¹ By labeling it an apartment building, together, the tenants, architect and owner sought to promote the apartment as something distinct from the tenements of the poor and as socially acceptable for people of the upper class.

What followed was a series of experiments in what made the ideal apartment building. These included Apartment Hotels, Home Clubs, and what we recognize today as apartment buildings. Apartment Hotels were often taller structures, including elevators and all of the latest innovations to appeal to newcomers. Although the rooms were typically smaller, with no more than a kitchenette, the public amenities often included a restaurant, a series of lounges for socializing, and maid service; all of which was thought to compensate for the

²⁵ Warner, *Streetcar Suburbs*, 75.

²⁶ In America, “through the mid-nineteenth century, the term *apartment* referred to any individual room within a dwelling.” Hunter, *Ranches, Rowhouses and Railroad Flats*, 210. In France, apartment referred to “a set of private rooms in a building entirely of these,” <http://www.etymonline.com/index.php?search=apartment&searchmode=none> In the 1870s and 1880s in America, the new compound word “apartment house” set these buildings apart from the tenements of the poor. Hunter, *Ranches, Rowhouses and Railroad Flats*, 210.

²⁷ Hawes, *New York, New York*, 7.

²⁸ Hawes, *New York, New York*, 16-17.

²⁹ Hawes, *New York, New York*, 36.

³⁰ Hawes, *New York, New York*, 7.

³¹ Hawes, *New York, New York*, 26-27.

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smaller individual unit size. Home Clubs were essentially early condominiums, where groups of investors pooled their money to construct an apartment building – each residing in their share when the building was complete and able to sell it without the group's consent. Each of these had its drawbacks, which the apartment building was able to solve. By labeling it an apartment building, the structure became something fully American; distinct and independent from the older French Flats. In providing all of the features of an isolated house, it appealed to those who wanted more privacy than the Apartment Hotel offered. Finally, by making the units available as rentals, it freed residents to save for the American dream – a private residence of their own.

Although often promoted as "house-like", the apartment building type developed unique features of its own. By nature it was more social. Doormen, lobbies, access to cultural events, and views onto busy streets meant that people had more interaction. Early apartments were also more focused on presentation than function. They developed a particular set of requirements for the sequence of spaces and types of finishes. From grand entries and gilded lobbies to carved fireplaces and elaborate light fixtures, they were intended to look lavish and artistic. All of this was intended to appeal to the upper-middle class, who began to endorse this new lifestyle, lending popularity and credibility to the apartment building type.

Like the tenants of the Stuyvesant, tenants of other early apartment buildings in New York City tended to be among those in the upper class considered eccentric. This did not last long however, and apartment buildings quickly gained popularity among the middle and upper class as people began looking to them as an alternative to owning their own home for a wide variety of reasons. Typically, apartments were less expensive than owning a single family dwelling. Public transportation also meant that they could live out in the more popular suburbs and not require room to board a horse. Additionally, apartments provided many amenities and new technology that most could not afford in a single family dwelling. Apartment dwellers were often the first to own telephone lines, washers, dryers, electric stoves, and electric lights. Moreover, changes in building codes and new methods of concrete construction began allowing larger, fireproof structures, which in turn gave architects room to manipulate space and create luxurious residences.

By the second decade of the twentieth century, streetcar systems in many cities had grown. At the same time the apartment building type had diversified. Generally apartments marketed to the upper class continued to be designed in consistent architectural styles and maintained the feel of a high-end single-family residence. According to *The American Architect*, the ideal apartment building was completely residential in nature, had spacious living quarters with the planning features of an individual residence, and high quality finishes. Phone service, electricity, and steam heat were expected amenities.

Meanwhile a strong emerging market was the growing middle class. More efficient and less house-like apartment buildings began to emerge to fit the financial and social goals of this group. These apartments typically maintained exterior features that were icons of high-style architecture, while minimizing or eliminating some interior rooms and finishing the interior at the same level as an average house of the period. On the exterior, buildings of this class exhibit detailing of Sullivan-esque terra cotta, or an Arts and Crafts covered entry porch, or similar easily-recognized elements that are associated with various architectural styles, while on the interior the kitchen may become a kitchenette, or a Murphy bed may allow a dining room to double as a bedroom.

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In both cases, most apartment buildings constructed during this period were on the edge of the downtown, or along streetcar lines, providing their residents easy access to downtown businesses and occupations.

Early Apartments in Omaha, 1880-1930

By the time apartment houses appeared in Omaha, they had proven their social acceptability for the upper classes and architects were concentrating on perfecting the form and features of this building type. In Omaha, we see evidence of this in the experiments with block, rectangular, U and atypical shapes, as well as the variety of styles applied to the buildings.

Omaha followed a development pattern for apartments very similar to national models. A horse drawn streetcar line came first. In 1867 the Omaha Horse Railway Company was granted a 50-year franchise and began planning the city's first streetcar lines. By 1889 the streetcar lines covered most of the major Omaha streets and several apartments³² began appearing along the major lines. More apartments appeared along rail lines between 1900 and 1909. The major boom however, was from 1909-1930, when an average of 6 apartment buildings was constructed per year. In the first half of the construction boom, most of the apartment buildings were constructed along the streetcar lines. In the early 1920s, apartments began filling the lots a block or two away from the streetcar lines because the lots along the streetcar lines were no longer open. It was also less important to have a close relationship between the streetcar lines and the apartment buildings as cars began to detach people from their reliance on the streetcar for transportation.

Two of the Omaha streetcar's early investors were A.J. Hanscom and James G. Megeath, who donated the 57 ½ acres which become known as Hanscom Park to the City of Omaha in November of 1872.³³ As soon as the park was created, talk began of extending the streetcar line down to it, but it was not until 1882 that this became a reality. After several trial runs, on April 30, 1882 the first Sunday trips to Hanscom Park were made. The newspaper listed points of interest along the way, including Hoaglund's and Turner's new residences, St. Felix's new grocery, Bishop Clarkson's residence, and Judge Woolworth's "Cortland Palace".³⁴

As streetcar schedules became more frequent, upscale neighborhoods on popular destination routes developed from primarily high-end single family residences to a mix of single family and multi-family residences, including attached dwellings and apartment buildings. These apartment buildings generally fall into three types, Eastern Flats, typical Apartment buildings, and Commercial Apartment Buildings. Most were constructed between 1880 and 1940 and account for 17% of all of the apartments constructed in Omaha.

Eastern Flats and Commercial Apartment buildings were popular during Omaha's booming 1880s, and late 1890s, while more typical apartment buildings did not develop in Omaha until the early 1900s. All three were then popular from 1910 to 1930, with the exception of the WWI years.

Together these three types of apartments represent different approaches to the planning of larger multi-family rental units in Omaha. All ranging three to four stories in height, the commercial apartment building is the only one to always incorporate storefront space on the first floor. Because of this, it is most often located on major streets, such as Cuming, Farnam, Leavenworth and S 24th Streets. It also uses interior corridors to provide access

³² Apartments refer to multiple dwellings that are entered from an internal corridor system and are arranged as units within a larger structure.

³³ ORR, *Streetcars of Omaha and Council Bluff*, 15.

³⁴ ORR, *Streetcars of Omaha and Council Bluff*, 31.

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to the various apartment units – a feature it has in common with the more typical apartment buildings. Apartment buildings though, are generally residential in nature and tend to be located on just off major streets, such as on Jones, Howard and S 25th Ave. In turn, it is this residential nature and location that typical apartment buildings share with Eastern Flats, which never incorporated storefront space and were commonly located on streets such as Dewey, Mason, Park Ave, and S 19th Streets.

Because they did not incorporate storefront space, Eastern Flats and typical Apartment buildings also had more variety in their form. Whereas Commercial Apartment buildings tended to fill at least the front half of the lot, Eastern Flats and typical Apartment buildings varied their layouts, sometimes forming an “L” or “U” shaped courtyard, or a street court, where several buildings lined up against the street to form an almost continuous façade.

The Garden City Movement and Apartment Building Development in the United States, 1898-1920

Founded as the apartment building type was gaining popularity among the upper and middle classes, the Garden City Movement began to influence apartment building design in the second decade of the twentieth century. This led to a distinct apartment type, the Garden Apartment, which is still a popular type today.

On the East Coast, the development of Garden Apartments was closely tied to the Garden City Movement.³⁵ Founded in 1898 by Ebenezer Howard, the Garden City Movement promoted planned urban growth that segregated housing and industrial zones, promoted quality housing for industrial workers and provided green space for all to share. Although best known for its modest single-family dwellings and company towns, residential discussions also focused on multi-family dwellings and followed many of the same planning principals.

Jackson Heights in Queensboro, New York, constructed in 1917, is credited as being the nation's first garden apartment community (NR 1999). Founded by Edward MacDougall, the development brought the principles of the Garden City Movement to life. In a time when the average apartment building occupied 70% of the development, he and his architects created a formal arrangement of multiple buildings that only covered 40%.³⁶ They set the buildings back from the lot line and created larger than normal court areas between the buildings for plantings and to afford ample light and air to the apartments.³⁷ As enumerated by the project architect, Andrew Thomas,³⁸ the apartment buildings themselves contained the following design principals to promote a healthy living environment:

1. All rooms to be within a short radius of a common center
2. Separate sleeping and living areas
3. Eliminate rear apartment units
4. Locate bedrooms on the corner wherever possible so that they will have light and air on two sides
5. Central stairs to eliminate long hallways³⁹

³⁵ Hunter, *Ranches, Rowhouses and Railroad Flats*, 248.

³⁶ <http://www.communitygreens.org/ExistingGreens/jacksonheights/jacksonheights.htm>

³⁷ Thomas, “New Garden Apartments, Queens County, New York City,” *The Architectural Forum*, 1919, vol 30, 190.

³⁸ In the New York Area, the discovery that more stairs meant less hallways and therefore more efficient apartment plans came from their introduction to the Shipping Board's war housing development. It is unclear if Andrew J. Thomas is directly responsible for this, but he was certainly engaged in war housing work during WWI and received a majority of design awards in NY City for good apartment design. Wright, *Rehousing Urban America*, 64-65.

³⁹ Thomas, “New Garden Apartments, Queens County, New York City,” *The Architectural Forum*, 1919, vol 30, 190.

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In Southwestern and Western cities, the development of Garden Apartments was related more often to the influences of Spanish and Mission styles of architecture.⁴⁰ These styles featured a number of low-rise building types centered on an open courtyard. In the early 1900s "a number of architects practicing in Southern California visited and studied historic Spanish forms of housing... [including] grouped apartment dwellings known as *casas de vecinos*, which were two story courtyard complexes, sometimes with an open gallery around the second floor."⁴¹

In both cases, the combination of plan efficiency within the building and garden space without became key design goals. Between 1920 and 1960, several elements began to repeat themselves in individual buildings until a series of character-defining features could be seen. A typical building is either two or three stories tall with easy access to the outdoors from each dwelling unit and never covers more than 30% of the site.⁴² All apartments are entered off a series of stair halls, instead of off of a central hallway. Units are held to two rooms deep to promote cross ventilation. Elevators and central lobbies are never included in the design. Common facilities such as laundry rooms were typically entered only from the exterior. Parking is dispersed around the perimeter of the project and not connected to the building, so that tenants must walk a certain distance to their cars.⁴³

Although originally reserved for developments with multiple buildings centered on a planned courtyard, by the 1930s the term garden apartment "was loosely applied to almost any configuration of apartment buildings with planned outdoor space, and its broad connotation was a combination of the best of city and suburban life."⁴⁴ Larger developments continued to construct multiple buildings grouped together in a formal arrangement. In these cases, the individual buildings were often a simple rectangle in plan. Together, they formed a "U" shape, "L" shape, defined a central court or aligned formally along the street in a street court. Smaller developments sometimes consisted of a single building, where the apartment building was shaped like an "L" or "U" in plan, framing a lawn area and creating a mini court of its own.

In Samuel Paul's *Apartments: Their Design and Construction*, published in 1967, the author noted that "although land costs and the pressures of urbanization are spurring the high-rise building, the garden apartment is still the most popular in suburban areas."⁴⁵

The Garden City Movement and Apartment Buildings in Omaha 1905-1962

It is this tie to suburban areas that Paul is talking about which is strongly seen in Omaha garden apartments. With low land costs and an efficient transportation system, the dense urban core seen in Eastern cities is not prominent in Omaha. Garden apartments were prolific in Omaha from 1909 to 1931. They account for 7% of all the apartments constructed in Omaha and were commonly constructed on Park Ave, N 16th, Jones, Harney and Dodge Streets. Those in Omaha were constructed in one of five subtypes, which all left plenty of green space surrounding the building. Plans in such shapes as a cross, "L" and "U" commonly provided a large front lawn from which multiple stair towers led directly into apartment units.

⁴⁰ Hunter, *Ranches, Rowhouses and Railroad Flats*, 248.

⁴¹ Hunter, *Ranches, Rowhouses and Railroad Flats*, 248.

⁴² Samuel Paul, *Apartments: Their Design and Development*, p. 44, 109.

⁴³ Samuel Paul, *Apartments: Their Design and Construction*, p. 109.

⁴⁴ Hunter, *Ranches, Rowhouses and Railroad Flats*, 246.

⁴⁵ Samuel Paul, *Apartments: Their Design and Construction*, p. 44.

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Like other garden apartments nationally, those in Omaha developed key character defining features. Here, such features included a completely residential nature, a height between three and four stories, multiple entrances off a courtyard, apartment unit entries directly off interior stair towers, efficient floor plans and multiple apartment units per floor. There are many wonderful extant local examples (92% are extant), including the Selma (NRHP 2007) and the Margaret (NRHP 2006).

The Influence of Tuberculosis on Apartments in the United States, 1910-1930

By the second decade of the twentieth century, some apartments in the Midwest began to exhibit a significant character-defining feature. Exhibited both in plan and elevation, it was an enclosed three season porch. With roots in the fight against tuberculosis, some architects in the Midwest began to include the porch feature common in early hospital and sanatorium design into their apartment designs.

In the late 1890s and early 1900s, tuberculosis spread rapidly through the United States. Poorly understood and almost impossible to cure, it was highly contagious.⁴⁶ Doctors believed that the key to recovery from tuberculosis was plenty of rest, fresh air and relaxation.⁴⁷ To promote these values, sanatoriums constructed at this time for the treatment of tuberculosis contained such key features as an isolated site, and buildings with good cross-ventilation, pleasant views of the grounds and screened sleeping porches.⁴⁸

Hospitals began picking up on these design features as well. "The number of hospitals in the United States grew from 149 in 1873 to 6,665 in 1913... To attract patients accustomed to medical care in the home, hospitals had to overcome the traditional image of the hospital as an unclean house of death or a refuge for the poor and had to transform into 'a work place for the production of health' based on scientific principles."⁴⁹ As they adopted the latest scientific methods for the eradication of disease, they adopted many of the same design features as the sanatoriums, including sleeping porches, well sunlit interiors, and good cross-ventilation.

The sleeping porches featured in both hospital design and sanatorium design thus began to signify the best approach to fight tuberculosis. From there, the porches transferred to other building types. In the second decade of the twentieth century, architectural magazines would often dedicate an issue to a particular building type, sometimes promoting good apartment design one month and the latest trends in hospital design the next. The juxtaposition of these images and discussions helped spread the influence of one building type to another, as the same architect read both articles and worked on both building types. This transfer was reinforced by the desire of apartment tenants for sleeping porches. At this time, "an almost religious fervor had developed around the idea of fresh air, and in particular of sleeping outside in it."⁵⁰

The Architectural Review of October 1917, credits Chicago with incorporating this defining feature into apartments, referring to it as "the 'sun parlor' – that present apartment house combination substitute for both

⁴⁶ <http://www.booneville.com/C-TB.htm>

⁴⁷ <http://209.85.173.132/search?q=cache:7o2wqY7g5rJ:www.booneville.com/C-TB.htm+key+to+recovery+from+tuberculosis+was+plenty+of+rest,+fresh+air+and+relaxation&cd=1&hl=en&ct=clnk&gl=us> and <http://www.faculty.virginia.edu/blueridgesanatorium/landscape.html>

⁴⁸ Tuberculosis Hospital and Sanatorium Construction and <http://www.faculty.virginia.edu/blueridgesanatorium/landscape.html>

⁴⁹ Margarete Arndt and Barbara Bigelow, "Hospital administration in the early 1900s: visions for the future and the reality of daily practice." *Journal of Healthcare Management*, Jan 1 2007, posted at http://goliath.ecnext.com/coms2/gj_0199-6258158/Hospital-administration-in-the-early.html

⁵⁰ Powell and Svendsen, *Bungalow Details: Exterior*, 164.

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living and sleeping porch."⁵¹ Examples from the Midwest of this sub-type can be found in numerous period magazine articles. When the *American Architect* devoted an entire issue to apartment house design in November of 1916, almost all of the apartments shown from Chicago and St. Louis incorporated sun porches in the design.

The Influence of Tuberculosis on Apartments in Omaha, 1910-1930

Local architects picked up on the idea of sun parlors as early as 1900, but they did not become a popular apartment and flat sub-type in Omaha until 1910. They lasted as a common subtype until 1930. Examples include The Margaret, Drake Court Buildings 7 & 8 and Selma Terrace.

Although sun porches were associated with both flats and garden apartments, they were most commonly associated with garden apartments. Within this study then, apartments with this unique feature are referred to as Sunlight and Air Apartment sub-types due to their design impetus. Similar to the porches on earlier hospitals and sanatoriums, the key feature of these apartments provided windows on three sides for good natural light and ventilation. The sun porches were commonly entered off the living room or dining room of the apartments.

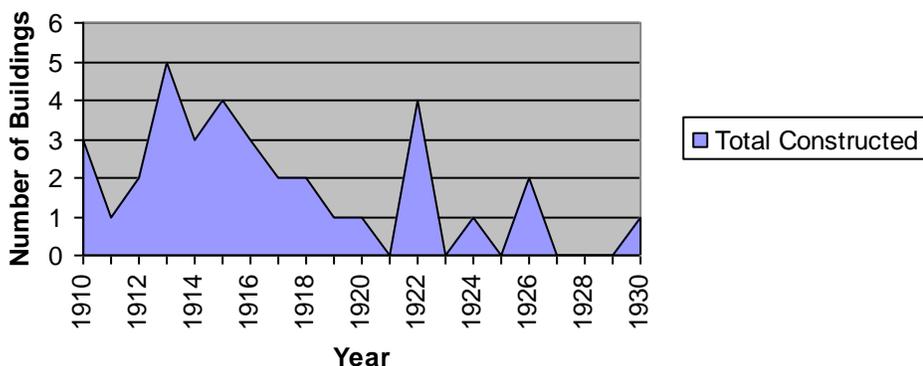


Figure 3: Construction of Sunlight and Air Apartments in Omaha

Apartments During the Great Depression and WWII in the United States

In the mid-1930s, the Federal Housing Authority (FHA) began developing new public housing complexes with Federal funding. Following the garden apartment tradition, they tended to align with the street and enclose an open space in the center; those fronting commercial streets tended to include stores at the ground level. They were constructed on a mix of open lots and lots cleared of earlier buildings.⁵² Few buildings were constructed privately at this time.

In the late 1930s and early 1940s, heavily influenced by emerging theories of housing design from Europe, buildings were "lined up or distributed more randomly throughout the block, sometimes at an odd angle to the street grid."⁵³

⁵¹ "Two Western Apartment Houses," *The Architectural Review*, vol 5, Oct 1917, 227.

⁵² Hunter, *Ranches, Rowhouses and Railroad Flats*, 254.

⁵³ Hunter, *Ranches, Rowhouses and Railroad Flats*, 254.

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During WWII all efforts went towards supporting the war effort. The federal government commissioned the construction of new homes, including apartments, near important defense plants and military bases. These large facilities created record numbers of housing units and transformed small towns and large portions of cities.

Apartments During the Great Depression and WWII in Omaha

In general, during the 1930s, very few apartments were constructed in Omaha. Averaging 4 or less per year, it appears that conversions of existing buildings, especially single family dwellings into smaller apartments was especially popular. With the general loss of jobs and therefore income, these smaller units made sense as people tried to live with-in their newly limited means.

WWII started the local construction economy again and from 1941 to 1945, apartment construction picked up slightly, increasing to an average of 6 apartment projects per year. Some of was this likely housing workers and military personal for the war effort. After the war, as soldiers moved home and started families, apartment construction boomed again, increasing to over 15 projects per year.

High-Rise Apartments in the United States, 1870-1960

By the 1870s elevators were able to reliably serve buildings over five stories high. Their use became popular in buildings marketed to the upper class and the 1880s saw buildings up to 10 stories high built across the country for the wealthy. "At a time when streets were still full of horse manure and often lacking sewers, being elevated above ground level was pleasant even without a view, especially when climbing the stairs was unnecessary."⁵⁴ Elevators in these apartments still needed to be hand operated by attendants, which went hand-in-hand with the other services offered to the high-end clientele, such as central heating, indoor plumbing, doormen, valets, maids and central laundry services.⁵⁵

With no precedent for tall residential buildings, architects struggled to include all of the necessary spaces for a formal Victorian upper-class home and searched for an appropriate architectural style.⁵⁶ By the early twentieth century however, most high-rise apartment designers had applied the same lessons they learned in planning the garden apartments to these larger buildings; organizing the spaces within each unit around a central foyer and separating sleeping and living functions.⁵⁷

As elevator manufacturing became more standardized in the second decade of the twentieth century, the market for upper-middle class high-rise apartments opened. "By the 1920s, builders were erecting new towers that resembled earlier luxury buildings on the exterior and still had ornate lobbies with doormen and elevator operators but contained many more and substantially smaller apartments."⁵⁸ Individual units mimicked the spaces and finishes of average single family homes of the 1910s and 1920s.

In 1950, automatic pushbutton control systems were introduced.⁵⁹ Thereafter, high-rise apartments were the most popular form of apartment building constructed nationally.⁶⁰ Those built as private ventures were typically

⁵⁴ Hunter, *Ranches, Rowhouses and Railroad Flats*, 238.

⁵⁵ Hunter, *Ranches, Rowhouses and Railroad Flats*, 238-239.

⁵⁶ Hunter, *Ranches, Rowhouses and Railroad Flats*, 239-240.

⁵⁷ Hunter, *Ranches, Rowhouses and Railroad Flats*, 242.

⁵⁸ Hunter, *Ranches, Rowhouses and Railroad Flats*, 243.

⁵⁹ World Book Encyclopedia, vol E/6, p. 183

⁶⁰ Hunter, *Ranches, Rowhouses and Railroad Flats*, 269.

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free standing and widely spaced from their neighbors in order to leave enough room for automobile parking.⁶¹ They also incorporated the latest modern architectural style – sleek and streamlined without the expensive brickwork and detailing of the past; perhaps as much as a means of cost control as an embrace of the new aesthetic. Luxury apartments of this type began to incorporate exterior balconies and maintained the grand entrance lobbies and doormen of the past.

High-Rise Apartments in Omaha, 1950-1962

Apartments five stories and taller and utilizing elevators did not appear in Omaha until the 1950s due to low land prices, the relatively low cost of constructing low-rise apartment buildings, and the early streetcar system which spread the population out rather than creating a more dense urban core. By that time, the architectural features for both the plans and elevations had been solved for a number of years. Additionally, elevator technology had advanced by then so that elevators operators were not required.

Both the Farnam Apartments (seven stories) and Dundee Towers (five stories) were constructed in 1953. By 1962, there were still only six apartment buildings in Omaha over five stories high, all of which utilized elevators.

Conclusion

Altogether, tenements, flats and apartment buildings have played a significant role in Omaha's built environment. Providing a wide variety of options for renters, apartments were constructed with a mix of styles, scales, interior layouts and amenities to suit everyone's tastes. Generally following the national trends, the local examples of various apartment types fit well into the larger trends and represent Omaha's unique adaptations of various types. In early buildings, many of these adaptations were due to Omaha's frontier nature, while buildings in the middle of this study reflect Omaha's quick growth and early streetcar system, allowing a lower level of diversity than many Eastern cities, and finally its newest apartment buildings show its growth into a large Mid-western metropolitan area, with buildings matching those in size and scale seen in many other Mid-western metropolitan areas, such as Minneapolis and St. Louis.

The number of extant buildings is amazingly diverse, providing representatives of most apartment types. In fact, in many cases there are enough extant examples that a good comparison can be made during evaluation of individual buildings on the relative amount of integrity of a building and its association with our common historic trends.

⁶¹ Hunter, *Ranches, Rowhouses and Railroad Flats*, 268.

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ETHNIC HERITAGE AS ILLUSTRATED IN APARTMENTS 1860-1962

Introduction

America has a rich history of ethnic diversity. Groups moved into the country from all directions, bringing with them a multitude of living patterns and building traditions. Immigration in the United States can be broken into five major periods:

1. Initial European settlement 1763-1815
2. Immigration and expansion 1815-1860
3. Mass migration 1860-1920
4. Internal migration 1920-1955
5. Post WWII migration 1950-1995.^{62 63}

Since this study focuses on the development of apartment buildings in Omaha, Nebraska which did not become a state until 1867, discussions of the periods of initial European settlement 1763-1815 and immigration and expansion 1815-1860 will be omitted. Furthermore, due to the fluid nature of migrations, local components often start earlier or later than the larger national trend owing to a variety of local and regional influences.

Traditionally, ethnic groups settled first within distinct neighborhoods before dispersing into the larger population. In *The Settling of North America*, Helen Tanner refers to this as sequential migration and states that "at the turn of the century, 94 percent of migrants arriving in the U.S. joined family or friends."⁶⁴

Mass Migration in the United States, 1860-1920

Immigration from Europe was responsible for the majority of settlement in North America between 1860 and 1920. A growing European population faced increasingly scarce land resources. Additional conditions giving people reason to move elsewhere included famine, warfare, religious persecution and industrialization which took jobs from those who had previously produced goods in their homes. America offered job opportunities for skilled and unskilled labor and land on which to settle. Many did not immigrate permanently however. Between 30% and 40% of immigrants during this period returned to their native country after earning enough money to pay off debts back home.⁶⁵

During the first half of this period, most immigrants came from Northern Europe, while during the second half they came from Eastern, Central and Southern Europe. Sizable groups included the Germans, Scandinavians, Jews and Italians. Germans comprised the largest immigrant group during the mass migration period and settled widely across the nation. Most settled in the Great Lakes States and within a triangle from Milwaukee, Wisconsin; St. Louis, Missouri; and Cincinnati, Ohio. They concentrated in cities such as Philadelphia, New York, Chicago and New Orleans, as well as frontier areas such as the Dakotas and central Texas.⁶⁶ The Germans were followed in population by those of Scandinavian descent. Between 1880 and 1890 Scandinavian immigration soared as many young adults immigrated to work in cities in the Midwest as maidservants, artisans

⁶² Tanner, *The Settling of North America*, 9.

⁶³ Within these five periods three major waves of immigration occurred; 7.5 million immigrants between 1820 and 1870, 23.5 million people from 1881-1920, and 18 million between 1965 and 1995 after quotas based on national origin were abolished. See <http://www.cis.org/articles/1995/back395.html>

⁶⁴ Tanner, *The Settling of North America*, 106.

⁶⁵ <http://www.cis.org/articles/1995/back395.html> and Tanner, *The Settling of North America*, 106.

⁶⁶ Wills, *Destination America*, 149.

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and laborers.⁶⁷ After Russia began anti-Jewish programs in 1882, whole families of Russian Jews began immigrating to the U.S. They were joined at this time by other Central and Eastern European ethnic groups. People of these ethnic groups brought unskilled labor. Most settled in cities such as Buffalo, Cleveland, Detroit, Chicago and Philadelphia.⁶⁸ Between 1900 and 1910 two million Italians immigrated to the U.S. Most were single men; approximately half of whom moved back after several years. In the Midwest, they made up about half of the railroad work force.⁶⁹

A smaller, but still substantial segment of immigrants at this time were contract laborers from Asia. When the enslavement of African people ended, shiploads of Asians were brought to the Americas to work on the railroads. Within the U.S. most settled in California and Washington as well as other West Coast and Rocky Mountain states.⁷⁰

The advent of WWI triggered restrictions on immigration in 1917, 1921 and 1924.⁷¹ The limits were based on a percentage of the number of people from a particular country who were counted in the 1890 Federal Census. Since those from Asia, Central, Eastern and Southern Europe did not begin to come into this country in substantial numbers until after 1890, this effectively halted immigration for many of these ethnic groups.

Omaha During the Mass Migration, 1860-1920

The effects of mass migration are most noticeable in Omaha from 1860 to 1920. The city grew at an unbelievable pace in its early years, doubling in size from 1870 to 1880, and more than quadrupling between 1880 and 1890. When the depression of the 1890s hit, Omaha was hit hard, losing almost one third of its population. It did not attain that population again until the second decade of the nineteen-hundreds.

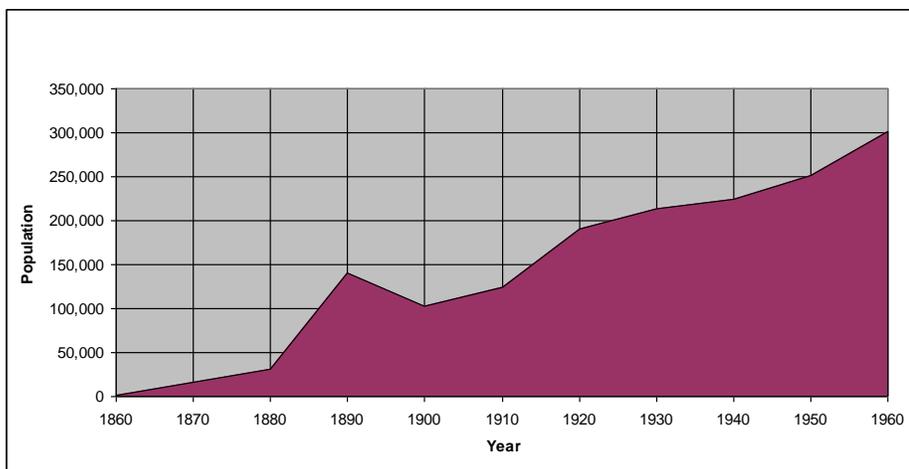


Figure 4: Omaha Population according to the U.S. Census 1860-1960

⁶⁷ Tanner, *The Settling of North America*, 118.

⁶⁸ Tanner, *The Settling of North America*, 120 and Wills, *Destination America*, 83.

⁶⁹ Tanner, *The Settling of North America*, 122.

⁷⁰ Tanner, *The Settling of North America*, 104.

⁷¹ <http://www.visa2003.com/world-immigration/us-history.htm>

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From 1860-1900 Omaha was home to a wide variety of immigrant populations. In addition to those recruited to work for the railroad and meat packing plants, jobbers and immigrants added to the city's diversity. Many immigrants who had planned to move further west could not or decided they did not want to travel on, causing Omaha's population to explode in the late nineteenth century.

As seen in an ethno-geographic study of Omaha's 1880 and 1900 censuses, some ethnic groups had a tendency to cluster in selected neighborhoods within the city. Analysis of the 1880 census data revealed that there were six major ethnic groups in Omaha; Germans, Irish, Swedish, English, Danish and Bohemian.⁷² Germans were the largest ethnic group to settle in Nebraska and generally dispersed throughout Omaha. The strongest concentration of Germans in 1880 was between 10th and 13th, Harney and Jones Streets, where German businesses, boarding houses and social venues could all be found.⁷³ The second largest ethnic group in Omaha was the Irish. They too settled in all parts of Omaha, but were found most commonly in an area along the western edge of the Union Pacific Shops and extended north along 16th Street.⁷⁴ Swedish settlers were most likely to settle near 5th and William or 19th and Harney, but were also scattered throughout Omaha.⁷⁵ Czechs were the most concentrated of the six largest ethnic groups in Omaha in 1880. They clustered in three areas, one on William Street from 11th to 15th and extending North on 14th to Pacific, one at 3rd by the Burlington tracks, and one at 7th and Leavenworth. The English and Danish did not have strong ethnic enclaves in 1880 in Omaha.⁷⁶ Smaller ethnic groups at this time also had strong neighborhood concentrations of up to a block, such as the Italians, Hungarians and Chinese.⁷⁷

By 1900, the ethno-geographic study of Omaha reported that there were two more significant ethnic groups; Canadians and Scots. The Germans had moved to the Southeast, concentrating in the areas of 4th and Cedar, 19th and Vinton, 16th and Kavan, 18th and Lincoln, and 27th and Arbor.⁷⁸ The Irish were fairly evenly distributed throughout the city, with the exception of the growth of their earlier enclave along the West side of the Union Pacific Shops and extending North along 16th Street.⁷⁹ The Swedes were evenly spread through Omaha but had two small concentrations, one along S 21st between Dorcas and Bancroft, and one along Hamilton between 30th and 36th streets.⁸⁰ As in 1880 the Czechs were very concentrated into two large enclaves; one at 14th and William and the other at 2nd and Pine.⁸¹ The first became the heart of the Czech enclave in Omaha and was known as Little Bohemia.⁸² The Danish still had no strong enclaves, but several areas were considered more Danish, including 5th and William, 16th and D and between 24th and 36th and Cuming to Grant. Often, Danes and Swedes settled near one another.⁸³ Finally, although English, Scottish and Canadian ethnicities were well represented in Omaha, they tended to settle throughout the city and had no ethnic enclaves.⁸⁴

⁷² Fimple, "An analysis of the changing spatial dimensions," (PhD Dissertation), 63.

⁷³ Fimple, "An analysis of the changing spatial dimensions," (PhD Dissertation), 66.

⁷⁴ Fimple, "An analysis of the changing spatial dimensions," (PhD Dissertation), 69.

⁷⁵ Fimple, "An analysis of the changing spatial dimensions," (PhD Dissertation), 72.

⁷⁶ Fimple, "An analysis of the changing spatial dimensions," (PhD Dissertation), 75.

⁷⁷ Fimple, "An analysis of the changing spatial dimensions," (PhD Dissertation), 89.

⁷⁸ Fimple, "An analysis of the changing spatial dimensions," (PhD Dissertation), 113.

⁷⁹ Fimple, "An analysis of the changing spatial dimensions," (PhD Dissertation), 118.

⁸⁰ Fimple, "An analysis of the changing spatial dimensions," (PhD Dissertation), 122.

⁸¹ Fimple, "An analysis of the changing spatial dimensions," (PhD Dissertation), 119.

⁸² Otis, *E Pluribus Omaha*, 163.

⁸³ Fimple, "An analysis of the changing spatial dimensions," (PhD Dissertation), 127.

⁸⁴ Fimple, "An analysis of the changing spatial dimensions," (PhD Dissertation), 130.

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Smaller groups had also developed their own strong enclaves by this time. Austrians tended to concentrate south of Center between 13th and 24th.⁸⁵ Hungarians occupied that area between Center and Martha, and 16th and 21st Streets.⁸⁶ The Chinese enclave was located in the central business district at 13th and Dodge. Italian enclaves were centered at 10th and Davenport, and 20th and Pacific.⁸⁷ This corresponds to the early Calabresi area described in *The Italians of Omaha* which recorded such a history of flooding the group was moved to an area centered on 24th and Poppleton. This new area became known locally as Dago Hill.⁸⁸ Russians concentrated in three locations; along Dodge between 10th and 13th, at 13th and Pacific, and at 24th and Martha.⁸⁹ Finally, the Poles had established a large neighborhood between Martha and Gold on S 27th Ave, and at 25th and Bancroft.⁹⁰

There are no building permits for apartments, flats or tenements in Omaha before 1886. The oldest Sanborn Map available was completed in 1887. Overlaying the ethno-geographic study and the Sanborn Map of 1887 reveals that there are several areas which potentially contain physical evidence of the ethnic heritage of Omaha during this period. There were a number of tenements that were tied to specific ethnic groups, including a Negro tenement at the rear of 1516 Cuming (non-extant)⁹¹ and a number of tenements in the German and Irish enclaves (all non-extant). A closer examination of the database may reveal more buildings which were outside of area mapped by the Sanborn. A cursory examination revealed several single family dwellings that were converted to Czech tenements at 15th and William (extant). Further research on individual buildings within these neighborhoods would be necessary to determine if other examples exist.

In the first two decades of the twentieth century the meat packing companies routinely brought in migrants from other parts of the country to work in the plants and break strikes. This included a group of 200 Japanese in 1904 and numerous African Americans from the South.⁹² Such business practices led to racial tensions between these new groups and the more established European immigrants, especially in the area of South Omaha where most of the meat packing activity was centered by this time.

Due perhaps to the long days required of the meat packing workers, their low wages or cultural values of the ethnic groups that found their homes in this area, apartments were not common in the early years of South Omaha. Instead, boarding houses, hotels and so-called "Granny Flats", separate houses in the rear of a lot behind a larger front house were much more popular forms of housing in this area. It was not until after the Great Depression that a few, small clusters of apartments developed in this area of town.

⁸⁵ Fimple, "An analysis of the changing spatial dimensions," (PhD Dissertation), 138.

⁸⁶ Fimple, "An analysis of the changing spatial dimensions," (PhD Dissertation), 138.

⁸⁷ Fimple, "An analysis of the changing spatial dimensions," (PhD Dissertation), 142.

⁸⁸ *The Italians of Omaha*, p. 22.

⁸⁹ Fimple, "An analysis of the changing spatial dimensions," (PhD Dissertation), 146.

⁹⁰ Fimple, "An analysis of the changing spatial dimensions," (PhD Dissertation), 146-147.

⁹¹ African Americans began moving into Omaha in the 1850s, coming in small numbers until the 1880s when their numbers rose to 4,000. During this period many worked on the rail road construction crews. During the depression of the 1890s their numbers once again diminished. See Otis, *E Pluribus Omaha*, 126.

⁹² 120 Japanese were recruited from the mines in Wyoming and Colorado to work in Omaha's meat packing plants. By 1910 there were 200 in Omaha, about half of whom worked for the Cudahy Packing Company. Most lived in boarding houses, typical of meat packing workers in South Omaha. See Otis, *E Pluribus Omaha*, 302.

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In the first decade of the twentieth century, the Greek population established an enclave in South Omaha centered on 26th and Q streets.⁹³ As was so common for South Omaha residents, much of the Greek population worked in the meat packing plants and on the railroad.⁹⁴

From 1905 to 1914 there was a period of large scale immigration of Italians to Omaha as part of the mass migration to America described earlier.⁹⁵ The growth of local industry shifted smaller groups of Italians into areas where larger families were already well established, creating two enclaves; one in an area defined by 15th Street and the Omaha Belt Line RR to 22nd Street and Locust Street to IZard, and a second area commonly known as "Little Italy" roughly between the Missouri River and 27th Street and Leavenworth to Hickory.⁹⁶ Architecturally, buildings exhibiting the influence of Italian ethnic heritage include the Leone, Florentine and Carpathia Apartment buildings (NR 1985) built by Italian immigrant Vincent Chiodo who constructed them in his personal interpretation of the Second Renaissance Revival style.⁹⁷

Internal Migration in the United States, 1920-1955

In the aftermath of WWI, natural increase accounted for more population growth than immigration, even though people continued to immigrate to this country and fertility rates declined. The decline in immigration is accounted for by the national restrictions put into place on immigration in 1917, 1921 and 1924. Those who were able to immigrate tended to concentrate in urban areas rather than in rural areas.⁹⁸ Meanwhile, the natural increase in population is accounted for by a decrease in mortality. Between 1850 and 1920 germ theory revolutionized medicine by postulating and then proving that microscopic organisms cause disease. It was especially compatible with the ideas of hygiene and sanitation popularized in the late nineteenth century.⁹⁹ By the early 20th century indoor plumbing, sewer systems and Boards of Health had been established in most urban areas.¹⁰⁰

Migration with-in the U.S. became the most common form of shifting ethnic concentrations during this era. The most significant was the move from rural areas to cities. For the first time in the U.S., the 1920 census reported that more people lived in cities than in rural areas.¹⁰¹ The fall of the stock market in 1929 and the resulting depression dramatically reduced the population shift as many people moved to rural areas in order to obtain a subsistence standard of living. Once the economy began to improve most people who had previously left urban areas moved immediately back to the city.¹⁰²

In 1916 the largest ethnic internal migration in U.S. history, known as the Great Migration, began. Over a span of fifty years, approximately 7 million African-Americans left the rural South and moved to the industrial cities of the North.¹⁰³ At the start of the migration people were encouraged to move away from the South due to the boll weevil infestation which destroyed the cotton crops many people had built their lives on. The migration

⁹³ http://en.wikipedia.org/wiki/Greeks_in_Omaha,_Nebraska

⁹⁴ Otis, *E Pluribus Omaha*, 154.

⁹⁵ WPA, *The Italians of Omaha*, 30.

⁹⁶ WPA, *The Italians of Omaha*, 35-36.

⁹⁷ City of Omaha Landmarks http://www.ci.omaha.ne.us/landmarks/designated_landmarks/landmarks/78/Default.htm

⁹⁸ Tanner, *The Settling of North America*, 146.

⁹⁹ <http://ocp.hul.harvard.edu/contagion/germtheory.html>

¹⁰⁰ <http://ocp.hul.harvard.edu/contagion/publichealth.html>

¹⁰¹ Tanner, *The Settling of North America*, 138.

¹⁰² Tanner, *The Settling of North America*, 139.

¹⁰³ <http://www.encyclopedia.chicagohistory.org/pages/545.html>

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movement continued as segregation made life difficult, especially in the South. WWI brought employment opportunities and many industries in the North began recruiting African-American labor. Through it all, many saw the possibility of better educational opportunities for their children. Between 1913 and 1919 alone, approximately 450,000 African-Americans left the South. Most settled in cities such as Indianapolis, Detroit, Cleveland, Kansas City, Pittsburgh and St. Louis.¹⁰⁴

The second large ethnic internal migration during this period was due to the dustbowl and depression of the 1930s. Best known are the dust bowl refugees. Due to seven years of drought conditions and high rates of unemployment, approximately 300,000-400,000 people from Oklahoma, Texas, Arkansas and Missouri pulled up stakes and moved to California.^{105 106} Despite the images of migrant farm workers that are iconic of this period today, approximately half were blue-collar or less frequently white-collar workers who moved to cities.¹⁰⁷ Even lesser known are the Appalachian refugees who also moved due to the high rates of unemployment at this time. "Almost one third of the population of Kentucky and Tennessee moved into Ohio, Indiana, Michigan, and California."¹⁰⁸

As stated above, accelerating the population shift from rural to urban was the increase in production to meet the demands of WWII. Appalachian and African-Americans moved to the industrial cities of Ohio, Western Pennsylvania, and Eastern Michigan to work in plants that were converted from producing consumer products to those needed for the war effort. In many cases the new workers, including African-Americans, were able to achieve equal pay due to the high demand for laborers.

Altogether this period was a remarkable shifting of ethnic concentrations within the U.S.

Omaha During the Internal Migration 1910-1950

Between 1910 and 1920, the number of African Americans in Omaha doubled to more than 10,000 due to the Great Migration. Of the western cities that attracted African-Americans from the Great Migration only Los Angeles had a larger African-American population.¹⁰⁹ In the second decade of the twentieth century, African Americans began to concentrate their homes in the area locally known as the Near North Side between Cuming and Lake, 24th and 30th Streets.¹¹⁰ Additionally, a significant number of apartments were constructed in this area by the 1920s, although this was only half as many as were constructed in central Omaha.¹¹¹

In the 1920s, racial segregation became formalized through redlining and restrictive covenants, confining African Americans to North Omaha and a small enclave in South Omaha.¹¹² North Omaha became a thriving cultural area and was home to the Dreamland Ballroom and the Omaha Star newspaper. Additionally, it was

¹⁰⁴ Tanner, *The Settling of North America*, 148.

¹⁰⁵ <http://cweb2.loc.gov/ammem/afctshhtml/tsme.html>

¹⁰⁶ <http://faculty.washington.edu/gregoryj/dust%20bowl%20migration.htm>

¹⁰⁷ <http://faculty.washington.edu/gregoryj/dust%20bowl%20migration.htm>

¹⁰⁸ Tanner, *The Settling of North America*, 150.

¹⁰⁹ <http://dic.academic.ru/dic.nsf/enwiki/6742820> ; Note: "This definition excludes cities in Texas with blacks, as the state population was 25 percent black, mostly enslaved, before the Civil War."

¹¹⁰ Otis, *E Pluribus Omaha*, 127.

¹¹¹ See 1918 Sanborn Maps Figures 8-11 in the Additional Documentation Section for an illustration of the density of apartment buildings in Omaha.

¹¹²

http://209.85.173.132/search?q=cache:PDzeggY414sJ:dic.academic.ru/dic.nsf/enwiki/6742820+1920+racial+segregation+in+omaha&cd=12&hl=en&ct=clnk&gl=us: http://en.wikipedia.org/wiki/Racial_tension_in_Omaha,_Nebraska.

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home to a variety of political and social movements including the Hamitic League of the World,¹¹³ early local chapters of the National Association for the Advancement of Colored People¹¹⁴ and the National Urban League¹¹⁵.

In a second facet of the Internal Migration period, after WWI Mexican Americans who had worked in the sugar beet fields in Western Nebraska in the summer were recruited to work in the meat packing plants as strike breakers.¹¹⁶ By 1920 they had begun pushing out earlier ethnic enclaves and began establishing communities in South Omaha and Brown Park. Apartments never became popular in South Omaha however, and many of these workers lived in boarding houses or granny flats. By 1950 South Omaha became most strongly associated with Mexican Americans since many of them worked in the meat packing plants.

After continuing to grow and thrive in the locations established in 1900, many of Omaha's other long-standing ethnic neighborhoods lost population during the 1940s and 1950s. This may be due to the concentration of new development along Omaha's periphery, the displacement of neighborhoods through interstate construction, and the changing economy of Omaha; from one based on jobbing and meat packing to one based on insurance and finance.

Humanitarian Migration in the United States

Although humanitarian immigration begins close to the end of the period covered by this study and extends far beyond it, it is important to note that its roots go back far earlier. Humanitarian immigration actually started in 1933 when Hitler came to power. The U.S. allowed 102,000 German Jews into the country between 1933 and 1938.¹¹⁷ Nonetheless with no formal policy, pressure continued to mount and in 1940 the Emergency Rescue Committee was formed to further assist this ethnic group. Building on this, in 1948 the Displaced Persons Act was passed formalizing the immigration of refugees. This was amended several times and influenced in the 1950s by the civil rights movement in this country.¹¹⁸ The continued push for a more humanitarian approach to immigration culminated in 1965 with the passage of the Hart-Celler Act which ended the system of quotas based on country of origin and instead placed preferences on family reunification and employment. From 1965 to 1995, this act was responsible for the immigration of 18 million people to the U.S.¹¹⁹

Omaha Humanitarian Migration

As mentioned in the discussion of the Mass Migration in Omaha, the city had a small number of Russians in the 1880s. According to *Omaha, A Guide to the City and Environs*, a number of Russian Jews came to Omaha after the Kieff Massacre in November, 1905. By 1930, the Russian Jews had developed two small settlements at 24th and Cuming, and at 22nd and Paul.¹²⁰ It is unclear at this time if refugees from WWII or other wars settled in Omaha in significant numbers to establish enclaves.

¹¹³ Formed in Omaha in 1917 by George Wells Parker.

¹¹⁴ The local chapter of the National Association for the Advancement of Colored People was active in Omaha from 1913-1939. Records are available at the Manuscript Division, Library of Congress, Washington, D.C., National Association for the Advancement of Colored People Records in Box I:G113.

¹¹⁵ The local chapter of the National Urban League was the Omaha Urban League, formed in 1927. Copies of their records are available on microfilm at Creighton University. See <http://www.nebraskahistory.org/lib-arch/research/manuscripts/organize/urban-league.htm>

¹¹⁶ Omaha: The City and its Environs, p. 54.

¹¹⁷ Tanner, *The Settling of North America*, 156.

¹¹⁸ Tanner, *The Settling of North America*, 143.

¹¹⁹ <http://www.cis.org/articles/1995/back395.html>

¹²⁰ *Omaha, A Guide to the City and Environs*, 53.

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Conclusion

In conclusion, Omaha has been home to a wide variety of immigrant groups who settled first in ethnic enclaves and then dispersed into the larger city. As each group came to the city, their housing choices reflect their different backgrounds, expectations and abilities. Apartment buildings are therefore one means to represent those immigrants who were able to establish neighborhoods which included a wide variety of businesses and housing types. These buildings are culturally emblematic of those that lived in them, those that owned them and those that designed and built them.

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THE ECONOMICS OF APARTMENTS, 1850-1960

Introduction

Apartment construction is generally a more expensive project type, compounding the cost of numerous separate dwelling units into one. Although there is some cost savings in the exterior shell, the structure required to support a larger number of dwellings, and the expense of their individual kitchens and bathrooms adds up quickly. These projects are therefore typically dependent on funding from a number of sources to create a successful project.

The Economics of Apartments in the United States, 1880-1960

City funding, tax credits, energy grants and other financial products commonly used in construction today were not available before 1930. Instead, most projects were funded through small mortgages at a local bank and secured by private developers. The size of a project was often determined by an individual's capital and assets available for collateral. Therefore many projects remained small, often just a building or two.

After WWI, mass production, the increase in industrialization, a new psychology of consumption and the renewed ability of the banks to lend money to private investors all led to a tide of prosperity which lasted throughout the roaring twenties.¹²¹ As successful entrepreneurs gained capital and diversified their investments in the early twentieth century, one option was to invest in real estate.¹²² Apartment buildings became as easy to fund as single family dwellings.

With the Great Depression though, came a dramatic decrease in apartment construction. By 1945, two million construction workers had lost their jobs as well as numerous architects.¹²³ Families were no longer able to afford their mortgage or rent.

To deal with the crisis, in 1934 the Federal Government created the Federal Housing Authority. Their mortgage insurance program guaranteed financial institutions against default when they adhered to certain guidelines for loaning money for rental housing as well as homes and housing subdivisions.¹²⁴ "Mortgage lending thus transformed into a virtually risk-free activity, making more and cheaper capital available for developers and consumers."¹²⁵ Its effects were felt immediately. By the end of 1934 housing starts were up for the first time in eight years.¹²⁶

This funding and the continuing depression directly affected the types and scale of apartments constructed during the 1930s and 1940s. Although the FHA lent money only to private developers at first, it eventually built new complexes directly with Federal funds, most of which were garden apartments.¹²⁷ For their part, the private developers generally refrained from apartment construction through the 1930s and 1940s, especially for luxury apartments.¹²⁸

¹²¹ <http://us.history.wisc.edu/hist102/lectures/lecture15.html> and <http://www.enotes.com/1920-business-economy-american-decades/construction-building>

¹²² <http://www.enotes.com/1920-business-economy-american-decades/construction-building>

¹²³ <http://www.hud.gov/offices/hsg/fhahistory.cfm>

¹²⁴ Historic Residential Subdivisions MPD 2003, Section E, p. 11.

¹²⁵ Gail Radford, "Government and Housing During the Depression," in From Tenements to Taylor Homes, p. 107-108.

¹²⁶ Gail Radford, "Government and Housing During the Depression," in From Tenements to Taylor Homes, p. 108.

¹²⁷ Hunter, *Ranches, Rowhouses and Railroad Flats*, 254.

¹²⁸ <http://74.125.47.132/search?q=cache:SMcmrTpNxi8J:magazine.uchicago.edu/0410/features/legacy.shtml+1920s+apartment+construction+boom&cd=10&hl=en&ct=clnk&gl=us>

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To prepare for WWII, in 1941, the government authorized liberal mortgage insurance to developers who provided rental housing in areas designated critical for defense and defense production and passed the Lanham Act which provided separate funds for construction of permanent and temporary housing for national defense workers.¹²⁹ "House trailers, conventional houses or apartments were now planned and constructed in much larger groups than any built before the war."¹³⁰ Throughout the war, private developers who undertook these construction contracts gained experience in developing areas at an entirely new scale.

At almost the same time, the government passed the Emergency Price Control Act of 1942. The overall decline in the housing market during the depression combined with the sudden need to provide defense workers with housing at a reasonable rate put enormous pressure on existing housing stock. "In many urban areas, a rapid tightening of the housing market occurred, marked by overcrowding and rapid rent increases."¹³¹ In many areas this price freeze discouraged any private investment in rental housing during the war by making the cost to income ratio too small to be deemed worth the effort.

After WWII, the relative prosperity of the era and the continued emphasis both socially and through government loan programs on single family housing meant a leveling off of apartments through the 1960s. Decennial census data reveals that buildings containing 5 or more dwelling units as a percentage of U.S. housing stock remained around 11% from 1940-1960.¹³²

The Economics of Apartments in Omaha, 1860-1962

Before 1890 in Omaha, most apartments were tenement buildings, constructed of wood, with common privies in the rear yard. These smaller, one to two story buildings were easy and inexpensive to construct, thus making them a manageable investment at a time when funding for the project had to be secured by individual investors and their collateral.

Between 1900 and 1940, it was common to build any of the five types of flats identified in this study, as well as traditional apartments, garden apartments and commercial apartments. With the exception of garden apartments, the most popular types of apartments were smaller buildings, making it easier to finance a project in an era when financing was still largely dependent on the owner. However, during this period several builder/developers also became prominent apartment housing builders and managers. By saving themselves the mark-up on materials and labor, and controlling the end product more closely, they were likely able to make the project more affordable for themselves. Developers in this category included such well known Omaha figures as R.C. Strehlow, Drake Realty and Construction, Traver Brothers, and to a lesser extent V.P. Chiado, Hastings and Heyden, Edward Johnson, and Byron G. Burbank. Each of these companies developed around 100 apartment units.

According to a 1953 pamphlet from the *Omaha Building Owner's and Manager's Association*, the Great Depression caught Omaha overbuilt with apartment buildings and vacancies were common throughout these years. In 1942, rent controls froze rents at the Depression Era rates while construction costs rose causing a sharp decline in the construction of apartment buildings. This is confirmed in a review of the construction dates of

¹²⁹ Historic Residential Subdivisions MPD 2003, Section E, p. 11 and a History of Housing in New York, Richard Plunz, p. 247.

¹³⁰ Hunter, *Ranches, Rowhouses and Railroad Flats*, 255.

¹³¹ <http://www.tenant.net/Community/history/hist03h.html>

¹³² <http://www.census.gov/hhes/www/housing/census/historic/units.html>

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apartment buildings, which show that less than 4 apartment buildings were constructed per year between 1930 and 1940.

In the early 1940s, apartment construction picked up again, and by the late 1940s the Federal Housing Authority helped to provide funding for a large number of projects constructed by Carl C. Wilson Company. These included the Hillside Apartments, Alamo Plaza, Central, Howard and Magnolia, to name a few. They were joined by the Dillon Realty Company, who also built a number of apartments during this period.

In the final decade of this study, apartments divided into two sizes of developments, small buildings especially including flats and four-plexes, and large buildings, including Omaha's first high-rise apartment buildings. Small buildings were most likely financed through the collateral and investment of individual developers, while high-rise buildings, such as the Rorick, likely relied on many of the new financial opportunities available to developers, such as FHA guaranteed loans.

Conclusion

In Omaha, building permit and survey data of known owners and builders indicate that apartments were developed by a number of different builder types, who are discussed in further detail in the architectural portion of this paper. Overall though, following national trends, apartments in Omaha were funded by a variety of sources over the years, developing from individual investors with collateral, to those heavily dependent on government financing to advance their projects. Furthermore, even with government financing, the construction of apartments still closely follows the boom and bust cycle of the general economy.

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THE ARCHITECTURE OF APARTMENTS 1850-1960

Architectural Styles, 1850-1960

In a survey of period articles in architectural magazines and books reviewing the development of apartment buildings, it is clear that apartments were designed by a wide variety of architects, builders, and developers in a range of styles throughout this period. Some of the individuals who designed and constructed apartment buildings were well known throughout their community, region and even nationally while others were not. In either case, some concentrated on this new architectural type and buildings attributed to them are numerous. Others worked on a limited number of apartments, either because they preferred to work on other building types or the opportunity only presented itself a minimal number of times.

In the earliest years of apartment design, during the late Victorian era, different architecture styles were frequently used. French Second Empire, Victorian Romanesque, and Italianate architectural styles were the most prominent, with an occasional example of Gothic Revival or Moorish influenced design tossed into the mix (1402 William Street).

From 1910-1930, apartments were most commonly designed in the Second Renaissance Revival (907 & 911 South 25th Street), Jacobethan Revival (2103 North 16th Street) and Prairie School (3706 Marcy) styles. The first was typically used on taller buildings as the base, body, and capitol system employed in this style was thought to be most aesthetically pleasing for buildings over four stories. The other two styles were normally used on buildings four stories or less.

During the late 1920s until the end of World War II, few apartment buildings were constructed due to difficult economic times and then the limitations on materials put in place by the government for the war effort. Those that were constructed, however, tended to be wonderful examples of Art Deco (640 South 38th Street), Moderne (2215 Saint Mary's Avenue), and International Styles (627 & 629 North 41st Street) architecture.

Prominent Architects, Developers And Contractors Of Apartments, 1860-1962

Apartment construction between 1880 and 1960 was largely the responsibility of three groups of people working together as a team; developers, architects and contractors. Developers brought vision and financing to the project and without them the project would not occur. They controlled the size of the project, the project budget and the amenities and spaces to be included. Architects transformed those objectives into plans and details that the contractor could build; balancing the cost of various features with the amenities desired for the project. Finally, the contractors were able to construct the apartment; influencing the final building by suggesting alternate materials and construction methods to be used and by their skill in executing the final design.

During the period from 1860-1930, the roles of these groups often overlapped and occasionally one person would fulfill multiple roles. By 1920, 16 States required architects to be registered in order to practice.¹³³ Other States slowly joined their ranks, and in 1937 Nebraska required architects to be registered as well. Required licensure for architects signaled the beginning of specialization in these roles. Thereafter it was more common to see separate individuals fulfill these roles.

¹³³ The Architects' and Builders' Handbook, p. 1768.

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Of the roughly 900 apartments constructed in Omaha, architects, builders and owners are known for 17 % of the buildings at this time. Furthermore, none are known for buildings after 1940. Together, this makes some types of judgments about the nature of apartments difficult; such as how often the roles of architect and builder or builder and owner overlapped, differences between builder designed and architect designed buildings, and common architects, builders and owners for these property types.

According to *Historic Residential Suburbs in the United States, 1830-1960* (MPD 2003), there are several types of developers who have influenced the development of apartment buildings. These include private investors, community builders, operative builders and merchant builders. They are defined as follows:

Private Investors

Private investors primarily made their money in other types of business and used apartment buildings as a means to earn passive income, at times to supplement their current income and at others as a means to save for retirement or old age. Most often they were upper class professionals; doctors, lawyers and established merchants. Occasionally, people in upper management in various industries were able to save enough to also invest in this manner. This type of developer has been common since the earliest times.

In Omaha an example of one such successful private investor was Byron G. Burbank. Burbank worked as a lawyer, but invested in a number of multi-family properties throughout the nineteen teens into the 1930's. He was so successful in his endeavors, his son, who was also trained as a lawyer, continued to care for the properties after Byron's death.

Community Builders 1900-1930

The term *community builder* was used in the early twentieth century to refer to developers who were real estate entrepreneurs utilizing large tracts of land developed according to a master plan.¹³⁴ Related to the city planning movement, these developers often used the professional expertise of site planners, landscape architects, architects and engineers. "As a result, their subdivisions tended to reflect the most up-to-date principles of design; many achieved high artistic quality and conveyed a strong unity of design."¹³⁵ They also tended to be active in their communities, advocating zoning and subdivision regulations. Those working at a national scale created developments which included single family homes, apartment buildings, boulevards, shopping centers and parks.

At a local scale, community builders tended to be individuals who were both builder and owner or architect and builder, or even all three. R.C. Strehlow, Drake Realty and Construction Company and the Traver Brothers represent the three companies responsible for the largest number of apartment units in Omaha utilizing this combination of builder and owner.

Although not trained in any of the building trades, Theodore Metcalfe would also fall into the category of community builders. As a very active participant in local and state politics, Metcalfe was also responsible for the development of four neighborhoods in Omaha including the Country Club neighborhood which is currently included in the National Register of Historic Places.

¹³⁴ *Historic Residential Suburbs in the United States 1830-1960*" MPD 2003, p. 8

¹³⁵ *Historic Residential Suburbs in the United States 1830-1960*" MPD 2003, p. 8

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Operative Builders 1930-1940

In the 1930s a new group of builders emerged; operative builders. These builders were able to secure FHA-approved, private financing for the development of attached dwellings and apartments. "Depression-era economics and the demand for defense-related, and veterans' housing which followed, encouraged them to apply principles of mass production, standardization, and prefabrication to lower construction costs and increase production time."¹³⁶ Due to the national economic depression, they employed these principles on small scale projects. Even so, Omaha has no known builders that fit this description due to the low number of apartments constructed during this period.

Merchant Builders 1945-1960

"By greatly increasing the credit available to private builders... the 1948 Amendments to the National Housing Act provided the ideal conditions for the emergence of large-scale corporate builders, called *merchant builders*."¹³⁷ Due to the large post WWII demand for housing, merchant builders began to apply the principles of mass production, standardization and prefabrication on a large scale. Thus these builders greatly influenced the character of cities post-WWII.

In Omaha, Carl C. Wilson could be classified as this type of developer who worked not only in the Omaha area but also other communities throughout the State of Nebraska. In addition to FHA-approved financing, Wilson worked with other government sponsored programs to construct housing for defense employees during World War II.

In addition to different types of developers, there were architects and contractors who specialized in the design and construction of apartments and those who did not. Those who did specialize in this area have also played a significant role in the development of apartment buildings. Their innovation in planning and construction to solve programmatic and financial goals established by the developers, and awareness of what others in the construction industry were developing was often spread to other projects. Therefore it is important to recognize the contributions of all three groups to the development of apartment design.

Locally, developers, architects and contractors have all played significant roles in the development of the apartment building type. The city has been fortunate to have all four types of developers as well as exceptional architects and contractors who specialized in apartment buildings. Together they have adhered to national trends while at the same time they have given the apartments of Omaha a unique Mid-western flavor.

For buildings with known owners, architects and builders, following are brief biographies of selected developers, architects and contractors who worked in Omaha between 1886 and 1962 and who worked on five or more apartment buildings or significantly influenced apartment building development in Omaha.

¹³⁶ Historic Residential Suburbs in the United States 1830-1960" MPD 2003, p. 9.

¹³⁷ Historic Residential Suburbs in the United States 1830-1960" MPD 2003, p. 9.

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Allan, J. T.

Architect

James T. Allan (1889-1957) had no formal training in architecture beyond his high school degree, yet he established a successful career that lasted over 40 years. Born in Omaha to Scottish immigrants, the Nebraska native learned the architectural trade through employment with among others, the prominent Omaha architecture firm, Fischer & Lawrie. In January of 1914, Allan established his own practice with an office in the Brandeis Theater Building and in 1921 was admitted to the American Institute of Architects.

Allan partnered with Noel S. Wallace, also of Scottish descent, from 1921-1930. It was during their partnership that the Ambassador Apartments at 111-115 S 49th Avenue (1928) were designed and constructed. Allan also partnered with Loren S. Burrill from 1949-1952 and then the firm Allan, Monev and Keogh until his death in September of 1957.

Known works include the following:

Yr blt	Name	Address	Notes
1915	Dwight	3205 Poppleton	
1917	Logan	1802 Dodge Street	
1928	Ambassador	111-115 S 49 th Ave	

Burbank, B. G.

Developer

Byron G. Burbank arrived in Omaha and began practicing law in 1886. Born in Minnesota in 1860, Burbank ran a successful law office. His son, Forrest B., followed in his footsteps and, after earning degrees from Harvard and Creighton Universities, became partner in the law firm Burbank and Burbank in 1934. The firm was active until 1952 or 1953 when Byron retired from the law practice.

Starting in the nineteen-teens, Byron built a number of multi-family properties around Omaha for investment. He was active in the Omaha Building Owners' and Managers' Association until he passed away in 1954. After his death his son took over management of the properties.

Known works include the following:

Yr blt	Name	Address	Notes
1913	Genoa	3830 Cass	Architect Designed (A. Shields)
1915	Sagamore	3828 Cass	Architect Designed (A. Shields)
?	Browne	122 N 40 th Street	
1923	Hawthorne	2205 Howard Street	
1923	Longfellow	2215 Howard Street	Architect Designed (A. Shields)
1927	Forest	2211 Howard Street	Architect Designed (F. Henninger)
	Princeton		Purchased
	Wadsworth		Purchased
	Clowry Court		Purchased
	Tizard Block		Purchased and Rehabilitated

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**Chiodo, V. P.
Developer**

Vincenzo Pietro Chiodo (1869-1949) was an Italian immigrant who arrived in America from Calabria, Italy in 1885. Following a short return visit to Italy, in 1891 he entered the Philip School of Design in Chicago where he learned the trade of ladies' tailoring. In the late 1890's he returned to Omaha and opened his own shop. Chiodo branched into real estate shortly after the turn-of-the-century developing his rental properties and apartment buildings. In his community, he rose to prominence, particularly in Italian social and religious organizations. At the close of the 1920's he had built a considerable fortune in real estate.¹³⁸

Known works include the following:

Yr blt	Name	Address	Notes
1909	Leone	832 S 24 th Street	Architect Designed; NRHP
1911	Florentine (Kent)	907 S 25 th Street	Designed by Chiodo; NRHP
1912	Carpathia	834 S 24 th St	Designed by Chiodo; NRHP
1916	Chiode (Lancaster)	2556 Marcy	Architect Designed: B. Kvenild

**Dillon Realty
Developer and Contractor**

Robert W. Dillon was involved with the realty and construction industry in Omaha beginning in the early 1940's. With his wife Helen, Robert founded the Dillon Construction Company, Dillon Realty Company, Dillon Hotel Company and Dillon Enterprises. By 1958 both Dillon Construction Company and Dillon Realty Company had closed their doors. After a four year hiatus, the couple started the Dillon Hotel Company and then Dillon Enterprises. The later company concentrated primarily on buying and selling homes, remaining in business until 1984 at which point the couple left the city of Omaha.

Known works include the following:

Yr blt	Name	Address	Notes
1949		49 th & Capitol Ave 35 th & Jones 4725 Cass 48 th & Chicago	

**Drake Realty and Construction Company
Developer and Contractor**

From 1900-1930, the Drake Realty and Construction Company was the largest apartment building developer in Omaha. Over the course of the company's history, they constructed over 2,000 apartment units in a wide variety of multi-family housing types, including many apartment buildings, for themselves as well as other owners. Their work included a number of unique apartment plans, as well as several apartment buildings constructed from the same set of plans on various sites throughout town, and one large apartment complex of fairly consistent design and formal arrangement. By the late nineteen-twenties, the company had constructed so many apartment units in Omaha that it was actually in competition with itself for tenants.¹³⁹ Many of their

¹³⁸ Leone, Carpathia, and Florence NRN section 8 page 1.

¹³⁹ City of Omaha's Landmarks web page for Drake Court,
http://www.ci.omaha.ne.us/landmarks/designated_landmarks/landmarks/13/Default.htm

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renters began to move from one Drake building to the next newer one, and fewer tenants moved into the older buildings in their place. In 1933, the company went bankrupt.

Known works include the following:

Yr blt	Name	Address	Notes
1915	Ekard Court	617 S 31 st Street	
1917	Elwood	101 S 49 th Street	
1918	Drake Court		NRN
1919	Ainsworth	2230 Jones Street	Architect Designed (B. Hene)
1919	Turner Court	3106 Dodge Street	
1920	Terrace Court	846 Park Avenue	Architect Designed (B. Hene); NRHP
1921	Austin	3703 Davenport Street	Architect Designed (Holabird & Roche)
1921	Carberry	503 N 40 th Street	Architect Designed (Holabird & Roche)
1921	Hanscom	1029 Park Avenue	
1921	LaMorada	554 S 26 th Street	

Frankfurt, H. D.

Architect

Often referred to as Omaha's most prolific apartment architect, Henry D. Frankfurt (1885-) designed at least 30 apartment buildings in Omaha in a span of nine years.¹⁴⁰ Although his career began as a draftsman under the wing of Joseph P. Guth, the Iowa native also worked for other notable Omaha architects such as F.A. Henninger and Fisher & Lawrie. By 1910 he began practicing on his own and his career in Omaha lasted until 1922 or 1923. He specialized in multi-family homes, both in terms of apartments and row houses, designed in various eclectic styles of the time including Arts and Crafts.

Known works include the following:

Yr blt	Name	Address	Notes
1913	Hudson	207 S 26 th Avenue	
1913	Douglas	213 S 26 th Avenue	
1914	Royal		
1914	Stratford Terrace	2922 Jackson Street	
1914	Harney	3005 Harney Street	
1915	Victoria	317 S 27 th Avenue	
1915	Berkley	649-51 South 19 th Street	NRHP
1915	Wayne	2719 Dewey Avenue	
1915	Dewey	3301 Dewey Avenue	
1916	Milton	1954 Jones Street	
1916	Adelaide	4914 Dodge Street	
1916	Melrose	602 N 33 rd Street	NRHP
1917	Fairview	706 N 50 th Street	

¹⁴⁰ Berkely Apartments NRN Section 8, page 1

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Guth, J. P.

Architect, Builder

Joseph P Guth (1860-1928) worked as a civil engineer, architect and builder in Omaha beginning in the mid 1880's. Originally born in Germany, Guth immigrated to the United States in 1884. He moved to the Omaha area from Cleveland, Ohio and began practicing in the architectural field with a partner J.E. Dietrick. By 1891 the partnership had dissolved and Guth continued as sole owner of his own practice. His work ranged from business blocks, breweries, factories and warehouses, fire stations, schools, single and multifamily residences, churches and halls in Omaha and the surrounding vicinity. Three properties of his design are currently listed on the National Register of Historic Places, the Eggerss-O'Flyng Building (1902) [DO09:119-001], the Prague Hotel (1898) [DO09:117-003] and St. Johns Lutheran Church (1902) [BT00-009]. He practiced architecture until he passed away in April of 1928.

Known works include the following:

Yr blt	Name	Address	Notes
1906	(Flats)	536 S 26 th Avenue	
1906	(Flats)	554 S 26 th Avenue	
1922	Shirby	3320 California Street	
1923	Boulevard	606 S 32 nd Avenue	
1923	Seymour	608 S 32 nd Avenue	
1925	Harriet Court	137 N 33 rd Street	

Hastings and Heyden

Developer

Byron R. Hastings (1872-1952) and Edward T. Heyden were real estate developers in Omaha during the first half of the 20th century. Byron Hastings was one of Omaha's veteran real estate dealers starting out in the business in 1889. He worked for Byron Reed, founder of Nebraska's first real estate company (1856), for the next 14 years until partnering with Heyden in 1903. Hastings was also the director of the Conservative Savings and Loan Association of Omaha for 37 years in addition to other social clubs and hobbies. The company was responsible for a number of single family dwellings along with a number of multi-family homes.

Known works include the following:

Yr blt	Name	Address	Notes
1915	Dewey	3301 Dewey Avenue	Architect Designed (H. Frankfurt)
?	Idalia	115 N 33 rd Street	
1915	Victoria	317 S 27 th Avenue	Architect Designed (H. Frankfurt)
1916	Milton	1954 Jones Street	Architect Designed (H. Frankfurt)
1914	Harney	3005 Harney Street	Architect Designed (H. Frankfurt)
1916	Melrose	602 North 33 rd Street	Architect Designed (H. Frankfurt); NRHP

Hennig, R.F.

Architect

Architect Reinholdt Frederick Hennig (1901-1961) practiced off and on in Omaha from 1929 until at least 1943. The style of his work ranged considerably over the breadth of his career. Many of the finest Tudor style homes

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and apartments throughout Omaha were designed early in his career while his work in the 1930's and 40's became simplified versions of the earlier designed or structures with moderne styling.¹⁴¹

Known works include the following:

Yr blt	Name	Address	Notes
1926	Underwood	4903 Underwood Avenue	
1928	Buckingham Manor	4817 Chicago Street	
1929	Arlington Manor	4907 Davenport	
1929	Tudor Arms	131 S 39 th Street	
1929	Wilshire	4910 Capitol Avenue	
1940	Country Club	5314 Corby Street	
1943	Selby	830-825 S 37 th St, 3710 Marcy St NRHP	

**Henninger, F.A.
Architect**

With a successful and prolific career that spanned over 40 years, Frederick A. Henninger (1865-1944) helped shape the commercial, industrial and residential locales of Omaha. After attending the Chicago Art Institute for two years, working for a Lincoln, NE architect then a laborer at the Union Pacific shops, Henninger began his Omaha architectural career as a draftsman for F.C. Ledebrock in 1895.

Henninger's career blossomed with the commission for the Dairy Building for the Omaha's Trans Mississippi Exposition in 1898. Shortly after, he was designing significant downtown office and major multi-family buildings, such as the A.I. Root Building (1904), Securities Building (1916) [DO09:123-075], Normandie Apartments (1898) [DO09:203-007], and Strehlow Terrace (1905-1909) [DO09:135-004] as well as residences for many of the city's elite. Henninger was possibly the most productive residential architect in Omaha history and was many times referred to during his most active period as "House-a-day-Henninger."

Speed and efficiency when designing a building whether it was a commercial structure or single / multi family home enabled Henninger to produce a substantial amount of highly detailed and thoughtful buildings. The number and quality of his commissions and built structures that dot the Omaha landscape attest to his legacy.

Known works include the following:

Yr blt	Name	Address	Notes
1898	Normandie	1102 Park Avenue	
1905-16	Strehlow Terrace	2010 N 16 th Street	NRHP
1912	West Farnam	3817 Dewey Avenue	
1913	St Clare	2315 Harney Street	
1913	Warren	515 S 28 th Street	
1913	Athlone	2567 Douglas Street	
1913	Angelus	208 S 25 th Avenue	
1915	Margaret	2103 N 16 th Street	NRHP
1915	Colbert	3870 Harney Street	
1927	Forest	2211 Howard Street	

¹⁴¹ Lynn Meyer, Omaha Preservation Administrator, "Country Club Historic District," National Register of Historic Places Nomination Form, Nebraska State Historical Society, Lincoln, NE, 2004, Continuation Sheet, Section 8, Page 5.

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Holabird & Roche

Architect

The nationally respected Chicago firm Holabird & Roche was formed in 1883 by William Holabird (1854-1923) and Martin Roche (1855-1927) after they left the office of William Le Baron Jenney, who today is referred to by many historians as the "father of the skyscraper." William Holabird was born in Amenia Union, New York and after leaving the West Point Military Academy in 1873, moved to Chicago where he began working as a draftsman for Jenney. Although born in Cleveland, Ohio, Martin Roche moved to Chicago at the age of four. He attended the Chicago Art Institute and after two years began his career as an apprentice cabinetmaker. In 1871 was hired as an apprentice to Jenny.

Influential in the development of early skyscrapers, the firm also became known for their work in the Chicago School architectural movement. Holabird's strength in design was his engineering and planning skills while Roche's was his artistic talents. A small two-story shop and apartment block in Chicago was their first major building commission in 1885. Their partnership eventually produced skyscrapers and large hotels for cities across the country such as the Tacoma Building (Chicago, Illinois, 1889, demolished) and Marquette Building (Chicago, Illinois, 1895). After the death of both men the firm was reorganized by Holabird's son and is today known as Holabird and Root.

Yr blt	Name	Address	Notes
1921	Austin	3703 Davenport Street	
1921	Carberry	503 N 40 th Street	

Latenser, John Sr., John Jr. and Frank

Architect

Known as one of Omaha's most prominent architects, John Latenser Sr. (1859-1936) began his Omaha practice in 1886. Emigrating from Liechtenstein by the 1880s, Latenser settled in Chicago in 1881 where he worked as a draftsman. His business took off upon winning an architectural design competition for a local school. This marked the beginning of a remarkable career designing some of the most notable buildings in Omaha listed on the National Register of Historic Places including Omaha Central High School (1900-1912) [DO09:126-008], Douglas County Courthouse (1909-1912) [DO09:124-015] and the J.L. Brandeis and Sons Store (1906) [DO09:124-009].

His sons John Jr. and Frank followed him into the architectural profession and were active in their father's firm until their deaths. John Jr. (1888-1978 April) and Frank (1890-1973) both attended the architectural program at the University of Columbia. Although all listed at the same address, John Sr., John Jr. and Frank were first listed separately in the 1913 Omaha City Directory but by 1915 had officially partnered and the firm became known as John Latenser and Sons.

Known works include the following:

Yr blt	Name	Address	Notes
1902	Portland (Barnard)	804 Park Avenue	NRHP
1904	Unitah	2934 Leavenworth Street	NRHP

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**McDonald, John & Alan
Architect**

Spanning over 70 years, the architectural practice of McDonald and McDonald influenced the architectural landscape of Omaha enormously. John (1861-1956) received his architectural training at McGill University in Montreal, Canada in 1884 and within the next few years immigrated to the United States. Eventually he settled in Omaha and established a practice with Ogilvy in 1887 which was dissolved by 1892. At that point he entered into practice by himself. His son Alan (1891-1947) joined him in 1916 after receiving an architectural degree from Harvard College the prior year. For the next 30 years the firm continued to grow and prosper.

The Colonial Revival First Unitarian Church (1919) [DO09:210-005] speaks to the historical revivalism prevalent in the firm's work. Later stylistic shifts found the firm leaning to more Art Deco or Moderne design modes with Joslyn Art Museum being an excellent example of the first.

Known works include the following:

Yr blt	Name	Address	Notes
1887	Hanscom View	1719 Park Avenue	
1919	Tadousec	418 S 38 th Avenue	

**Metcalfe, T. W.
Developer**

An Omaha native, Theodore Walter Metcalfe (1895-1973) was active in business, real estate, and politics throughout his life. Professionally Metcalfe began in the field of journalism eventually working for the Washington Post. After working as a journalist for a time, he enrolled in the law program at the University of Nebraska graduating in 1917. During World War I he enlisted in the army and rose to the rank of captain. Upon returning to Omaha after the war he opened a law office in Omaha and practiced until 1920. During that same year, he founded Metcalfe Real Estate Company. From 1931 to 1933 he also served as Nebraska's Lieutenant Governor to Democrat Governor Charles Bryan.

Metcalfe Real Estate Company developed the Crestwood, Westwood, Mason Heights and Country Club districts in Omaha before forming the Metcalfe Construction Company. The construction company built highways and airports throughout Europe and North America.

Known works include the following:

Yr blt	Name	Address	Notes
1950	Farnam Dundee Tower	110 South 49 th Street	

**Parkinson, W.J.
Developer, Contractor**

After working a few years as executive secretary for the Omaha Builders Exchange, William J. Parkinson worked as a contractor beginning in 1949. Shortly thereafter he founded William Parkinson and Associates. As realtors, developers and builders, the company constructed and managed a number of multi-family properties throughout Omaha. Upon William's death in 1962, the company remained active in the Omaha community. After his death, William's wife Pearl ran the business for a short year and then managed a few of their properties until 1965.

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Known works include the following:

Yr blt	Name	Address	Notes
1950		42 nd and Grover Street	

**Rosenberry, C.W.
Architect**

Known as a residential architect, Charles Walter Rosenberry (1892-1939) practiced in Omaha between 1923 and 1937. Rosenberry is noted for his work in the Country Club and Happy Hollow neighborhoods in Omaha designing over 50 houses in the two areas.¹⁴²

Known works include the following:

Yr blt	Name	Address	Notes
1919	Atlas	1609 Binney Street	
1921	Forrest Hill	1405 S 10 th Street	
1922	Esther Apartments	131 N 33 rd Street	
1924	Bretnor Court	2536 N 16 th Street	
1924	Rosewell Court	2536 N 16 th Street	
1925	LaKota Court	1110 S 30 th Avenue	
1925	Congress/Senate	3708 Dodge Street	
1926	Dodge	3160 Dodge Street	
1927	Casalinda	108 S 49 th Avenue	
1930	Reida	3503 Jones Street	

**Strehlow, R.C.
Contractor**

Immigrating to the United States from Germany in 1880, 18 year old Robert C. Strehlow (1862-1952) worked as a carpenter. He worked in Ohio, Iowa and South Dakota doing building and contracting work and relocated to Omaha by the 1890s. Work building Omaha's 1898 Trans-Mississippi Exposition marked the beginning of his building accomplishments, particularly in regards to exposition construction throughout the United States. His contracts amounted to more than \$25 million worth of construction and included work at the 1901 Pan-American Exposition in Buffalo, the 1904 Louisiana Purchase Exposition in St. Louis, the 1908 Alaska-Yukon and 1915 Panama-Pacific Exposition in San Francisco. His work at the expositions was not limited to buildings only, but included courts, cascades and sunken gardens.

In Omaha, Strehlow constructed many of the city's largest and oldest apartment buildings along with many industrial plants. Extremely active in Omaha's Building Owner's and Manager's Association among other local organizations, Strehlow also served as a member of the Nebraska legislature for two terms as chairman of the committee on public institutions.

Known works include the following:

Yr blt	Name	Address	Notes
1905	Majestic		Architect Designed (F.A. Henninger); NRHP

¹⁴² Country Club Historic District NRN section 8 page 5

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1907	Strehlow	Architect Designed (F.A. Henninger); NRHP
1909	Roland	Architect Designed (F.A. Henninger); NRHP
1916	Margaret	Architect Designed (F.A. Henninger); NRHP
1918	Strehlow Annex	Architect Designed (F.A. Henninger); NRHP

**Traver Brothers Company
Developer**

The Traver Brothers Company made a significant impact on the apartment housing market of Omaha through the number of units they built and managed. Charles Traver came to Omaha in 1906, working for a year as a painter before becoming a real estate agent. In 1909, he expanded into construction as well, completing the St. Mary's apartments. In 1911, his brothers, Edward and William, and Nellie Traver¹⁴³ joined him to form the Traver Brothers Company. The business operated in Omaha until 1932. Altogether, the Traver Brothers Company constructed and managed over 200 apartment units, on 11 properties. The Traver Brothers' work was generally concentrated in an area between 20th to 40th streets and Dodge to Leavenworth streets. Their multi-family residential property types range from a street court row house development to 25 unit apartment buildings.

Known works include the following:

Yr blt	Name	Address	Notes
1909	St. Mary	526 S 21 st Ave	Nonextant
1910	Alsation	115 S 35	Nonextant
1913	Latona	541 S 24 th Street	
1913	Nodway	541 S 24 th	little integrity
1918	Undine	2620-2626 Dewey	Interior Courtyard
1921	Morley	528 s 29 th	
1925	Congress/Senate	3708 Dodge Street	Architect Designed (C. Rosenberry)
1924	Bretnor Court	2536 N 16 th Street	Architect Designed (C. Rosenberry)
1926	Boulevard	604 S 32 nd Ave	"L" Court Apt
1927	Roycroft	5017 Underwood	"U" Court Apt Bldg
1927	Radcliff	3716 Dodge & 105 N 38 th	Architect Designed (H.E. Messick)
1929	Tudor Arms	131 S 39 th	Architect Designed (R.F. Hennig) "U" Court Apt

**Willis, Lloyd D.
Architect**

A native of Illinois, Lloyd D. Willis (1877-) arrived and began practicing architecture in Omaha in 1909. He practiced throughout the region until enlisting in the military in 1917.

Clay County Courthouse, Vermillion SD (1912-1913) National Register

Known works include the following:

Yr blt	Name	Address	Notes
1910	Maryland	1136 Park Avenue	
1911	Lorraine	3105 Dewey Avenue	

¹⁴³ Nellie Traver was the sister of the Traver brothers based on information in the 1910 U.S. Census of Omaha.

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1912	Virginia	1148 Park Avenue
1913	Woodland	506 S 31 st Street
1913	Knickerbocker	702 S 38 th Street
1913	Pasadena	420 Park Avenue

**Wilson, Carl C. Co
Developer, Contractor**

Carl Collier Wilson (1886-1965) was responsible for platting several of Omaha's subdivisions and building hundreds of homes throughout the city. He was born in Omaha, Nebraska on January 18, 1886 to Frank, an Omaha dentist, and Clara Wilson. Wilson received his secondary education from the University of Michigan and returned to Omaha after graduating.

He partnered with Merritt C. Warren, founding the real estate and contracting company Wilson & Warren. He was incredibly active in constructing multi-family rental properties using government sponsored loans through the 1934 Federal Housing Administration (F.H.A.). Wilson is also credited with investing throughout Nebraska by building defense housing in cities and towns like Omaha, Grand Island, Hastings, McCook and Sidney during the 1940's.

Known works include the following:

Yr blt	Name	Address	Notes
1944	Hillside	3108 Davenport Street	1 st Apartments built under FHA
1948	Alamo Plaza	116-124 N 36 th Street	
1954	Howard	3401 Howard Street	
1961	Center	1902-38 South 38 th Avenue	

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F. ASSOCIATED PROPERTY TYPES:

This section provides a description of the physical and associative characteristics of apartments, flats, and tenements in Omaha (collectively referred to as multi-family dwellings hereafter) and registration requirements for listing in the National Register. Attached dwellings, another type of multi-family dwelling that includes duplexes, rowhouses, and condominiums, are discussed in a separate Multiple Property Documentation Form (MPDF) entitled *Attached Dwellings of Omaha, Nebraska from 1880-1962*. This section begins with an overview of the physical development patterns of multi-family dwellings in Omaha, then discusses the physical characteristics of identified types and variations within the types, and finally presents important associative characteristics to consider. An analysis of historical Sanborn Fire Insurance Maps provided the basis for the types, concentrations, and development patterns in these sections. Section F concludes with guidance on understanding how to apply the National Register Evaluation Criteria to determine the historical significance of a multi-family dwelling based on these characteristics and the registration requirements for listing in the National Register under this MPDF.

DEVELOPMENT PATTERNS

Multi-family dwellings were constructed as individual buildings, sometimes forming concentrations that reflected similar plans and design features. Multi-family dwellings were constructed alongside single-family residences, forming typical neighborhood patterns of development that included other property types such as churches, commercial buildings, meeting halls, and schools.

Construction of multi-family dwellings in Omaha in the late nineteenth century and early twentieth century was generally concentrated in the city's urban core, where access to goods, services, sources of employment, and transportation was readily available. Approximately five percent of the multi-family dwellings that remain in Omaha were constructed prior to 1900, and 53 percent from 1900 through the 1920s. Areas of the city that contain the largest concentrations of multi-family dwellings from this period, especially apartments and flats, are located west and southwest of downtown within the city's urban core. For example, the area located south of Farnam Street, north of Woolworth Avenue, between South 20th Street and South 42nd Street, contains clusters of multi-family dwellings that date primarily from the 1890s through the 1920s. This area was well-served by early forms of public transportation, within only a few blocks of former streetcar lines, and within walking distance of major sources of employment.

Construction slowed considerably during the 1930s until the beginning of World War II. By the mid-1930s the density of existing multi-family dwellings was relatively high just west of the downtown area, west of 16th Street, and within several blocks of Farnam Street. Construction of new multi-family dwellings during the Great Depression was limited and the hard economic times left many in search of economical places to live. As a result, multi-family dwellings remained a relatively popular form of housing in Omaha during this period. Only approximately seven percent of remaining multi-family dwellings were constructed during the Depression Era. This period of development is characterized by the construction of multi-family dwellings clustered in areas further from the downtown and outside the city's downtown.

Following national trends to address housing shortages during and following World War II, and the economic boom of the postwar period, construction of multi-family dwellings increased dramatically. Approximately 12 percent of the remaining multi-family dwellings date to the 1940s, while 23 percent of Omaha's extant multi-family dwellings were constructed in the 1950s and early 1960s. For example, the area located north of Dodge Street, south of Hamilton Street, and between North 40th Street and North 52nd Street includes a larger number

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of postwar examples and reflects residential development patterns during this period. Exceptions to these general patterns of development are found throughout the city based on the development of specific neighborhoods.¹⁴⁴

PHYSICAL CHARACTERISTICS

Multi-family dwellings comprise several subtypes discussed in Section E, which generally exhibit similar overall physical features common to the type or within the subtypes. Common physical features include entryways, stoops, and porches; areas to increase air ventilation and to provide access to sunlight, such as interior shafts; interior layouts designed to serve multiple living units, such as shared hallways and stairwells; and exterior features reflective of shared access and common areas, such as driveways, alleys and courtyards, and garages. Individual buildings within subtypes are primarily distinguished by variations in plan (interior and exterior configuration), form, and scale, which are described below.

Tenements

Tenements were one of the earliest forms of multi-family housing in Omaha with construction dates ranging from 1890 to 1925. The physical characteristics of tenements in Omaha included scale, consisting of two to three stories in height; exterior plan, which is generally rectangular encompassing most if not all of the lot; and interior plan, with spatial arrangements typically consisting of a central hallway and stairway to provide access to shared living areas with few interior hallways. Tenements generally lacked architectural ornamentation or incorporated minimal stylistic elements on principal elevations, which may include decorative brickwork, pilasters, corbelling, or a front entryway accented with an ornamental surround. Four tenement variations—traditional, double, house, and dumbbell—were identified from Sanborn Fire Insurance Maps; however, examples of only the dumbbell variation are known to be extant in Omaha.

Dumbbell tenements were generally constructed in Omaha between 1905 and 1925 and can be differentiated by the exterior plan of the building. To provide improved air circulation and access to sunlight for living units, indentations along the exterior walls of the building, resembling a dumbbell in plan view, were provided. Dumbbell tenements were typically three stories in height. Sanborn maps indicate that only 10 dumbbell tenements were constructed in Omaha. Since few tenements are known to exist in Omaha, extant examples, including dumbbell tenements, may represent a rare surviving example of this type.

Flats

Construction of flats occurred from 1890 and extended well into the 1960s. The continued popularity of this subtype was likely due to their convenient layout and affordability. Flats were considered an improvement over tenements due to lower density and attractive exteriors that often reflected stylistic features of single-family homes.

Common physical characteristics of Omaha's flats include scale, two stories in height; exterior plan that is rectangular; and interior plan consisting of multiple separate rooms within each unit. Flats often display a range of modest architectural elements on the main facade that are reflective of popular residential architectural

¹⁴⁴ General trends in the development of multi-family housing are based on an analysis of GIS shape files provided by the City of Omaha that display original streetcar lines throughout the city and a comparative analysis of parcels with apartment buildings using data compiled by Alley Poyner Macchietto Architecture, P.C. Development patterns were also derived from Figures 5-17 in the Additional Documentation section.

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styles. Flats were constructed in several variations, including four-plexes, row, and house types, distinguished by plan (interior configuration) and form, as discussed below.

Four-plexes consist of two living units per floor typically with one or two shared central entryways. Four-plexes were constructed in Omaha between 1880 and 1962 and reached their height of popularity during the 1950s due in part to their size and affordability during housing shortages following World War II. With over 150 extant examples in Omaha, four-plexes are relatively common; however, there are few if any examples constructed before 1900.

Row flats consist of multiple (three or more) identical building masses situated in a row that share party walls. Row flats did not gain popularity in Omaha, with generally under 10 constructed each decade of the twentieth century. Row flats are a relatively less abundant type in Omaha, with less than 50 known examples.

House flats are similar in appearance to single-family dwellings and were constructed throughout the period. The interior spatial arrangement varied depending on the period of construction but generally included one unit per floor. House flats are a relatively common property type in Omaha, with approximately 130 known examples.

Eastern Flats, also known as French Flats, were generally constructed between 1880 and 1930 and resemble traditional apartments, but are notable for their height of generally three or four stories. Other notable features include an interior plan typically consisting of two units per floor with access off a shared stairwell. Eastern flats are an uncommon property type in Omaha with less than 20 known examples.

Apartments

Apartments are the most common type of multi-family dwellings constructed in Omaha. The type includes a traditional rectangular form with multiple stories and three variations: commercial, garden, and high-rise. Common physical characteristics of apartments include: scale, consisting of three or more stories in height; exterior plan, typically rectangular in form with multiple entrances; and interior plan with multiple living units per floor, often of varying sizes, accessed by shared interior stairwells and hallways. Exterior features typically include modest architectural ornamentation with more elaborate features or combinations of features on the principal facade.

Commercial apartments include dedicated commercial space on the first floor with individual apartment units on upper levels. Commercial apartment buildings were constructed in Omaha between approximately 1880 and 1930. With less than 30 known extant examples, they are an increasingly uncommon property type in Omaha.

Garden apartments are notable for their exterior plan that creates courtyards for shared outdoor recreational spaces among residents. Garden apartments were commonly constructed in Omaha between 1905 and 1935 and are a relatively more abundant type, with more than 50 known examples.

High-rise apartments were generally constructed in Omaha after 1950. As the name suggests, these are the tallest buildings within this type, consisting of five or more stories, and multiple units per floor served by elevators that access shared hallways on each floor with shared stairwells serving as emergency exits. This type gained popularity after self-service elevators (those not requiring an elevator operator) became reliable and

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widespread after 1950. Few high-rise apartments were constructed in Omaha within the period, and less than five examples are known to exist.

Configurations

Individual buildings within the types and variations above will commonly reflect one of the configurations that further serve to distinguish an individual building through its exterior plan and form. Exterior plan configurations include:

- Traditional – constructed with an overall rectangular plan.
- Corner – constructed on a corner lot facing intersecting streets; individual living units are accessed from each street.
- L court – constructed in an “L” shape that forms a courtyard in the front or rear of the building.
- U court – constructed in a “U” shape that forms a courtyard in the front or rear of the building.
- Cross – constructed in an “X” shape that forms multiple open areas and building wings.

The placement of individual multi-family dwellings within a complex may reflect these configurations, such as several buildings constructed together to form a U court in which the buildings form a “U” shape around a centrally located shared outdoor area.

Architectural features

Physical characteristics also include architectural elements and decorative features reflective of popular styles and the work of architects, builders, and developers discussed in *The Architecture of Apartments 1850-1960* in Section E. Architectural styles applied to multi-family dwellings include Italianate, various Victorian Era styles, commercial vernacular, Prairie, Period Revival styles (including Second Renaissance Revival, Colonial Revival, Tudor and Jacobethan Revival), Art Deco, Moderne, International, and post-World War II minimal traditionalism. Most multi-family dwellings in Omaha display the application of minimal ornamentation and reflect modest influences of these styles. Architectural features are typically displayed on entryways, door surrounds, window surrounds, decorative brick panels or coursing, decorative porch supports, and roofline features like cornices and parapets in various combinations that collectively convey an architectural style.

ASSOCIATIVE CHARACTERISTICS

The associated historic contexts discussed in Section E provide an overview of broad historical patterns and events that influenced the development and construction of multi-family dwellings nationally and in Omaha. In addition to these contexts, the development of individual multi-family dwellings may have been influenced by one or more associative characteristics below. These associative characteristics relate to the function, role, or cultural affiliation of a building, its geographical location, and its relationship to other related events. As such,

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associative characteristics assist in understanding the importance of multi-family dwellings within the context of residential development within the city.¹⁴⁵

The themes and examples discussed below are not meant to be an exhaustive list, but serve to illustrate how events important in the history of the city may have influenced the development of multi-family dwellings. As site-specific research is completed on individual properties, additional associative characteristics to consider in evaluating the historical significance of this property type may emerge.

The influence of transportation networks on residential development

Residential development in Omaha was greatly influenced by roads and rail transportation. In the 1860s Omaha emerged as a transcontinental transportation center. Based in Omaha, the Union Pacific Railroad Company joined with the Central Pacific and created the first transcontinental railroad in the United States. Within the city, the Omaha Horse and Railway Company established horse-drawn streetcar service in the late 1860s. Between 1884 and 1888, five new streetcar companies and one cable car company were established, which enhanced residential access along major thoroughfares to sources of employment and the provision of goods and services. Major thoroughfares along Farnam Street and North 16th Street anchored early residential development. In 1887, multi-family dwellings were located primarily in the city's urban core, which was bordered by railroads to the north, east, and south. Some of the earliest examples of multi-family dwellings are located within close proximity of the major transportation hubs, such as the Union Pacific Railroad Depot, near the intersection of Mason Street and South 9th Street. Streetcar lines increased access within the urban core and enabled access to areas further from the urban core. The expansion of transportation networks in the city influenced and facilitated the construction of multi-family dwellings, and provided access to places of work and the suburban development that emerged in the early decades of the twentieth century.¹⁴⁶

Residential development and the construction of multi-family dwellings gradually moved away from centers of industry and business in the downtown. As the established streetcar lines gave way to the widespread use and ownership of automobiles during early decades of the twentieth century, workers and professionals lived farther from work, which resulted in concentrations of multi-family dwellings that stretched to the west along Farnam Street to 50th Street and extended for several blocks along cross streets in each direction.¹⁴⁷

In addition to the location of residential development, transportation influenced the features found in multi-family dwellings to help understand the development of a building. For example, garages to shelter automobiles are uncommon in early multi-family dwellings nearer to the downtown, but are a more common feature on residential properties after the early decades of the twentieth century. The proximity and relationship of a multi-family dwelling to transportation networks during the historic period may constitute an important associative characteristic that affected development patterns of this property type.

¹⁴⁵ Section E discusses *Influences of Economics of Apartments, Omaha, Nebraska, 1880-1962*, and the influences of transportation, commerce, and industry on residential development are discussed in the *Associative Characteristics* portion of this section. It is unlikely that multi-family dwellings will possess significance under these areas of significance because they do not singularly represent broad patterns of history in Omaha in an important way under these themes. Consideration of these themes is provided to understand how these themes influenced the construction and development of multi-family dwellings in the city and may enhance their importance under one or more of the areas of significance above.

¹⁴⁶ Lawrence H. Larsen and Barbara J. Cottrell, *The Gate City: A History of Omaha* (Boulder, Colo.: Pruett Publishing Company, 1982), 31; Figure 5 in the Additional Documentation section.

¹⁴⁷ Larsen and Cottrell, 31; Figures 5-6 in the Additional Documentation section.

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The influence of industrial growth on residential development

Industrial growth in Omaha during the late nineteenth and early twentieth centuries provided sources of employment as the population of the city swelled. Early industries in Omaha were located in or adjacent to the urban core and railroad lines. For example, in the 1870s the Omaha & Grant Smelting and Refining Company, a large source of employment, was located immediately north of downtown, near the present-day intersection of Riverfront Drive and Interstate Highway 480. The Union Pacific Railroad Shops was another industrial complex and large source of employment, and was located northwest of downtown, near the intersection of Burt Street and North 12th Street. To provide workers with housing, multi-family dwellings radiated from commercial and industrial areas in or near the urban core and downtown, especially north and south of Farnam Street and east and west of North 16th Street.¹⁴⁸

The establishment of Omaha's livestock processing industry during the late nineteenth century also influenced patterns of residential growth by creating demand for housing in close proximity to the stockyards and meatpacking houses located in South Omaha, generally between L and O Streets along South 33rd Street. Centered on the Union Stockyards Company in South Omaha, meatpacking companies such as the Armour-Cudahy Packing Company, George Hammond Packing Company, Omaha Packing Company, and Swift & Company provided an important source of employment. As a result, residential growth generally occurred in close proximity and radiated outward from these processing centers.¹⁴⁹ The influence of industrial growth may assist in understanding the development of this property type.

The influence of city annexations on residential development

The city of Omaha was incorporated in 1857 and was platted with a conventional grid layout that included 320 city blocks. As Omaha increased in size, it began to annex several small communities within Douglas County and along the periphery of the city. Large tracts of land were annexed to the city during the late nineteenth and early twentieth centuries that resulted in existing concentrations of housing and centers of populations. For example, Benson, Florence, Dundee, and South Omaha were annexed by Omaha, and multi-family dwelling within these areas may reflect different features when compared to multi-family dwellings closer to the downtown. Therefore, annexation patterns may assist in understanding the development of this property type.¹⁵⁰

The influence of immigration on residential development

Foreign immigration and domestic migration patterns greatly affected the ethnic makeup of neighborhoods and is described in the associated contexts, *Influences of Ethnic Heritage on Apartments and Omaha During the Mass Migration, 1860-1920*, both included in Section E. Major influxes of ethnic groups occurred between 1870 and 1890 and in the first decades of the twentieth century. Many of these groups tended to cluster in select neighborhoods and established enclaves with a variety of services to provide social, religious, and business services. For example, Little Bohemia and Little Poland, located adjacent to the stockyards, included meeting halls, churches, and businesses to serve the community and maintain customs and cultural traditions. Multi-family dwellings within or near these urban enclaves may have been constructed to meet the needs of

¹⁴⁸ Figure 5 in Additional Documentation section.

¹⁴⁹ Wilson J. Warren, *Tied to the Great Packing Machine: The Midwest and Meatpacking* (Iowa City: University of Iowa Press, 2007), 12-15; Mead & Hunt, "Reconnaissance Survey of Portions of South

Omaha," Nebraska Historic Building Survey report, prepared for City of Omaha and Nebraska State Historical Society, June 2005, 2-3.

¹⁵⁰ Mead & Hunt, "Reconnaissance Survey of Selected Neighborhoods in Omaha, Nebraska," Nebraska Historic Building Survey report, prepared for City of Omaha and Nebraska State Historical Society, April 2002, 10-11.

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immigrant groups in much the same manner. The settlement patterns of immigrant groups may have affected the development of multi-family dwellings and represent an important associative characteristic.¹⁵¹

The influence of World War II and postwar expansion on residential development

World War II and the economic boom of the postwar period development resulted in extensive construction of shopping centers, businesses and industrial complexes, and large tracts of residential area, including multi-family dwellings, many planned and constructed by developers at a scale unseen during the prewar period. Between the onset of World War II and the 1970s, Omaha more than doubled in population, and subdivisions developed to the west and southwest to account for the increase. Postwar expansion in Omaha was stimulated by commercial sectors, such as insurance, and new industries that relocated to the city, such as the Continental Can Company, Allied Chemical and Dye Corporation, and Western Electric. Expanded military infrastructure also contributed to postwar growth, such as the relocation of the Strategic Air Command to Offutt Air force Base adjacent to the city limits to the southwest. Government investments in agriculture, irrigation projects, and the Interstate Highway system further enhanced residential growth during this period. For example, Congress authorized the Interstate Highway system in 1956 and the construction of Interstate Highway 80 provided jobs and provided greater access to and from the city. Understanding the effects of the postwar economic boom may assist in understanding the characteristics of this property type.¹⁵²

APPLICATION OF THE NATIONAL REGISTER CRITERIA

Multi-family dwellings are evaluated for National Register eligibility under the four National Register Criteria for Evaluation (Criteria) listed below, based on the application of the National Register Bulletin *How to Apply the National Register Criteria for Evaluation*. This section includes a discussion of the potential significance of multi-family dwellings under each National Register criterion, followed by a discussion of registration requirements for determining whether a property that possesses significance under one or more National Register areas of significance qualifies for listing in the National Register.

Significance

Criterion A: Event

Under this criterion, multi-family dwellings are most likely to possess significance for an association with an event or a pattern of events in the associated historic contexts defined in Section B and described in Section E. To possess significance under Criterion A, properties are required to have a direct relationship with a historical event or trend in an important way; an indirect, mere, or inferential relationship is not adequate to support significance under this criterion. The associated historic contexts discussed below are related to a National Register area of significance with examples of how a multi-family dwelling may possess significance.

The associated historic contexts of *Community Planning and Development of the Apartment Building Type, Omaha, Nebraska, 1880-1962*, and *Influences of Economics of Apartments, Omaha, Nebraska, 1880-1962*, relate to the National Register area of significance of *Community Planning and Development*. As a residential property type, similar to single-family residences, individual multi-family dwellings are not likely to have played a

¹⁵¹ Warren, 55; Mead & Hunt, "Reconnaissance Survey of Portions of South Omaha," Nebraska Historic Building Survey report, prepared for City of Omaha and Nebraska State Historical Society, May 2008, 2-3.

¹⁵² Larsen and Cottrell, 268; Mead & Hunt, "Reconnaissance Survey of Selected Neighborhoods in West-Central Omaha, Including Fairacres, Dillon's Fairacres, Mel-Air, and Others," Nebraska Historic Building Survey report, prepared for City of Omaha and Nebraska State Historical Society, July 2009, 3-4.

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direct role in the development of the physical structure of the city in an important way nor are individual buildings likely to singularly represent the broad historical trends that influenced community development in Omaha. For example, an apartment constructed in 1915 may be located along a major streetcar line because of the access it provided to employment, goods, and services. However, this single apartment building is one among many residential properties and does not alone represent the physical development of the city in an important way as the association with the streetcar could apply to any apartment or house along a major streetcar line. A multi-family dwelling with a direct and important association to a formative period of urban development, as evidenced by public improvements made in response to providing housing for large numbers of residents, or a multi-family dwelling whose construction was made possible by an important government program, may qualify for its association with the design and physical development of the city or neighborhood. Section E and the *Associative Characteristics* section provides a discussion of the types of events and trends to consider when evaluating a multi-family dwelling under Criterion A. Under the National Register area of significance *Community Planning and Development*, it is more likely that a concentration of multi-family dwellings would better illustrate important patterns associated with the design and development of the physical structure of the city as a possible historic district (discussed below).

The associated historic context of *Influences of Ethnic Heritage on Apartments, Omaha, Nebraska, 1880-1962* relates to local events and trends in the history of groups with common ethnic and racial identities under the National Register area of significance of *Ethnic Heritage*. It is important to understand that multi-family dwellings were typically constructed by one or more individual developers or by a commercial entity as an investment to be rented to tenants and were not typically constructed by the building's residents. As such, multi-family dwellings will not typically display physical characteristics representative of contributions of immigrant or ethnic groups. Therefore, making a direct link to an ethnic group based solely on physical characteristics of the building is difficult to establish. As a result, individual multi-family dwellings will not likely possess significance under *Ethnic Heritage* unless the building possesses a direct and important association to a historic event or patterns of events. It is more likely that an individual multi-family dwelling will be one of many buildings that comprise an ethnic enclave as a possible historic district (discussed below).

Criterion B: Person

A property may be eligible for listing in the National Register under Criterion B if the property possesses a strong association with a person significant in the history of the city, state, or nation. The specific contributions of the individual must be identified, and the associated property should best illustrate, the person's important achievements within one or more of the associated historic contexts defined in Section B.

A person's important contribution to history is often associated with their occupation or activities outside their place of residence. As a result, the property that best illustrates their important contributions to history will have a direct association to their achievement and will rarely be residential. For example, the site of an important technological innovation would better illustrate the significance of its developer and their contribution to the professional field rather than a residential property, unless the event occurred at their home. In rare instances, such as an individual in which few, if any, remaining properties are able to convey an association with the life or achievement of that individual, may a multi-family dwelling possess significance under this criterion. Therefore, multi-family dwellings are unlikely to qualify for listing under this criterion.

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Criterion C: Design/Construction

Under this criterion, multi-family dwellings are most likely to demonstrate significance under the associated context *The Architecture of Apartments, Omaha, Nebraska, 1880-1962*, which relates to the National Register area of significance of *Architecture*. To possess significance under Criterion C, a multi-family dwelling must meet at least one of the following requirements: (1) embody distinctive characteristics of a type, period or method of construction; (2) represent the work of a master; (3) possesses high artistic value; or (4) represent a significant and distinguishable entity whose components may lack individual distinction. A discussion of the requirements and how a multi-family dwelling may meet the requirements is provided below. The physical characteristics of multi-family dwellings are outlined above under *Physical Characteristics*, which will assist in identifying the distinguishing architectural features under this criterion.

Distinctive characteristics of a type, period or method of construction

Architectural features common to multi-family dwellings are outlined above under *Physical characteristics*. As a residential property type, multi-family dwellings are a well-established and widespread property type comprising several subtypes that generally exhibit similar overall physical features. A multi-family dwelling can meet this requirement if it exhibits a distinctive combination of physical characteristics to be representative of the multi-family dwelling architecture, or exhibits an important phase of architectural development in Omaha.

To possess significance as a representative of architecture distinctive of multi-family dwellings in Omaha, a building should stand out when compared to others of its type within the area of the city the property is located. For example, a garden apartment may serve as a better example of its type if it includes distinguishing features, such as a U court, and exterior features, such as porches and courtyards, while others in the area do not. It may be necessary to complete a comparative property analysis to determine how characteristics such as exterior plan configuration, form, and scale serve to distinguish the building architecturally as a representative multi-family dwelling in the city.¹⁵³

To possess significance as a representative of an important type of multi-family architecture in Omaha, it should illustrate a pattern of features that had an impact on the design and construction of subsequent multi-family dwellings in the city. For example, tenements are reflective of early multi-family dwelling design prior to design considerations for reducing fire hazards and providing greater privacy and a healthier living environment. The physical characteristics indicative of early multi-family dwelling design include frame structural systems, shared interior spaces, and limited access to sunlight and ventilation. A building generally reflecting tenement design prior to 1900 is likely to possess significance under this criterion and as a rare surviving example of this property type in Omaha.

High-rise apartments are reflective of postwar design features and use of technology that resulted in efforts to provide comfortable high-density housing in the urban environment by incorporating such features as interior elevators that allowed for dramatic increases in building height. A high-rise apartment generally prior to 1950 is likely to possess significance under this criterion as an early example of this property type in Omaha.

¹⁵³ To complete a comparative property analysis, the *Additional Documentation* section of this MPDF provides maps showing the concentrations of multi-family dwellings in the city, graphs showing relative numbers of each subtype, and a list of properties within the types and subtypes. The *Additional Documentation* section also includes illustrations of select subtypes as they appeared on historic Sanborn Fire Insurance Maps.

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Represents the work of a master or possesses high artistic value

Few multi-family dwellings in Omaha display features fully representative of high-style architecture under this requirement. Under this requirement, a multi-family dwelling may represent the work of master architect or builder through characteristics that are identifiable and indicative of his or her work. The associated context *Prominent Architects, Developers and Contractors of Apartments, 1860-1962*, in Section E, provides a list of prominent architects and builders along with biographical information and a list of known completed works in Omaha for consideration when evaluating multi-family dwellings under this requirement. A multi-family dwelling may possess importance under this requirement if it exhibits notable architectural design features associated with one of these individuals.

The influence of high-style architecture on multi-family dwellings in Omaha includes a variety of popular architectural styles of the period, which are described under the *Physical characteristics* section above. Following National Register guidance under this requirements, a multi-family dwelling will not likely qualify as having high artistic value unless it "...so fully articulates a particular concept of design that it expresses an aesthetic ideal" or if the multi-family dwelling is determined to "express aesthetic ideals or design concepts more fully than other properties of its type."¹⁵⁴ Most multi-family dwellings in Omaha display a modest application of stylistic features and do not represent examples of high-style architecture under this requirement. Ornamentation may be limited to entryways, door surrounds, window surrounds, decorative brick panels or coursing, decorative porch supports, and roofline features like cornices and parapets. As a result, for a multi-family dwelling to possess high artistic value under Criterion C, it should display a combination of stylistic features that collectively conveys the essence of a defined architectural style and more fully articulates the ideal of that style when compared to others of its type within the area of the city the property is located. For example, an apartment building with a tiled pent roof but no other stylistic features does not convey the essence of the Spanish Colonial Revival style or the Mission Revival style and will likely not possess significance as an example of these architectural styles. However, an apartment building that is one of only a few in the city with a tiled pent roof, shaped parapet, quatrefoil, elaborate arched entryway, and arched windows may be found to best contain the combination of stylistic features necessary to convey the essence of the Mission Revival style as applied to an apartment building.

Under this requirement of Criterion C, it may be necessary to complete a comparative property analysis to determine what combination of decorative features best represents a style when compared to others of its type.

Distinguishable entity whose components may lack individual distinction (historic districts)

This requirement under Criterion C addresses cohesive concentrations of multi-family dwellings that possess significant linkages or continuity of buildings or structures that are united historically or aesthetically by plan or physical development as a historic district. Concentrations of multi-family dwellings meeting this requirement under Criterion C will convey a "visual sense of the overall historic environment or be an arrangement of historically or functionally related properties."¹⁵⁵ Following National Register guidance, a concentration of multi-family dwellings should also be associated with one of more of the associated historic contexts under at least one National Register area of significance applying Criterion A, B, C or D rather than merely illustrating a grouping of historically related buildings. In this way, a concentration of multi-family dwellings needs to

¹⁵⁴ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 20.

¹⁵⁵ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 5.

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collectively meet the same thresholds of significance as individual properties outlined under Criterion A, B, C, or D to be considered significant.

Research and analysis completed for this MPDF focused on multi-family dwellings; therefore, this guidance can only address concentrations of multi-family dwellings within the city as potential historic districts. Potential historic districts that contain multi-family dwellings and a variety of other property types must be evaluated on a case-by-case basis.

Criterion D: Information Potential

Criterion D most often applies to archaeological properties. Multi-family dwellings offer few sources of unknown and retrieved sources of data to contribute to the understanding of history. As a result, this property type is unlikely to qualify for listing under this criterion.

Criteria Considerations

In some cases, National Register Criteria Considerations may apply to the eligibility of multi-family dwellings. The two *Criteria Considerations* that are most likely to apply are discussed below:

Criterion Consideration B: Moved Properties

Multi-family dwellings that were moved before their period of significance do not need to meet this consideration. Properties moved within the period of significance may be eligible for listing in the National Register if they retain the physical and associative characteristics that convey their significance. A property moved outside the period of significance under Criterion C retains significance if it maintains a comparable setting, orientation, and siting to its historic location. A multi-family dwelling significant under Criterion A only will rarely be eligible if moved outside the period of significance because this results in a loss of its historical association with important events. In rare cases, a moved property significant for its associative value will retain significance if relocated within close proximity to its original location; eligibility should be assessed on a case-by-case basis. Groupings created by moving properties together will rarely be eligible for listing in the National Register because this creates a false sense of historic development.

Criterion Consideration G: Properties Less than 50 Years Old

In rare cases, this provision may recognize the continuing importance and use of multi-family dwellings in meeting housing needs in Omaha. A justification of exceptional significance is required for individual properties less than 50 years in age or with substantial physical alterations and for historic districts where less-than-50-year-old resources comprise the majority of the resources. In these cases, the date of construction and the date of major alteration(s) should be considered in deciding whether Criterion Consideration G needs to be applied and exceptional importance justified. All properties less than 50 years in age must exhibit exceptional importance and retain a high degree of historic integrity. The statement of significance must explicitly address how the property meets this requirement.

Level and period of significance

Multi-family dwellings may be nominated under this MPDF at the local, state, or national level. Although constructed throughout the nation, no comprehensive survey or study of multi-family dwellings at the national level has yet been undertaken nor has a statewide study been undertaken in Nebraska. Therefore, most multi-family dwellings that qualify for listing in the National Register, whether individually or as a grouping, will possess

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importance at the local level because they reflect local development patterns and the architecture of Omaha.

The period of significance for multi-family dwellings nominated under this MPDF will depend on the National Register criteria under which significance is derived. Some periods of significance will be a single year (date of construction) and others will span many years, reflecting the length of time when the property was associated with important historical events, patterns, or people.

REGISTRATION REQUIREMENTS

Multi-family dwellings in Omaha found to possess significance under one or more areas of significance listed above will generally qualify for listing in the National Register under this MPDF only if they exhibit integrity and convey significance under the applicable National Register Criteria. The associative and physical characteristics in which they derive significance should be stated in the evaluation and include a discussion on which aspects of integrity are most vital to demonstrate significance.

Under Criterion A, location, association, and setting are the most important aspects of integrity because they establish and convey the relationship of the property to historical patterns or events. Design, materials, and workmanship are the most important aspects of integrity to consider for properties eligible under Criterion C because they physically convey the architectural significance and distinctive nature of the property type necessary to convey significance.

A review of the seven aspects of integrity—location, setting, design, materials, workmanship, feeling, and association—and how to assess integrity for each aspect is provided in *How to Apply the National Register Criteria for Evaluation*. However, for multi-family dwellings, buildings should retain overall integrity of the following nine types of characteristics within each type, subtype, or variation as applicable under the relevant National Register Evaluation Criteria.

- Form, plan, and scale – such as height, massing, and configuration, including courtyards and ventilation shafts that influenced the plan and form of the building.
- Exterior materials and cladding – generally brick, stucco, or clapboard (or replacement materials that are visually compatible with the original exterior materials).
- Fenestration pattern and window configuration – such as sashes and muntin types (or replacement materials that are visually compatible with the original).
- Shared entryways – such as the location, sizes, and continued use of shared exterior entryways to gain access to individual living units.
- Exterior design features – considerations may include porches, stairs, balconies, garages, driveways, pedestrian walkways, and landscaping (more relevant for considering multi-family dwellings under Criterion C).
- Architectural features – consideration of the application of ornamental elements and stylistic features (more relevant for considering multi-family dwellings under Criterion C).

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- Interior plan configuration – considerations include ability to understand historic function by illustrating the presence of multiple individual living units from cues such as interior hallways, stairways, or other points of access to individual dwelling units (more relevant for considering multi-family dwellings under Criterion C).
- Spatial relationship to the street and historic character of the surrounding environment (more relevant for considering multi-family dwellings under Criterion A).
- Close physical proximity to and visual link to one or more associative characteristics (more relevant for considering multi-family dwellings under Criterion A).

Alterations completed within the period of significance generally will not diminish the historic integrity of the property and may have themselves achieved significance. The relative scarcity and lack of comparable properties should be used to determine the acceptable level of alteration while retaining integrity. For example, a larger degree of alteration may be acceptable for an uncommon property type, while few alterations may be acceptable for more common property types because other examples with higher degrees of integrity better represent the property type or convey the same historical or architectural significance.

Significant alterations occurring beyond the period of significance will diminish the overall integrity of a property and may disqualify it from National Register listing. Significant alterations may include, but are not limited to, large additions that alter the original massing of the building, structural changes, altered original fenestration patterns, replacement of exterior cladding, major changes to building facades, and removal of pivotal buildings or structures from within a complex. Multi-family dwellings no longer serving in their function should retain their overall interior plan of divided spaces characteristic of type or subtype. Similarly, changes to building mechanical, electrical, or plumbing systems are permissible if the building continues to retain the overall interior plan and exterior features characteristic of the type or subtype.

The loss of certain physical features is expected among multi-family dwellings due to the continued need to function as rental properties or from modifications for conversion into single-family units or adaptive reuse. Commonly altered features include modifications to entryways, stoops, and porches; interior ventilation and light shafts; interior layout; and other exterior features mentioned under *Physical Characteristics*. Changes are permissible to individual buildings provided the historic character is retained and the overall integrity of the categories listed above is maintained in a manner that enables the building to convey significance.

Historic Districts

Concentrations of multi-family dwellings related by design should collectively convey physical features that visually provide a sense of the historic character and/or link to associative characteristics within the defined period of significance under one or more National Register Evaluation criterion and area of significance. An individual multi-family dwelling may contribute to a potential historic district if it retains its overall plan, form, and scale. Due to continued use as rental properties, some loss of integrity to physical features common to the type or subtype, including architectural ornamentation, is expected. Changes may include alterations to entryways, stoops, and porches; interior ventilation and light shafts; interior layout; and other exterior features mentioned under *Physical characteristics*. These changes are permissible to individual buildings provided the concentration overall remains united by plan, form, and scale; retains its historic character; and continues to

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function as a residential property. Noncontributing components include buildings not present during the period of significance and buildings that no longer possess integrity due to major alterations, additions, and loss of historic fabric to the degree to which the plan, form, or scale is no longer identifiable.

For example, individual multi-family dwellings whose construction was made possible by an important government program, such as the Federal Housing Authority, to address housing shortages brought about during or immediately following World War II may not meet the individual thresholds under Criterion A or Criterion C. However, groupings may qualify as a historic district if, collectively, they retain plan, form, and scale, and continue to serve a residential function.

A historic district is typically contained within a single geographic area and consists of contiguous properties. However, there may be rare occasions in which two or more significant and definable areas historically linked may now be separated by areas of unrelated properties but that comprise a discontinuous historic district. Potential discontinuous historic districts must be evaluated on a case-by-case basis.

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G. GEOGRAPHICAL DATA:

The geographic area of this study encompasses the City of Omaha, Douglas County, Nebraska.

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H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS:

Introduction:

Lynn Meyer with the City of Omaha Planning Department initially gathered information on multi-family dwellings in Omaha in the late 1980s. At this time, the purpose of the study was to list several row houses and apartment buildings on the National Register of Historic Places and to begin gathering information for a MPD on these building types in Omaha. The material gathered included a review of building permits and city directory listings for known apartment, row house and duplex buildings up to 1935. A preliminary analysis of construction booms, size, scale and architectural styles was performed and typologies were drafted. While several buildings were nominated to the National Register using this material as a basis of information, the project slowed due to staff and budget cuts to what could be completed during volunteer hours.

Then, at about the same time that Mr. Meyer retired, the State of Nebraska passed legislation creating the Valuation Incentive Program. Administered through the Nebraska SHPO, the program freezes the assessed value of property which is listed on the National Register and undergoes a certified rehabilitation. Interest among Omaha property owners for these types of projects rose. In an effort to meet their needs, it was determined that Mr. Meyer's study should be completed and formalized.

Work to complete this MPD and a similar MPD entitled *Attached Dwellings in Omaha, Nebraska, 1880-1962* were completed in two phases. The first phase was completed by Alley Poyner Macchietto Architecture and included research and the development of the statement of historic contexts (Section E) and an analysis of multi-family dwellings. This work expanded and built upon the work of Mr. Meyer and resulted in a detailed analysis of the historical information; much of this information is synthesized in the figures and maps in the Additional Documentation section of this MPD. The summary of identification and evaluation methods completed during the first phase is outlined in the first four sections below. The last section below summarizes efforts by Mead & Hunt to review previous work to develop associated property types and registration requirements (Section F).

Scope:

After reviewing the material of the previous study and discussing its contents with the Nebraska SHPO a few changes in scope were made. It was decided to extend the end of the period studied to 1962, the year of the last available updated Sanborn Map for Omaha. It was agreed that this end date represented the end of a distinct period of significance. 1962 marks the end of the post war period of construction in Omaha and the beginning of urban renewal. Additionally, after talking to Professor Tom Hubka of the University of Wisconsin at Milwaukee about the importance of non-extant buildings in understanding the context and significance of our remaining built environment, it was decided to include non-extant buildings in this study as well. Because so much of Omaha has been built over again and again, it was believed that looking at only those buildings still standing would not accurately portray the context in which some of these buildings were erected. Finally, in reviewing the proposed building types and the number of buildings included in the study, it was felt that the study should be separated into two; apartments and attached dwellings. The previous analysis indicated that these two major groups had different boom periods, were built for different types of owners, and were of a sufficiently different scale and proportion that they would be best explained separately.

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Identification:

Between the previous study and this one, the city of Omaha had lost most of its building permit records. Sanborn Maps were then identified as the next most expeditious means of identifying attached dwellings. Therefore, a thorough review of the available Sanborn Maps for Omaha was begun, reviewing all available years; 1887, 1890, 1918, 1934 and 1962.¹⁵⁶

The reviews were completed chronologically, color coding black and white copies of the Sanborn Maps to highlight apartments, attached dwellings and buildings which had changed use. Each series was compared to the previous series to catch changes in use and rule out those that did not belong in the study. When the comparison for a series was complete (i.e., all the maps of 1887), those buildings highlighted as attached dwellings were verified as already being in or were added into the database.

Information entered into the database at this time included the address, pages on the Sanborn Map, number of dwelling units, number of stories, roofing type and cornice notes. Because two unit row houses are common in Omaha and look very similar to duplexes on Sanborn Maps, a theory developed that it may be possible to differentiate between row houses and duplexes by reviewing roof types. Those buildings marked with an "X" (shingled roof) or "☰" (metal, slate, tile or asbestos shingles) might be duplexes as shingled roofs generally require a pitch; those marked "☐" (composition roof) would be categorized as row houses, since composition roofs are typically installed on flat roofs. After gathering photographs from the Assessor's website on each extant property and categorizing it as a row house or duplex, roof types were reviewed and compared to the building's typology. It was concluded that this method did not work with any degree of accuracy for predicting which buildings were row houses and which were duplexes.

A second theory developed that it may be possible to differentiate between row houses and duplexes by reviewing cornice notes. Those buildings marked on the Sanborn maps with the symbol for wood or metal cornices were noted, as well as those noted as having a "French Roof". In comparing the building types of extant buildings with these notations, those listed as having either type of cornice or a "French Roof" were most likely to be row houses.

Furthermore, it was noted that any extant building consisting of three units or more was always a row house. In this way, typologies were established for many of the non-extant buildings.

Buildings highlighted on the Sanborn Maps as attached dwellings included any buildings illustrated as a series of boxes designated with "D"'s for dwelling on the earliest date it was shown on the Sanborn maps. If a building was shown on the Sanborn Map at an earlier time, but with a use not included in this study, for example a store, it was not included in the database. If a building was in the synchronous apartment database as a named apartment building from the city directory or from the previous study, but clearly had an initial use as an attached dwelling, the information for that building was moved to this study and a reference kept to its changed status and name as an apartment.

Before entering information from the final 1962 series of Sanborn Maps into the database, attached dwellings on these maps were compared to the current assessor's online records. The Sanborn Maps were then annotated with the assessor's property identification number if the building was extant or noted as non-extant.

¹⁵⁶ Note that volumes 3 & 4 are missing from the 1934 Sanborn Maps for Omaha, creating a gap in the information available for South Omaha (vol 3) and the near western suburbs of Omaha, including Dundee, Cathedral, Joslyn Castle, Happy Hollow, etc (vol 4).

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For those that were extant, architectural style, Omaha property identification number and the assessor's date of construction were noted and added to the database.

Verification:

A final pass was made through the Sanborn Maps to analyze automobile garage types and changes in use over time. During this pass, the original information was checked again for accuracy.

When this list was completed, it was compared and consolidated with the database from the previous study by Mr. Meyer, adding architects, owners, builders and construction dates to the database.

Future Research Considerations:

A future review of the limited number of plans available on microfilm at the Omaha Planning office and the January 1st newspaper articles highlighting the year in review might further distinguish known architects, owners and builders, common architectural features, styles and other architectural information.

Additionally, analyzing ethnic data from the now available 1920 and 1930 decennial censuses and overlaying it with the 1918 and 1934 Sanborn Maps might further distinguish additional ethnic enclaves; revealing differences between construction styles and community planning patterns of different ethnic groups.

Evaluation:

Development of associated property types was based on a review of the work completed above coupled with extensive experience by Mead & Hunt completing surveys of much of the city. This discussion provides the development patterns and physical and associative characteristics that inform the application of the National Register Criteria for Evaluation to the multi-family dwellings addressed in this MPD. Importantly, this section provides for the consideration of the location, distinguishing features, and influence of a number of historical trends to determine significance. Registration requirements reflect how to evaluate the integrity of multi-family dwellings based on their types of characteristics, including historic districts.

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National Register Nominations

Apartments and Flats of Downtown Indianapolis (Indiana) – 1983

Middle Class Apartment Buildings of East Portland (Oregon) – 1996

Townhouse Apartments Designed by Ewald T. Pape in Portland between 1920 and 1945

Apartment Buildings of Washington D.C. 1880-1945 – MPD 1994

Apartment Buildings (1880-1945)

Working Class Housing, Alley Dwellings, and Public Housing (1895-1950)

The Logan, Omaha NE - 2005

The Margaret, Omaha NE - 2006

The Park Ave Apartment District (Barnard, Unitah, and Duplexes) , Omaha NE - 2007

The Selma Terrace, Omaha NE - 2007

Terrace Court Apartments, Omaha NE - 2007

The Undine, Omaha NE - 2007

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Mead & Hunt. "Reconnaissance Survey of Selected Neighborhoods in West-Central Omaha, Including Fairacres, Dillon's Fairacres, Mel-Air, and Others." Nebraska Historic Building Survey report prepared for City of Omaha and Nebraska State Historical Society, July 2009.

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For images of typical NY tenement plans:

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This section of this MPDF provides figures that illustrate multi-family dwellings developed by Alley Poyner Macchietto Architecture. Figures of individual multi-family dwellings shown on Sanborn Maps are provided as representative examples only and do not represent properties that meet the registration requirements of this MPDF, but serve to illustrate the property type discussion. Figures showing the distribution of multi-family dwellings provide notable areas of the city with concentrations of multi-family dwellings. Mead & Hunt, Inc., used this information to assist in developing the property type discussion and registration requirements. See Section H for a summary of the identification and evaluation methods used to develop the analysis of Sanborn Maps provided in this section.

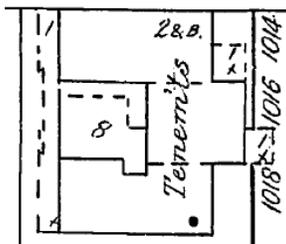


Figure 5: Example of a traditional tenement at 1014-1018 S 11th Street, Omaha, shown on 1890 Sanborn Map p. 24.

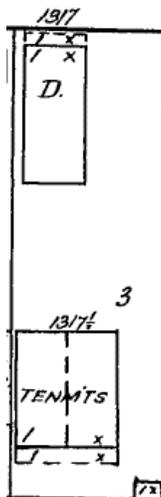


Figure 6: Example of a double tenement at 1317 1/2 Mason, Omaha, shown on 1890 Sanborn Map, p. 23.

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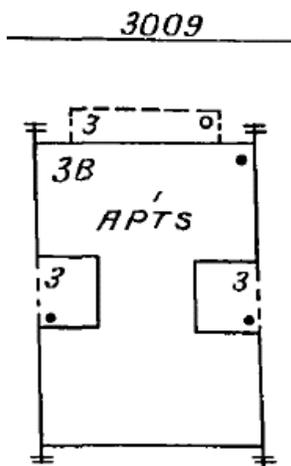


Figure 7: Example of a dumbbell tenement at 3009 Harney, Omaha, shown on 1934 Sanborn Map, p. 37.

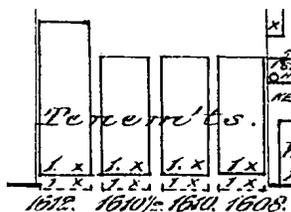


Figure 8: Example of a grouping of house tenements, 1608-1612 Cuming Street, Omaha 1887 Sanborn Map, p. 3.

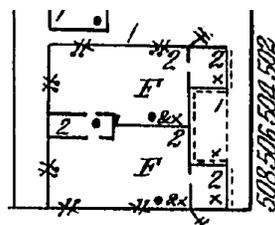


Figure 9: Example of a four-plex flat at 502-508 S 34th St, Omaha, shown on 1918 Sanborn Map, p. 412.

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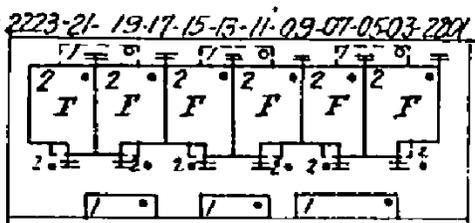


Figure 10: Example a row flat at 2201-2223 Vinton, Omaha, shown on 1934 Sanborn Map, p. 95.

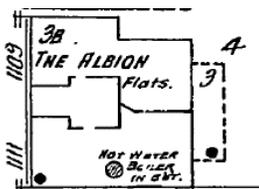


Figure 11: Example of an Eastern flat at 1109-1111 S 10th St, Omaha, shown on 1918 Sanborn Map, p. 196.

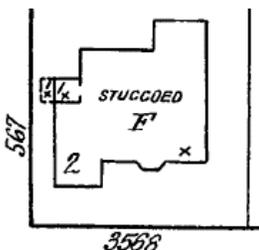


Figure 12: Example of a house flat at 3568 Jackson St, Omaha, shown on 1918 Sanborn Map, p. 411.

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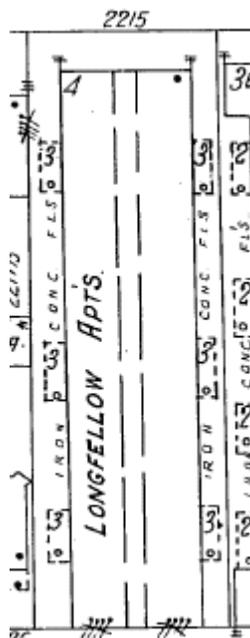


Figure 13: Example of a traditional apartment at Lorraine, 2215 Howard, Omaha, shown on 1934 Sanborn Map, p. 41.

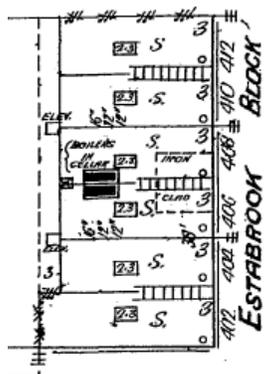


Figure 14: Example of a commercial apartment at 402-412 N 16th, Omaha, shown on 1887 Sanborn Map, p. 10.

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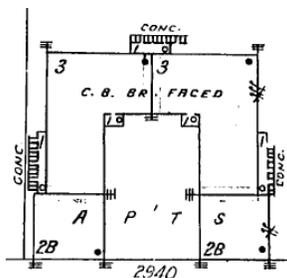


Figure 15: Example of a garden apartment at 2940 Woolworth, Omaha, shown on 1934 Sanborn Map, p. 50.

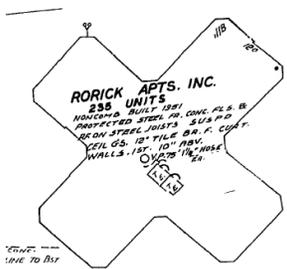


Figure 16: Example of a high-rise apartment at 604 S 22nd St, Omaha, shown on 1962 Sanborn Map, p. 55.

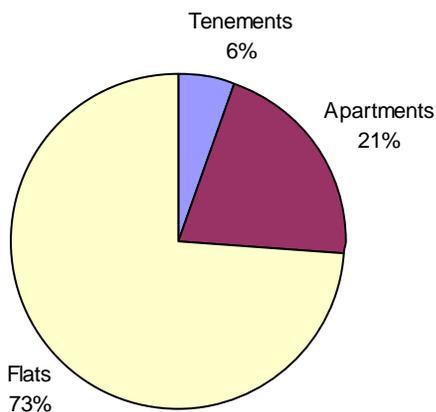


Figure 17: Each major subset of apartment building types as a percentage of all the apartment buildings constructed in Omaha.

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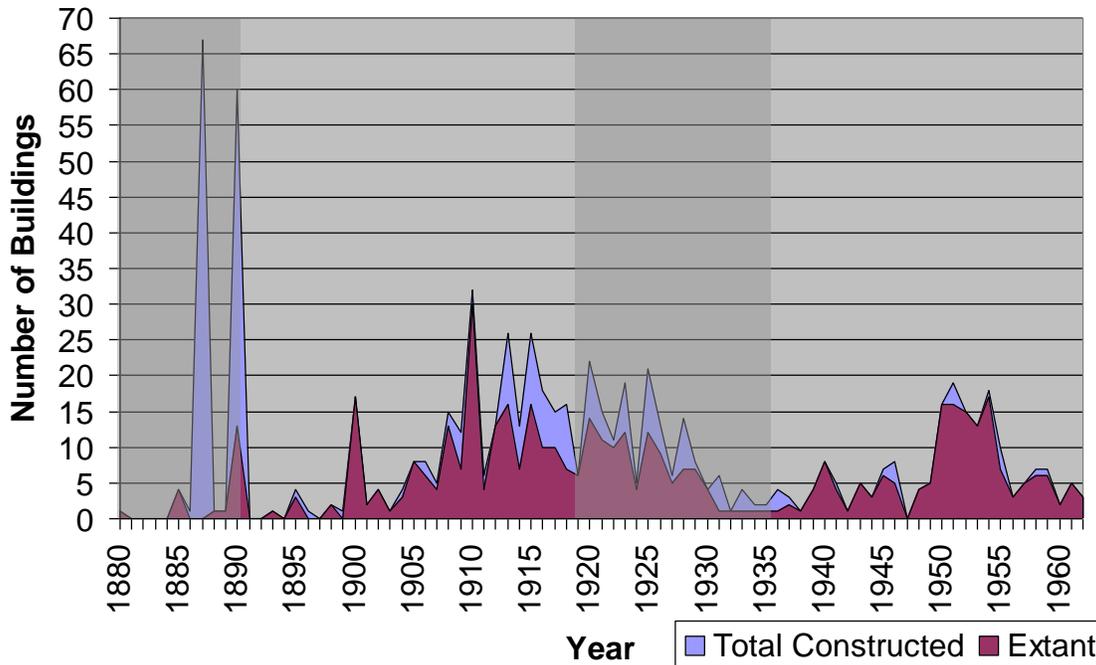


Figure 18: Comparison of the total number of apartments constructed in Omaha with the number of extant buildings. Spikes occur at 1880 and 1890 because definite construction dates are not available for many of the buildings shown on the 1887 and 1890 Sanborn maps. Furthermore, construction dates were not able to be established for 20% of all apartment buildings constructed in Omaha; they were not extant and had no listing in the city directory. They were however, constructed between the 1918 and 1934 series of Omaha Sanborn Maps. Half of these were identified as House Flats, and may represent buildings that were converted from single family residences to apartments.

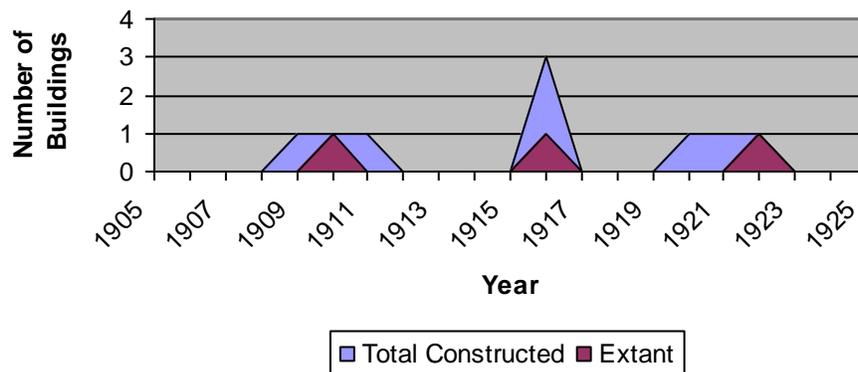


Figure 19: Dumbbell Tenement Construction; comparing total thought to have been constructed with those thought to be extant in 2009 (see Section H for a summary of the methods used to develop the analysis of Sanborn Maps).

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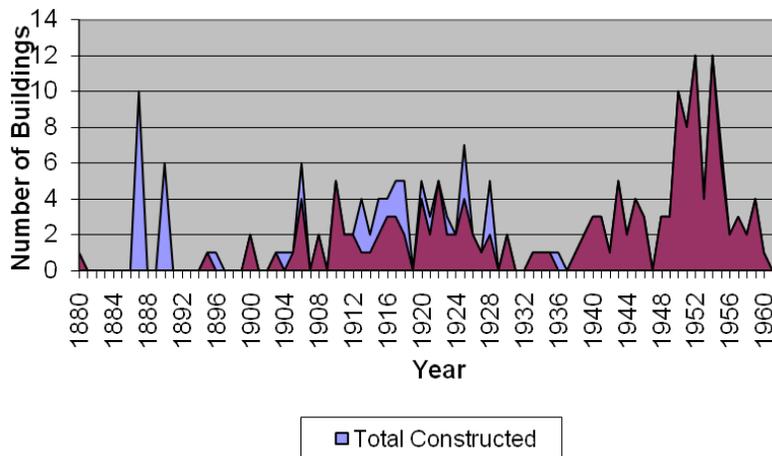


Figure 20: Four-plexes, comparing total thought to have been constructed with those thought to be extant in 2009 (see Section H for a summary of the methods used to develop the analysis of Sanborn Maps).

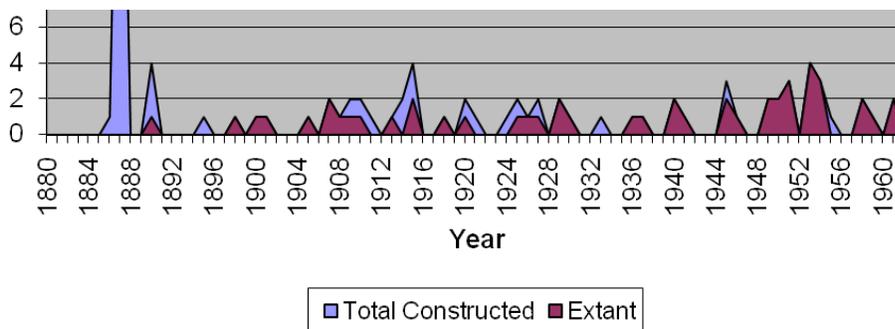


Figure 21: Row Flats, comparing total thought to have been constructed with those thought to be extant in 2009 (see Section H for a summary of the methods used to develop the analysis of Sanborn Maps).

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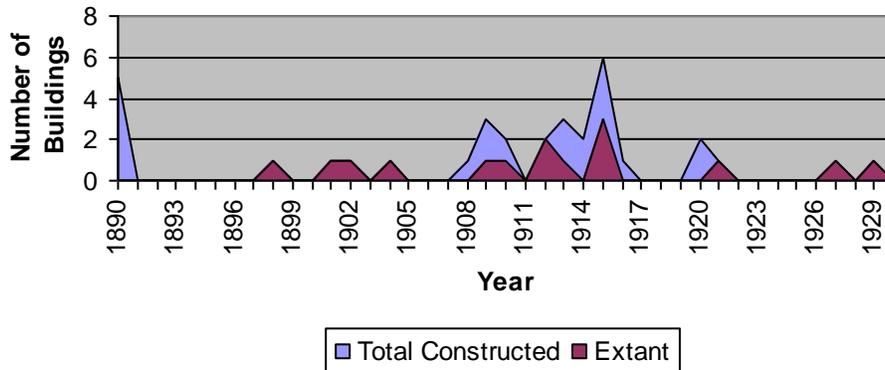


Figure 22: Eastern Flats, comparing total thought to have been constructed with those thought to be extant in 2009 (see Section H for a summary of the methods used to develop the analysis of Sanborn Maps).

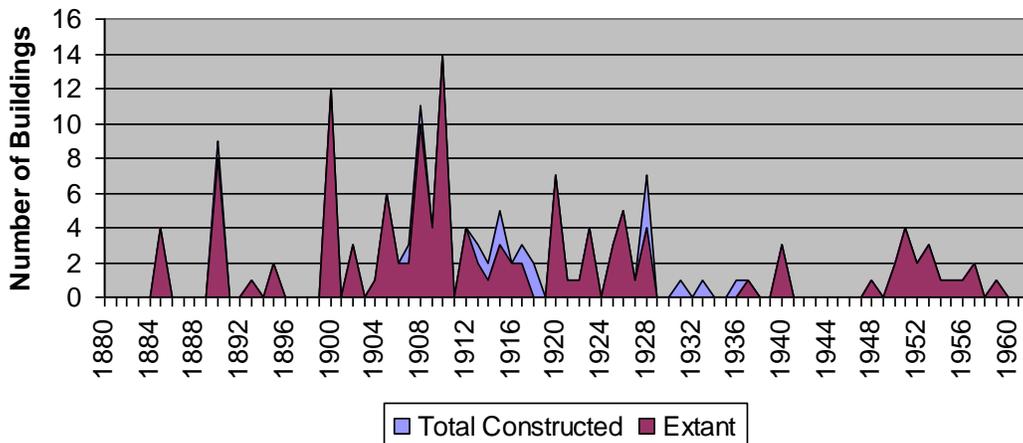


Figure 23: House Flat, comparing total thought to have been constructed with those thought to be extant in 2009 (see Section H for a summary of the methods used to develop the analysis of Sanborn Maps).

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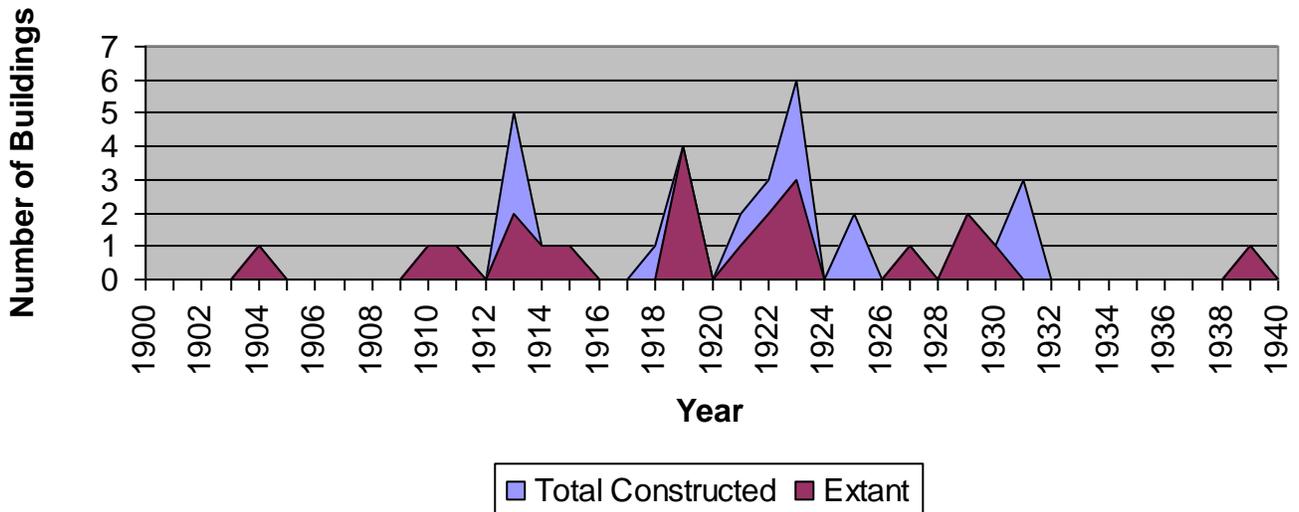


Figure 24: Apartment Buildings, comparing total thought to have been constructed with those thought to be extant in 2009 (see Section H for a summary of the methods used to develop the analysis of Sanborn Maps).

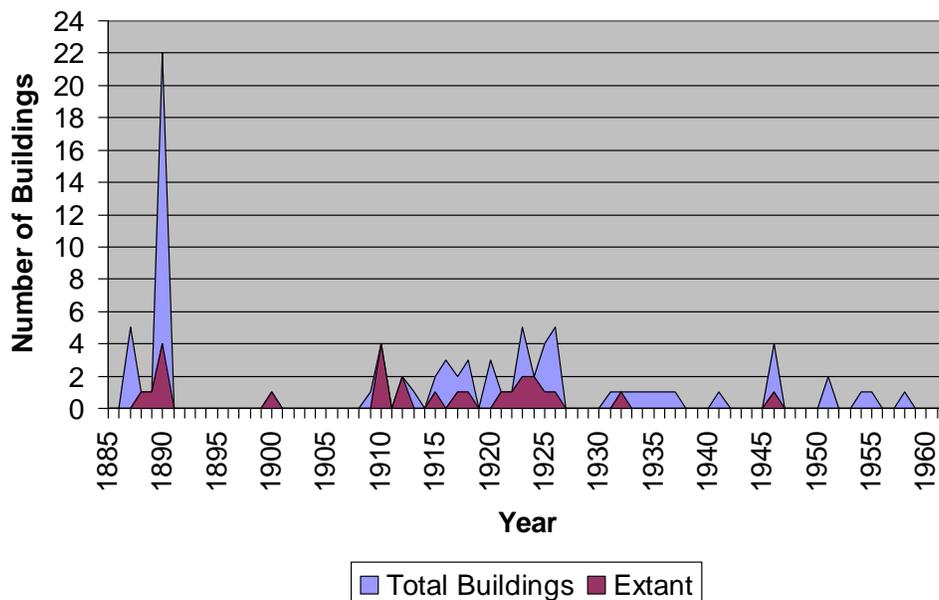


Figure 25: Commercial Apartment Buildings, comparing total thought to have been constructed with those thought to be extant in 2009 (see Section H for a summary of the methods used to develop the analysis of Sanborn Maps).

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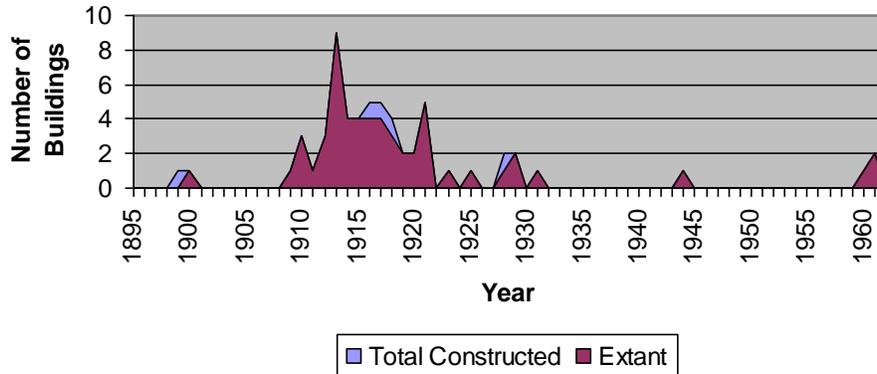


Figure 26: Garden Apartment, comparing total thought to have been constructed with those thought to be extant in 2009 (see Section H for a summary of the methods used to develop the analysis of Sanborn Maps).¹⁵⁷

¹⁵⁷ Those constructed before 1905 were due to Strehlow who was involved with a number of nationally recognized designers and who had early exposure to the principals of the City Beautiful and Garden City Movements. Those after 1935 represent the use of Garden Apartment planning principals as an amenity to entice potential renters.

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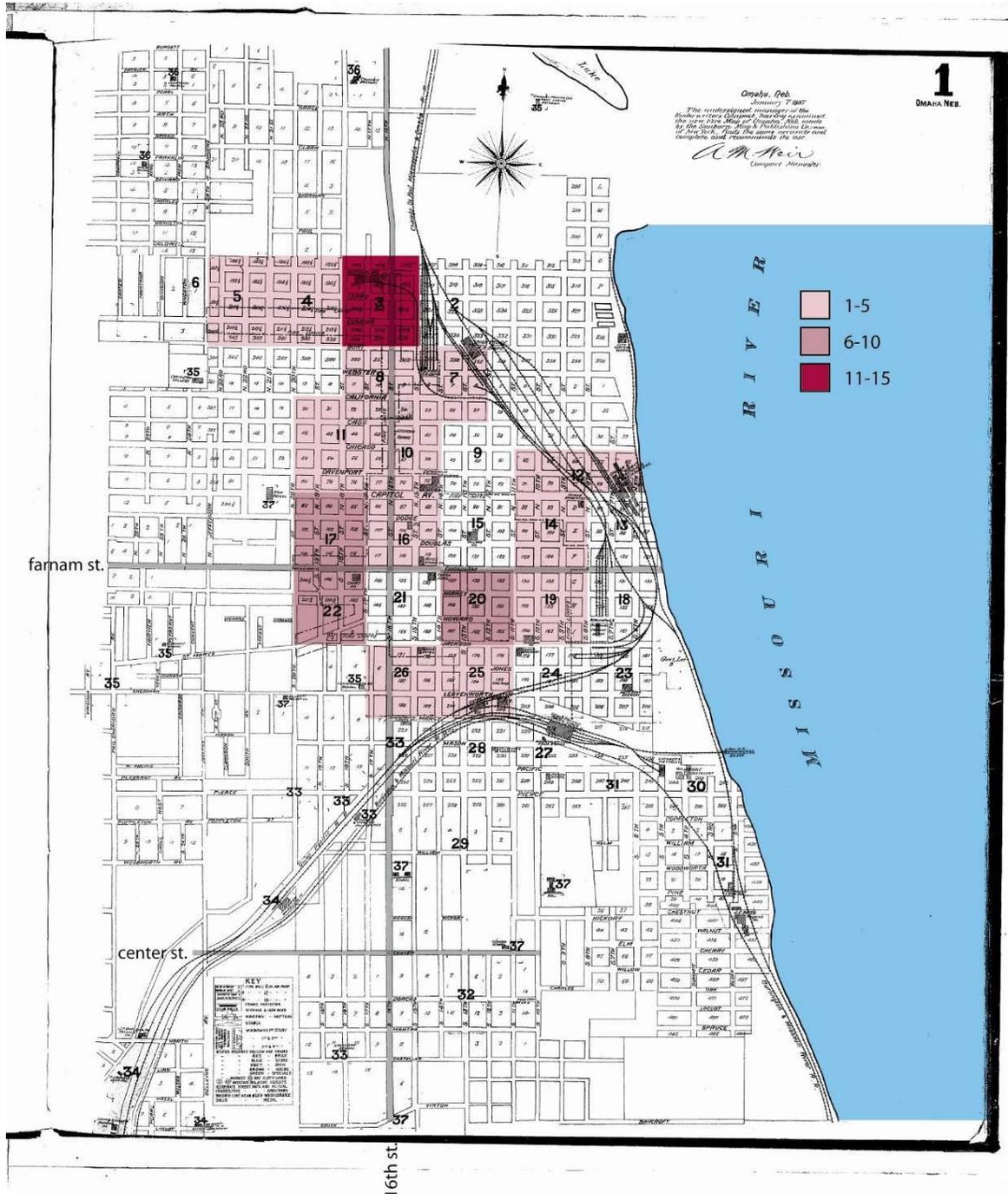


Figure 5: 1887 Sanborn Overview Map of Volume 1 for Omaha Nebraska illustrating the number of apartments on each page of this volume.

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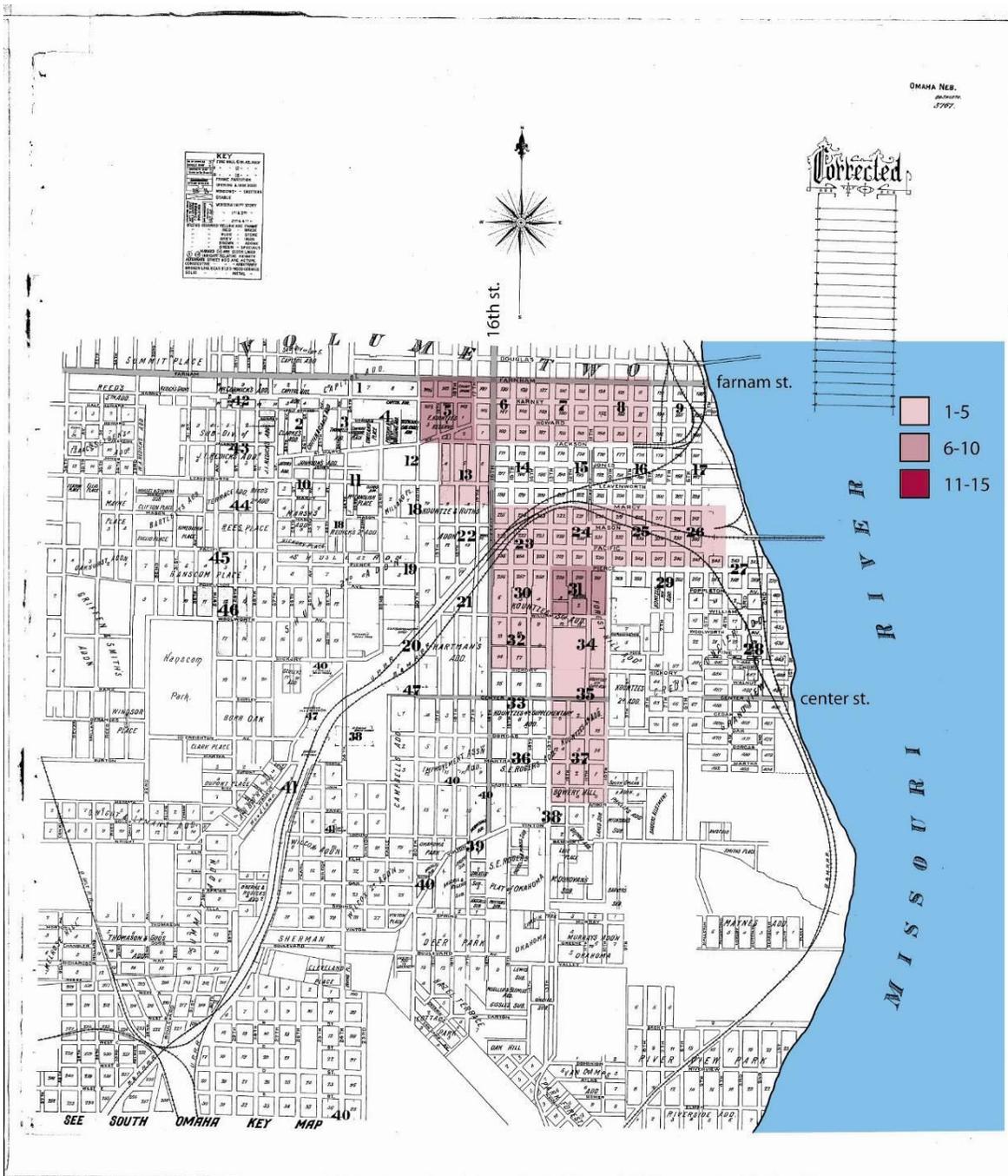


Figure 6: 1890 Sanborn Overview Map of Volume 1 for Omaha Nebraska illustrating the number of apartments on each page of this volume.

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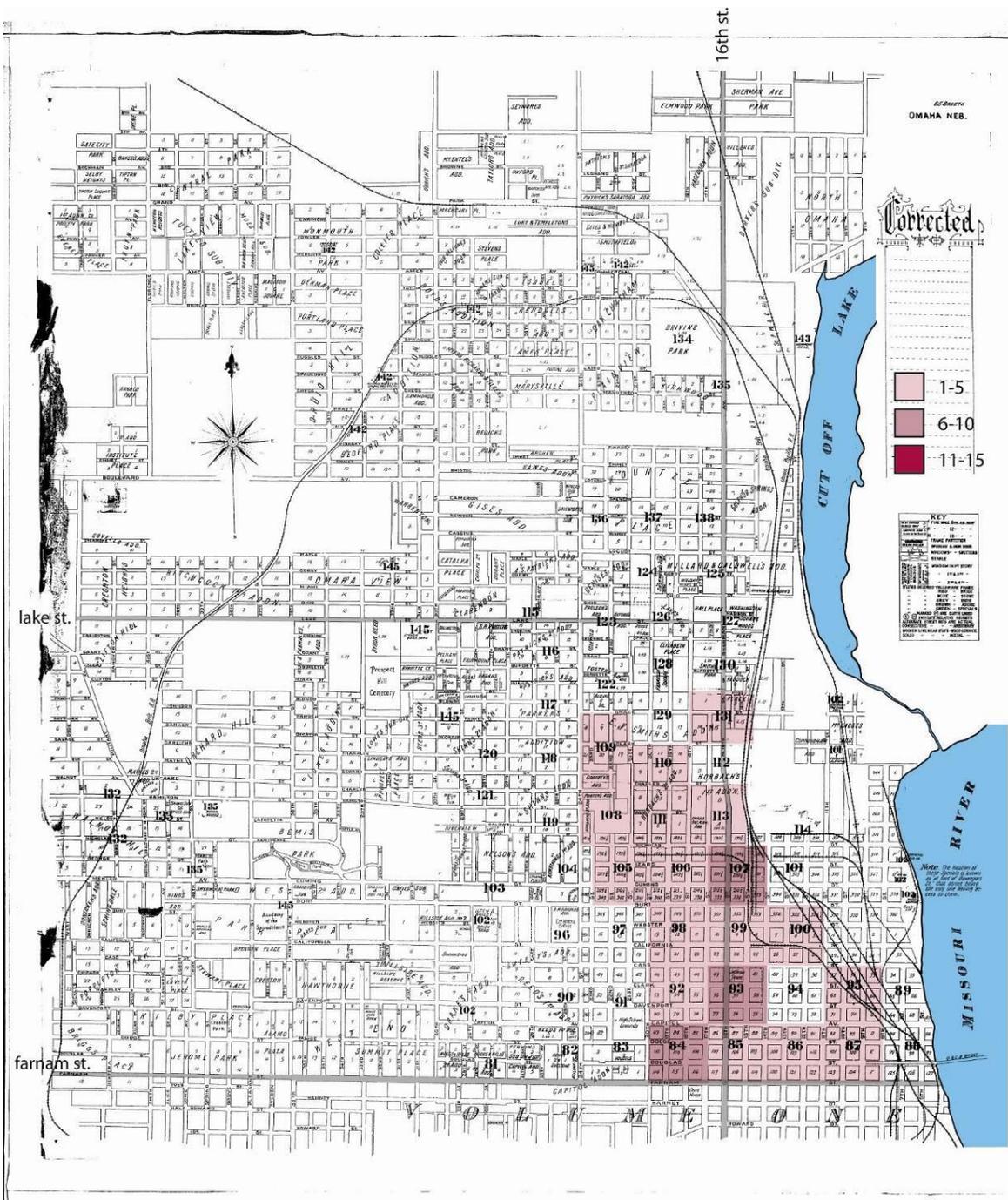


Figure 7: 1890 Sanborn Overview Map of Volume 2 for Omaha Nebraska illustrating the number of apartments on each page of this volume.

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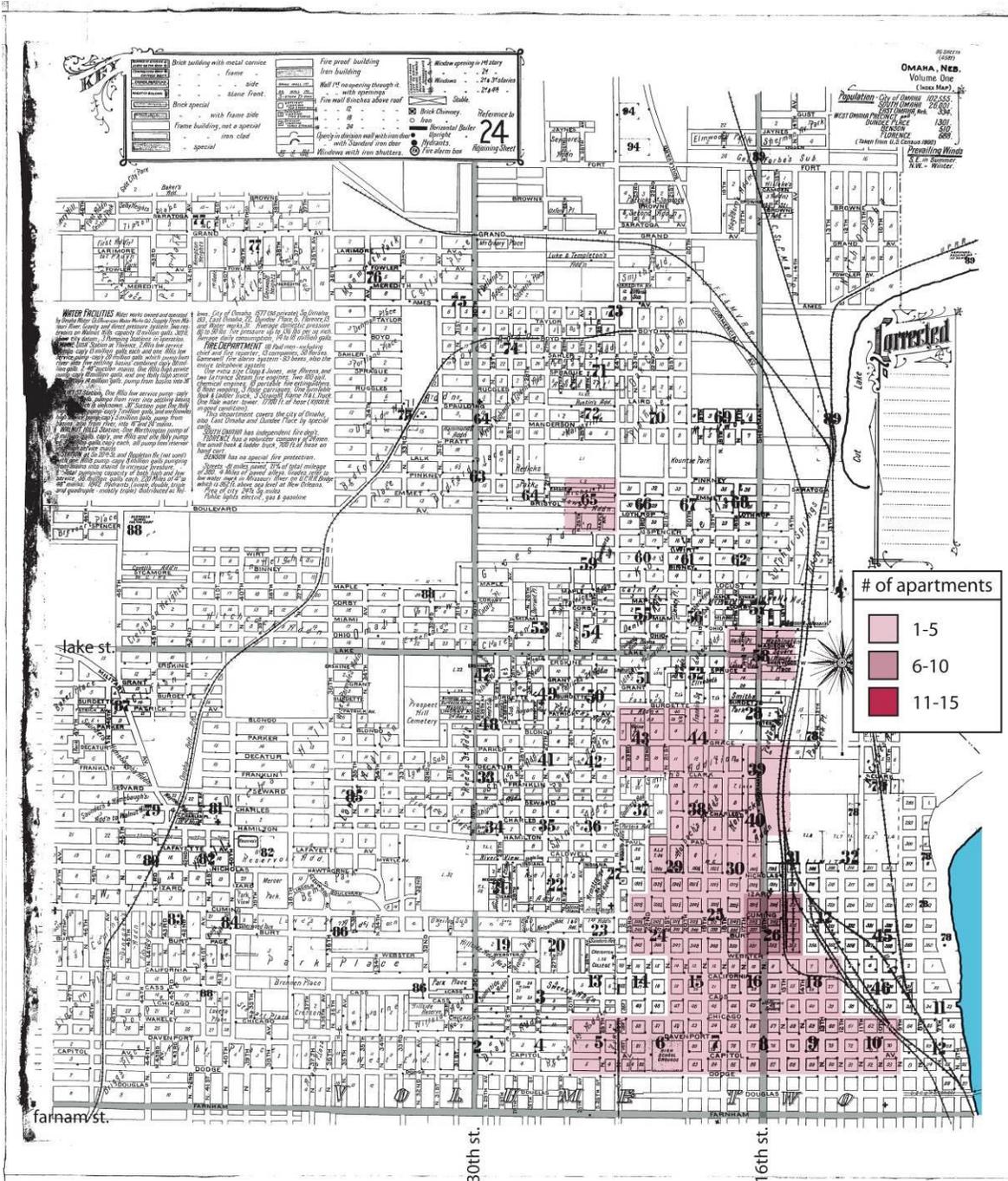


Figure 8: 1918 Sanborn Overview Map of Volume 1 for Omaha Nebraska illustrating the number of apartments on each page of this volume.

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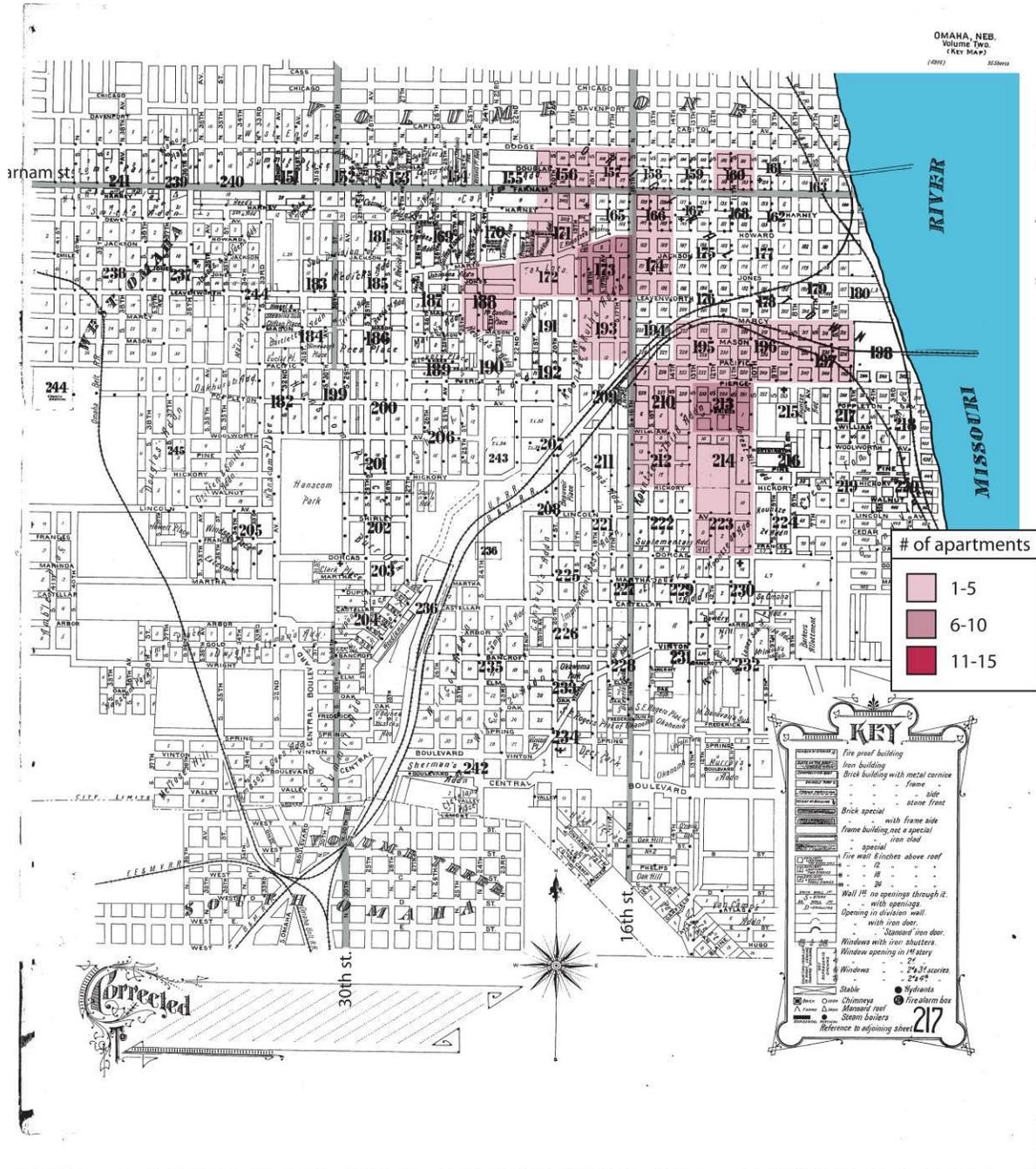


Figure 9: 1918 Sanborn Overview Map of Volume 2 for Omaha Nebraska illustrating the number of apartments on each page of this volume.

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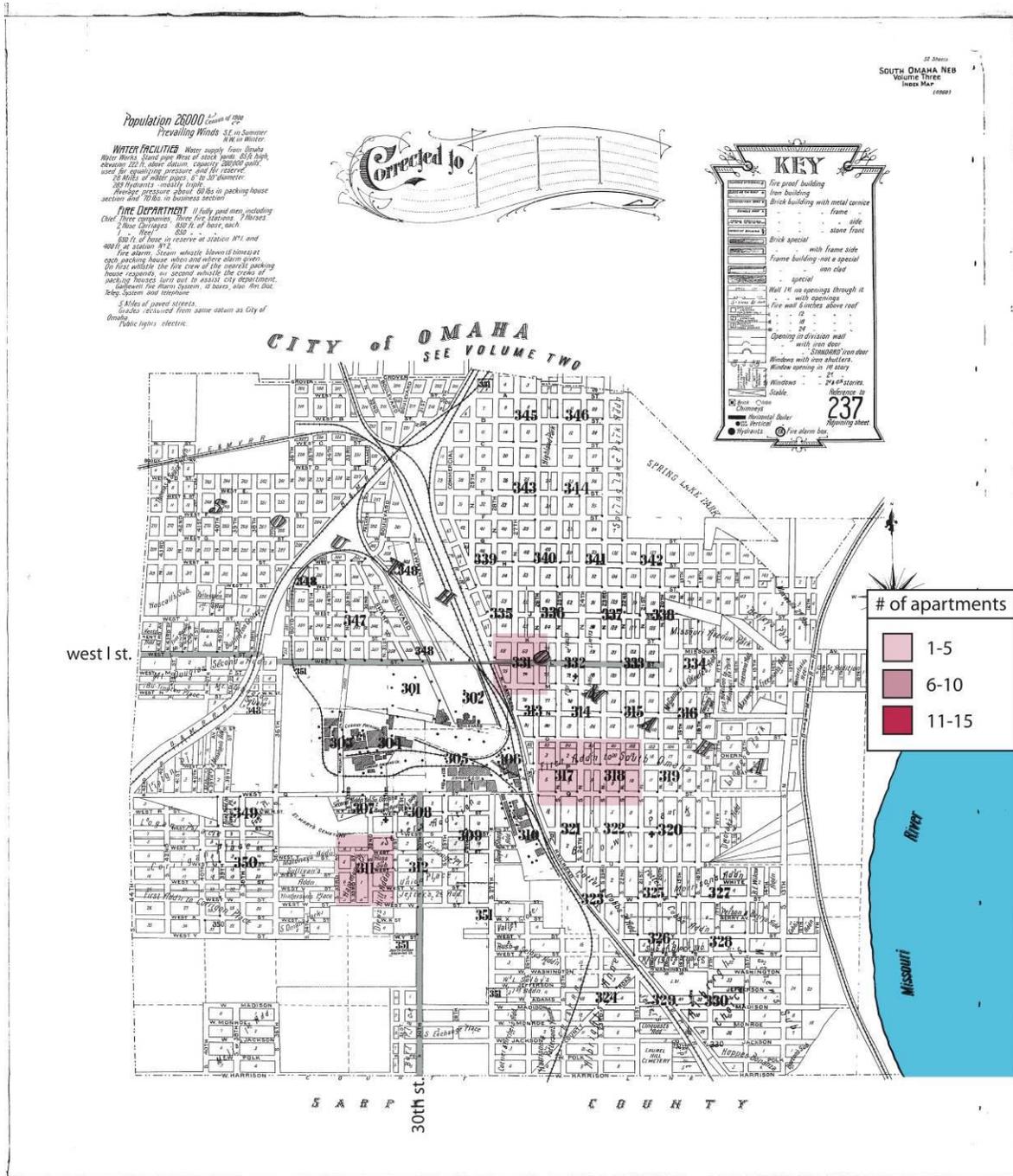


Figure 10: 1918 Sanborn Overview Map of Volume 3 for Omaha Nebraska illustrating the number of apartments on each page of this volume.

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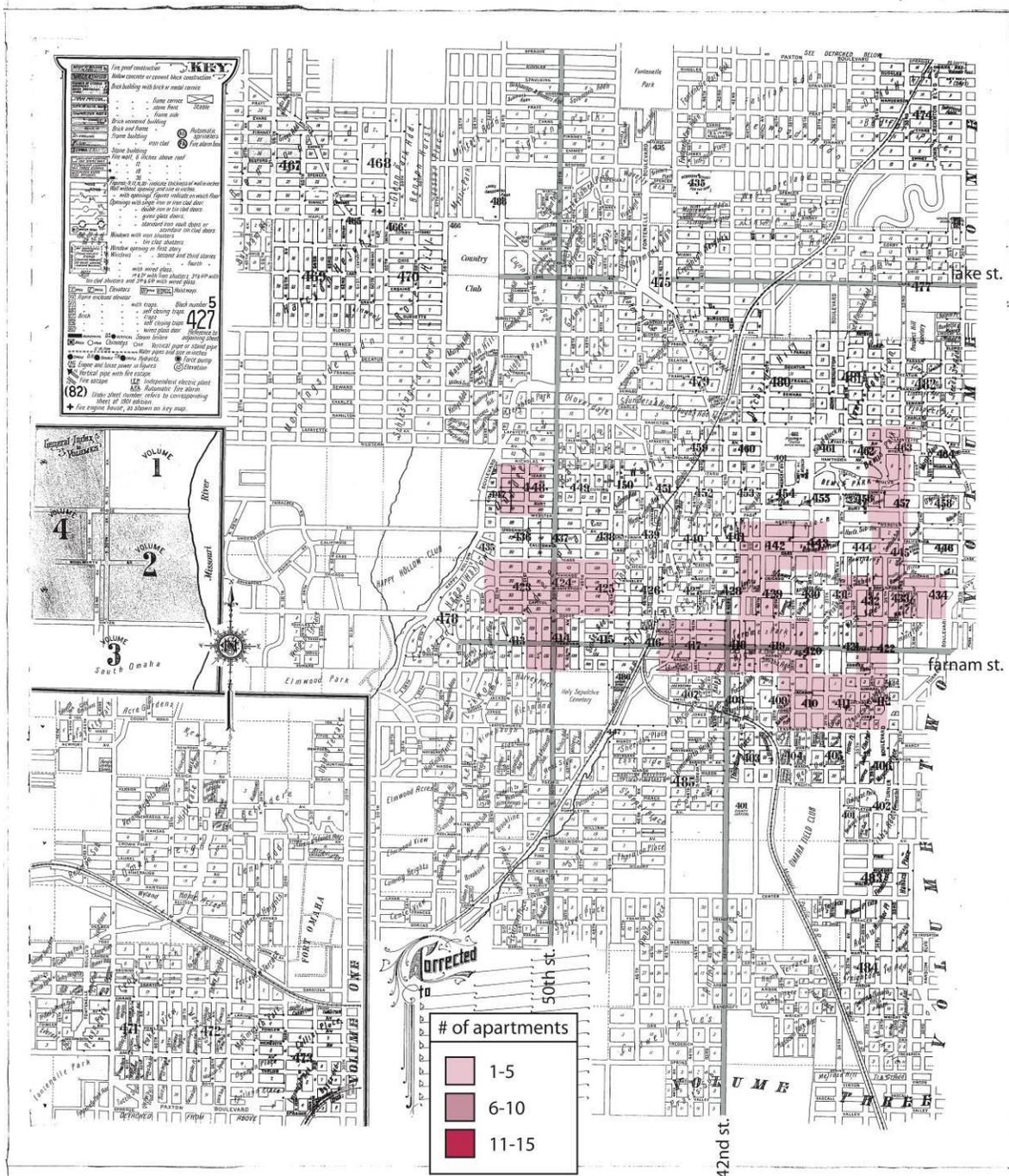


Figure 11: 1918 Sanborn Overview Map of Volume 4 for Omaha Nebraska illustrating the number of apartments on each page of this volume.

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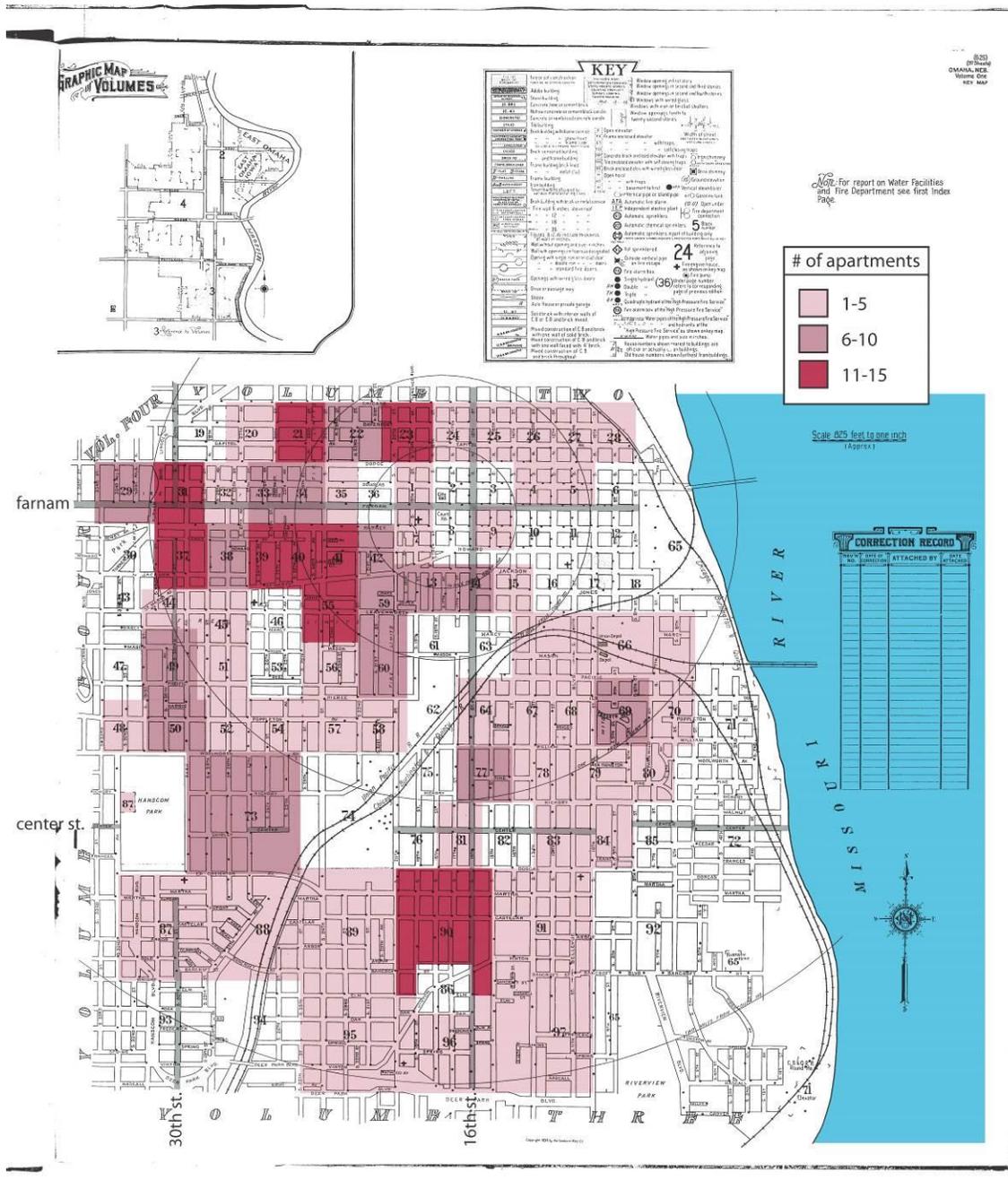


Figure 12: 1934 Sanborn Overview Map of Volume 1 for Omaha Nebraska illustrating the number of apartments on each page of this volume.

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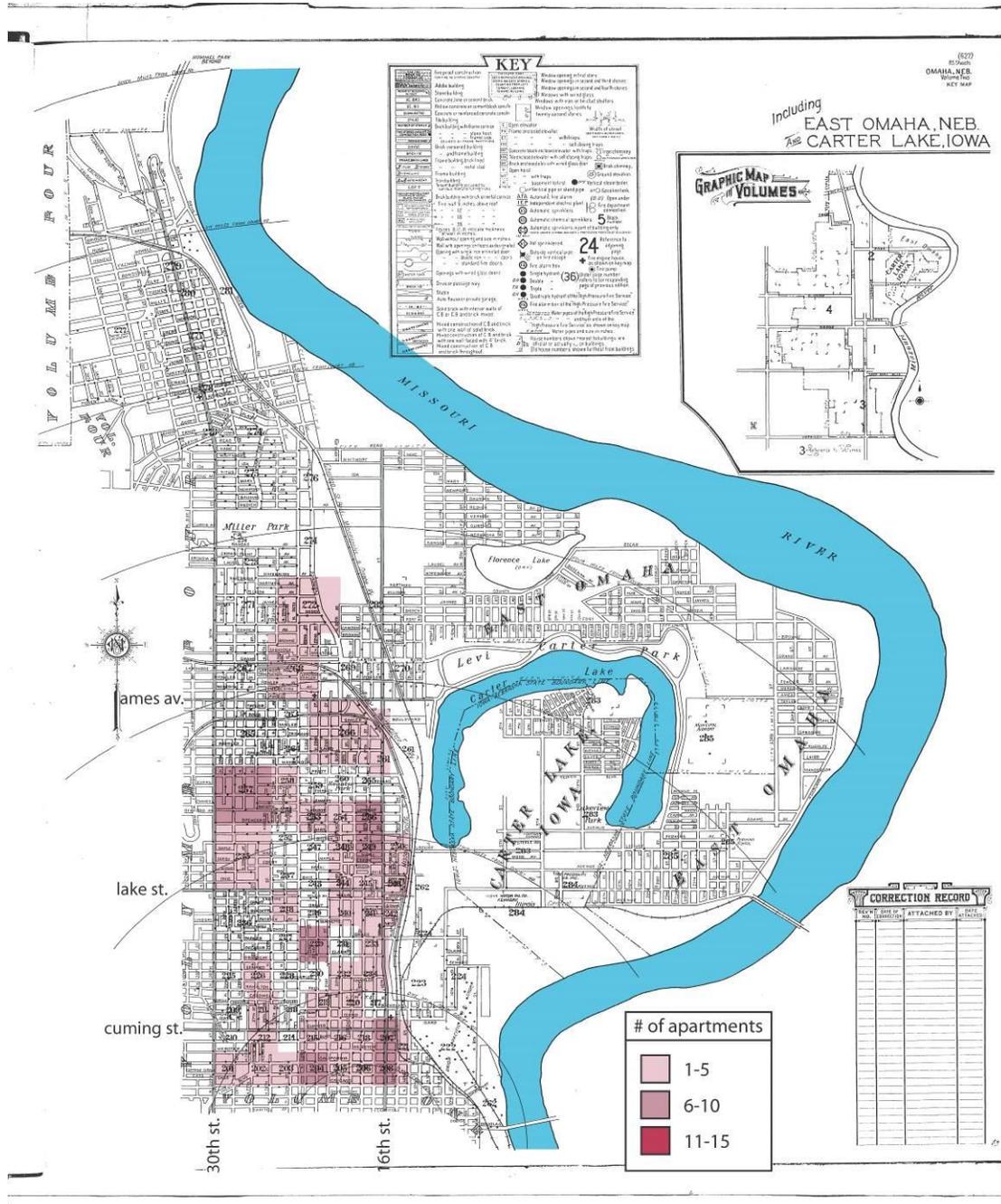


Figure 13: 1934 Sanborn Overview Map of Volume 2 for Omaha Nebraska illustrating the number of apartments on each page of this volume.

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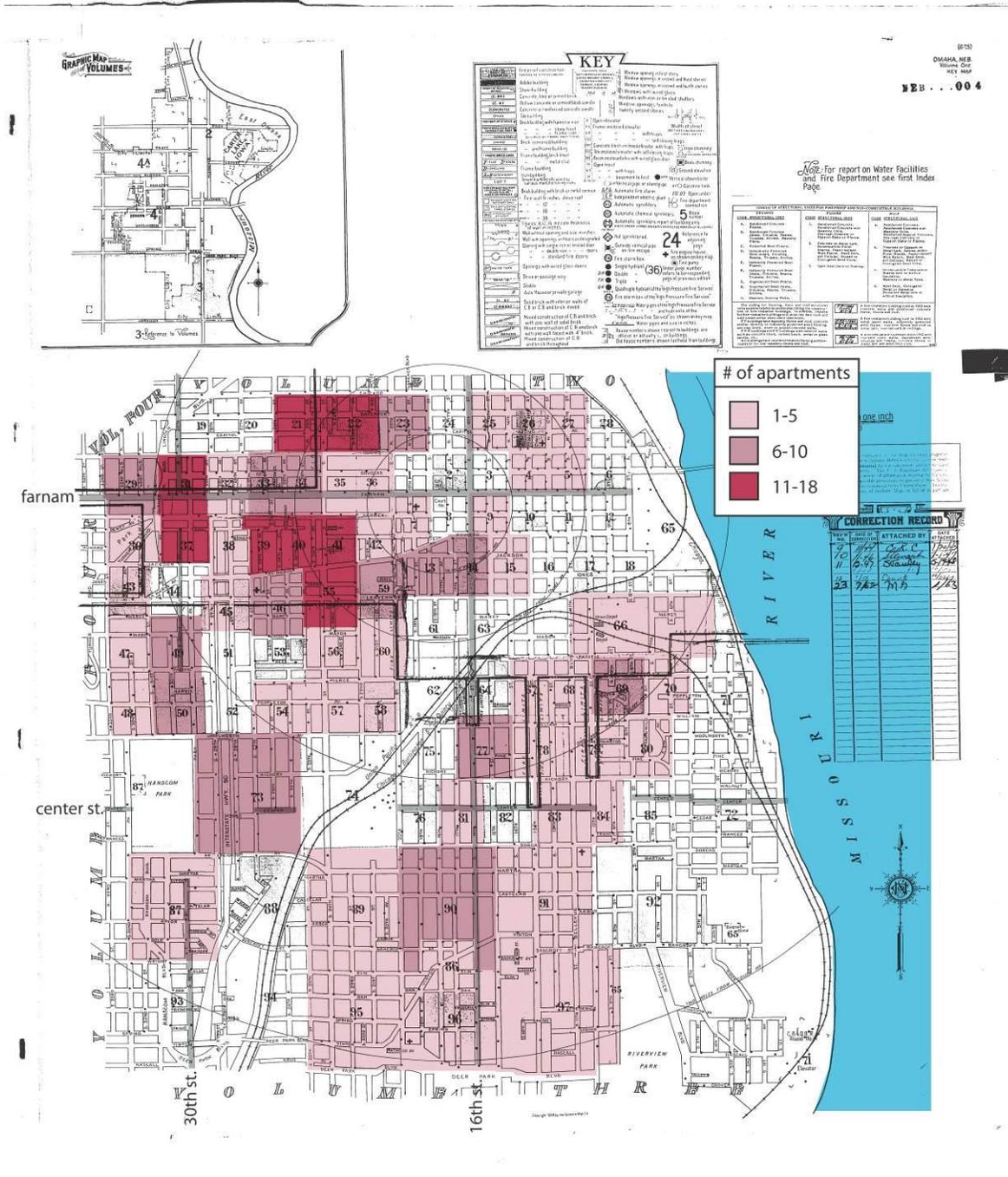


Figure 14: 1962 Sanborn Overview Map of Volume 1 for Omaha Nebraska illustrating the number of apartments on each page of this volume.

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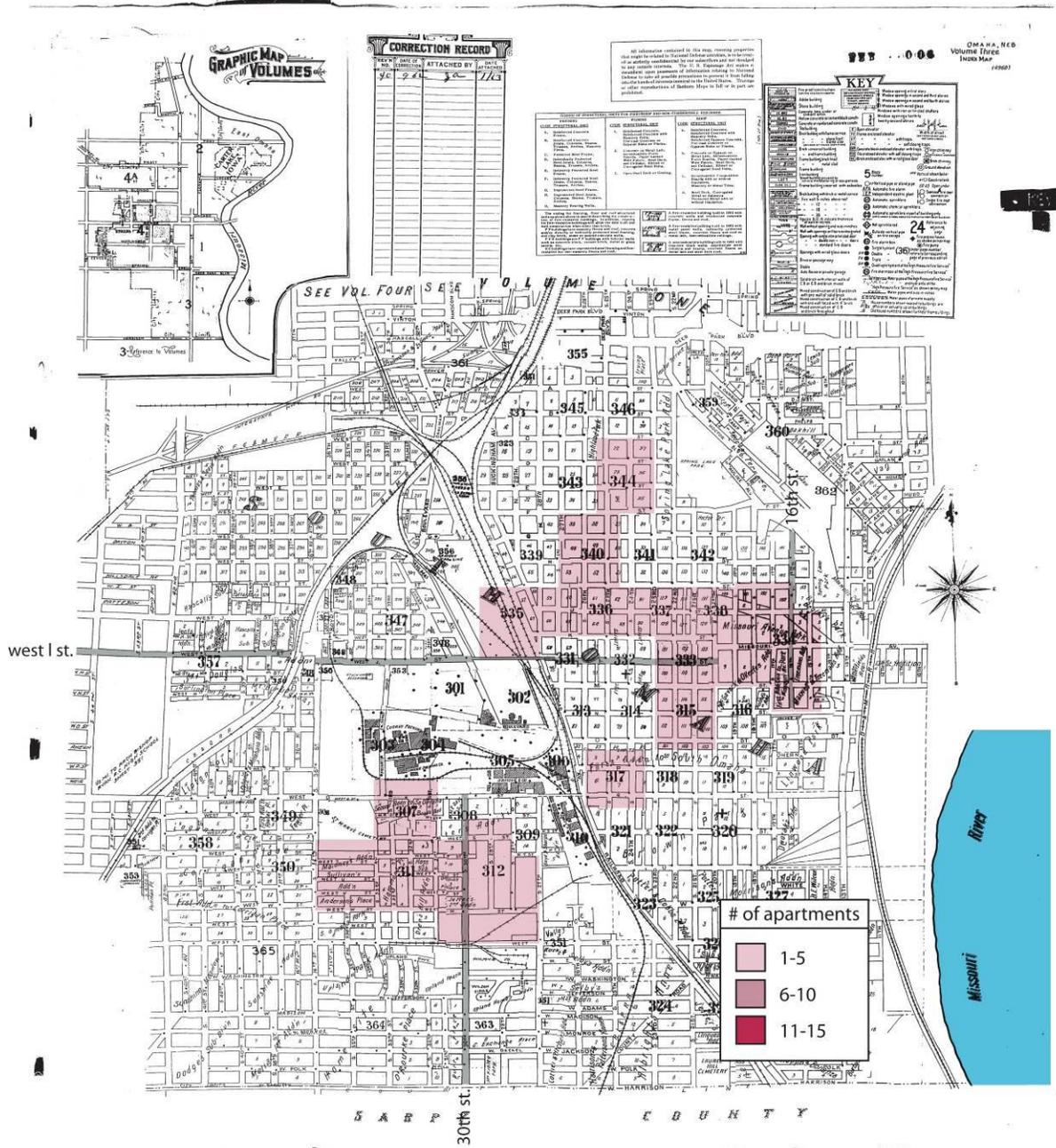


Figure 16: 1962 Sanborn Overview Map of Volume 3 for Omaha Nebraska illustrating the number of apartments on each page of this volume.

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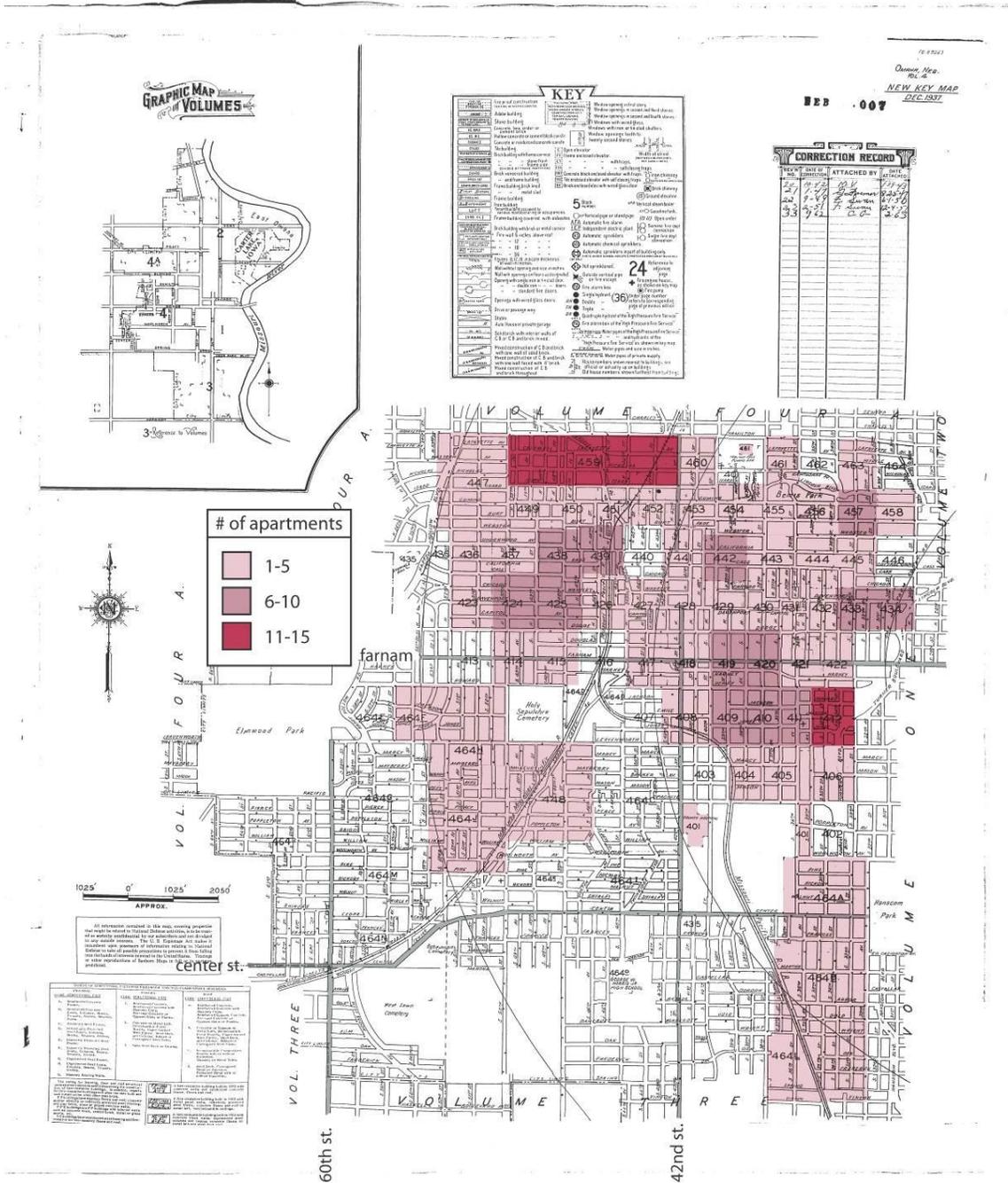


Figure 17: 1962 Sanborn Overview Map of Volume 4 for Omaha Nebraska illustrating the number of apartments on each page of this volume.

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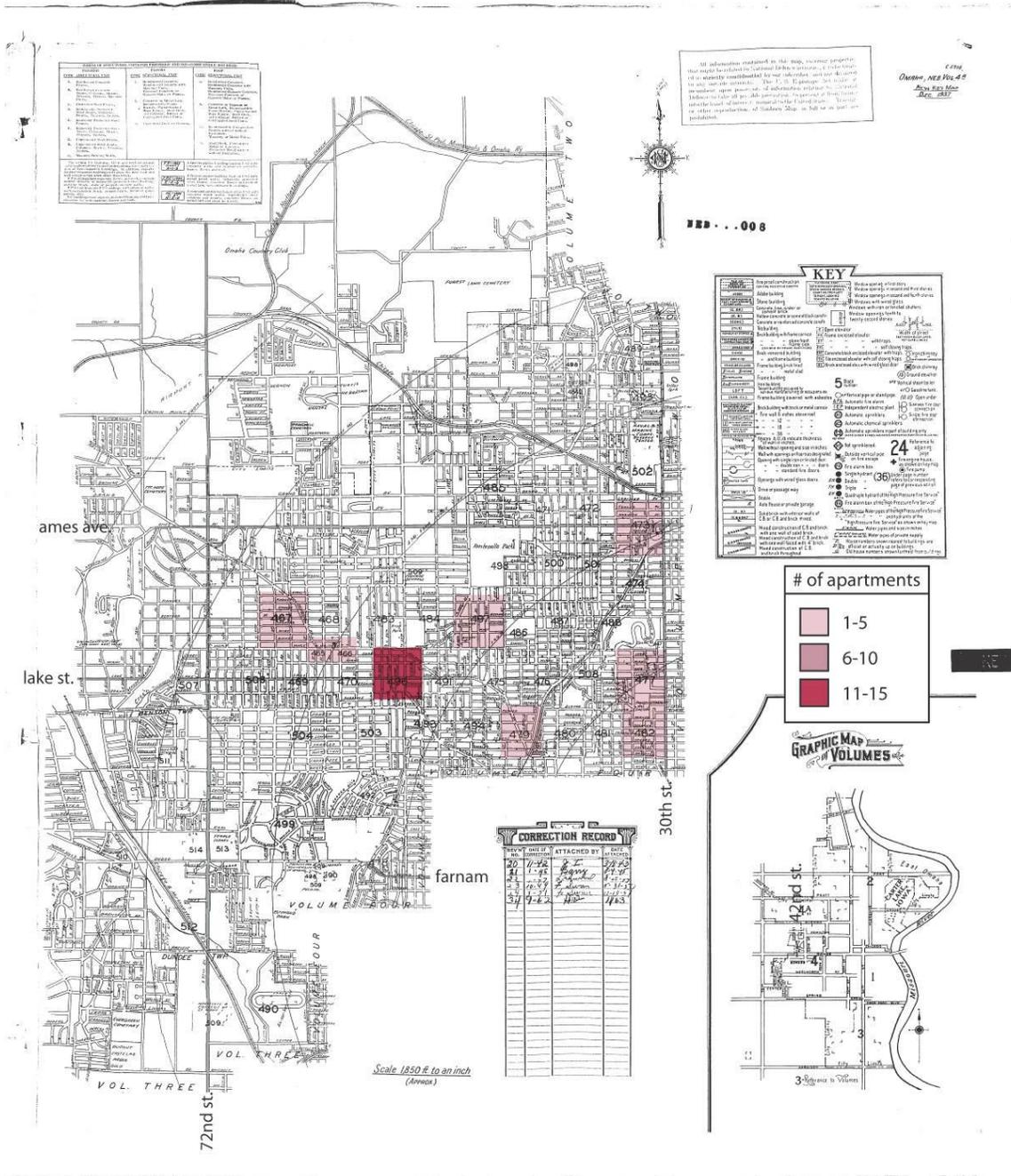


Figure 18: 1962 Sanborn Overview Map of Volume 4a for Omaha Nebraska illustrating the number of apartments on each page of this volume.

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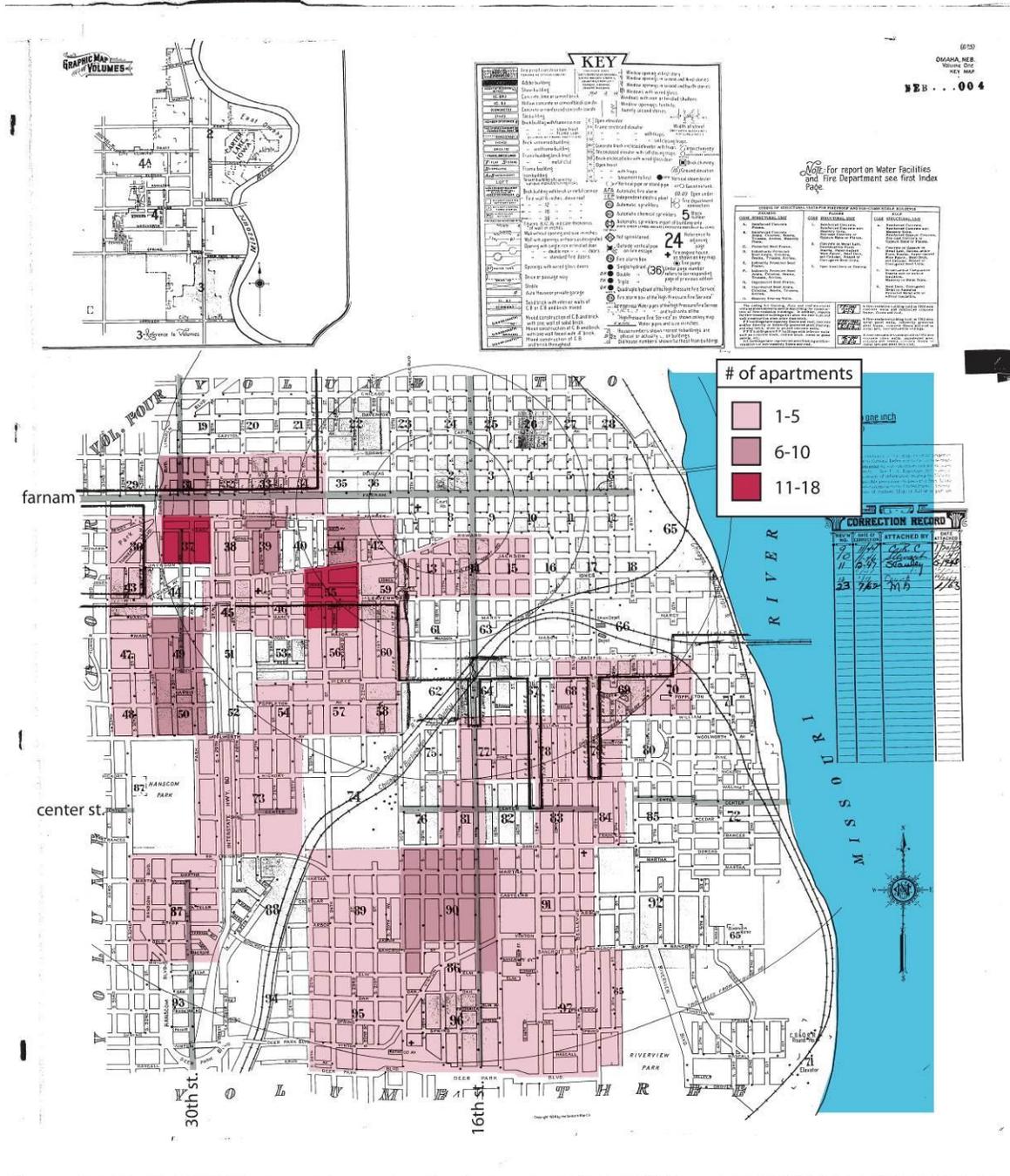


Figure 19: 2009 update to 1962 Sanborn Overview Map of Volume 1 for Omaha Nebraska illustrating the number of apartments extant on each page of this volume.

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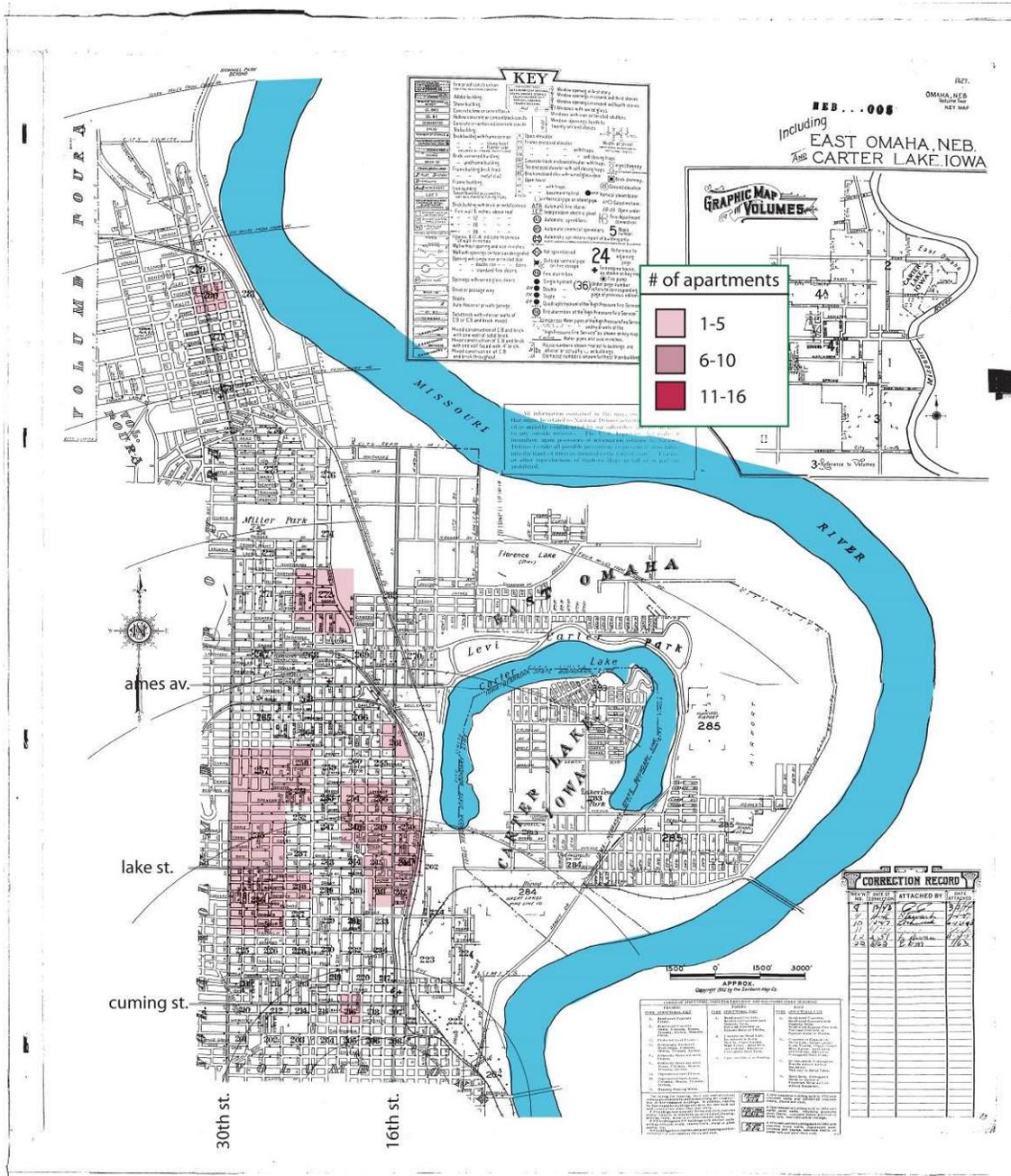


Figure 20: 2009 update to 1962 Sanborn Overview Map of Volume 2 for Omaha Nebraska illustrating the number of apartments extant on each page of this volume.

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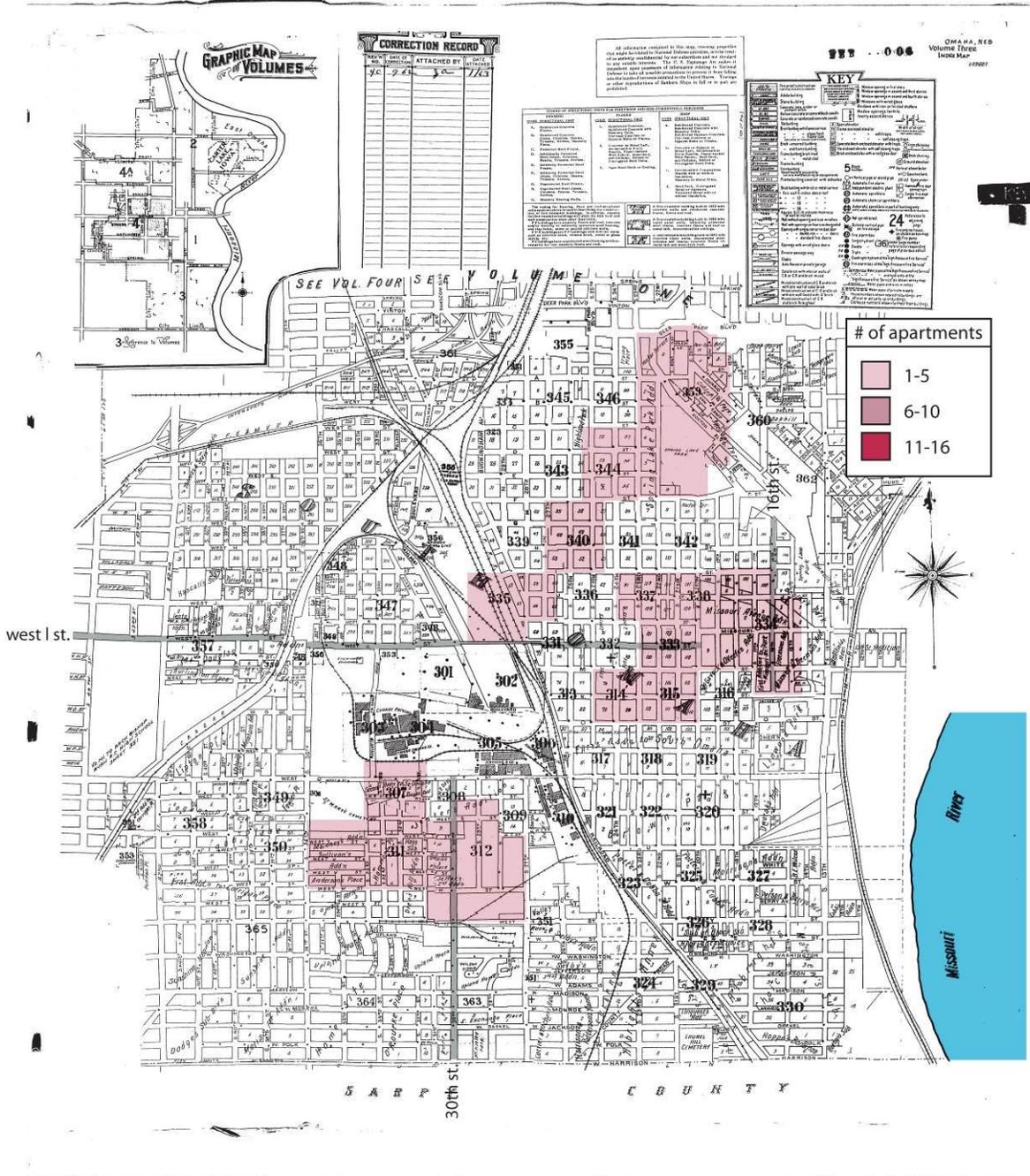


Figure 21: 2009 update to 1962 Sanborn Overview Map of Volume 3 for Omaha Nebraska illustrating the number of apartments extant on each page of this volume.

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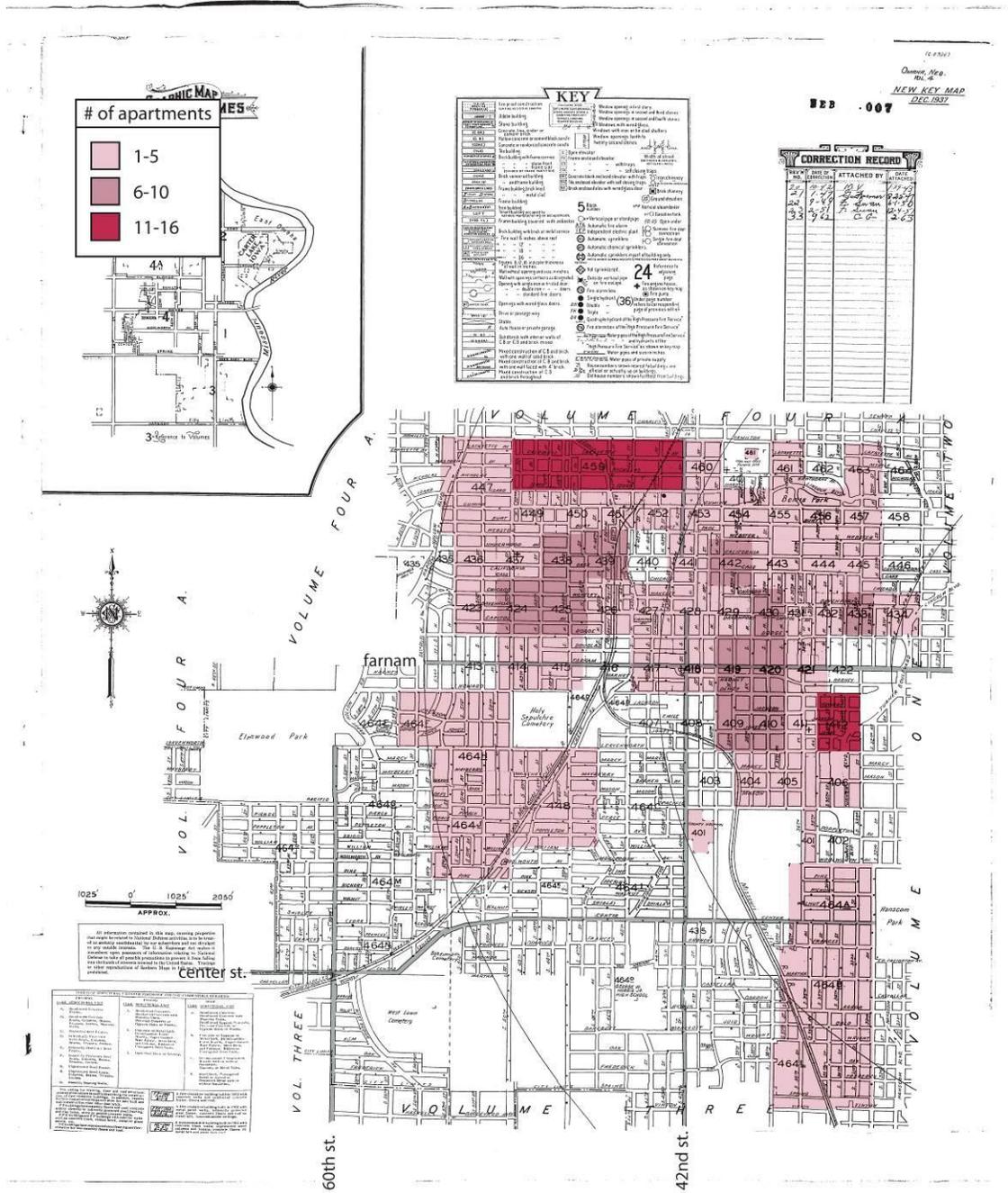


Figure 22: 2009 update to 1962 Sanborn Overview Map of Volume 4 for Omaha Nebraska illustrating the number of apartments extant on each page of this volume.

