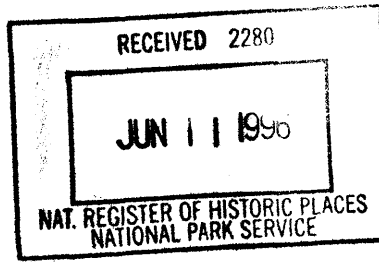


United State Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

### 1. Name of Property

historic name The Berkelev Apartments

other names/site number NeHBS # DO09: 0122-052

### 2. Location

street & number 649 S. 19th Avenue not for publication [N/A]

city or town Omaha vicinity [N/A]

state Nebraska code NE county Douglas code 055 zip code 68102

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. (See continuation sheet for additional comments.)

*Lawrence Sumner*  
Signature of certifying official

6/3/96  
Date

Director, Nebraska State Historical Society  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I, hereby certify that this property is:  
 entered in the National Register.

See continuation sheet.  
 determined eligible for the National Register.

See continuation sheet.  
 determined not eligible for the National Register.

removed from the National Register.

other, (explain): \_\_\_\_\_

*Edson H. Beall*  
Entered in the  
National Register

7-19-96

\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date of Action

The Berkeley Apartments  
Name of Property

Douglas, Nebraska  
County and State

5. Classification

Ownership of Property  
(Check as many boxes as apply)

Category of Property  
(Check only one box)

Number of Resources within Property  
(Do not include previously listed resources in the count.)

- private
- public-local
- public-state
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing  
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed  
in the National Register

N/A

N/A

6. Function or Use

Historic Functions  
(Enter categories from instructions)

Current Functions  
(Enter categories from instruction)

DOMESTIC--multiple dwelling

WORK IN PROGRESS

7. Description

Architectural Classification  
(Enter categories from instructions)

Materials  
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN  
MOVEMENTS

foundation BRICK  
walls BRICK  
roof ASPHALT  
other STONE--limestone, METAL--tin

Narrative Description  
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1915

Significant Dates

1915

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

H.D. Frankfurt

O.F. Nelson

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location for Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Omaha City Planning Department

The Berkeley Apartments  
Name of Property

Douglas, Nebraska  
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References (place additional UTM references on a continuation sheet).

	Zone	Easting	Northing		Zone	Easting	Northing
1.	15	253570	4570820	3.			
2.				4.			

See continuation sheet.

Verbal Boundary Description  
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification  
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title James Krance, City Planner; Stacey Pilgrim, Planner Specialist  
organization Omaha City Planning Department date march 1996  
street & number 1819 Farnam, Suite 1100 telephone 402-444-5210  
city or town Omaha state NE zip code 68183

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps  
A USGS map (7.5 or 15 minute series) indicating the property's location.  
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs  
Representative black and white photographs of the property.

Additional items  
(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name/title Berkeley Apartments Limited Partnership, c/o Mike Walz  
street & number 15945 West Dodge Road #C telephone 402-677-9417  
city or town Omaha state NE zip code 68118

**Paperwork Reduction Act Statement:** This information is being collected for applications 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 Reductions Project (1024-0018), Washington, DC 20503.

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## National Register of Historic Places Continuation Sheet

Berkeley Apartments

Name of Property

Douglas, Nebraska

County and State

Section 7,8 Page 1

### 7. Narrative Description

The Berkeley Apartments is a three story over basement, rectangular apartment building, built in 1915. The primary facade faces west on a 40x80 foot site on the northeast corner of 19th Avenue and Jones Street. Constructed of load bearing brick walls, this eclectic-style apartment building contains thirteen apartment units and retains a high degree of both interior and exterior integrity. The Berkeley was designed by H. D. Frankfurt, a local architect who designed numerous multi-family dwellings.

The building is located in a residential area, comprised mostly of older multi-family dwellings, and is situated in the Central Business District. Height and massing is mid-size compared to the rest of the area which contains single family residential, multi-family residential, and commercial buildings. The majority of the buildings in the area were built of load bearing brick masonry, during the same 20 year period--1900-1920-- the only exception being the two single family houses which were built during the late 1800's.

Vernacular in design, the eclectic style rectangular plan is divided into halves and separated by a fire wall. Each half is served by its own terrace front stair and separate entry. On the interior, a wood staircase is located in each of the halves and the main entry door for each apartment is off the landings. The door for each apartment enters into the living room. Each apartment has a kitchen exit to an open-air porch and exterior stairs at the rear. There are two units per floor in each half with a total of 13 efficiency units (one efficiency unit is located at basement level).

Each apartment unit consists of a full bath, kitchen, dressing room, and living room with a Murphy Bed. The kitchens also have a delivery pass-through door to the back stair. All units retain their original configuration, original kitchen cabinets, and hardwood trim (most still unpainted). Bathrooms retain their original tile floors, claw foot tubs, most of the wall hung sinks and some of the stools. The dressing areas have a built in dresser and bevelled glass mirror.

The building's symmetrically composed 19th Avenue facade features brick walls with stone details and a galvanized metal cornice. The majority of the decorative elements consist of limestone details and include window sills and lintels, bandings, and keystones. A building name panel, street address panels, and parapet wall copings are also carved in limestone. The masonry work is wire-cut, brown brick in a common running bond. There are continuous brick soldier courses atop the basement windows, and above the third floor windows below the cornice. There is white limestone banding in the form of continuous header courses around the third floor.

The galvanized metal cornice has a continuous fluted fascia, plain soffit, with egg and dart molding at the wall. The Berkeley has a flat roof of composition material. It features numerous double hung windows of six lights over one in a symmetrical pattern along the front facade. The rear concrete and metal stairway is badly deteriorated.

### 8. Statement of Significance

The Berkeley Apartment, constructed during Omaha's first apartment house boom period, is significant at the local level under Criterion C, as a fine representative of the "apartment" type as described in the property type analysis report *Multiple Dwelling Study* completed by Lynn Meyer of the Omaha City Planning Department in 1989. The period of significance is derived from the construction date (1915). Designed by one of Omaha's most prolific apartment architects, the building is situated in its original context, a residential (single and multi-family) area located at the perimeter of the historic central business district.

The original building permit states that the Berkeley Apartment building, 649 S. 19th Ave., was designed in 1915 by H. D. Frankfurt. In nine years, from 1909 to 1918, Frankfurt designed at least 30 apartment buildings in Omaha, designed in various styles of the period. Most of these are extant. Among the most notable are: The Adelaide, Dewey, & Victoria in the Prairie, Arts and Crafts style and the Hudson and Melrose in the Vernacular/Eclectic style. Of these the Melrose is the only other of Frankfurt's apartment designs listed on the National Register. The Berkeley is vernacular/eclectic in style with some

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## National Register of Historic Places Continuation Sheet

### Berkeley Apartments

Name of Property

Douglas, Nebraska

County and State

Section 8 Page 2

#### 8. Statement of Significance (continued)

elements of the prairie style. It was built in 1915 by O.F. Nelson for the owner O.B. Williams.

The Berkeley was identified in the City of Omaha property type analysis report *Multiple Dwelling Study*, as being among the best examples of the "apartment" type in a potential National Register or locally designated district. The *Multiple Dwelling Study*, was completed in 1989 and outlines the forms of multiple dwellings found in the city of Omaha. These forms have been separated into Rowhouses, Apartments, Duplexes, Flats, and Commercial Flats. Under these categories the Berkeley falls under the Apartment form. A study of 400 multiple dwellings in Omaha resulted in these findings. Also included in the study was determination for eligibility for the National Register or Local Landmarks Designation. The Berkeley was determined eligible for both individual listing and potential listing in a National Register District.

H.D. Frankfurt started his career as a draftsman for Omaha architect Joseph Guth. During the first two decades of the twentieth century, H.D. Frankfurt designed approximately thirty buildings in the Omaha area. His designs were predominantly multi-family dwellings ranging from rowhouses to apartment buildings. He specialized in eclectic styles with some Arts and Crafts designs. His period of design ranged from between 1909 and 1918.

The building is significant under Criterion C as a fine local representative of the middle class apartment type which became an important housing trend in Omaha from 1895 to the late 1920's. Omaha did not have tenements or low cost multi-family dwellings as in many of the larger eastern cities of the United States (Meyer, *Multiple Dwelling Study*). Omaha, because of extensive availability of land, generally offered low cost housing in the form of small individual houses or "workers cottages." Apartments were actually seen as middle class housing for single professionals and newly married (Heacock, 2). This reflected a national trend of apartment living beginning in the 1890's when the largest number built were efficiency apartments for the middle to moderate income dwellers (Hancock, 16).

During the early decades of the twentieth century, apartment living in the United States was becoming more popular, especially in the larger cities where space for single family houses was limited (Kostof, 48). This increase in the building of apartments led to a new trend in apartment living. The largest number of apartment dwellers were newly married couples, bachelors, and widows (Kostof, 49). This was the reason for the efficiency apartments geared toward the middle to moderate income households. Although Omaha was not as large as some of the Eastern cities, this trend was reflected in the number of apartments constructed during the early decades of the twentieth century.

The close proximity to the downtown area also played a role in the building of the Berkeley. In the early decades of the 20th century when transportation methods were not as efficient as they are today, many apartments were built close to the downtown shopping and business areas (Girouard, 318). This was no exception in Omaha. The Berkeley is one of the few remaining apartments near the downtown area that has not been significantly altered or destroyed.

The Berkeley retains a very high degree of its original integrity on both the exterior and the interior, as based against other similar buildings. It is one of the finest surviving examples of the Architect H. D. Frankfurt's work in the rectangular apartment type, and is additionally noteworthy because of its proximity to the city's Central Business District. Many of these similar inner-city multi-family areas have succumbed to the expansion of the commercial/industrial uses commonly found in a central business district. The Berkeley relates well to the totally residential area in terms of siting, setback, scale, material, construction, and date. It reflects the overall urban setting typical of that era which has been nearly lost in the Omaha of 1996. The Berkeley, as a representation of urban design in Omaha, is significant in the contextual understanding of residential style during the late nineteenth and early twentieth centuries.

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## National Register of Historic Places Continuation Sheet

Berkeley Apartments

Name of Property

Douglas, Nebraska

County and State

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### 9. Bibliography

City of Omaha Permit Records. Permits and Inspection Division, City of Omaha Planning Department.

Girouard, Mark. *Cities and People: A Social and Architectural History*. New Haven, CT: Yale University Press, 1985.

Hancock, John. "Apartment Buildings," *Built in the U.S.A.* Apartment building file, City of Omaha Planning Department.

Heacock, Laura M. Unpublished thesis *The Social Significance of Public Housing*, c. 1938.

Kostof, Spiro. *America By Design*. New York: Oxford University Press, 1987.

Meyer, Lynn. *Multiple Dwelling Study*. City of Omaha Planning Department, 1989.

Omaha City Directories.

Sanborn Fire Insurance Maps, 1934 (last updated 1965). City of Omaha Planning Department.

### 10. Geographical Data

#### Verbal Boundary Description

The nominated property is a tract of land described as the east 16.97 feet of lot 7 and the west 24 feet of lot 8 block 0 Rogers-Milton-Place addition, Omaha, Douglas County, Nebraska.

#### Boundary Justification

The boundary includes all property historically associated with the Berkeley Apartments.