

JUN 17 2016

United States 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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.

## 1. Name of Property

Historic name Allas Apartments

Other names/site number Atlas Apartments; DO09:0140-150

Name of related multiple property listing Apartments, Flats & Tenements in Omaha, NE

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

## 2. Location

Street & Number 1609 Binney St.

City or town Omaha

State Nebraska

County Douglas

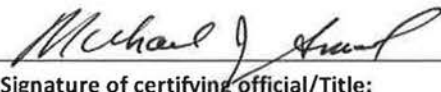
Not for publication  Vicinity

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:  national  statewide  local

Applicable National Register Criteria:  A  B  C  D



SHPO/Director

05-31-2016

Signature of certifying official/Title:

Date

Nebraska State Historical Society

State or Federal agency/bureau or Tribal Government

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

Signature of Commenting Official

Date

Title

State of Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
- determined eligible for the National Register.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_



Signature of Keeper

7-22-2016

Date of Action

Allas Apartments  
Name of Property

Douglas County, Nebraska  
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

- Private
- Public-local
- Public-state
- Public-federal

Category of Property (Check only one box)

- Building(s)
- District
- Site
- Structure
- Object

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

Contributing	Noncontributing	
1	0	Buildings
_____	_____	Sites
_____	_____	Structures
_____	_____	Objects
1	0	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions (Enter categories from instructions.)

DOMESTICTIC: Multiple Dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Current Functions (Enter categories from instructions.)

Work in Progress

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. Description

Architectural Classification (Enter categories from instructions.)

LATE 19<sup>TH</sup> CENTURY AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Materials (enter categories from instructions.)  
Principal exterior materials of the property:

Foundation: Concrete  
Walls: Brick  
Roof: Asphalt

Allas Apartments

Douglas County, Nebraska

**Name of Property****County and State****Description**

**Summary Paragraph** (Briefly describe the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Allas Apartments is a brick, two-story four-plex apartment building located near the intersection of Binney and 16<sup>th</sup> Streets in northern Omaha. The façade of the U-shaped building faces north and is constructed of face brick with stone accents and a stone cornice. All other facades are of common brick and are unadorned. A tall brick parapet conceals a flat roof. The building houses four two-bedroom apartments, two per floor, and has a full basement and a rear stairway that allows exterior egress from the small kitchens. The building has been vacant for many years and many of the original windows, doors, and floors have been damaged by water and a lack of maintenance. However, the building's structure is intact and it retains many of its original materials on the interior, including historic plaster and wood trim. After its construction, the interior plan was modified by enclosing hallways and cutting new doorways into wood partition walls, allowing the owners to rent each bedroom individually. However, these changes appear to be reversible and did not lead to an appreciable loss of historic materials. The building, while in poor condition, retains acceptable levels of integrity, including of location, setting, design, workmanship, and materials.

**Narrative Description** (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

The Allas Apartments is a brick, two-story with basement apartment building located at 1609 Binney Street, one block north of the commercial node at the intersection of 16<sup>th</sup> Street and Locust Street. The building has a U-shaped plan, with a rear stair court; two apartments are located on each floor and the basement is divided into two spaces as well by a brick firewall that extends through the flat asphalt roof. Due to its construction to fill-in the rear of a commercial lot facing 16<sup>th</sup> Street, the building is wider than it is deep, and is located unusually close to its neighbors to the east and south, where the alleys are only a few feet wide at the most.

The building is an example of a four-plex apartment as identified in the Apartments, Flats & Tenements in Omaha MPD. These buildings feature four apartment units, two per floor, within one building. According to surviving Omaha building permit records, the building was designed by local architect Charles Rosenberry and was constructed in 1919 by James Kazakes, a Greek general contractor, for Jack Skrekas, a prominent Greek businessman who owned the commercial properties at the southeast corner of Binney and 16<sup>th</sup> Streets.

**Exterior:**

The façade of the Allas Apartments faces north, and is constructed of dark face brick laid in continuous running bond. The façade is symmetrically organized into five bays (photo 1). The main entrance to the building is located in the central bay; it is currently missing its original door, but retains historic framing for a single leaf door flanked by side lights, as indicated in the original plans for the building. Above the entry is a rectangular stone name and date block incised with "19 Allas 19" (photo 7). The block is framed by brick headers. A window opening with a brick jack arch and stone accents is located above the date block to light the interior stair hall. The bays flanking the central entry feature wide window openings, currently covered by plywood sheets. All openings feature stone lintels, while the first floor windows have brick jack arches with stone accents. At one point, paired 8/1 double hung sash windows were located in these openings (figure 4), and in at least one apartment the original sashes survive, but they are in poor condition. The outermost bays also feature window openings wide enough for one 8/1 double hung sash window. The first floor openings also feature jack arches with stone accents. The basement features small, rectangular openings, also covered in plywood, with one opening per bay except for the bay west of the entry, which has three small openings under the wide window of the west, 1<sup>st</sup> floor apartment. Soldier courses are located between the first floor and basement, and above the second floor windows; a header course is located above the topmost soldier course. Stone blocks terminate these courses at the east and west ends. A stone cornice supports a brick stepped parapet with stone cap.

The east and west elevations are mirror images (photo 2-3; figure 5, 7). They both feature a significant return of the façade face brick, but the majority of the walls are constructed of common brick laid in American bond, with 6 stretcher rows to

Allas ApartmentsDouglas County, Nebraska**Name of Property****County and State**

one header row. The elevations are divided into three bays, each with an arched window opening. The two outer bays have larger openings that at one time had 6/1 double hung wood sash windows, which are now either missing, covered by plywood panels, or present but lacking most of their original glass. The central bay had smaller 6/1 wood sash windows which provided light and ventilation to the apartment bathrooms. Small rectangular openings located in the outer bays at the basement level once had 3 light casement windows but are now covered in plywood. A header row is located between the first floor and the basement. The parapet steps to the rear and is capped in terra cotta tile. The east elevation has a concrete block chimney that rises between the center and northern bay. The east elevation also features a much smaller return of face brick compared to the west elevation.

The rear of the building is symmetrically organized around a small stair court, which contains a wooden staircase and landing that provides access to the two floors and basement (photo 4-6, figure 6). The stairway is in poor condition, with many of the balustrades missing. Doorways open from the stair court into the apartment kitchens on the east and west sides of the two floors, while two doorways are located at the basement level, allowing access to the two basement rooms. Only one of the basement doors appears to be potentially historic, while all other doorways are covered in plywood panels. Windows opened onto the court; the openings were wide enough for 8/1 double hung wood sash windows, but the openings are currently covered in plywood. The south elevations on either side of the court are mirrored, symmetrical designs, with two windows per floor and two openings for the basement. All of the openings were arched. The outermost window openings were larger than the inner openings, and all would have featured 6/1 double hung wood sash windows. Like the east and west elevations, the windows are in poor condition, with the first floor openings covered in plywood, and the second floor windows either missing or in poor condition.

**Interior**

The interior of the Allas Apartments consists of a central entry hall, several basement rooms, and four apartments (figure 1-3). The entry retains its tile floor (photo 8). A carpeted, wood staircase leads up from street level to the first and second floor apartments and down to the basement spaces (photo 14). The basement has two large spaces that were subdivided into smaller rooms, one of which contained a boiler for heating the apartments.

All of the apartments share a nearly identical floor plan, consisting of a front living room, a larger dining room in the center, a small kitchen to the rear, two bedrooms with closets in the outer corners, and a bathroom between the bedrooms (photos 9-13, figure). The living room and dining room were separated by knee walls that support short, arts-and-crafts style columns. The knee walls incorporate built-in shelving on the living room side. The plan of some of the apartments was reconfigured sometime in the 1930s, when the hallway that formerly connected the bedrooms and bathroom to the dining room was enclosed, creating new closets. New entries for bedrooms were cut into the walls leading to the living and dining room, allowing each room to be rented individually. At least one apartment, on the west side of the second floor, retains its original configuration where the bathroom and bedrooms are accessed from a shared hallway opening to the dining room.

**Integrity**

All of the apartments retain their historic wood trim work, some historic doors and windows, historic wood floors and plaster walls and ceilings, in various states of disrepair. There is extensive water damage to the wall plaster, paint, and wood floors due to broken windows and a leaky roof. In some areas, the original plaster has been lost, exposing the brick. However, much of the other materials remain intact, including the historic tile floor in at least one bathroom. In addition, several of the original windows have been preserved behind their plywood exterior cladding. The building retains its integrity of location and setting, which is somewhat unique due to its placement in the rear of a commercial lot. The building also retains its integrity of design, with minimal, revisable changes to its interior plan. Its integrity of materials and workmanship is poor, but enough survives to facilitate a sympathetic rehabilitation of the building. Enough materials remain, in addition to its location, setting, and design, to support integrity of association and feeling.

The building remains structurally sound, and the property owner is currently applying for federal and state historic preservation tax credits to rehabilitate the property and return it to use as an apartment building.

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**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.  
A reconstructed building, object, or structure.
- E** A commemorative property.
- F** Less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

Community Planning and Development

Architecture

**Period of Significance**

1919

**Significant Dates**

1919

**Significant Person**

(Complete if Criterion B is marked above.)

**Cultural Affiliation**

N/A

**Architect/Builder**

Charles Rosenberry

James Kazakes

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Allas Apartments are locally significant under Criterion A: Community Planning and Development as a rare extant example of individually financed apartment buildings associated with streetcar nodes, as identified under the Apartments, Flats & Tenements in Omaha Multiple Property Document. The building was designed by noted residential architect Charles Rosenberry and constructed by James Kazakes, a Greek contractor/builder for Jack K. Skrekas, a prominent Greek businessman. The two story, brick apartment building was constructed to supplement Skrekas's business activities at the

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prominent streetcar hub of 16<sup>th</sup> Street and Locust, one block to the south of the building. The building is also locally significant under Criterion C: Architecture as a surviving example of a once-common four-plex apartment building in the North Omaha neighborhood. The building retains the key elements that characterize the four-plex type. The period of significance is limited to 1919, the year of its construction.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

The commercial area at the intersection of North 16<sup>th</sup> and Locust Streets is among the earliest commercial nodes in North Omaha. North 16<sup>th</sup> St., historically known as Sherman Avenue, was a primary thoroughfare linking downtown Omaha to northern residential suburbs and industries located along the base of bluffs lining the Missouri River floodplain. The street gained importance with the establishment of a streetcar line along its length in the 1880s. The area at 16<sup>th</sup> and Locust and 16<sup>th</sup> and Binney gained prominence in the late 1890s and early 1900s as a result of the construction of a streetcar branch leading east to the community of Carter Lake and the opening of the Trans-Mississippi Exposition in 1898. The southernmost entrance to the exposition Midway was located at 16<sup>th</sup> and Wirt Streets, two blocks north of 16<sup>th</sup> and Locust, and one block north of Binney Street.

By 1920, the intersection of north 16<sup>th</sup> Street and Locust was a thriving commercial area that serviced nearby neighborhoods of mixed single family residences and small apartment buildings (figure 8). An extensive apartment district developed along 16<sup>th</sup> Street to the south of this commercial node. This district consisted of a mix of apartment types, including duplexes, four-plexes, garden courts, and terraces.<sup>1</sup> Four of these buildings and complexes are listed in the National Register: Strehlow Terrace (1986), the Sherman Apartments (1986), The Margaret (2007), and the Apartments at 2417 N 16<sup>th</sup> Street (2010). To the north and west, single family homes predominated, while to the east and south were industrial districts including railroad yards, breweries, warehouses and factories located along the bluff line overlooking the Missouri River flood plain.

**Criterion A: Community Planning and Development**

The Allas Apartments are locally significant under Criterion A: Community Planning and Development, as identified in the Apartments, Flats & Tenements in Omaha MPD, which states that “buildings that reflect different types of investors, developers and funding opportunities associated with the development of attached dwellings in Omaha should be considered as eligible for the National Register within this area of significance.”<sup>2</sup> Specifically, the Allas Apartments are a significant example of a property constructed by a private investor, i.e., a real estate development constructed by an individual owner to supplement existing commercial activity, as identified in the MPD.<sup>3</sup> The property is associated with a pattern of development that was quite common historically, but overshadowed by properties constructed by larger or more prolific developers such as the Drake Realty Company or the Traver Brothers.

The Allas Apartments were commissioned by Jack Skrekas, a prominent Greek immigrant to Omaha who, with his brother James, operated a confectionary and ice cream store on Farnam Street in the downtown business district.<sup>4</sup> The apartments were most likely a speculative investment, designed to supplement Skrekas’s existing business investments in the 16<sup>th</sup> Street and Locust commercial area. In 1918, Skrekas purchased the commercial buildings at the southwest corner of 16<sup>th</sup> and Binney streets from W. R. McFarland for the sum of \$20,000.<sup>5</sup> The property included a movie theater, located at 2918 16<sup>th</sup> Street, and a commercial building housing a drug store and bakery at 2920 16<sup>th</sup> Street.<sup>6</sup> The building at the corner of 16<sup>th</sup> and Binney did not occupy the full depth of the lot, and therefore it appears that the Allas Apartments were designed and constructed to fill in this vacant space and increase the return on Skrekas’s original investment. The apartments were

<sup>1</sup> Jessie Nunn, “Apartments at 2514 N 16<sup>th</sup> Street” National Register of Historic Places Nomination (Nebraska State Historical Society, Lincoln August 30, 2010) Section 8, p. 9.

<sup>2</sup> Jennifer Honnebrink, “Apartments, Flats and Tenements in Omaha, Nebraska from 1880-1962” National Register of Historic Places Multiple Property Documentation Form (Nebraska State Historical Society, Lincoln, April 29, 2014) F-2.

<sup>3</sup> Honnebrink, E-28.

<sup>4</sup> Omaha building permit, 1919; R. L. Polk’s City Directory of Greater Omaha 1923 (Omaha, NE: R. L. Polk & Co., 1923), 766.

<sup>5</sup> “Buying and Building” Omaha World Herald, May 12, 1918.

<sup>6</sup> R. L. Polk’s City Directory of Greater Omaha 1920 (Omaha, NE: R. L. Polk & Co., 1920), 1100.

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constructed 1919-1920 for Skrekas by James Kazakes, another Greek immigrant who worked as a general contractor and builder; the plans were drafted by local architect Charles Rosenberry.

The apartments were quickly rented out after construction, and appear to have catered to working class or temporary residents. Examination of city directories between 1921 and 1945 indicates that only one resident, John Crisman, resided in the Allas Apartments for longer than four years. From the beginning, the two-bedroom apartments also housed more than one household per apartment. Seven people are listed at 1607 Binney St. in 1921 and six in 1923. Four apartments are indicated in 1925, 1929 and 1934, but by 1939, the Allas Apartments are listed in the city directory as having eight apartments, plus a vacant basement, implying that the apartments were formally subdivided by this time. and the individual bedrooms were rented out. Advertisements for the apartments also indicate a resident janitor.

The Allas Apartments are significant as they are directly associated with the residential development of North Omaha, and are a unique example of speculative apartment construction by Greek immigrants. The apartments were constructed by a Greek contractor, James Kazakes, for a Greek investor, Jack Skrekas, lending additional significance to the property as it indicates the continued presence and impact of Greeks in Omaha following the anti-Greek riot of 1909. In the early 20<sup>th</sup> century, Omaha was a center of Greek immigration as men migrated to the city to work for the railroad as temporary laborers, and later for the meatpacking plants located near the stockyards in south Omaha.<sup>7</sup> By 1909, the Greek population of Omaha reached its peak of over 2000. The majority of these immigrants lived in South Omaha, near to their places of work at the meatpacking plants and railroad yards. However, in 1909, an anti-Greek riot erupted after a South Omaha police officer was killed while arresting a Greek laborer.<sup>8</sup> A mob of approximately 1,000 people attacked the Greek town section of South Omaha, leading to an exodus of Greek immigrants from Omaha and drastically reducing the size of the community for a time, as one year later the census only identified 59 Greek immigrants remaining within South Omaha and only 486 within the boundaries of Omaha.<sup>9</sup> Both Skrekas and Kazakes arrived in Omaha in the years following the riot, as they do not appear in the 1910 census but are present in the 1920 rolls. Both individuals represent the rebound of the Greek community—both lived and worked outside of the Greek enclave of South Omaha and were apparently successful businessmen. However, while the Allas apartments were the product of Greek immigrants, the apartments themselves do not exhibit any unique elements that speak to Greek culture outside of the name of the property, and the apartments were not limited to only Greek tenants. Therefore, the apartments are primarily significant within a development context, and not an ethnic history context. They are directly associated with the role of immigrants and individual investors in the development of multi-family housing stock in the city during the 1920's apartment boom.

**Criterion C: Architecture**

The Allas Apartments are locally significant as a rare example of the once-ubiquitous four-plex apartment building type as identified in the Apartments, Flats & Tenements in Omaha MPD. The apartments were designed by prolific Omaha architect Charles Rosenberry (1892-1939), who was primarily noted for his residential work in the streetcar neighborhoods of western Omaha, especially in the Dundee and Happy Hollow neighborhoods. The Allas Apartments was the first out of the ten multi-family buildings that were designed by Rosenberry, according to the MPD.<sup>10</sup>

As constructed, the apartment building closely follows Rosenberry's design, including a symmetrical façade divided into sections by brick soldier courses, a stone cornice, and ornamented first floor windows with jack arches, keystones, and other stone elements. However, the original Renaissance-revival arched entry porch was not constructed; the space instead used for a simple name and date block. This may reflect Skrekas's limited resources, as the apartment was a supplementary investment to his commercial ventures. Skrekas's resources limited the size and plan of the apartment building, which is wider than it is deep, and lacks the front balconies that characterized similar four-plexes located in the area, such as 2417 N 16<sup>th</sup> Street (NRHP 2010) and the large cluster of four-plexes two blocks south around the intersection of Maple and N 18<sup>th</sup> Street (figure 8). Otherwise, the apartments share similar details to other apartments designed by Rosenberry for wealthier clients, such as the Bretnor Court Apartments at 2536 N 16<sup>th</sup> Street. The Bretnor court is a two story on raised basement,

<sup>7</sup> Lawrence H. Larsen, Barbara J. Cottrell, Harl A. Dalston, and Kay Calamé Dalstrom, *Upstream Metropolis: An Urban Biography of Omaha and Council Bluffs* (Lincoln, NE: University of Nebraska Press, 2007), 212

<sup>8</sup> Lawrence et al, 214

<sup>9</sup> John G Bitzes, "The Anti-Greek Riot of 1909 – South Omaha," *Nebraska History* 51 (1970): 219

<sup>10</sup> Honnebrink, E-37.

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Garden Court syle apartment designed for the Traver Brothers Company and constructed in 1924. It shares similar details to the Allas Apartments, especially in its brickwork and the use of soldier courses on the facades to divide parts of the buildings. The Bretnor court also has similar windows to the Allas, providing a model for how the apartment building may have looked when it was initially constructed. However, the Bretnor does not exhibit the use of stone elements, such as keystones or end-stones for header or soldier courses as found on the Allas Apartments.

Overall, the Allas Apartments are a significant example of the four-plex apartment type. Once common, the type is rare in North Omaha, as many apartment such as the collection of four-plexes at the intersection of Maple and N. 18<sup>th</sup> Street are no longer extant. Designed by noted architect Charles Rosenberry, the apartments are the earliest example of his multi-unit work, and retain sufficient integrity to clearly convey his original design. The apartments are unique in their location, which significantly impacted the design of the building which dispensed with balconies and was configured to fit into a constricted lot. This is directly associated with the building's origin as a speculative investment, designed to supplement the commercial investments of Jack Skrekas, the building's Greek-American owner. As such, it is significant both architecturally and in the development of North Omaha.

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**9. Major Bibliographic References**

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**Bibliography** (Insert bibliography here – cite the books, articles and other sources used in preparing this form.)

**Primary Sources:**

Omaha World Herald, 1918  
Omaha City Directories, 1918-1945.  
US Census, 1910 and 1920.

**Secondary Sources:**

Bitzes, John G. "The Anti-Greek Riot of 1909 – South Omaha." Nebraska History 51 (1970): 199-224.

Honnebrink, Jennifer. "Apartments, Flats and Tenements in Omaha, Nebraska from 1880-1962." National Register of Historic Places Multiple Property Documentation Form. Lincoln, NE: Nebraska State Historical Society, April 29, 2014.

Larsen, Lawrence H., Barbara J. Cottrell, Harl A. Dalston, and Kay Calamé Dalstrom, *Upstream Metropolis: An Urban Biography of Omaha and Council Bluffs*. Lincoln, NE: University of Nebraska Press, 2007.

Nunn, Jessie. "Apartments at 2514 N 16<sup>th</sup> Street." National Register of Historic Places Nomination. Lincoln, NE: Nebraska State Historical Society, August 30, 2010.

**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 #
- recorded by Historic American Landscape Survey #

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other (Name of repository)
-



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Historic Resources Survey Number (if assigned): DO09:0140-150

**10. Geographical Data**

Acreage of property <1 acre USGS Quadrangle Omaha North

(Use either the UTM system or latitude/longitude coordinates. Delete the other.)

**Latitude/Longitude Coordinates**

Datum if other than WGS84:

- 1. Latitude -95.937860 Longitude 41.285579
- 2. Latitude Longitude
- 3. Latitude Longitude
- 4. Latitude Longitude

**Verbal Boundary Description** (Describe the boundaries of the property.)

A rectangle measuring 52.45 ft wide and 35 ft deep located on the west half of Lot 1, Block 1, Kountze Place Addition, Omaha.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary corresponds to the area historically associated with the Allas Apartments.

**11. Form Prepared By**

name/title Ruben Acosta, NR and CLG Coordinator  
organization Nebraska State Historical Society date April 22, 2016  
street & number 1500 R St. telephone 402-471-4775  
city or town Lincoln state NE zip code 68501  
email ruben.acosta@nebraska.gov

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Additional items:** (Check with the SHPO for any additional items.)





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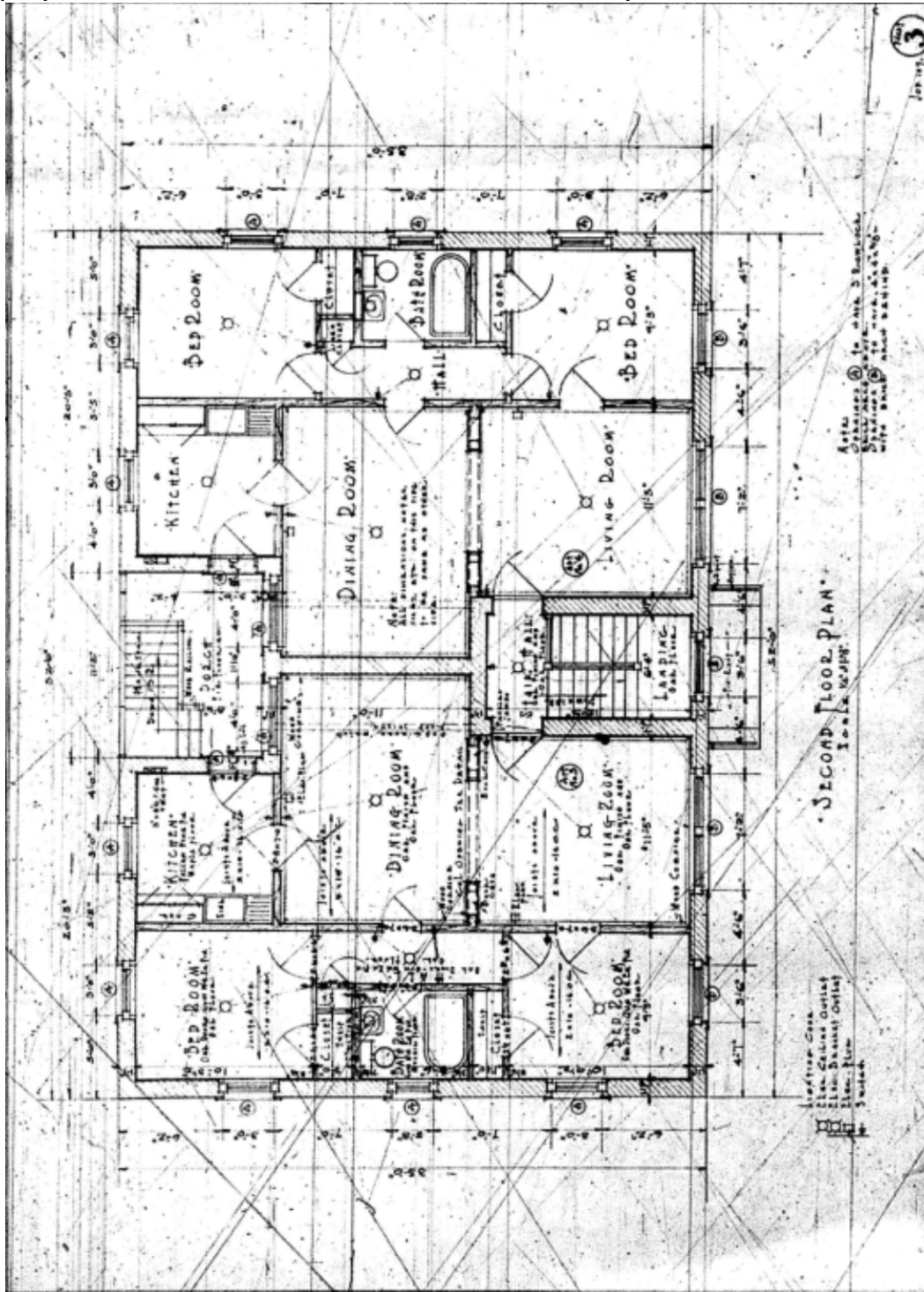


Figure 3: Second floor plan.

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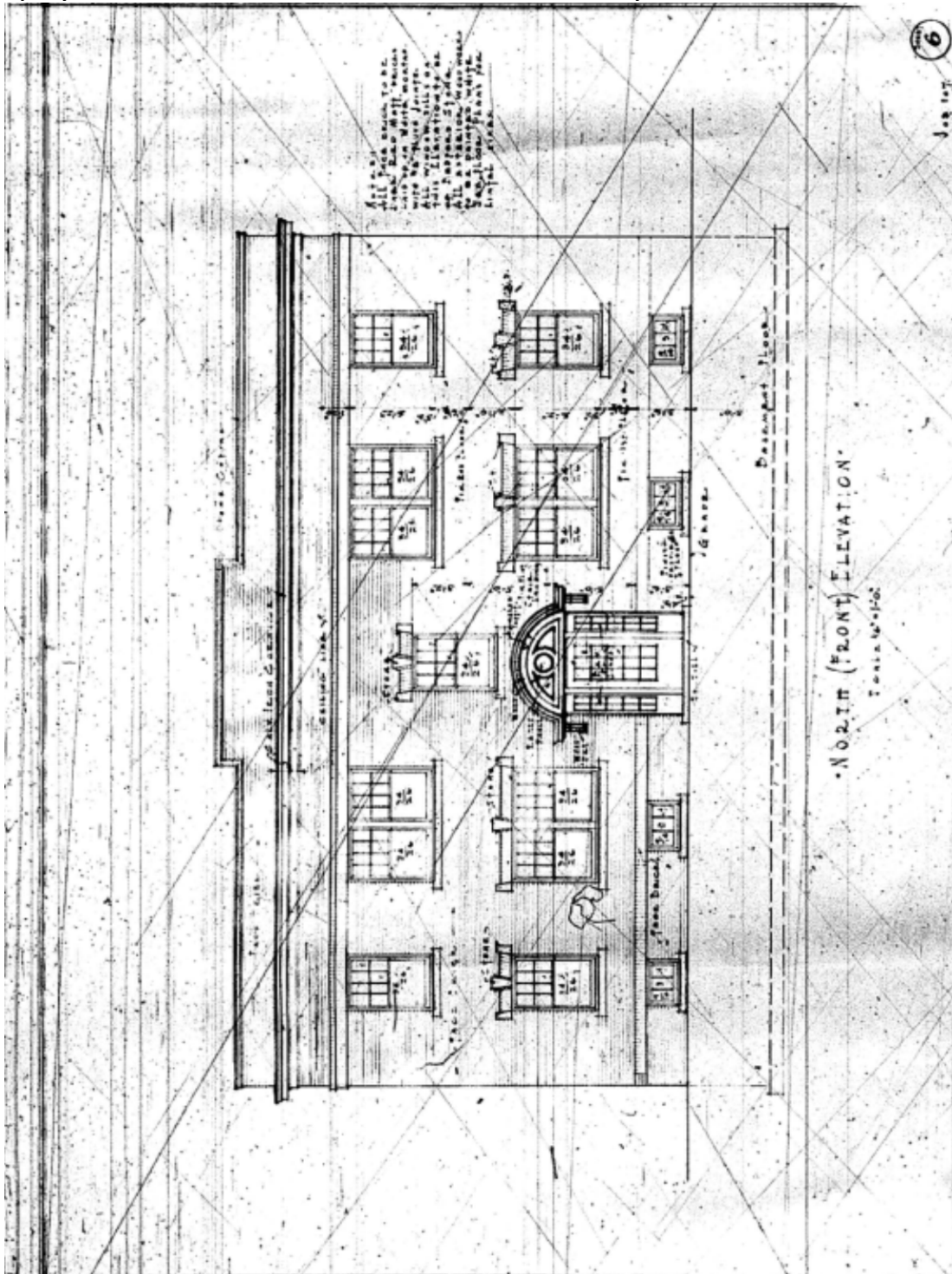


Figure 4: North façade.

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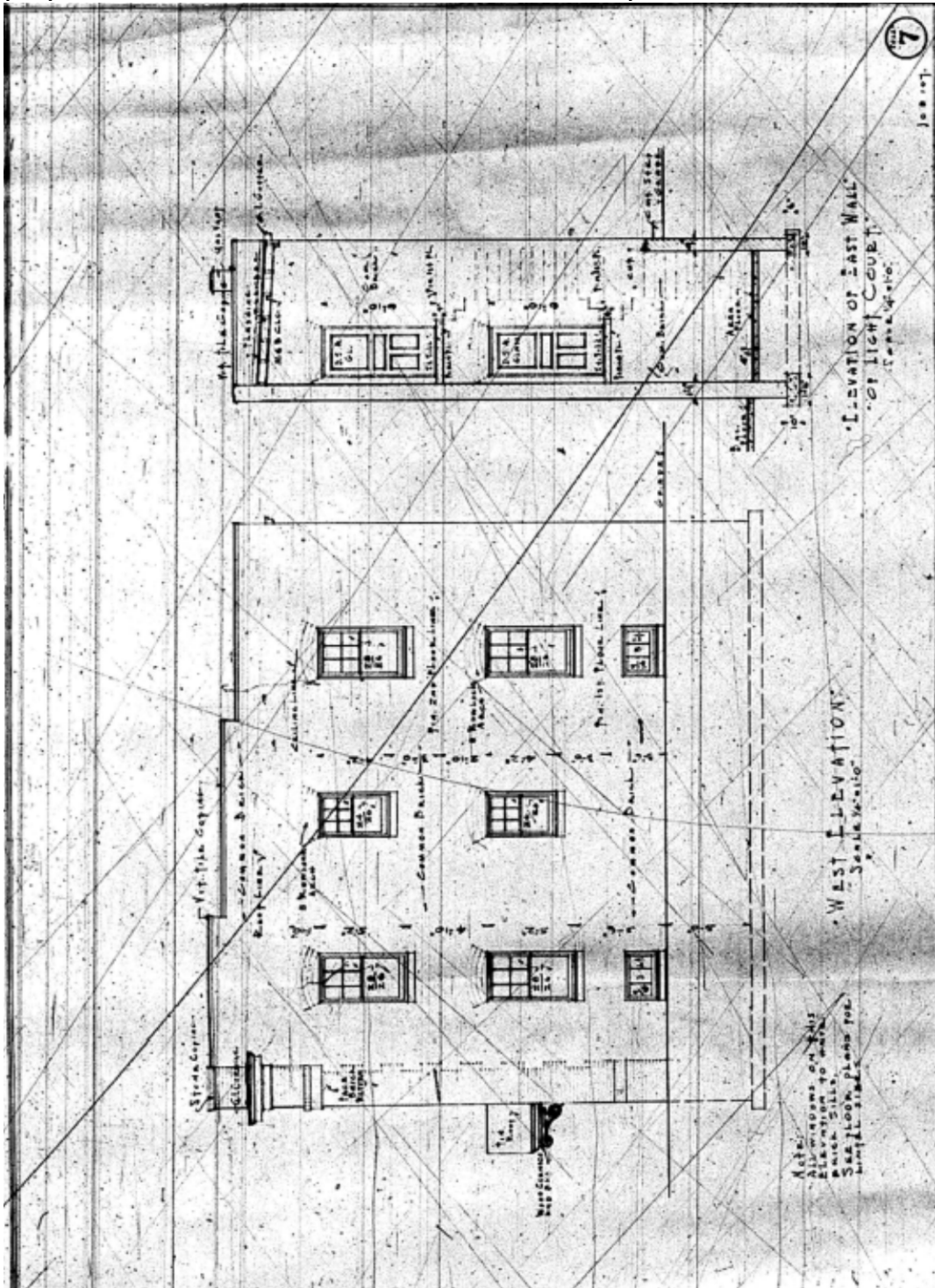


Figure 5: West elevation.

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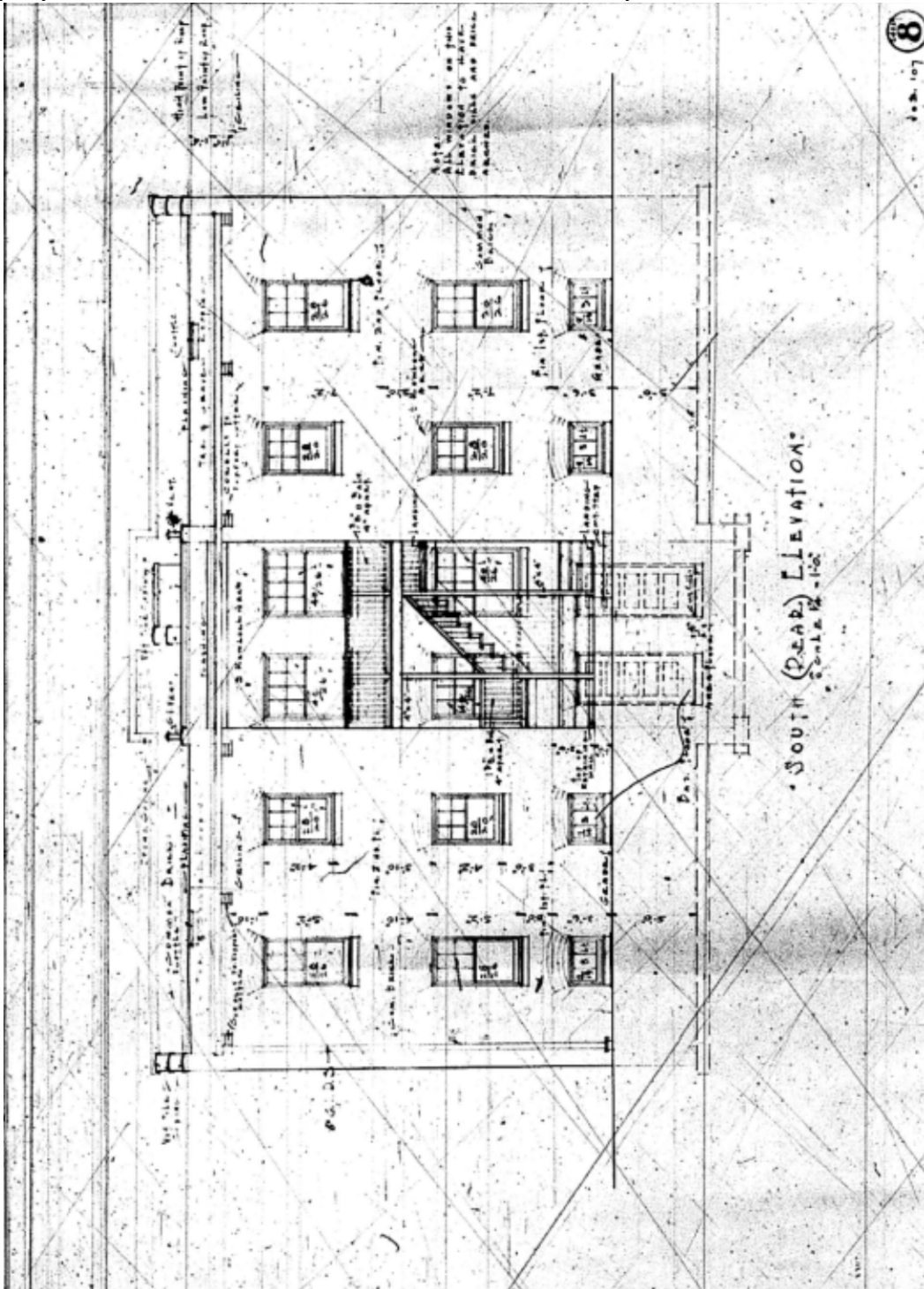


Figure 6: Rear elevation.





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Figure 8: 1934 Sanborn Map showing the Allas Apartments (red), the commercial district along 16<sup>th</sup> street (blue), and the concentration of four-plex apartments along Maple Street (orange).

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**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property Allas Apartments

City or Vicinity Omaha

County Douglas

State Nebraska

Photographer Ruben A. Acosta, NeSHPO

Date Photographed 07/14/2015

Description of Photograph(s) and number, include description of view indicating direction of camera.

1. Allas Apartments, ¾ view. View to SE.
2. West elevation. View E.
3. East elevation and alley. View N.
4. Rear elevation. View N.
5. Rear alley. View W.
6. Rear stair court. View N.
7. Allas Apartments name and date block. View S.
8. Entry stairway floor showing historic tile. View S.
9. Living and dining room looking to the rear, E apartment, 2<sup>nd</sup> floor. View S.
10. Reconfigured hallway showing new entry for bedroom through living room wall, E apartment, 2<sup>nd</sup> floor. View E.
11. Kitchen, NE apartment, 2<sup>nd</sup> floor. View S.
12. Original hallway configuration, W apartment, 2<sup>nd</sup> floor. View to SW.
13. Bathroom floor showing historic tile, E apartment, 2<sup>nd</sup> floor. View to E.
14. Central stairway from 2<sup>nd</sup> floor. View to N.

**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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

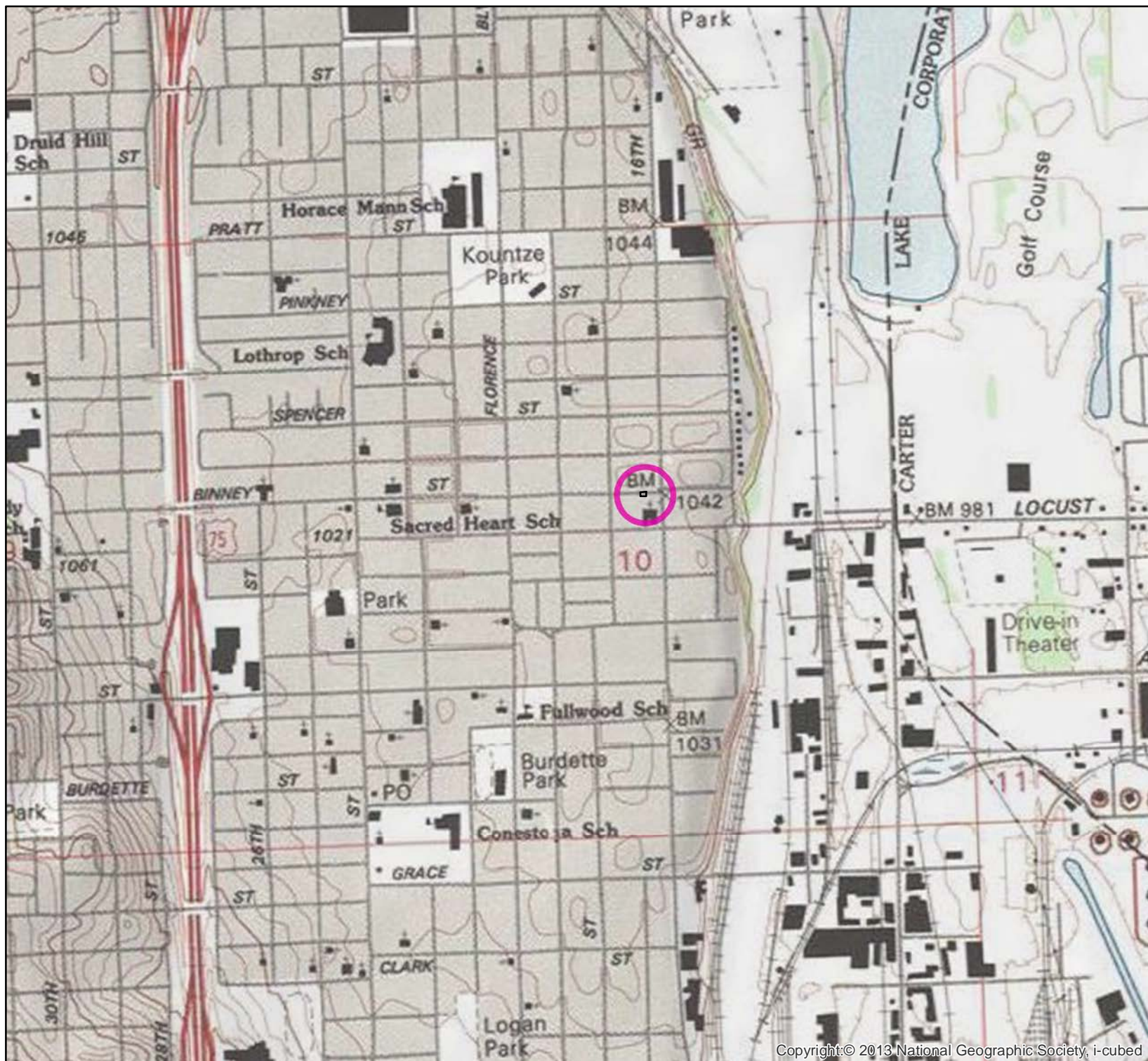
# Allas Apartments

1609 Binney Street  
Omaha, Douglas Co.,  
Nebraska

Latitude/Longitude Coordinates:

41.285908, -95.937862

Datum: WGS84



## Legend

 Proposed NRHP Boundary

1:14,000



0 480 960 1,920  
Feet

0 155 310 620  
Meters

# Allas Apartments

1609 Binney Street  
Omaha, Douglas Co.,  
Nebraska

Latitude/Longitude Coordinates:

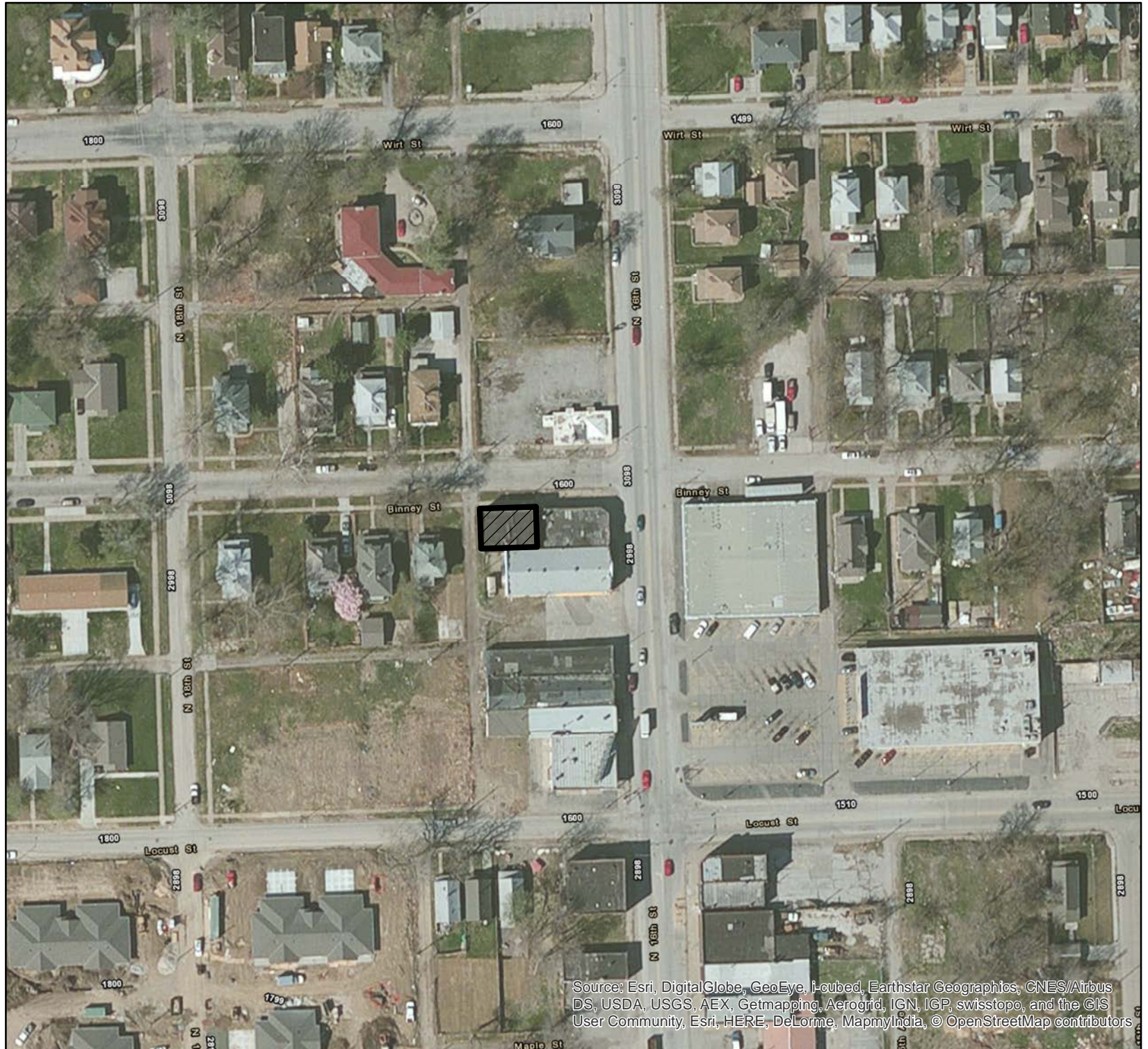
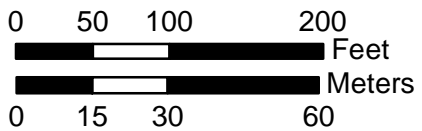
41.285908, -95.937862

Datum: WGS84

## Legend

 Proposed NRHP Boundary

1:1,500



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



1609

1609





580  
273  
400  
150









19 ALLAS 19

1609

















UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Allas Apartments

MULTIPLE NAME: Apartments, Flats and Tenements in Omaha, Nebraska from 1880  
-1962 MPS

STATE & COUNTY: NEBRASKA, Douglas

DATE RECEIVED: 6/17/16 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 8/02/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000479

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 7-22-2016 DATE

ABSTRACT/SUMMARY COMMENTS:

Meets Registration Requirements of MPS  
PDIL

RECOM./CRITERIA Accept A+C

REVIEWER J. Galt DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



City of Omaha  
Jean Stothert, Mayor  
May 12, 2016

## Planning Department

Omaha/Douglas Civic Center  
1819 Farnam Street, Suite 1100  
Omaha, Nebraska 68183  
(402) 444-5150  
Telefax (402) 444-6140

**James R. Thele**  
Director

Mr. Ruben Acosta  
National Register Coordinator  
Nebraska State Historical Society  
1500 R Street PO Box 82554  
Lincoln, Nebraska 68501-2554

Re: Case # 16-08-H5 - National Register Nomination  
Allas Apartments  
1609 Binney Street

Dear Ruben,

The Landmarks Heritage Preservation Commission (LHPC) held a public hearing on Wednesday, May 11, 2016 to consider the request for the National Register nomination of the above referenced property. The vote was 9 to 0 in favor of the nomination. The request was approved.

If you have any questions, please feel free to contact me at (402) 444-5150 x2064.

Sincerely,

CITY OF OMAHA PLANNING DEPARTMENT  
LANDMARKS HERITAGE PRESERVATION COMMISSION

Jed Moulton  
Manager of Urban Design and Historic Preservation

cc: file, Thele, Fanslau



RECEIVED 2280

JUN 17 2016

Nat. Register of Historic Places  
National Park Service

June 10, 2016

J. Paul Loether  
National Register—National Historic Landmarks Programs  
National Park Service  
1201 "I" Street NW, 8th Floor  
Washington, DC 20005

RE: Allas Apartments  
1609 Binney Street, Omaha, Douglas County, Nebraska

Dear Mr. Loether:

The enclosed disks contain the true and correct copy of the nomination for the above referenced property to the National Register of Historic Places. This form has met all notification and other requirements as established in 36 CFR 60.

If you have any questions concerning this nomination, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Ruben A. Acosta". The signature is fluid and cursive.

Ruben A. Acosta  
National Register and CLG Coordinator  
Nebraska State Historical Society

Enclosure

1500 R Street  
PO Box 82554  
Lincoln, NE 68501-2554  
p: (800) 833-6747  
(402) 471-3270  
f: (402) 471-3100  
[www.nebraskahistory.org](http://www.nebraskahistory.org)