

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

### 1. Name of Property

historic name Normandie Apartments  
other names/site number D009:0203-007

### 2. Location

street & number 1102 Park Avenue N/A not for publication  
city, town Omaha N/A vicinity  
state Nebraska code NE county Douglas code 055 zip code 68105

### 3. Classification

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

Name of related multiple property listing:  
N/A

Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

James A. Hanson  
Signature of certifying official

October 21, 1991  
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.

Signature of commenting or other official

Date

State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Greg M. Lapsley **Entered in the National Register** 12/6/91

for Signature of the Keeper

Date of Action

---

**6. Function or Use**

---

Historic Functions (enter categories from instructions)

DOMESTIC/Multiple dwelling

---

---

---

Current Functions (enter categories from instructions)

DOMESTIC/Multiple dwelling

---

---

---

---

**7. Description**

---

Architectural Classification

(enter categories from instructions)

Italian Renaissance

---

---

---

Materials (enter categories from instructions)

foundation Brick

---

walls Brick

---

---

roof Asphalt

---

other Limestone, Wood, Wrought

---

iron

---

---

---

**Describe present and historic physical appearance.**

The 1898 Normandie is a three story over raised basement apartment building situated on the southwest corner of Pacific Street and Park Avenue. L-shaped in plan, the hip-roofed building contains three units per floor, two of which are accessed from the principal (east) elevation of the building that faces Park Avenue. Access to the third unit on each floor is via an entrance on Pacific Street.

The building's symmetrically composed Park Avenue facade features a centrally located portico with four, two-story columns; two projecting bays; and two roof dormers. The north (Pacific Street) facade utilizes balconies at the second and third floors, and repeats the projecting bay used on the front of the building--a feature that helps relate the Normandie with its earlier rowhouse neighbor to the west.

Microfilm copies of original plans indicate that individual units in the Normandie -- which are relatively large compared with other surveyed apartments -- each contain a parlor, two bedrooms, bath, dining room, kitchen, pantry and a servant's room. Upper story units each have access to a balcony. The only apparent difference between the original plan and the building today is the presence of nine small rooms and a bath on the fourth (attic) floor, evidently the result of a decision to house the servants separately from the apartment units.

Details such as the two-story Tuscan columns, the rusticated appearance of the first floor and the use of modillions and dentils associate the Normandie with the Renaissance Revival style that was popular at the time. The epitome of the style, locally, could be found in the buildings of the Trans-Mississippi and International Exposition, which was held in Omaha the year the Normandie was constructed.

Other trim items on the Normandie include decorative wrought iron balcony railings, limestone sills, brackets under the eaves of the roofs over the balconies, and stone sills at each window opening. Double-hung, wooden windows are used throughout the

See continuation sheet

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 2

---

building.

Structurally, the building is comprised of a series of masonry load-bearing walls and light-joist wood framing. The building is clad with a dark red face brick.

**8. Statement of Significance**

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

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

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

Areas of Significance (enter categories from instructions)  
Architecture

Period of Significance  
1898

Significant Dates  
1898

Cultural Affiliation  
N/A

Significant Person  
N/A

Architect/Builder  
Henninger, F.A.

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

The 1898 Normandie is significant under National Register Criterion C, architecture, as a fine early representative of a property type important in Omaha history, the apartment building. The apartment building is one of several notable multiple dwelling property types associated with the historic context topic "Dwelling in Dispersed and Clustered Settlement" in the Nebraska Cultural Resource Plan, the principal preservation planning document for the state.

As the largest metropolitan area in Nebraska, Omaha contains the greatest number and variety of multiple dwelling types in the state. Currently, over 700 extant multiple dwellings fifty years old and older have been surveyed in Omaha. Four basic multiple dwelling types have been identified and evaluated -- rowhouses, doublehouses, flats and apartments.<sup>1</sup> The Normandie represents the apartment type. Of 148 apartments surveyed to date, the Normandie and the Sherman Apartments, also built in 1898, are the only pre-1900 structures representative of their type extant in Omaha today.

The Normandie is also notable as the earliest known major work of

<sup>1</sup>A comprehensive study of all known pre-1941 (the National Register cut-off date) multiple dwellings extant in Omaha in 1989 established four primary types of buildings: the rowhouse, the flat, the duplex/doublehouse and the apartment (which includes apartment complexes). Sub-types of each of these groups were also defined. Much of the discussion of multiple dwellings in Omaha in this nomination is based on the material gathered for that study. Related types of multiple dwellings, such as hotels and apartment-hotels, were not included in the study.

See continuation sheet

**9. Major Bibliographical References**

Building Permit Records. Omaha City Planning Department, Omaha, Nebraska.

Multiple Dwelling Study, Omaha City Planning Department, 1989.

Sanborn Map Company. Insurance Maps of Omaha. New York: 1934, updated, 1970. Omaha City Planning Department. Omaha/Douglas Civic Center. Omaha, NE.

Worth, Dan, National Register of Historic Places Registration Form, Sherman Apartments, Douglas County, Nebraska (Lincoln: Nebraska State Historical Society, October, 1984)

See continuation sheet

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 of additional data:

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

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acres of property less than one

UTM References

A 15 252325 4570360  
 Zone Easting Northing

C \_\_\_\_\_

B \_\_\_\_\_  
 Zone Easting Northing

D \_\_\_\_\_

See continuation sheet

Verbal Boundary Description

Lots 1 & 2, Block 4, Hanscom Place, Omaha, Douglas County, Nebraska.

See continuation sheet

Boundary Justification

The boundary includes the parcel that has historically been associated with the property.

See continuation sheet

**11. Form Prepared By**

name/title Lynn Meyer, Preservation Administrator  
 organization Omaha City Planning Department date July, 1991  
 street & number Omaha/Douglas Civic Center, 1819 Farnam St. telephone (402) 444-5208  
 city or town Omaha state NE zip code 68183

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 2

---

Omaha architect Frederick A. Henninger, a prolific designer associated with many well known buildings in the city. Henninger's work includes houses, all forms of multiple dwellings, commercial buildings, schools and churches. Six properties attributed to Henninger -- of the over 130 identified to date -- are currently listed in the National Register.

-----

The multiple dwelling -- a structure designed to contain two or more living units -- is an important property type in Omaha. Statewide, the type is best represented in its two largest metropolitan areas, Omaha and Lincoln. Of the two cities, Omaha exhibits the greatest number and variety of multiple dwellings.

Little is known about the earliest multiple dwellings built in Omaha. Present research characterizes early structures as St. Louis flats, consisting of commercial space on the first floor and residential space on the upper floors.

The earliest known buildings in the city constructed solely for the purpose of housing multiple residential units were built in 1886. The majority of multiple dwellings built before the turn-of-the-century were rowhouses. Two-unit structures, classified in a recent study of multiple dwellings as duplex/doublehouses, were also common at that time.

The first known Omaha apartment structures--i.e. single buildings housing multiple units whose entrances were to a common hall or hallways--were built in the 1890's. (The Normandie is an early structure of this type.) A fourth type of multiple dwelling, the flat, emerged about 1900.

Current survey information lists 148 sites as apartments, 21% of all surveyed multiple dwellings. Apartments are divided into the following groups for the purpose of evaluation, based on similarity of form or configuration: simple block-shaped apartment buildings; apartment complexes; "L" and "U" shaped buildings that define a courtyard; structures that are cross-shaped in plan; and long, narrow, double-loaded corridor buildings. In addition to formal consideration, those apartments that displayed sleeping porches and "luxury" apartments were

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 3

---

noted.

"Luxury" apartments are those buildings which stand out because of the relatively large size of their individual apartment units and their high degree of embellishment, or style. In the study, luxury is used as a relative term to denote the high end of the apartment scale in terms of amenities. The Normandie is categorized as a luxury apartment.

The Normandie was built in 1898 by real estate developer George H. Payne, who also constructed the Sherman apartment building (NRHP, 1986) at approximately the same time. These two structures are the oldest extant apartment buildings in Omaha.<sup>2</sup> Payne, born in Galesburg, Illinois in 1864, came to Omaha in 1885 and established himself in the real estate business in 1891. He later became president of the Eastern Realty Company, as well as president of the Fidelity Trust Company and the New England Loan and Trust Company. He was also one of the founders of the Omaha Chamber of Commerce and one of the eleven men elected to Trans-Mississippi and International Exposition Company's board of directors in 1896. The Payne Investment Company, organized in 1901, gained a national reputation for large-scale projects, such as the development of Albert Lea, Minnesota, created by draining a large southern Minnesota lake.<sup>3</sup>

The Normandie was designed by F. A. Henninger, a prolific Omaha architect best known for his extensive residential work, both single and multi-family. Included among Henninger's list of accomplishments locally are several officially designated Landmark properties--the Strehlow Terrace Apartment Complex (NRHP, 1986); the West Farnam Apartments and the Mary Reed House (City of Omaha Landmarks); and the T.C. Havens House, the Dr. Elmer Porter House, the North Presbyterian Church, and the Jewell Building (NRHP, City of Omaha Landmarks). Henninger also appears

---

<sup>2</sup> The first apartment house constructed in Omaha, the Mengedoyt, was built in 1892 and is no longer extant.

<sup>3</sup> National Register nomination, Sherman Apartments

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 4

to have been the architect for the 1898 Sherman Apartments (NRHP, City of Omaha Landmark).

The Sherman Apartments and the Normandie Apartments were Henninger's first major projects. Prior to their construction, Henninger had designed only single family houses. They are also the oldest extant buildings of their type in the city. The two earliest known apartment structures built in Omaha, the 1892 Mengedoyt and the 1894 Loraine, are no longer standing.

Located along a former major street car line at the corner of Park Avenue and Pacific Streets, the Normandie is situated among numerous multiple dwelling types including rowhouses, flats, duplexes and other apartments in what is now generally known as the Ford Birthsite neighborhood. As most of the city's activity at the time of the Normandie's construction was focused on downtown Omaha, it was common for developers to build various forms of dwellings in neighborhoods that surrounded the central business district.

Situated on a corner lot, and constructed after its neighbors, the Normandie relates well with its surroundings. The structure's hipped roof, alignment and front yard complement the houses to the south. Along Pacific Street, Henninger's positioning of a projecting bay near the building's northwest corner tends to pick up the rhythm of the bays of the adjacent rowhouses.

The integrity of the Normandie is excellent. The exterior of the structure is virtually the same today as when it was constructed. The interior, too, is basically unchanged except for minor modifications in kitchen and bath areas and the fact that the woodwork has been painted. Given its high degree of integrity, the Normandie clearly conveys its historic significance in plan, design, setting and materials.