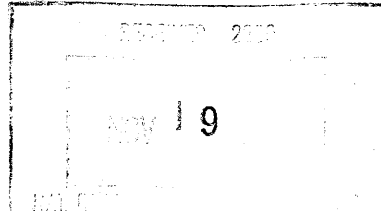


United States Department of the Interior National Park Service



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 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.

1. Name of Property

Historic name Selby Apartments

Other names/site number DO09:0315-001, DO09:0315-002, DO09:0315-003

2. Location

Street & number 830 S. 37th St., 3710 Marcy St., 825 S. 37th Ave.

Not for publication []

City or town Omaha

Vicinity []

State Nebraska Code NE County Douglas Code 055 Zip code 68105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this [x] 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.

Handwritten signature of Michael Sumner

Handwritten date 11/15/04

Signature of certifying official

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:

[x] 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):

Handwritten signature of Edson H. Beall

Handwritten date 12/30/04

Handwritten signature of Edson H. Beall

Signature of Keeper

Date of Action

Selby Apartments

Name of Property

Douglas County, Nebraska

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

- x Building(s)
District
Site
Structure
Object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Table with 2 columns: Contributing, Noncontributing. Rows: Buildings (3), Sites, Structures, Objects, Total (3).

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

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.)

Prairie School

Materials

(Enter categories from instructions.)

Foundation Concrete

Walls Concrete

Roof Asphalt

Other

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.)

- x 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.
x 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.)

Social History

Architecture

Period of Significance

1942-1954

Significant Dates

1942

Significant Person

(Complete if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Reinholdt Hennig, architect

Frank Selby, builder

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
X Local Government
University
Other
Name of repository:

**Selby Apartments**

Name of Property

**Douglas County, Nebraska**

County and State

**10. Geographical Data**Acreage of property Less than one

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

	Zone	Easting	Northing		Zone	Easting	Northing
1.	15	4570699	251328	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 Carol Ahlgrenorganization 2020 Omahadate August 23, 2004street & number 3613 Marcy Streettelephone (402) 661-1912city or town Omahastate NE zip code 68105**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 Tom Kellystreet & number 401 Bellevue Blvd Ntelephone (402) 612-6864city or town Bellevuestate NE zip code 68005

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determined 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, (15 USC 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.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Selby Apartments

Name of Property

Douglas County, Nebraska

County and State

Section 7 Page 1

The Selby Apartments consist of three two-story, four unit concrete block buildings arranged in an inverted U-shaped court with main facades facing 37<sup>th</sup> Street (DO09:0315-003), Marcy Street (DO09:0315-002), and 37<sup>th</sup> Avenue (DO09:0315-001) in midtown Omaha, Nebraska (2000 population: 390,976). Constructed in 1942-43, the complex occupies roughly one half of a city block approximately one half block south of Leavenworth Street, a major east-west thoroughfare and former street-car line. Two blocks north of Marcy Street is the Field Club, a late 19<sup>th</sup> century private golf course; its associated residential neighborhood was listed on the National Register of Historic Places in 2000. The Selby Apartment complex consists of three contributing buildings; as a whole it exhibits a high degree of historic and architectural integrity.

The Selby Apartments are located in the Pacific-Leavenworth neighborhood of midtown Omaha. The neighborhood is bounded by Leavenworth Street to the north, Pacific Street to the south, 36<sup>th</sup> and 42<sup>nd</sup> Streets to the east and west respectively. The neighborhood is predominantly residential with mature trees and houses ranging in style from late 19<sup>th</sup> century to contemporary. North of the complex on the same block bounded by Leavenworth Street, are single family homes and a duplex; commercial buildings are located along Leavenworth, including a brick circa 1920s automotive commercial garage. Automobile garages were not built for the complex; it is presumed that during the 1940s and 50s tenants utilized the street car line on Leavenworth.

The 37<sup>th</sup> Street Selby Apartment building (830 S. 37<sup>th</sup> St.) faces east, the Marcy Street building (3710 Marcy St.) south, and the 37<sup>th</sup> Avenue building (825 S. 37<sup>th</sup> Ave.) west. Each of the buildings is landscaped with sculpted juniper bushes; integral planters located on one side of each entrance contain colorful annuals maintained by a long-term tenant. Open projecting wooden bands located above the first floor windows flank the entrances and function as sun screens. In addition to the integral planters and juniper bushes, landscaping includes a variety of deciduous trees in the sidewalk meridians. For approximately 15 feet along the 37<sup>th</sup> Avenue building sidewalk, remnants of a dry laid stone retaining wall, less than two feet in height, are visible.

Constructed in 1942-43, and designed by Omaha architect Reinholdt Hennig, the concrete block apartment complex represents an unusual local example of the Prairie School style of architecture. Each building is two stories in height with low-pitched hipped roofs, wide overhanging eaves, and centrally located rectangular shaped chimneys capped with a projecting concrete band. The buildings are basically rectangular in shape and feature projecting cores flanked by symmetrical wings. The centrally located entrances feature enclosed vestibules flanked by rectangular shaped concrete piers, topped by projecting concrete bands. Above the piers are narrow ribbon windows. Second story glass vestibules are located above the main entrances and feature multi-paned windows set in subdivided Mondrian inspired geometric shapes.

The horizontal lines and overlapping planes characteristic of the Prairie Style are reinforced by projecting concrete sills on first floor windows and by a second story projecting belt course. The second story window lintels are flush with the roof soffit, emphasizing the low horizontal lines of the buildings. Original fenestration is retained; it consists of the ribbon vestibule and recessed casement windows, and the multi-paned vestibule windows on the second levels. First floor casement windows flanking the entrances on the main and rear facades feature fixed sidelights with one small pane over a larger pane. The Selby Apartment complex with its concrete block construction, overlapping planes and horizontal design emphasis has been cited as a "distinguished example of [the] Prairie School. . . residential design in a multi-family setting."<sup>1</sup>

<sup>1</sup> "A Comprehensive Program for Historic Preservation in Omaha," Omaha City Planning Department, Omaha NE, 1980, p. 91

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Selby Apartments

Name of Property

Douglas County, Nebraska

County and State

Section 7 Page 2

The rear facades of the complex feature the same details as the main facades. Central projecting entrances are parallel to those found on the main façades. The windows on second level vestibules also feature Mondrian inspired glass stairwell lighting. The rear façade of each building features a second floor projecting concrete band that does not extend around the entire facade. The rear courtyard area contains sidewalks that connect each building in the complex. An *Omaha World Herald* article in September, 1942 regarding the complex noted that the "backyard" would be "landscaped."<sup>2</sup> Currently landscaping in the courtyard area is limited to overgrown juniper bushes at the north edge that hide a low concrete block trash can area.

Each building contains four, one-bedroom apartments. The units, with the exception of the Marcy Street basement apartment feature a living room, kitchen/eating area, bedroom, and bathroom with original light fixtures and marble tile floor. Wall surfaces are smooth plaster throughout. Basements contain communal laundry facilities and storage. According to the September 1942 *World Herald* article, the buildings were fireproof and soundproof, with 13 inch thick walls. An efficient heating and cooling system consisted of cold air return through hollow tile laid under the floor. The Marcy Street building also includes a basement apartment that was originally an air raid shelter. According to the *World Herald*, the air raid shelter was accessible from each building.<sup>3</sup>

Since their construction in 1942-43, the Selby Apartments have provided housing in the mid-town area of Omaha. Interior and exterior integrity of each building and the complex as a whole remains high. Original features such as windows, wall surfaces, and entrances have been retained. The only exceptions are vinyl siding on the soffits and the replacement of original flat roofs with low pitched hipped asphalt roofs at an undetermined date. These alterations, however, do not detract from the strong horizontal architectural features of the buildings, characteristic of the Prairie Style. The complex was purchased by Tom Kelly, the current owner, several years ago. Since that time Mr. Kelly has made needed repairs such as exterior stucco work and painting; these improvements have enhanced the architectural integrity of the complex and have contributed to the overall quality of their surrounding midtown Omaha neighborhood.

<sup>2</sup> "Apartments Include Air Raid Shelter," *Sunday World-Herald*, Sept. 20, 1942, p. 8D

<sup>3</sup> Ibid

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Selby Apartments

Name of Property

Douglas County, Nebraska

County and State

Section 8 Page 1

The Selby Apartments, a three building inverted U-shaped apartment complex, is significant as a local architectural example of the impact of World War II (Criterion A: Social History). The buildings were constructed in 1942-43 under restrictions imposed by the War Production Board (WPB), a World War II era government agency. The apartments are also significant as a multiple dwelling example of the Prairie School style of architecture, represent a unique local variation of the U-shaped apartment complex, and are associated with local architect Reinholdt Hennig (Criterion C: Architecture). The Selby Apartment complex exhibits a high degree of historic and architectural integrity. The period of significance, 1942-1954, encompasses the original date of construction through the year in which the age criterion is met.

**Significance: Social History (Criterion A)**

Following the United States' official entry into World War II in December, 1941, the government began to develop a centrally controlled system for converting to a wartime economy. Existing governmental agencies such as the Office of Production Management (OPM) and the Supply Priorities and Allocations Board (SPAB) had been established in early 1941 to guide the nation's military production. The official declaration of War on Japan (December 8, 1941) and Germany (December 11, 1941) resulted in the consolidation of these agencies into the War Production Board (WPB), created in 1942.<sup>4</sup>

The WPB was concerned with all aspects of materials and resources related to the war effort. The home front regulations would affect American industries and individual lives in terms of the availability and use of materials such as steel, lumber, rubber, and metal. Individuals and communities would be impacted by restrictions on building materials and basic needs such as fuel, food, and clothing. A typical WPB booklet from the period emphasized how individual citizens could aid in the war effort by conserving "critical resources" such as coal, oil, gas, electricity, water, and transportation. This statement prefaced the booklet: "Conservation by everyone will help win the war as fast as possible and thus keep faith with the men who are fighting and dying to preserve our way of life."<sup>5</sup>

Building restrictions and the lack of materials had a nation-wide impact on design and construction. The country experienced a simultaneous shortage in building supplies following the entry into the War, and a tremendous demand for defense worker housing. As Robert Friedel has noted in "Scarcity and Promise: Materials and American Domestic Culture during World War II":<sup>6</sup>

The most extraordinary architectural emergency in the country's history—combining urgent building needs with scarcity caused by both military requirements and the cutoff of foreign supplies—yielded an extraordinary building effort.

The scarcity of building materials resulted in experimentation with prefabrication and the development of substitute materials. As Friedel noted, "the shortage of materials was the primary reason that buildings raised for the war effort were different from what had gone before."<sup>7</sup> Building materials such as concrete, plywood, and various synthetic materials were utilized in place of the steel and lumber relegated to the war effort.

<sup>4</sup> Robert Friedel, "Scarcity and Promise: Materials and American Domestic Culture During World War II," in *World War II and the American Dream*, edited by Donald Albrecht. MIT Press, Cambridge, MA, 1995, p. 50.

<sup>5</sup> "Conserve Critical Resources: A United States Government Program to Fight Waste and Effect Savings in Seven Industries Through Public Participation & Cooperation," Washington, D.C.: Office of War Information, War Production Board, c. 1942. NSHS: RG1, Subgroup 32, Governor Griswold papers, folder, 365, c. 1942.

<sup>6</sup> Robert Friedel, in Donald Albrecht, ed., p. 56.

<sup>7</sup> *Ibid.*, p. 57.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Selby Apartments

Name of Property

Douglas County, Nebraska

County and State

Section 8 Page 2

Omaha was in a unique position to have a critical role and experience of World War II with the establishment of the Glenn L. Martin Bomber plant in nearby Bellevue. One of two assembly plants commissioned by the United States War Department to be constructed in the middle of the country, the Martin Bomber Plant was established in February, 1941 and scheduled to be operational by January, 1942.<sup>8</sup> The influx of thousands of war workers to the Omaha area would result in housing shortages; by 1944 approximately 12,000 people, including women, were employed at the plant.<sup>9</sup>

One year after Pearl Harbor, the *Omaha World Herald* published a retrospective article on the impact of World War II on the city since January, 1942. The article noted:<sup>10</sup>

On the surface Omaha is just about the same as when bombs dropped on Pearl Harbor. No bombs dropped on Omaha Streets but bombs by the thousands have dropped on Omaha lives. Not one life has escaped change.

The article noted the tremendous population shift: approximately 10,000 men departed for the armed forces, hundreds of individuals and families left for defense work elsewhere. At the same time, over 5,000 families moved to Omaha. Despite material shortages and rationing, it was reported that the local economy was booming.<sup>11</sup>

The building permits for the Selby Apartments were issued on March 24, 1942, four months after America's official entry into the War. Frank Selby, vice-president of the National Company was listed as builder, and Reinholdt Hennig architect.<sup>12</sup> In the fall of 1942, the *World Herald* reported that the complex was near completion and that under WPB restrictions, "priority for occupancy" would be given to "war workers."<sup>13</sup> During the war years of 1943 and 1944, Omaha city directories were not published. In 1945, city directories were again produced; occupations for some of the tenants in the Selby complex who may have been associated with the war effort included a government employee, an electrician, and a worker at a rubber plant.<sup>14</sup>

The article also noted that the complex was "one of the last permitted" by the WPB and that construction had been delayed due to a shortage of both materials and workers.<sup>15</sup> WPB restrictions, which had applied to the Selby Apartments at the time of their construction, would remain in effect as the war years progressed. In May, 1945, however, the *World Herald* noted that although materials continued to be scarce, the local WPB was "loosening its tight limitations on construction."<sup>16</sup> A month later, the Allies were victorious in Europe; in October, 1945, the WPB ceased operation.<sup>17</sup>

**Significance: Architecture (Criterion C)**

The Selby Apartments are significant at the local level under criterion C as an unusual local example of the Prairie School style of architecture executed in an apartment complex, and for their association with Omaha architect Reinholdt Hennig.

Since 1989, the Omaha City Planning Department has conducted a study and survey of multiple dwellings in the city. Conducted by Lynn Meyer, the study has defined property types and reconnaissance level survey has documented over 900 associated buildings. The property types include rowhouses, duplexes, flats, and apartments, with subtypes.

<sup>8</sup> George A. Larson, "Nebraska's World War II Bomber Plant: The Glenn L. Martin-Nebraska Company," *Nebraska History*, Spring 1993, Vol. 74, no. 1 pp. 32-34.

<sup>9</sup> *Ibid.*, p. 39

<sup>10</sup> "Omaha's Revolution of 1942," *Sunday World Herald Magazine*, December 20, 1942, p. 2C

<sup>11</sup> *ibid*

<sup>12</sup> Building Permit Record File Cards, March 24, 1942, Omaha City -County Building, 1819 Farnam, Omaha NE.

<sup>13</sup> *Omaha World Herald*, 9-20-1942, p. 8D

<sup>14</sup> Omaha City Directory, Omaha: R.L Polk & Company, 1945.

<sup>15</sup> *Omaha World Herald*, 9-20-1942, p. 8D

<sup>16</sup> "Restrictions on Building are Relaxed: Modernization Can be Started: Materials to Continue Scarce," *Omaha World Herald*, May 29, 1945.

<sup>17</sup> "WPB Office Here to Close Oct. 31," *Omaha World Herald*, October 1, 1945.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

**Selby Apartments**

Name of Property

**Douglas County, Nebraska**

County and State

Section 8 Page 3

Apartment subtypes include courts: L- and U- shaped; and complexes, consisting of detached buildings, also L- or U- shaped. The reconnaissance level survey data consists of name, address, site number, property type, current use, photographs, and a preliminary determination of eligibility for the National Register of Historic Places.

The multiple dwelling survey identified 36 U- shaped apartment courts, including the Selby complex. Of these, four (4) were cited as non-eligible for the National Register; four (4) were listed individually or within existing historic districts. The remaining 28 courts and complexes, including the Selby Apartments were identified as potentially eligible for the Register.<sup>18</sup> To date, the Selby Apartment complex appears to be unique within the multiple dwelling study with its inverted U- shape; the central court area does not face a public street, and is enclosed by the three buildings. The configuration may simply be a result of the available lot size at the time of construction or an aesthetic preference of the architect. The inverted U-shape may also be associated with the complexes' construction under World War II restrictions, and the inclusion of an air raid shelter in the Marcy Street building. Further research regarding World War II era Omaha and War Production Board records, located at the National Archives in Washington, D.C may provide more information.<sup>19</sup>

**Reinholdt Hennig, Architect**

Reinholdt Hennig (1902-1961) was born in South Dakota; his family moved to Nebraska when he was an infant. Although he received no formal architecture degree, he entered private practice in Omaha beginning in 1924. From that time until 1945, when he became design and construction manager for Safeway grocery stores in Nebraska and Iowa, Hennig was one of the city's most prolific and significant architects.<sup>20</sup>

Hennig designed numerous apartment blocks, courts, and complexes in the late 1920s and early 1930s. Notable examples include several Tudor style courts: The Arlington Manor (4905 Davenport, 1929), the Wiltshire Apartments (4914 Capital Ave., 1929), and the Tudor Arms (131 S. 39<sup>th</sup> St, 1929). The Tudor Arms, a U-shaped block with a courtyard fountain features slate roofs, clinker brick exteriors, corner towers, and unique floor plans. The building is a contributing resource in the Gold Coast Historic District (National Register, 1997).

One of Hennig's most significant commissions occurred in 1933 when he designed the House of Tomorrow (2043 N. 53<sup>rd</sup> St.) for the Omaha Junior Chamber of Commerce. The house was constructed as a model home in commemoration of the Chicago World's Fair: A Century of Progress. A fundraising project of the Chamber, the House of Tomorrow was intended to represent technological developments in residential construction, from exterior design to interior finishes and mechanical systems.<sup>21</sup> Hennig's House of Tomorrow, a two-story concrete structure, is a rare local example of the Art Deco/Moderne architectural style utilized in a residential design. The House of Tomorrow is located in the Country Club Historic District (National Register pending, 2004). Hennig is attributed to six additional residential designs in the Country Club District: 2703 N. 53<sup>rd</sup>, 1928; 2707 Country Club Ave., 1931; 2007 N. 53<sup>rd</sup>, 1934; 2704 Country Club Avenue, 1935; 2503 N. 55<sup>th</sup>, 1936; and 2703 Country Club Ave., 1936. Hennig also designed the Country Club Apartments (1940), a three building U-shaped brick Moderne style complex located at 5314 Corby Street; all of the Hennig designed properties are contributing resources in the District.

From the late 1930s until his employment with Safeway grocery stores, Hennig continued his practice and during this period designed the Selby Apartments. Two notable residences from this period illustrate the influence of Frank Lloyd

<sup>18</sup> Lynn Meyer, "Multiple Dwelling Study," and "Property Type Analysis: Rowhouses in Omaha," Omaha City Planning Department, 1819 Farnam Street, Omaha, NE. Unpublished manuscript, February, 1989.

<sup>19</sup> Correspondence to the author from Tab Lewis, Archivist Civilian Records, August 11, 2004. A cursory search of Record group 179 (WPB) did not find reference to Selby or the National Company. An entire file class (413) is devoted to housing; records of the Selby complex may be dispersed within this subgroup.

<sup>20</sup> "R.F. Hennig Dies on Trip," *Evening World-Herald*, March 18, 1961, p. 14

<sup>21</sup> *Omaha Chamber of Commerce Journal*, Oct. 1933, p. 6; Nov. 1933, p. 5.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

**Selby Apartments**

Name of Property

**Douglas County, Nebraska**

County and State

**Section 8 Page 4**

Wright on Hennig's work and have been referred to as "Usonian" structures: the Dearth House (1502 S. 58<sup>th</sup> St., 1941), and the Morton House (4611 Center St., 1941). With architect Frederick Stott, Hennig is attributed to the design of St. John's A.M.E. Church, (National Register, 1980) began in 1921, and completed in 1943, derived from Wright's Unity Temple (National Historic Landmark, 1970) in Oak Park, Illinois.<sup>22</sup>

From his Tudor style 1920s - 30s apartment buildings and residences to his visionary House of Tomorrow, 1940s Selby Apartments and Usonian houses, Hennig made a significant contribution to Omaha's built environment. During his twenty year practice in the city he left a design legacy that progressed from traditional styles to modern. Hennig has been cited as "an architect who became a bridge, tying contemporary design in Omaha over the war years."<sup>23</sup>

The Selby Apartments, with their unique inverted U-shape and concrete block construction executed in the Prairie style, have been architecturally significant since their completion in 1942-43. The complex is also significant for its historic association with the impact of World War II on Omaha. The Selby Apartments were preliminarily determined eligible for listing on the National Register in 1989 and in 2003.<sup>24</sup> The complex retains a high degree of historic integrity: location, design, setting, materials, feeling, and association.

<sup>22</sup> "Patterns on the Landscape: Heritage Conservation in North Omaha," Landmark Heritage Preservation Commission, Omaha City Planning Department, 1984, p. 50.

<sup>23</sup> "A Comprehensive Program for Historic Preservation in Omaha," Landmarks Heritage Preservation Commission, 1980, pp. 90-91.

<sup>24</sup> Lynn Meyer, Multiple Dwelling Study, 1989; Reconnaissance Survey of Selected Neighborhoods in Central Omaha, Nebraska State Historic Buildings Survey. Lincoln NE: Nebraska State Historical Society, April 2003, p. 21.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Selby Apartments

Name of Property

Douglas County, Nebraska

County and State

Section 9 Page 1

---

**Bibliography**

- "A Comprehensive Program for Historic Preservation in Omaha," Omaha City Planning Department, Omaha, NE, 1980.
- Building Permit Record File Cards, March 24, 1942. Omaha, NE: City County Building, 1819 Farnam Street.
- Friedel, Robert, "Scarcity and Promise: Materials and American Domestic Culture During World War II," in *World War II and the American Dream: How Wartime Building Changed the Nation*, edited by Donald Albrecht. Cambridge, MA, MIT Press, 1995. pp 44-89.
- Larson, George A., "Nebraska's World War II Bomber Plant: The Glenn L. Martin-Nebraska Company," in *Nebraska History*, Vol. 74, No. 1, Spring 1993, pp. 32-43.
- Lewis, Tab, Civilian Records Archivist, National Archives and Records Administration, Washington, D.C., correspondence to the author, August 11, 2004.
- Meyer, Lynn, "Multiple Dwelling Study," and "Property Type Analysis: Rowhouses in Omaha," unpublished manuscript, Omaha City Planning Department 1819 Farnam Street, Omaha, NE. February 1989.
- Omaha Chamber of Commerce Journal*, Omaha, NE: The Chamber, Oct., 1933; Nov., 1933.
- Omaha City Directory, 1945. Omaha, NE: R.L. Polk & Company.
- Omaha World Herald*: Sept. 20, 1942; Dec. 20, 1942; May 29, 1945; Oct. 1, 1945; March 18, 1961.
- Reconnaissance Survey of Selected Neighborhoods in Central Omaha*, Nebraska Historic Buildings Survey. Lincoln NE: Nebraska State Historical Society, April 2003.
- War Production Board, "Conserve Critical Resources: A United States Government Program to Fight Waste & Effect Savings in Seven Industries Through Public Participation and Cooperation," c.1942. Nebraska State Historical Society, Lincoln NE. Record Group 1, Governor Griswold papers, Subgroup 32, Folder 365.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

**Selby Apartments**

Name of Property

**Douglas County, Nebraska**

County and State

Section 10 Page 1

**Verbal Boundary Description**

The nominated area is described as follows: Lots 11-12, Block 19, Cherry Garden Addition to Omaha, Douglas County, Nebraska.

**Justification**

The boundary includes all property historically associated with the apartment complex.