



773

# 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 Hanscom Apartments

Other names/site number Bristol Apartments, DO09:0205-025

Name of related multiple property listing Apartments, Flats and Tenements in Omaha, Nebraska

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

## 2. Location

Street & Number 1029 Park Avenue

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Not for publication  Vicinity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

9/20/16

Date

Signature of certifying official/Title:

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

11-14-2016

Date of Action

Hanscom 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	
<u>1</u>	<u>0</u>	Buildings
<u>0</u>	<u>0</u>	Sites
<u>0</u>	<u>0</u>	Structures
<u>0</u>	<u>0</u>	Objects
<u>1</u>	<u>0</u>	Total

**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.)

LATE 19<sup>th</sup> AND 20<sup>th</sup> CENTURY REVIVALS: Mission/Spanish Colonial Revival  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Foundation: CONCRETE  
 Walls: CONCRETE (blocks) and STUCCO  
 Roof: OTHER: Built-up Rock  
 Other: TERRA COTTA  
 \_\_\_\_\_

Hanscom Apartments

Douglas County, Nebraska

Name of Property

County and State

**Description**

**Summary Paragraph**

The Hanscom Apartments building is a four-story, Spanish Colonial Revival, 62-unit apartment building located on the east side of Park Avenue, approximately halfway between Pacific and Mason Streets. The building is located approximately a mile southwest of downtown Omaha, Nebraska. It is supported by a concrete basement foundation, has concrete block exterior load-bearing walls covered in stucco, and a flat or low-pitched roof covered in a modern replacement membrane. The approximately 40,500 square foot, Maltese cross-shaped building was constructed in 1921 by the Drake Realty Construction Co. Although the building has seen some alteration as would be expected of a 95-year old building, such as the replacement of original fabric such as wood window sashes and entry doors, retains many of its original interior (configuration, wood floors, and built-in fixtures) and exterior (stucco, cornice/brackets, and window hoods with terra cotta tiles) architectural materials (Figure 1). The building is in good condition, and retains acceptable levels of integrity, especially of location, design, workmanship, and association.



Figure 1: Front (west) elevation of the Hanscom Apartments, looking east at the west (entrance) wing and south wing, circa 1985. Photograph courtesy of Omaha Planning Department.

**Narrative Description**

**Site**

The Hanscom Apartments building is located in central Omaha, immediately north of Hanscom Park, a large public park created in 1872 by the donation of 58 acres near Park Avenue and Woolworth Avenue by land developers Andrew Jackson Hanscom and James G. Megeath. The land was on the western terminus of a streetcar line they owned and part of their 400-acre development "Hanscom

Hanscom Apartments

Douglas County, Nebraska

Name of Property

County and State

Place.” This section of land had too many hills and steep ravines to be used for home sites.<sup>1</sup> The creation of the park spurred suburban development (as was the goal of the developers) around it through the latter 19<sup>th</sup> and early 20<sup>th</sup> centuries (Figure 2). The area immediately around the building is comprised of late 19<sup>th</sup> through late 20<sup>th</sup> century single- and multiple-family residential buildings and early to late 20<sup>th</sup> century commercial development. The National Register of Historic Places (NRHP)-listed Terrace Court Apartments, also constructed by the Drake Realty Construction Co., are located north of the Hanscom building, on the west side of Park Avenue. The cruciform-shaped building’s entrance façade is positioned parallel to Park Avenue, which extends north-south along the west side of the property. An empty lot extends along the north property line, and a parcel with a duplex residential building extends along the south property line, with an unnamed alley extending along the rear (east) side of the property. The Hanscom Apartments property is flat and level with the street along the front (west side) of the parcel, but drops down along the east side (along the alley), allowing for the walk-out basement along the rear of the building.

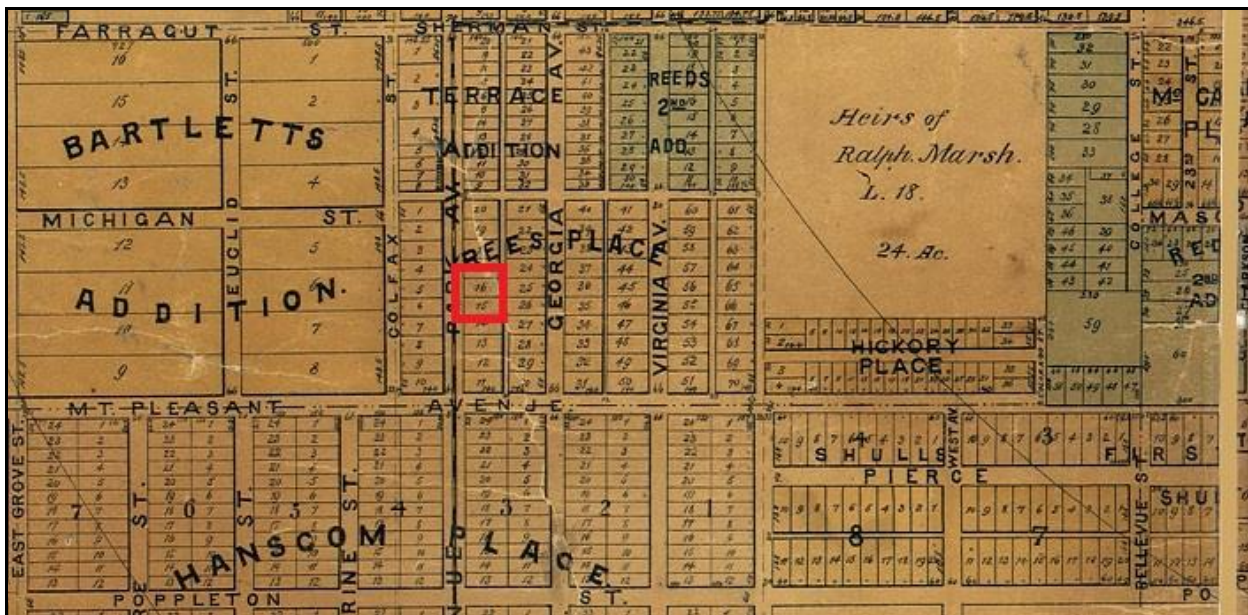


Figure 2: Detail of the 1883 Bemis map, showing the location of the Rees Place subdivision north of Hanscom Park and in particular, the smaller Hanscom Apartments parcel in RED.

Exterior

The building is constructed of load-bearing concrete block exterior walls, supported by the concrete basement foundation. Cruciform in shape, the building has four mostly identical wings radiating outward to the west, north, east, and south. The west elevation of the west wing, parallel to Park Avenue, forms the main façade, while the north and south elevations of the west wing, as well as the west elevations of the north and south wings, featuring less architectural ornamentation. The exterior is finished in smooth stucco that’s been painted.

The entrance vestibule is delineated by a Spanish Baroque-inspired door surround: concentric arches radiate outward to the surround itself, with pilasters surmounted by heavy square capitols supported by brackets. The pilasters support an elaborate arched pediment. The entry into the vestibule is

<sup>1</sup> Mead & Hunt 2011: 2

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

flanked by original porch lights (Figure3). Inside the vestibule, two entries lead to/from the lobby, and the north and south walls of the vestibule each has a small, arched window filled with a single-light vinyl replacement sash. The entries from the vestibule appear to have originally had multiple-light wood doors, but currently (March, 2016) are filled with modern replacement doors. The floor of the vestibule is concrete scored to resemble tiles. The entry vestibule, which projects into the lobby, is flanked by two large, arched windows. Originally the windows were filled with tri-partite, multiple-light casement sashes, but are currently filled with tri-partite single-light vinyl replacement sashes: the central sashes are operable, but the side sashes are fixed. Similar single-light vinyl replacement sashes fill most of the other windows throughout the building.

A projecting cornice between the ground and second floors encompasses the building. On the elevations of the wings facing or visible from Park Avenue, the line of the cornice is broken up by brackets at regular intervals, while on the sides and rear, the cornice is plainer, and serves merely to break up the planar surface of the exterior walls. On the second through fourth floors, the façade has two central single windows, flanked on each end by paired windows. The windows have projecting concrete sills covered in stucco and decorative, precast concrete flat jack arches. Similar fenestration patterns and details are found on all other wings, except the windows on the rear elevations simply have flat jack arches. The windows on the fourth floor of the main façade are accentuated by a window hood with a shed roof covered in terra cotta tiles. The hoods feature decorative rafter tails and are supported by paired, L-shaped decorative brackets. The paired windows on the north and south elevations of the main wing and the west elevations of the north and south wings feature similar hoods. The mission parapet wall above the roof steps up twice to form a central arched parapet similar to that found on historic Spanish Colonial buildings, similar to the Alamo in San Antonio, Texas. The arched parapet features an oval-shaped precast concrete medallion featuring a stylized crest that appears to be a lion and shield. Similar arched parapet walls with medallions surmount the west elevations of the north and south wings.

Each wing extends to the center of the building, where the design employs one of its more unusual features. Instead of the four wings meeting at 90 degree angles, as with most buildings, the exterior walls of the wings of the Hanscom building turn inward at approximately 45 degree angles for approximately 10-15 feet, then meet at two right angles, essentially forming small, semi-rectangular light wells. This unusual design feature provides for light and air circulation for the kitchens at the interior ends of each wing, and dictated the triangular interior layouts for those kitchens. This unique feature gives the building its distinctive “Maltese cross” shape (Figure 4).

An L-shaped retaining wall with three piers extend from the south end of the south wing, to the property line, then at a 90-degree angle continues to the west along the property line. The retaining wall and piers are covered in painted stucco, and they have flat, precast concrete cap and coping stones. A set of concrete stairs perpendicular to the retaining wall extend from the southwest/front lawn through a square arched opening in the wall down to the south and southeast side of the building. The southeast corner of the south wing has a single window at the basement level, and the east elevation has a window and an entry filled with a single-leaf metal door. Two small windows are located at the basement level on the north and south elevations of the east wing.

Hanscom Apartments

Douglas County, Nebraska

Name of Property

County and State

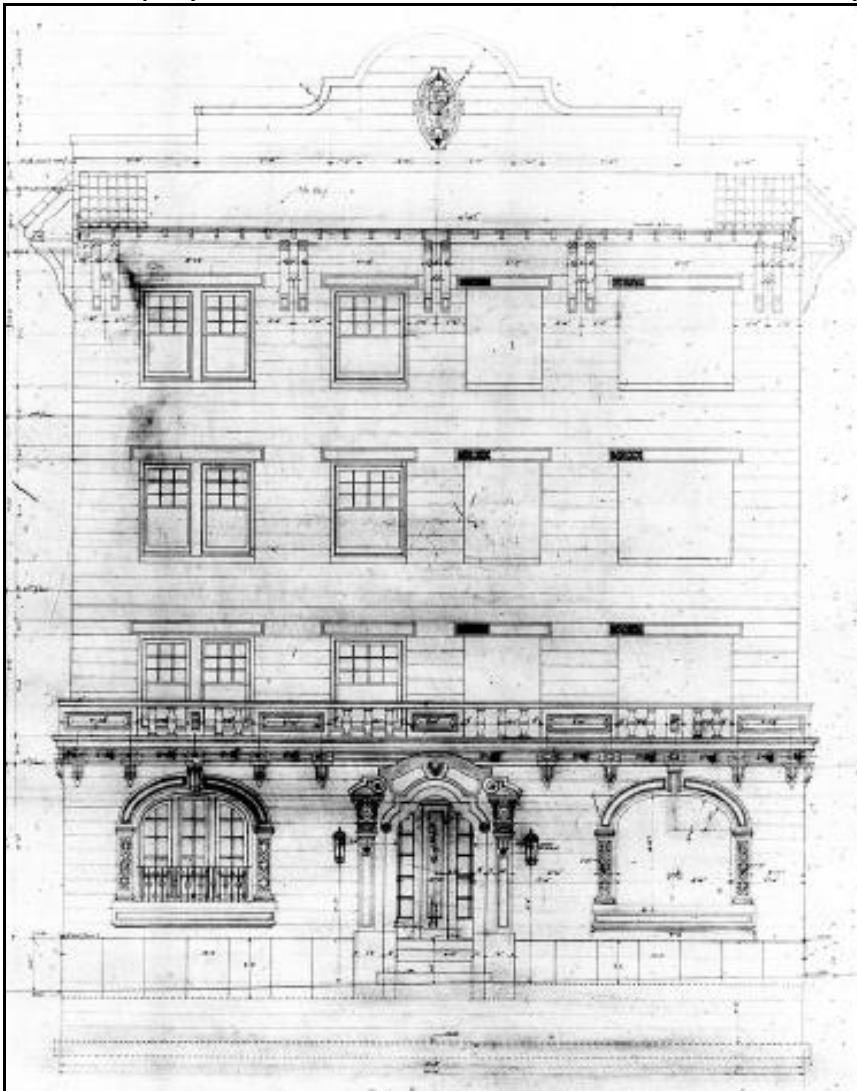


Figure 3: Architectural rendering of the front (west) facade of the west wing, showing the entrance in the center, fenestration, details of window hoods, and arched parapet wall. Note that the cornice above the ground floor appears to have been simplified instead of “built as designed.”

Hanscom Apartments

Douglas County, Nebraska

Name of Property

County and State

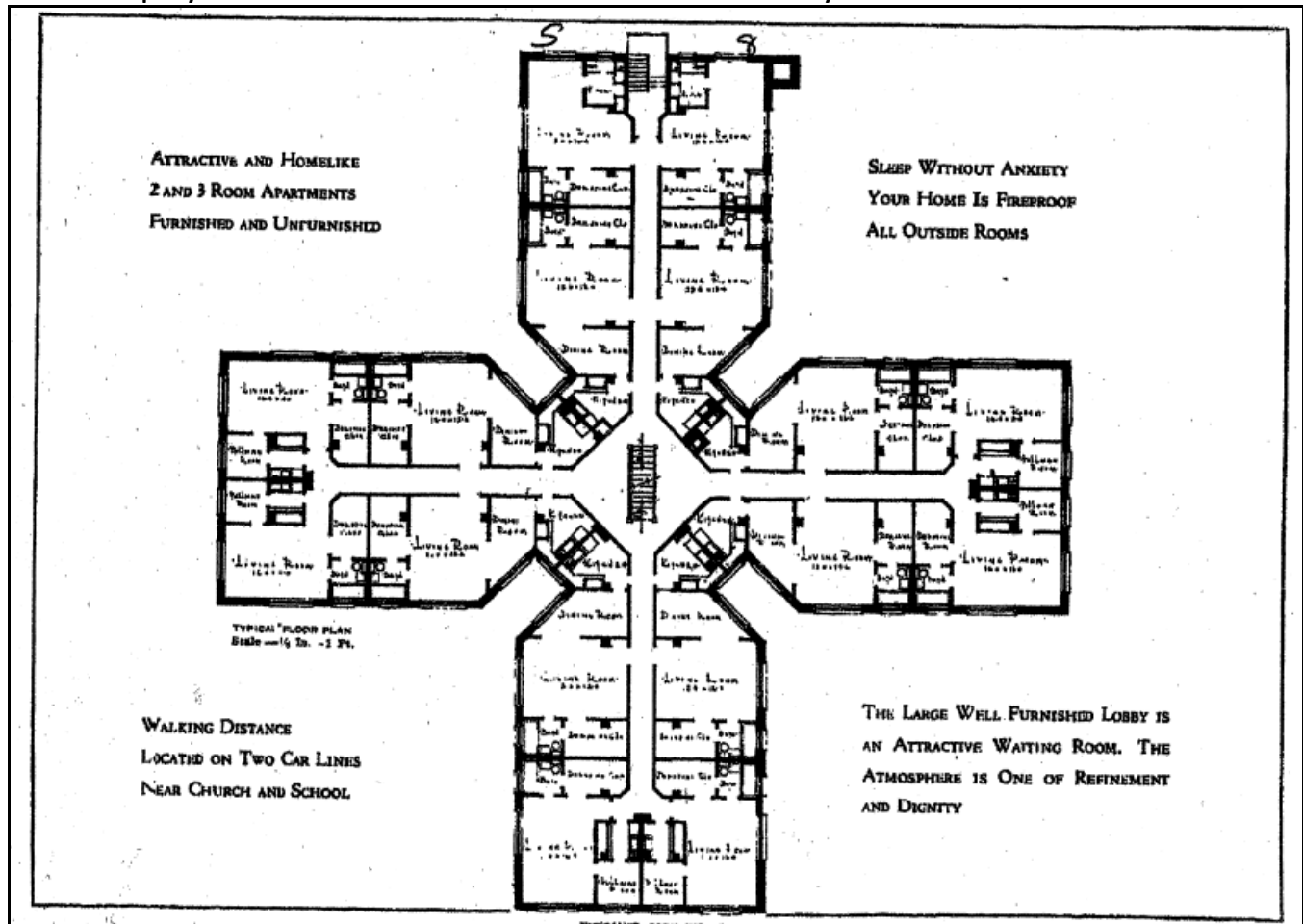


Figure 4: Plan of a typical floor of the Hanscom Apartments (the Park Avenue facade is located at the bottom of the figure) showing the building's unusual cruciform shape and the unusual shape of some rooms.

The fire escape/rear exit is an integral exterior stairwell that is partially recessed within the east elevation of the east wing. Four stair landings with concrete and metal railings project from the center of the building. The bottom of the stairwell has been partially enclosed with metal panels and a door for security. A large metal beam with a winch above the fourth floor landing allows for hoisting heavy loads up to the appropriate floor. A large interior chimney projects above the roof from the southeast corner of the east wing. A garage bay near the northeast corner of the east wing is filled with what appears to be original or historic double-leaf wood garage doors. An unnamed alley extends north-south along the east side of the property. Two former garages on the north and south sides of the east wing have been removed, leaving only concrete pads and some partial walls serving as retaining walls. A concrete pad in the southeast corner of the building appears to have been the site of clotheslines, but these have been removed. Additional windows on the east and north sides of the north wing indicate the location of the original janitor's apartment in the northeast corner and the laundry room in the northwest corner. Another short retaining wall and similar to that on the south side of the building, extends a few feet north from the northwest corner of the north wing. The buildings on the parcels immediately north of the Hanscom building have been removed.

Hanscom ApartmentsDouglas County, Nebraska**Name of Property****County and State****INTERIOR**

The overall interior floorplan has changed very little from the 1920s. Some of the public spaces have been altered, but the floorplans of individual apartments have not been greatly modified. The lobby on the ground floor of the west end of the west wing was originally an open, rectangular room, with the small vestibule and doors projecting into the center of the west side of the room. Replacement doors fill the two entries from the vestibule. The north and south side walls of the vestibule each feature a small arched window. The room features two arched windows flanking the entrance vestibule on west side of the room and a window with paired sashes on the north and south sides of the lobby. A pair of square columns delineated the exit from the public space (lobby) to the private parts of the building (the individual apartments). At some time in the past, however, the north side of the lobby has been enclosed by a partition wall. A single-leaf entry and a small “pass through” style window have been installed in this wall, creating what appears to be a management office. A small closet or storage space is located in the southeast corner of the room. A modern bank of mailboxes has been constructed adjacent to the hallway leading into the central part of the building. The room is furnished with non-historic benches and tables. Modern wall sconces and lighting fixtures illuminate the room. Original steam or hot water radiators with radiator covers are located adjacent to the windows.

A central hallway leads from the lobby to the stairwell and cross hall in the center of the building (Figure 5). Similar central hallways radiate from the center of the building (refer back to Figure 4), each leading to four apartments down each wing, with two apartments on each side of the hall (except for the ground floor of the west wing which contains only two apartments: one on each side of the hall). The two apartments on either side of the hallway are essentially mirror images of those on the other side. The hallways of the north, west, and south wings extend from the center to a T-shaped terminus. The hallway of the east wing extends to the egress stairwell. All of the apartments share similar details in the living rooms, bathrooms, and dressing rooms/closets. There are two variations of the dining rooms and kitchens, discussed below as Variations A and B.

For all apartments, entries from the hallway open into a rectangular living room. A window with paired sashes is located on the wall opposite from the door. In one corner, a small bathroom contains a bathtub, sink, and toilet. A small window is located in the wall above the bathtub. Adjacent to the bathroom, and connected to it through a door, is a small rectangular dressing room. The dressing room is also accessible via an entry directly from the living room. The dressing room contains a set of built-in wood storage cabinets, including a small closet, drawers of assorted sizes, and a dressing table and a mirror. All apartments throughout the building originally featured wood floors and steam or hot water radiators with radiator covers. In some areas (kitchens and bathrooms) the floors have been covered with modern flooring, such as vinyl. Most bathroom fixtures are original, although some have been replaced throughout the building.



Hanscom Apartments

Douglas County, Nebraska

Name of Property

County and State

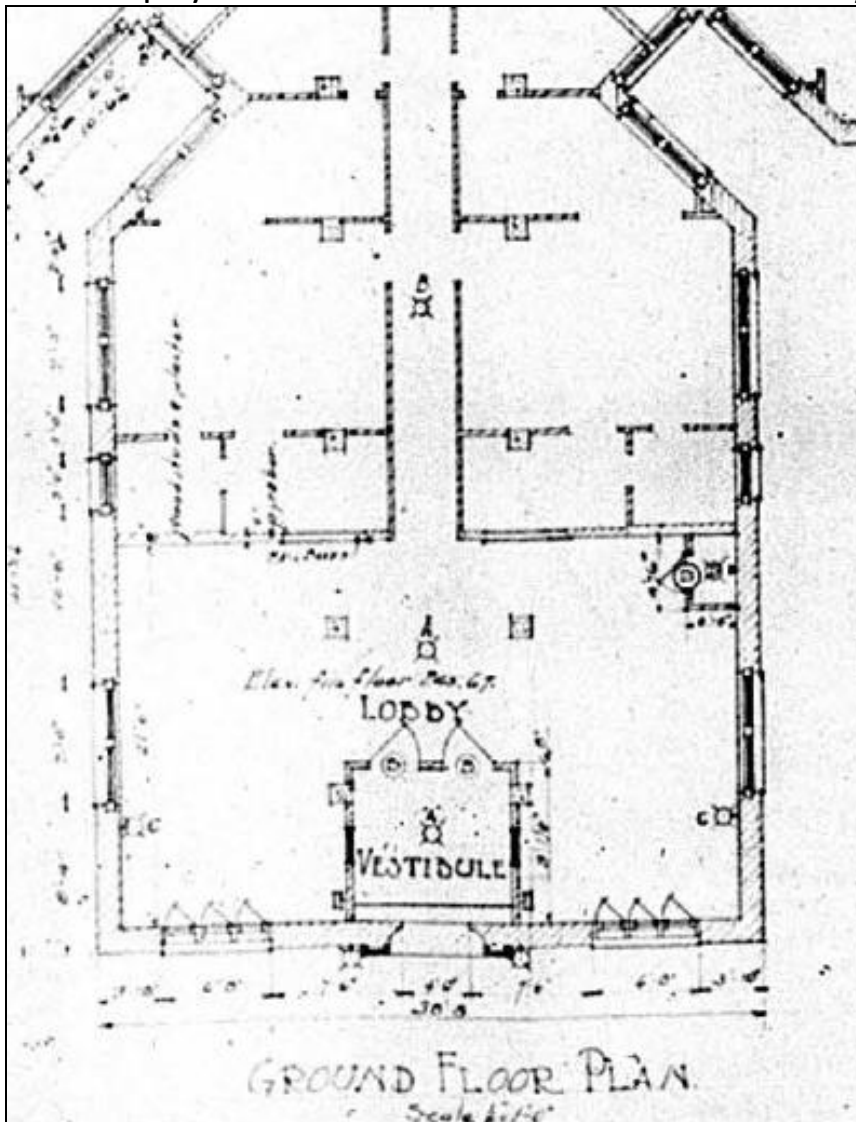


Figure 5: Detail of plan of ground floor of the west wing, showing lobby and vestibule.

The apartments located on the interior ends of the wings contain dining room/kitchen Variation A (Figure 6). On the wall opposite from the bathroom and dressing room, a large entry leads into a trapezoidal-shaped dining room. This angle is created by the light well in the corners of the wings, and the angled wall features a window with paired sashes. Another entry in a corner of the room leads into the small, trapezoidal-shaped kitchen. The room features a set of lower cabinets laid out in a “V” pattern. A window and sink are located in the vertex of the “V.” The window is filled with paired sashes. The window is divided by a partition wall between the two kitchens of the neighboring apartments in the adjacent wings, leaving each room with a single window filled with a single set of sashes. A second entry from the hallway leads into the kitchen. In some kitchens, some or all of the original cabinetry has been removed or replaced. Some units may also contain original kitchen fixtures such as sinks.

The apartments located on the exterior ends of the north, west, and south wings contain dining room/kitchen Variation B (Figure 6). As previously described, the hallways leading to these apartments

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

continue to a T-shaped terminus. Two adjacent entry doors lead into the kitchens of the two apartments. Around the corner of these entries, another entry leads into the rectangular living room. The bathroom and dressing room extend along one side of the living room as with the other apartments, but in Variation B, the rectangular kitchen and a small dining area, called a "Pullman" room in the original plans, extend along the hallway-side of living room, forming with the bathroom and dressing room an "L" around the living room. The "Pullman" kitchen/dining area borrows its name from the railroad car. It features a U-shaped kitchen with a sink and cabinets on one wall, the door into the hallway on another, and a stove and refrigerator with cabinets on the third. The "Pullman" dining area is located opposite from the kitchen door, and includes a window. For the apartments on the end of the rear (east) wing, the Variation B Pullman dining room/kitchen is placed along the east wall, opposite of the bathroom/dressing room. This placement allows for space for the egress stairwell at the end of the hallway, and for hallway entry into the kitchens as with other apartments (Figure 7).

In the center of the building, a single flight of stairs extends between each floor. The stairs have original wood banisters and handrails. The stairs themselves have been enclosed with modern partition walls and entries due to modern fire codes. A historic elevator appears to have been added at some point in the building's history, but the elevator is not indicated on the building's original or early plans (Figure 8). The stairs lead to all floors and down to the basement. The basement contains a central, open space. Square, concrete support pillars are located throughout the basement. The basement is divided into various utility spaces in each of the wings. The east wing contains the main utility wing and was split into a north and south half. The north side appears to be a garage space that may have originally provided access for fuel deliveries for the boiler, which was located on the south side of the east wing. An entry near the southwest corner of the east wing provides access to the southeast rear of the property and to the alley that extends along the east side of the property. The south and west wings contain storage lockers, one for each apartment. The north wing contained a large laundry room for tenants on the west side, and a janitor's apartment in the northeast corner. The janitor's apartment was a smaller version of the Variation B Pullman dining room/kitchen apartment described above.

**Alterations**

The building has undergone some alteration in the recent past. Although the elevator is not indicated on the original plans, it appears an historic elevator was installed before 1970. It is also not known when the two garages flanking the east wing along the rear alley were constructed, but photographs indicate they were removed circa 1985. The owners created a list of capital improvements made to the property since the mid-2000s (not including necessary upgrades to plumbing, HVAC, and electrical): the building's exterior was stripped/repainted in May, 2008, and a new roof was installed in August, 2009. Flooring and some fixtures (toilets and sinks) throughout individual units were replaced as needed in 2009/2010. Carpet and tile and new light fixtures were installed in the hallways in January, 2011. The owners installed new tile floors, repainted, and built a new wall for mailboxes in the lobby in July, 2011, and from October-December of that year, nearly all of the building's original wood sashes were replaced with vinyl fixed and double-hung sashes.

**Integrity**

The building retains its original footprint, and its original design has not been substantially altered. The building retains its original painted stucco exterior, cast concrete architectural ornamentation such as the flat window jack arches, cornices, and door and window surrounds, and window hoods supported

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**

by paired brackets with shed roofs covered in terra cotta tiles. On the interior, all of the apartments retain their historic floorplans, wood floors, and interior doors and trim. Many apartments still retain original or historic cabinetry and fixtures (sinks, bathtubs, toilets), while others have been replaced through the years. Many bathrooms still retain fully intact floors covered in original tiles. Hallway floors have been carpeted, and the walls and hallway doors and trim painted throughout the years. The central stairwell has been enclosed on each floor per modern fire codes, but the original hand railing, balusters, and newel posts have been retained. An historic if not original elevator appears to have been retained. The basement still contains two wings for storage lockers for each tenant, a wing for mechanicals and utilities, and a wing that includes an original "janitor's apartment" and laundry room. The building retains its integrity of location and setting, although the character of the neighborhood has changed since 1921: the mix of single- and multi-family housing has changed in favor of the latter, and the surrounding area has a more commercial character than it did historically. The building also retains its integrity of design, materials, and workmanship even with the replacement of its original window sashes and entry doors. These losses could be restored during a future rehabilitation of the building. The building retains sufficient integrity of location, design, setting, materials, and workmanship to support the building's integrity of association and feeling.

The building is structurally sound and has been adequately maintained for 95 years. The current owner may wish to apply at a future date for federal and state tax credits to rehabilitate the property and preserve lower-income housing in the Hanscom Park area.

Hanscom Apartments  
**Name of Property**

Douglas County, Nebraska  
**County and State**

**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.

**Areas of Significance**

(Enter categories from instructions.)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1921  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**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.

**Significant Person**

(Complete if Criterion B is marked above.)

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Drake Realty Construction Company  
\_\_\_\_\_  
\_\_\_\_\_

**Statement of Significance Summary Paragraph**

The Hanscom Apartments are locally significant under National Register Criterion C: Architecture as a surviving example of a Spanish Colonial Revival style multi-story cross plan garden apartment building as identified under the Apartments, Flats, & Tenements in Omaha Multiple Property Documentation Form. The building was designed and built by the prolific construction-development company, Drake Realty Construction Company in 1921, to take advantage of the suburban development along Park Avenue north of Hanscom Park, two blocks south of the property. Drake Realty was a prolific builder in Omaha from 1900 to 1930 and constructed over 2,000 apartment units in a wide variety of standardized building designs and employed several different

Hanscom Apartments

Douglas County, Nebraska

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

architectural styles.<sup>2</sup> The Hanscom Apartments building was designed in the Spanish Colonial Revival style and the 2003 reconnaissance survey of selected neighborhoods in Central Omaha identified the Hanscom Apartments as the single example of the style in the study area, and indicated that the building retained many of its original exterior details and as a result, the Hanscom Apartments was determined to be “potentially eligible” for the NRHP.<sup>3</sup> The survey may have been limited in scope; several additional examples of the style have since been found. The building was constructed as an unusual cruciform or “Maltese cross”-shaped four story building on a concrete basement foundation with Mission/Spanish Colonial Revival style exterior ornamentation including window hoods with terra cotta tiles supported by brackets, arched parapet walls with medallions, and decorative door surrounds and window arches. The period of significance is restricted to 1921, the year of its construction.

**Narrative Statement of Significance****CRITERION C: ARCHITECTURE**

Omaha was founded in the mid-1850s, and after it was chosen as the headquarters for Union Pacific, the city’s population greatly expanded in the second half of the 19<sup>th</sup> century. Immigration and increasing industrialization also contributed to the city’s growth more generally: between 1880 and 1890, the population of Omaha increased almost 800%.<sup>4</sup> This dramatic growth spurred the construction of new housing in Omaha and in cities throughout the United States, especially along major transportation lines (streets and streetcars) within the urban cores of these cities. As it was in most cities in the United States, various types of multi-family buildings were constructed in Omaha, such as tenements, flats, row flats, and later apartment buildings. During the latter half of the 19<sup>th</sup> and early 20<sup>th</sup> centuries, the construction of multi-family housing in Omaha was concentrated in an area – which includes the location of the Hanscom building – bounded by Farnam, South 20<sup>th</sup>, Woolworth, and South 42<sup>nd</sup> Streets. Often, these multi-family buildings were often interspersed between commercial developments and single-family homes within these neighborhoods.<sup>5</sup>

The Hanscom Apartments building is an unusual example of an early 20<sup>th</sup>-century, multi-story, garden apartment building. It is designed in the Mission/Spanish Colonial Revival architectural style. The cruciform or “Maltese cross” shape of the building makes it an innovative and unusual building, contrasting with other contemporary apartment buildings in Omaha at the time. The Terrace Court apartments, located northwest of the Hanscom Apartments on the west side of Park Avenue, immediately north of Mason Street, were previously constructed by the Drake Company a year before the Hanscom Apartments. These buildings are variations on a standardized design the company used in numerous locations throughout Omaha: a rectangular, multi-story building with Classical or Art Deco ornamentation, often constructed in groups of two or more. Such a design maximizes the efficient use of land often at the expense of green space for outdoor recreation or even tenant parking. The Hanscom building, by contrast, allows for two large, square “lawns” on either side of the front wing of the building for green space and outdoor recreation. Two open areas on either side of the rear wing, off the alley, provided exterior utility space: the southeast section features a concrete slab that originally held clotheslines and a six-bay parking garage supported by a concrete slab foundation. The northeast section also had a six-bay parking garage supported by a concrete slab foundation. The garages, which were at least historic if not original to 1921, were removed circa 1990 (Figures 9 and 10), leaving only the slabs.

<sup>2</sup> Honebrink, et al. 2013: E31

<sup>3</sup> Mead & Hunt, Inc. 2003: 7

<sup>4</sup> Honebrink, et al. 2013: E5

<sup>5</sup> Honebrink, et al. 2013: F39

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**

The Drake Company's design for the Hanscom building, unusual as it may have been, was another of the company's standardized designs. The building was largely built as designed, although an ornamental balustrade between the first and second floors along the front and sides of the building visible from the street was scaled back. The titles of some pages of the original plans simply say "Standard Number Four." Variations of the same design, with adjustments based on the topography or local conditions of each location were also constructed at 554 South 26<sup>th</sup> Street (originally called the "Palmer Apartments" and completed in 1920)<sup>6</sup> and 4902 Capitol Avenue (the "Alhambra Apartments," completed in 1922<sup>7</sup>).

It is not known why the Drake Company designed the building in this "Maltese cross" design. The design is unusual for the Drake Company, which built numerous variations of the rectangular, multi-story buildings mentioned above. Although built using what the Drake Company called its "Standard Number Four" plan, the design is rather unique, as the company built only three buildings using this design. The unusual shape of some rooms may explain why the Drake Company built only three buildings like this in the early 1920s and none thereafter: feedback from tenants may have discouraged further architectural experimentation.

From a review of the floorplans, it appears the main reason for this design was to create "light wells" that provided natural light and ventilation to each of the main rooms of the apartments (refer back to Figure 4). If the corners of each wing met in normal 90 degree angles, it appears some kitchens of the apartments on interior ends of the wings would have been left without a window. The "Maltese cross" design provides these rooms with a window, but at the cost of having trapezoidal dining rooms and kitchens in these apartments, although the latter may be slightly larger (in square footage) than the kitchens on the outside ends of the wings.

The Hanscom Apartments are a significant example of the garden apartment type applied to a large (four-story) building. The building features Mission/Spanish Colonial Revival architectural details, a style not common to late 19<sup>th</sup>- and early 20<sup>th</sup>-century apartment buildings in Central Omaha. It was constructed by the Drake Realty Construction Company from standardized plans, representing a departure by the company from a more utilitarian building plan to which different architectural ornamentation (Classical Revival or Art Deco) could be applied. The building retains sufficient integrity to convey the significance of this unusual design and the use of this style in Central Omaha. It is thus significant under Criterion C: Architecture.

<sup>6</sup> "Drake Building Large Dundee Apartment House," *Omaha World-Herald*, 9 Oct. 1921: 19

<sup>7</sup> "Drake Apartment Groups to be Finished May 1," *Omaha World-Herald*, 2 Apr. 1922: 21

Hanscom Apartments  
Name of Property

Douglas County, Nebraska  
County and State



Figure 6: Rear of Hanscom Apartments, circa 1985. Note the garage structure visible in the center foreground, and the other garage structure just visible near the bottom right corner, along the alley. Photo available from the Omaha Planning Department.

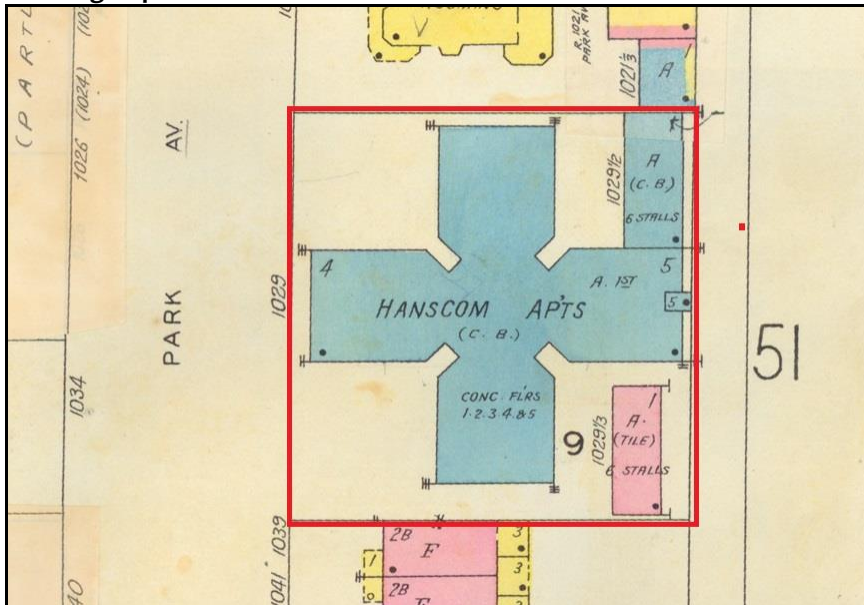


Figure 7: Detail of Sanborn map (1960) showing the Hanscom Apartments property outlines in RED. Note the two garages on each side of the rear (east) wing: one is made of clay tile blocks, and the other concrete blocks.

#### Additional Historic Context - Property History

The Hanscom Apartments building at 1029 Park Avenue, Omaha, Nebraska is located on Lots 15, 16, and the south 16.5 feet of Lot 17 of the Reese Place subdivision. It is more generally located in the southern half of the Section 21, Township 15 North, Range 13 East. The patent for this 120 acres was issued to Herman Glass on June

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**

21, 1861.<sup>8</sup> This large parcel was gradually broken up into smaller holdings throughout the 1860s, and by 1870, a large rectangular parcel north of Hanscom Park was owned by Joseph M. Rees (Figure 11). In 1882, Rees subdivided his parcel that included “the south 21 5/10 acres of the SW [quarter] of the SE [quarter] of Sec. 21 of T 15 R 13 E”<sup>9</sup> (Figure 12). The parcel remained undeveloped and subject to real estate speculation through the 1890s and early 1900s (Figure 13). In 1922, Mr. and Mrs. Austin Wilson sold the property to Drake Realty Construction Co.<sup>10</sup> When the apartments went on the market in 1921 (Figure 14), they rented for \$57.50 to \$65 per month (just over \$700 to almost \$800 in 2016 dollars). After the Drake Company had financial difficulties, the property passed into the hands of E.H. Brenner and family from 1931 until 1981 (Figure 15).<sup>11</sup> From 1981 until 2015, the property passed through a succession of owners until it was purchased by the current owners, InCommon Community Development.

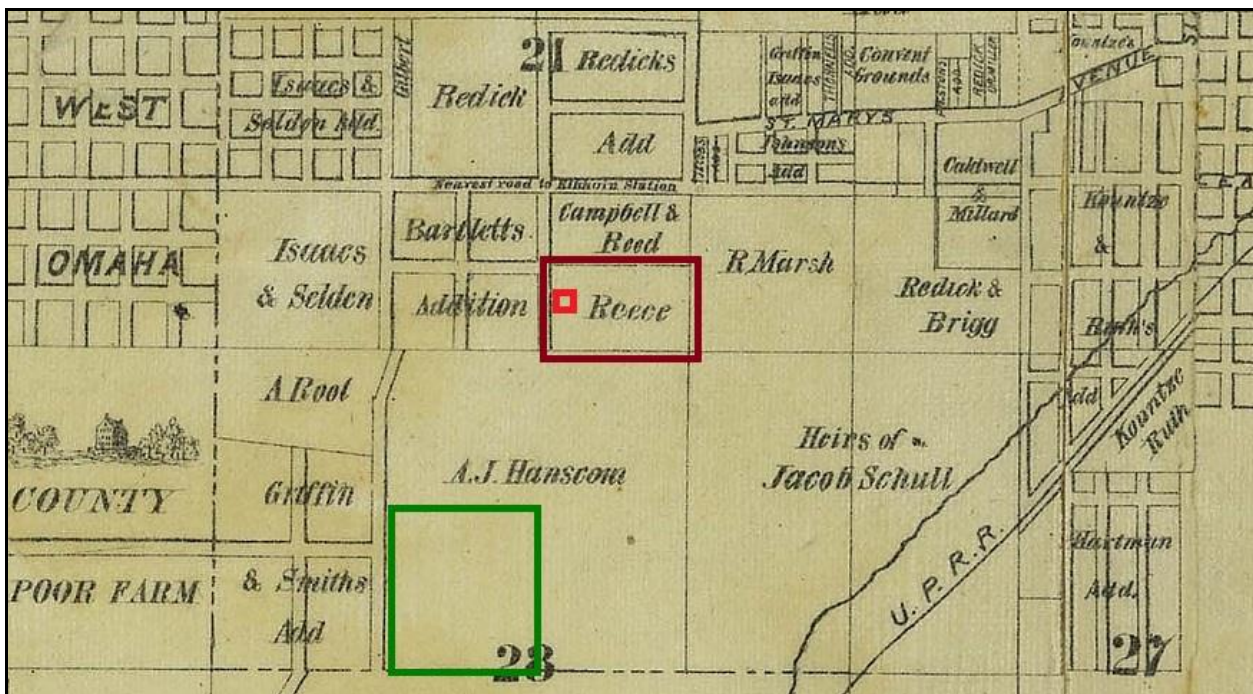


Figure 8: Detail of the 1870 Rosewater map, showing the approximate location of Hanscom Park in GREEN and the future Rees Place subdivision – and the smaller Hanscom Apartments parcel within it in RED. Unless otherwise indicated, the top of all figures is north.

<sup>8</sup> “Exemption Certificate for Herman Glass,” Bureau of Land Management/General Land Office 1861

<sup>9</sup> “Plat or Rees Place,” Omaha Planning Department 2016

<sup>10</sup> Douglas County Clerk 2016

<sup>11</sup> Douglas County Clerk 2016



Hanscom Apartments  
 Name of Property

Douglas County, Nebraska  
 County and State

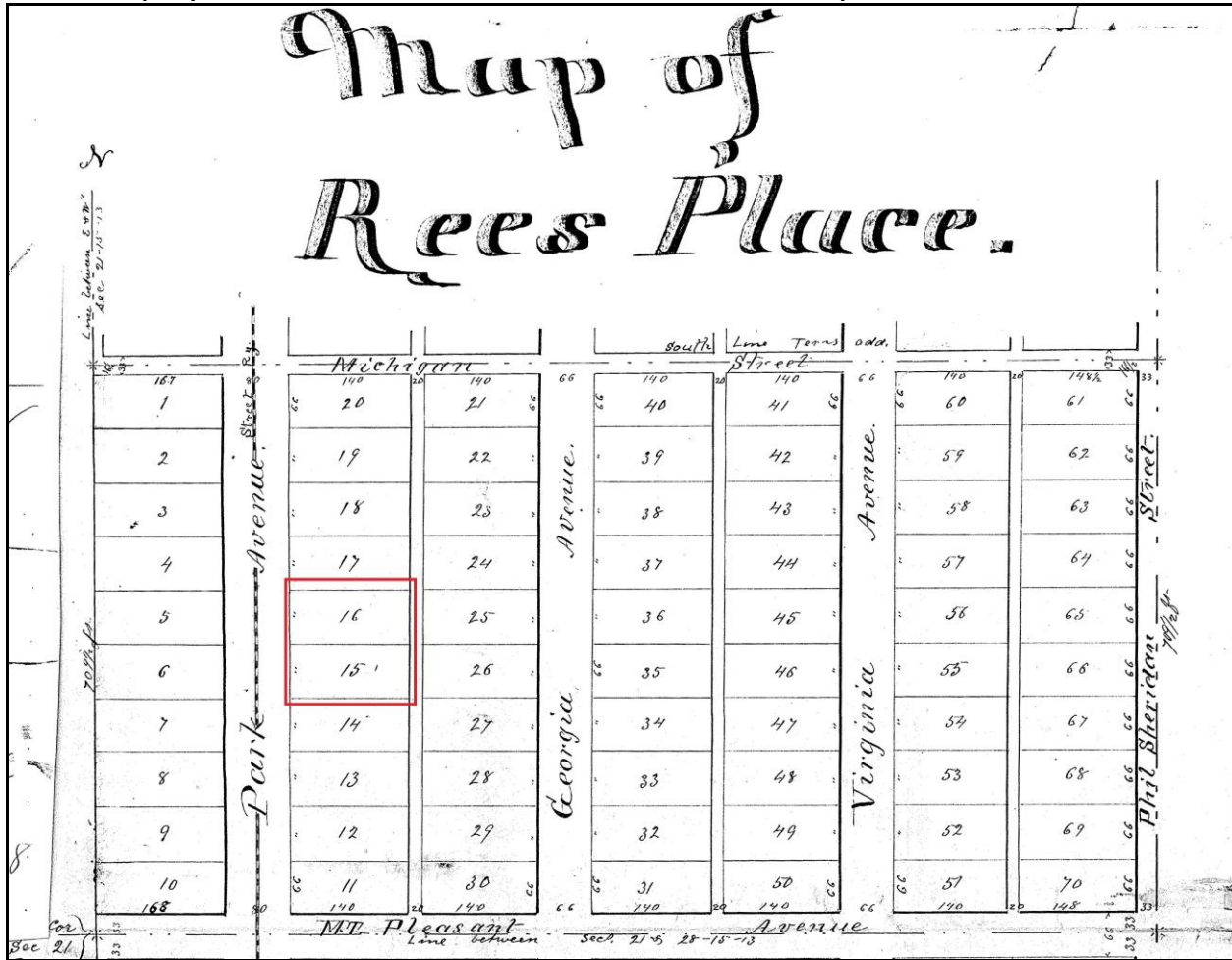


Figure 9: Detail of the 1882 Plat of Rees Place, with the approximate boundaries of the Hanscom Apartments property in RED. Note that adjacent streets are named "Mt. Pleasant Avenue," "Michigan Street," "Georgia Avenue," "Virginia Avenue," and "Phil Sheridan Street." From Douglas County Engineer website.

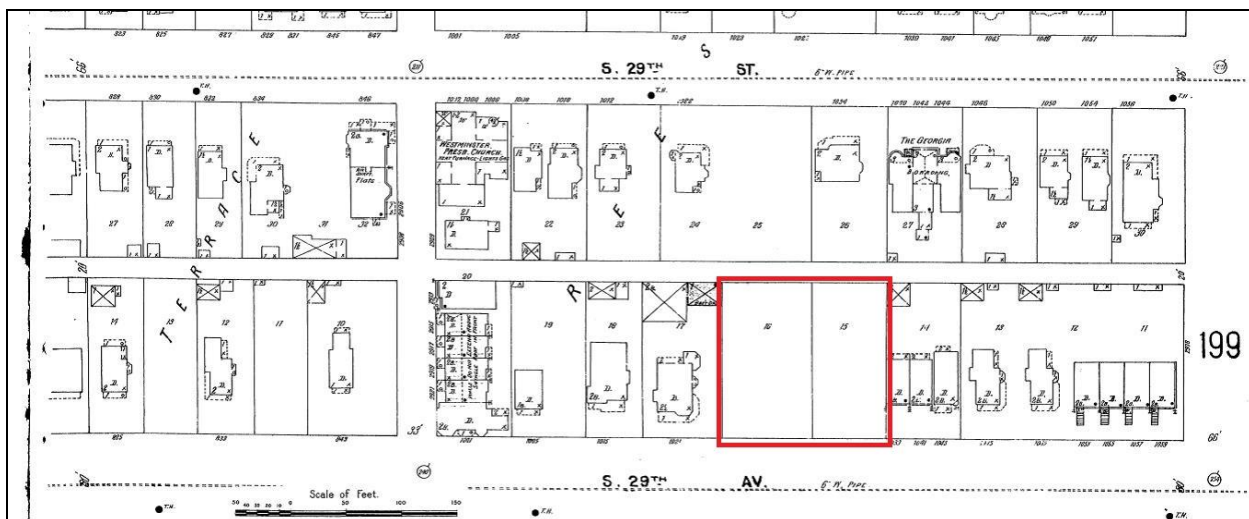


Figure 10: Detail of 1901-1918 Sanborn map, showing the undeveloped parcel (in RED) upon which the Hanscom building be constructed in 1921. Note that on this map, Park Avenue is named "South 29th Avenue." For this figure, north is the left side.

Hanscom Apartments  
Name of Property

Douglas County, Nebraska  
County and State

IF YOU WANT A BEAUTIFUL  
APARTMENT,  
Make Your Selection Today in the New  
HANSCOM APARTMENTS.  
1020 PARK AVE.  
The building, Maltesa cross type, just like  
the Palmer Apartments, is just being  
completed. We are now signing leases  
for these apartments to be ready about  
Nov. 1. There are one, two and three-  
room suites, all outside exposure. Ren-  
tal rates from \$57.50 to \$65 per month.  
We advise you to make your selection  
today at the building, then come to  
Rental Office for reservation.  
DRAKE RENTAL AGENCY,  
121 Drake Court,  
22d and Jones Sts. Jackson 2805.

Figure 11: Early classified ad for the Hanscom Apartments. Note the references to the previously-completed Palmer Apartments, and that all apartments had "outside exposure."<sup>12</sup>

<sup>12</sup> "For Rent - Apts. & Flats," *Omaha World-Herald* 31 Oct. 1921: 20

Hanscom Apartments

Douglas County, Nebraska

Name of Property

County and State



Figure 15: Undated photograph of the Hanscom Apartments, circa 1935. Note the brick pavers and trolley tracks on Park Avenue in the foreground.

Hanscom Apartments  
**Name of Property**

Douglas County, Nebraska  
**County and State**

## **Bibliography**

### **Books**

Mead & Hunt, Inc., "Reconnaissance Survey of the Hanscom Park Neighborhood:" Aug. 2011

--, "Reconnaissance Survey of Selected Neighborhoods in Central Omaha, Nebraska:" Apr. 2003

### **Legal & Government Documents/Records**

Honebrink, Jennifer, Timothy Smith, and Chad Moffett. "Apartments, Flats, and Tenements in Omaha, Nebraska from 1880-1962" (Multiple Property Documentation Form). 2013

Douglas County (Nebraska) Clerk. Deed information for 1029 Park Avenue, Omaha, Nebraska. Accessed 13 Apr. 2016

Omaha (Nebraska) Planning Department. "Plat of Rees Place," 1882. Web. Accessed 25 Mar. 2016

United States Department of the Interior. Bureau of Land Management, General Land Office Records: *Exemption Certificate for Herman Glass*. Web. Accessed 24 Mar. 2016

### **Maps**

*Omaha, Nebraska* [map]. 1870. No Scale. "Map of Omaha and its Vicinity, Drawn by Edward Rosewater." Available from Omaha Public Library. Web. Accessed 24 Mar. 2016.

*Omaha, Nebraska* [map]. 1883. No Scale. "Map of the City of Omaha, 1883, Published by George P. Bemis' Real Estate Agency." Available from the Omaha Public Library. Web. Accessed 25 Mar. 2016.

*Omaha, Nebraska* [map]. 1901-1918. Scale note given. "Sanborn Fire Insurance Maps, 1867-1970 – Nebraska." Accessed 25 Mar. 2016.

--. 1934-1960. Scale note given. "Sanborn Fire Insurance Maps, 1867-1970 – Nebraska." Accessed 25 Mar. 2016.

Rees Place, Omaha, Nebraska [map]. 1882. No Scale. "Map of Rees Place." Available from the Douglas County Engineer. Web. Accessed 25 Mar. 2016.

### **Newspapers**

*Omaha World-Herald* (including evening and morning editions): 1921, 1922

Hanscom Apartments  
**Name of Property**

Douglas County, Nebraska  
**County and State**

**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)

Historic Resources Survey Number (if assigned): D009:0205-025

**10. Geographical Data**

Acreage of property .47 acre USGS Quadrangle Omaha South

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

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

- |    |          |                  |           |                   |
|----|----------|------------------|-----------|-------------------|
| 1. | Latitude | <u>41.249836</u> | Longitude | <u>-95.955479</u> |
| 2. | Latitude | _____            | Longitude | _____             |
| 3. | Latitude | _____            | Longitude | _____             |
| 4. | Latitude | _____            | Longitude | _____             |

**Verbal Boundary Description**

Lots 15, 16, and the south 16.5 feet of Lot 17 of the Rees Place subdivision.

**Boundary Justification**

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

**11. Form Prepared By**

name/title Patrick Thompson  
organization Restoration Exchange Omaha date June, 2016  
street & number 3902 Davenport Street telephone (402) 679-5854  
city or town Omaha state Nebraska zip code 68131  
email info@restorationexchange.org

Hanscom Apartments  
Name of Property

Douglas County, Nebraska  
County and State

**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.

Hanscom Apartments

1029 Park Avenue  
Omaha, Douglas Co.,  
Nebraska

Latitude/Longitude Coordinates:

41.249836, -95.955479

Datum WGS84





Hanscom Apartments  
**Name of Property**

Douglas County, Nebraska  
**County and State**

### 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 Hanscom Apartments

City or Vicinity Omaha County Douglas State Nebraska

Photographer Patrick Thompson Date Photographed March/May, 2016

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

1. Photograph 1. NE\_Douglas County\_Hanscom Apartments\_0001. Overview of front (west) and side (south) elevation of west wing, looking northeast across Park Avenue.
2. Photograph 2. NE\_Douglas County\_Hanscom Apartments\_0002. Detail of decorative entrance surround into vestibule.
3. Photograph 3. NE\_Douglas County\_Hanscom Apartments\_0003. Detail of tri-partite window surround and decorative ironwork.
4. Photograph 4. NE\_Douglas County\_Hanscom Apartments\_0004. Overview of the north elevation of the west wing, looking south.
5. Photograph 5. NE\_Douglas County\_Hanscom Apartments\_0005. Detail of light well, between north (left) and west (right) wings.
6. Photograph 6. NE\_Douglas County\_Hanscom Apartments\_0006. Overview of the west elevation of the north wing, looking east.
7. Photograph 7. NE\_Douglas County\_Hanscom Apartments\_0007. Overview of the north elevations of the north and east wings, looking south.
8. Photograph 8. NE\_Douglas County\_Hanscom Apartments\_0008. Overview of the east elevation of the north wing and the north elevation of the east wing, looking southwest.
9. Photograph 9. NE\_Douglas County\_Hanscom Apartments\_0009. Overview of the east elevation of the east wing, looking south-southwest.
10. Photograph 10. NE\_Douglas County\_Hanscom Apartments\_0010. Detail of double-leaf garage door in the northeast corner of the east wing.
11. Photograph 11. NE\_Douglas County\_Hanscom Apartments\_0011. Overview of the south elevation of the east wing and the east elevation of the south wing, looking west-northwest.
12. Photograph 12. NE\_Douglas County\_Hanscom Apartments\_0012. Overview of the west and south elevations of the south wing, looking east-northeast.
13. Photograph 13. NE\_Douglas County\_Hanscom Apartments\_0013. Detail of the retaining wall/stairs at the southwest corner of the south wing, looking east-southeast.
14. Photograph 14. NE\_Douglas County\_Hanscom Apartments\_0014. Overview of the south elevation of the west wing, looking north.
15. Photograph 15. NE\_Douglas County\_Hanscom Apartments\_0015. Detail of decorative window hoods (west elevation of the south wing).
16. Photograph 16. NE\_Douglas County\_Hanscom Apartments\_0016. Detail of decorative, pre-cast concrete window arch and decorative brackets (west elevation of the south wing).
17. Photograph 17. NE\_Douglas County\_Hanscom Apartments\_0017. Paired entry doors from vestibule into lobby, looking south.
18. Photograph 18. NE\_Douglas County\_Hanscom Apartments\_0018. Overview of the south end of the lobby, looking south-southwest.
19. Photograph 19. NE\_Douglas County\_Hanscom Apartments\_0019. Overview of the north end of the lobby (office), looking east.



Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**

20. Photograph 20. NE\_Douglas County\_Hanscom Apartments\_0020. Detail of one of the arched windows overlooking the entrance vestibule (from office), looking south.
21. Photograph 21. NE\_Douglas County\_Hanscom Apartments\_0021. Detail of the original intercom system in the lobby, located in the east wall.
22. Photograph 22. NE\_Douglas County\_Hanscom Apartments\_0022. Detail of the original directory in the lobby, located on the north wall (adjacent to door into office).
23. Photograph 23. NE\_Douglas County\_Hanscom Apartments\_0023. Detail of the central stairwell, showing the original handrail enclosed with a partition wall per modern fire codes, looking east-southeast.
24. Photograph 24. NE\_Douglas County\_Hanscom Apartments\_0024. Detail of exposed stairwell rail, second floor, looking north.
25. Photograph 25. NE\_Douglas County\_Hanscom Apartments\_0025. Overview of a "typical" hallway off the main central stair hall (second floor, looking south down the south wing).
26. Photograph 26. NE\_Douglas County\_Hanscom Apartments\_0026. Detail of a two-paneled door in the central stair hall.
27. Photograph 27. NE\_Douglas County\_Hanscom Apartments\_0027. Detail of a "typical" two-paneled door into an apartment.
28. Photograph 28. NE\_Douglas County\_Hanscom Apartments\_0028. Overview of the main room in an apartment.
29. Photograph 29. NE\_Douglas County\_Hanscom Apartments\_0029. Overview of the bathroom and dressing room at one end of the main room in a "typical" apartment.
30. Photograph 30. NE\_Douglas County\_Hanscom Apartments\_0030. Detail of a "typical" dressing room (dressing table/drawers).
31. Photograph 31. NE\_Douglas County\_Hanscom Apartments\_0031. Detail of a "typical" dressing room (closet).
32. Photograph 32. NE\_Douglas County\_Hanscom Apartments\_0032. Detail of a "typical" bathroom (toilet/sink).
33. Photograph 33. NE\_Douglas County\_Hanscom Apartments\_0033. Overview of a kitchen in a "Type B" apartment (sink/cabinets).
34. Photograph 34. NE\_Douglas County\_Hanscom Apartments\_0034. Overview of a kitchen in a "Type B" apartment (stove/refrigerator).
35. Photograph 35. NE\_Douglas County\_Hanscom Apartments\_0035. Overview of a kitchen in a "Type A" apartment (cabinets/sink/window).
36. Photograph 36. NE\_Douglas County\_Hanscom Apartments\_0036. Overview of a dining room in a "Type A" apartment (looking from door from main room toward door into kitchen).
37. Photograph 37. NE\_Douglas County\_Hanscom Apartments\_0037. Detail of elevator door (adjacent to stairwell).
38. Photograph 38. NE\_Douglas County\_Hanscom Apartments\_0038. Overview of basement, showing brick walls and square concrete support columns.
39. Photograph 39. NE\_Douglas County\_Hanscom Apartments\_0039. Detail of a five-panel door to utility space within the basement.

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**



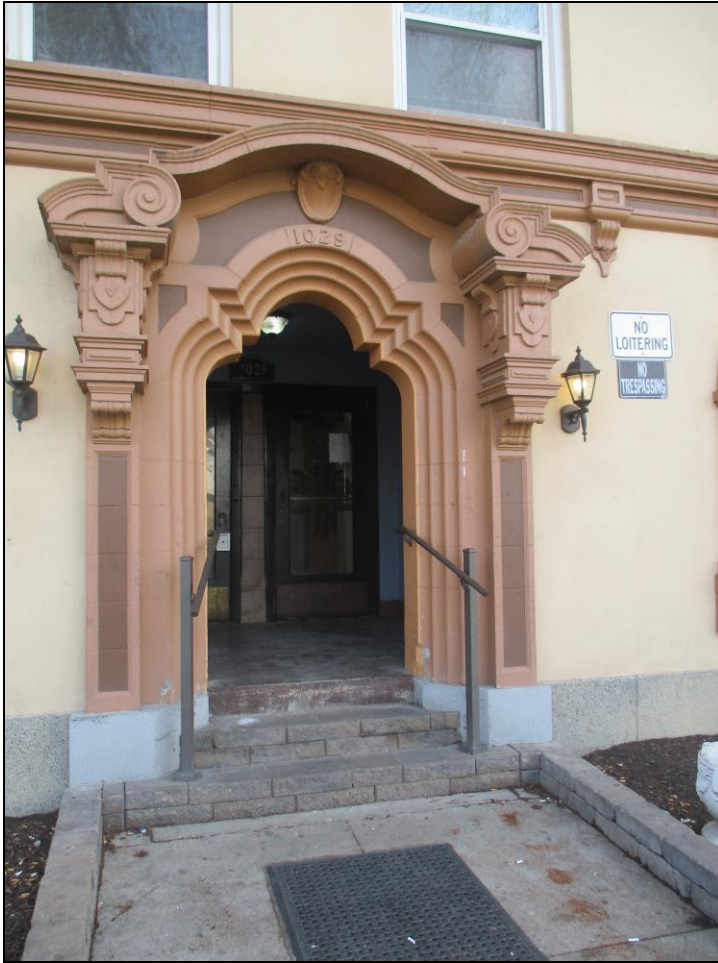
Photograph 1

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**



Photograph 2

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**



Photograph 3

Hanscom Apartments

Douglas County, Nebraska

Name of Property

County and State



Photograph 4

Hanscom Apartments

Douglas County, Nebraska

Name of Property

County and State



Photograph 5

Hanscom Apartments

Douglas County, Nebraska

Name of Property

County and State



Photograph 6



Photograph 7

Hanscom Apartments

Douglas County, Nebraska

Name of Property

County and State



Photograph 8



Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**



Photograph 9

Hanscom Apartments

Douglas County, Nebraska

Name of Property

County and State



Photograph 10



Photograph 11

Hanscom Apartments

Douglas County, Nebraska

Name of Property

County and State



Photograph 12



Photograph 13

Hanscom Apartments

Douglas County, Nebraska

Name of Property

County and State



Photograph 14



Photograph 15

Hanscom Apartments

Douglas County, Nebraska

Name of Property

County and State



Photograph 16



Photograph 17

Hanscom Apartments

Douglas County, Nebraska

Name of Property

County and State



Photograph 18



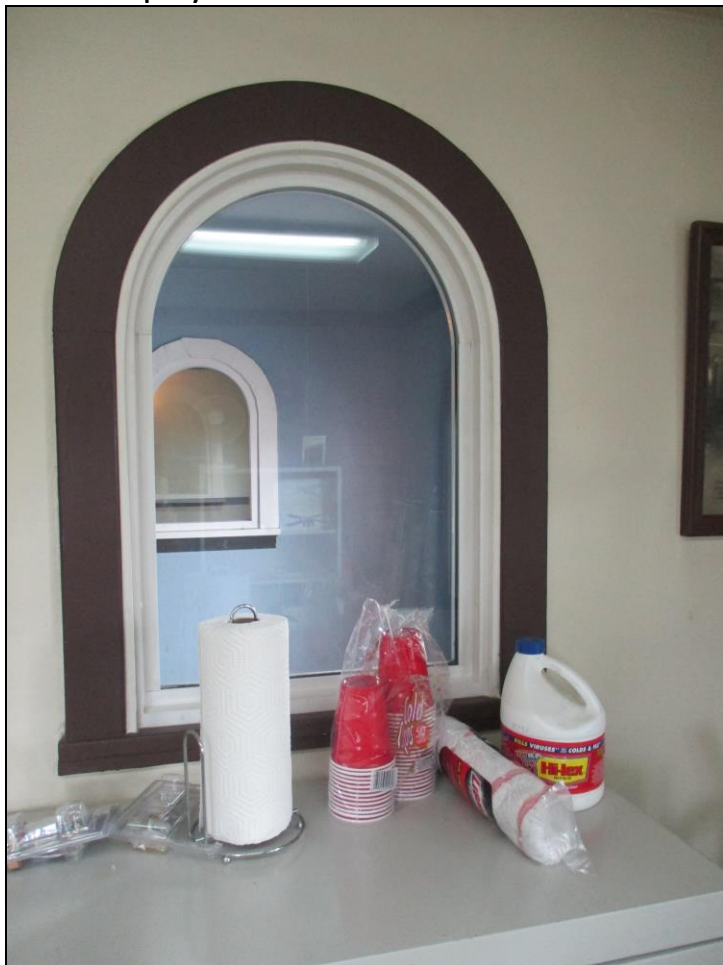
Photograph 19

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**



Photograph 20

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**



Photograph 21



Hanscom Apartments

Douglas County, Nebraska

Name of Property

County and State



Photograph 22

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**



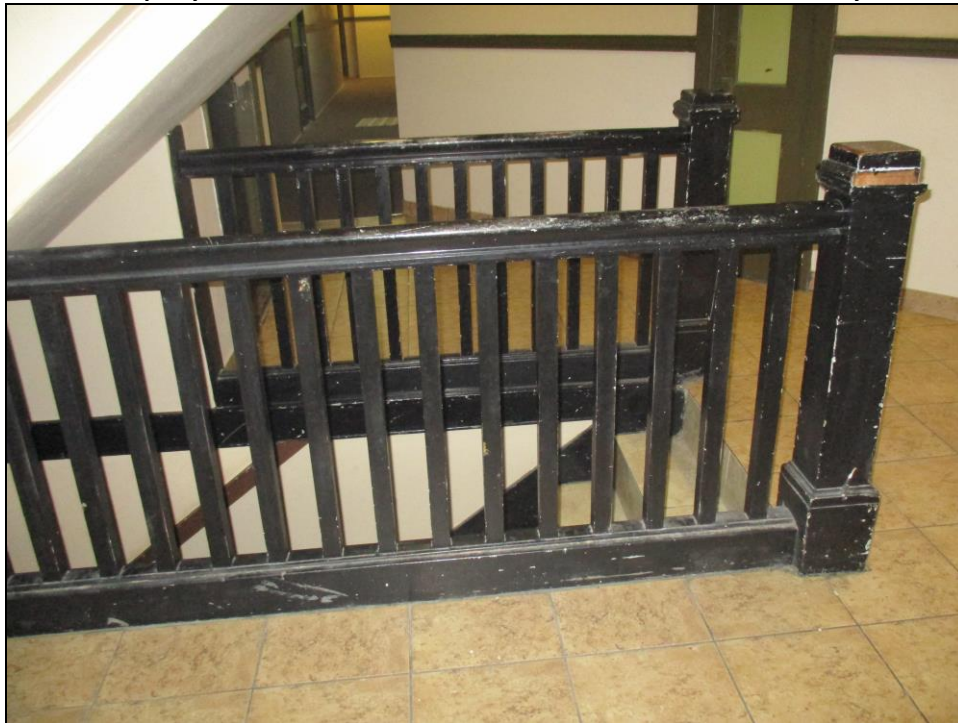
Photograph 23

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**



Photograph 24

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**



Photograph 25

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**



Photograph 26

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**



Photograph 27

Hanscom Apartments

Name of Property

Douglas County, Nebraska

County and State



Photograph 28



Photograph 29

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**



Photograph 30



Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**



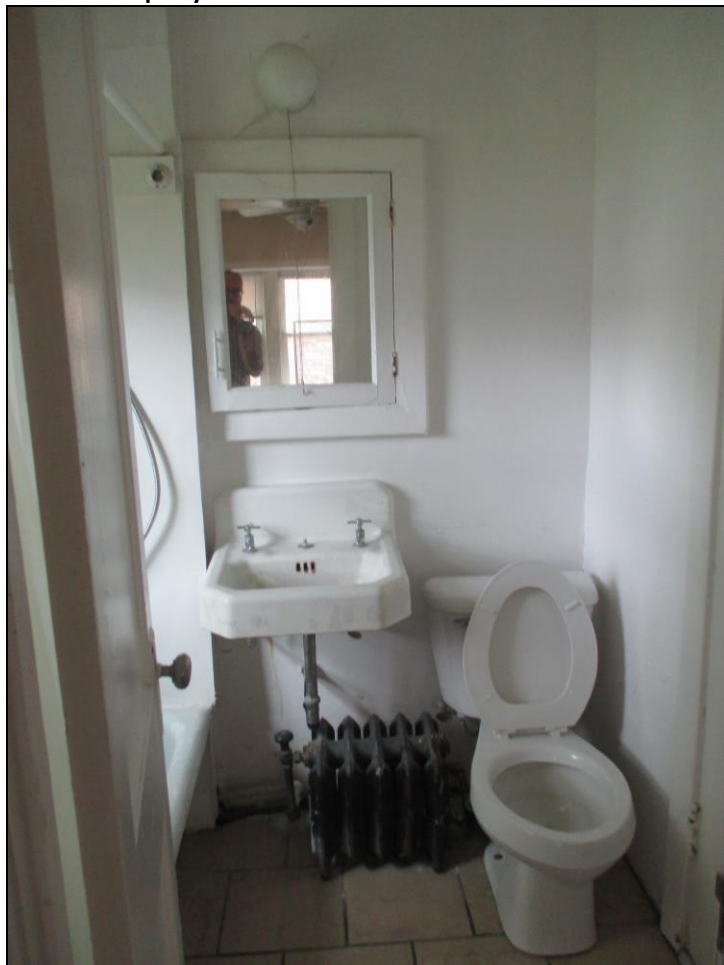
Photograph 31

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**



Photograph 32

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**



Photograph 33

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**



Photograph 34

Hanscom Apartments

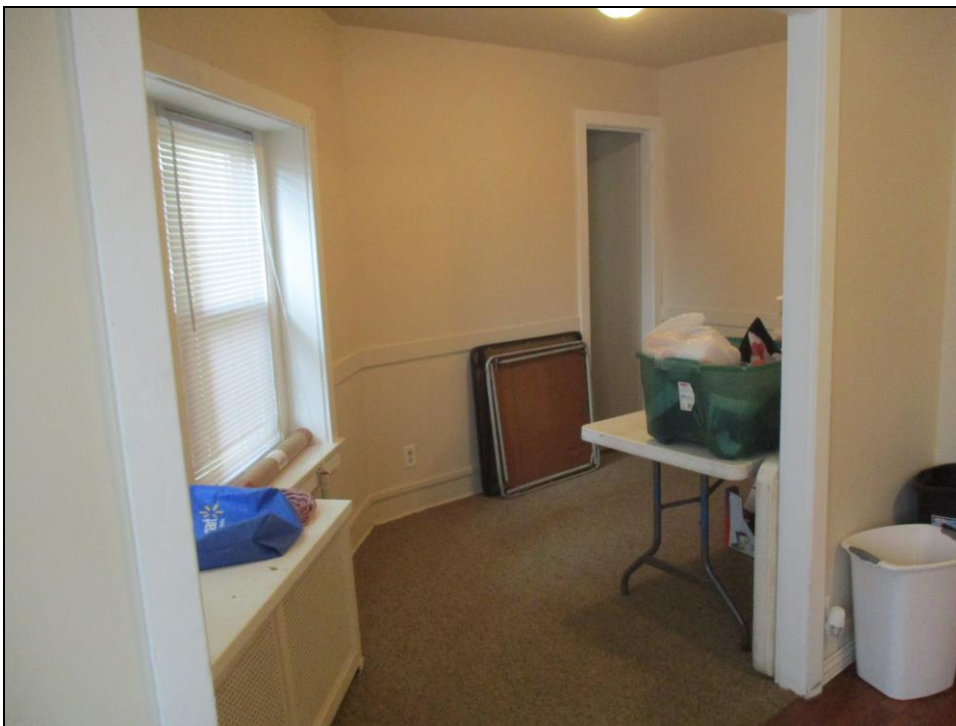
Douglas County, Nebraska

Name of Property

County and State



Photograph 35



Photograph 36

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**



Photograph 37

Hanscom Apartments

Douglas County, Nebraska

**Name of Property**

**County and State**



Photograph 38

Hanscom Apartments

Douglas County, Nebraska

Name of Property

County and State



Photograph 39

**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.







1029

1029

NO  
LOITERING

NO  
TRESPASSING

**NO  
SOLICITING**

**BRISTOL  
APARTMENTS**  
at  
1029 Park Avenue



**NOW RENTING STUDIOS**  
STARTING AT **\$400** PER MONTH

















PERMIT  
PARKING

NO  
SUCKING



NO  
LITTERING









NOW EASING







NOTICE  
This is to inform you that the building is closed for the day of the event. Please do not enter the building during this time. Thank you for your cooperation.

PLEASE USE OTHER DOOR.  
←

**BLOCK PARTY!**  
FIESTA DE LA CUADRA!  
We are having a block party on the 1st of the month. Please join us for a day of fun and games. We will have music, food, and activities for everyone. Don't miss out on this great event. See you there!



Live Love Laugh







# HANSCOM APARTMENTS

NAME APT.

**A**  
ANTRIM, MARIE 206

BAILEY, IRENE J. 9  
BAKER, ... 217  
BAUGHMAN, ... 203  
BLACKBURN, ... 202  
BLACKBURN, J. 14  
BLODGETT, H. 210  
BROOKS, J. 207  
BURKE, MYRLE MRS. 201

**C**  
CARLSON, MILDRED B. 216  
CHANDLER, D. 215  
CLINE, H. M. 114  
COLLEN, V. 101  
COLLINGS, I. 105  
M. CRAIG 313  
CRONIN, D. 3  
CROWE, MRS. ELIZABETH 103  
CZAPLA, CLARA P. 6

**D**

**E**  
EARNEST, MYRTLE I. 110  
ECKER, A. B. 310  
EGGERS, EVELYN M. 213

**F**  
FIELDS, V. 307  
FISHER, R. 305

**G**

**H**  
HEGARTY, MRS. WILLIAM F. 2  
HENNINGSEN, JULIANE 107  
HUSTON, A. B. 208

**I**

NAME APT.

**J**  
JACOBI, M. 11

**K**  
KUBIK, ... 10

**M**  
MIKULIS, S. 4  
MILLER, FRANCES L. 309  
MILYNARIK, OLGA M. 116  
MOBERLY, P. 111  
MOZNER, MRS. JOY 16

**M<sup>c</sup>**  
M<sup>c</sup>INTYRE, I. 204

**N**  
NIMROD, I. J. 205  
NOSAL, C. 106  
NOVAK, E. E. 214

**O**  
OSTERLOH, MARIE 302

**P**  
PETERSON, VELMA 8

**Q**

NAME APT.

**R**

**S**  
SANDY, MRS. ANNE 12  
SHEEHAN, J. 109  
SITTLER, MISS MABEL 5  
SPANSWICK, HELEN T. 7  
STEPHENS, HELEN MRS. 306

**T**

**U**

**V**

**W**  
WALKER, F. 316  
WENDT, ROSALIE 304  
WILSON, MRS. MILDRED G. 312

**X**

**Y**

**Z**  
ZEIGLER, E. 108  
ZIMMERMAN, LAURA MRS. 104

TO CALL JANITOR  
USE LOWER RIGHT HAND BUTTON  
ON EITHER SWITCHBOARD

CONNECTED WITH  
WILLSON'S GUMMED PAPER LETTERS  
THE TABLET & TICKET CO., CHICAGO



































B

Red notice with illegible text.





**GAS  
ROOM**



001 002 003 004 005 006 007 008 009 010  
011 012 013 014 015 016 017 018 019 020  
021 022 023 024 025 026 027 028 029 030  
031 032 033 034 035 036 037 038 039 040  
041 042 043 044 045 046 047 048 049 050  
051 052 053 054 055 056 057 058 059 060  
061 062 063 064 065 066 067 068 069 070  
071 072 073 074 075 076 077 078 079 080  
081 082 083 084 085 086 087 088 089 090  
091 092 093 094 095 096 097 098 099 100  
101 102 103 104 105 106 107 108 109 110  
111 112 113 114 115 116 117 118 119 120  
121 122 123 124 125 126 127 128 129 130  
131 132 133 134 135 136 137 138 139 140  
141 142 143 144 145 146 147 148 149 150  
151 152 153 154 155 156 157 158 159 160  
161 162 163 164 165 166 167 168 169 170  
171 172 173 174 175 176 177 178 179 180  
181 182 183 184 185 186 187 188 189 190  
191 192 193 194 195 196 197 198 199 200  
201 202 203 204 205 206 207 208 209 210  
211 212 213 214 215 216 217 218 219 220  
221 222 223 224 225 226 227 228 229 230  
231 232 233 234 235 236 237 238 239 240  
241 242 243 244 245 246 247 248 249 250  
251 252 253 254 255 256 257 258 259 260  
261 262 263 264 265 266 267 268 269 270  
271 272 273 274 275 276 277 278 279 280  
281 282 283 284 285 286 287 288 289 290  
291 292 293 294 295 296 297 298 299 300  
301 302 303 304 305 306 307 308 309 310  
311 312



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Hanscom Apartments

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

STATE & COUNTY: NEBRASKA, Douglas

DATE RECEIVED: 9/30/16 DATE OF PENDING LIST: 10/28/16  
DATE OF 16TH DAY: 11/14/16 DATE OF 45TH DAY: 11/15/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000773

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: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 11-14-2016 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept C

REVIEWER J. Hubbard DISCIPLINE \_\_\_\_\_

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

DOCUMENTATION see attached comments Y/N Y see attached SLR Y/N Y

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



September 26, 2016

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

RE: Hanscom Apartments  
1029 Park Avenue, 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 "Jill E. Dolberg".

Jill E. Dolberg  
Review and Compliance 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)