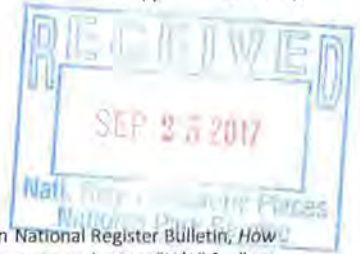


MP-1798



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name Chiodo Apartments

Other names/site number Lancaster Apartments, DO09:0205-003

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

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

2. Location

Street & Number 2556 Marcy St.

City or town Omaha

State Nebraska

County Douglas

Not for publication Vicinity

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national statewide local

Applicable National Register Criteria: A B C D

SHPO/Director

9/13/17

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

11-9-2017

Date of Action

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5. Classification

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only **one** box)

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

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

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

Number of contributing resources previously listed in the National Register N/A

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 19th and 20th Century Revivals: Italian Renaissance Revival

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

Foundation: Sandstone & Brownstone
Walls: Stone & Brick Roof: Built up asphalt

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

The Chiodo Apartment building, now most commonly referred to as the Lancaster Apartment Building, is located on the northwest corner of 25th Avenue and Marcy Street in Omaha, Nebraska. The building was built in 1918, and designed by Omaha architect Birger Kvenild. The building was designed in the Italian Renaissance Revival style. It is essentially an L shaped building with bays that bump out of the front and rear elevations to create small sunrooms in each apartment. The building has four stories, with stone on the first two floors and red brick above.

The building retains much of its original architectural integrity, including stone window sills, Corinthian columns, terrazzo floors, and honey colored oak interior doors and trim. The original owner repurposed building elements from the original Douglas County Courthouse that was demolished at the turn of the 20th century in this building, using Italian masons to do the construction. The building has excellent historic integrity, with a mere seven window replacements out of the vast number of windows in the building. Some of the kitchens cabinetry have been altered over time, and the round windows of the facades have been lost. Overall, however, the building looks much as it was originally designed.

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**Figure 1: Front North West corner of 25th Ave and Marcy St. Entrance elevation looking North West showing 2552 Marcy St. wing.
Photo 2016 by: Philip M. Abraham**

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

Site

The Lancaster is surrounded by a variety of buildings. To the north there are commercial businesses along Leavenworth Street's east to west frontage and a combination of multi-family residential apartment buildings and single family homes to the south. Notable surrounding buildings include the Florentine at 907-911 South 25th Street, also built by Vincenzo P. Chiodo and listed on the National Register of Historic Places [DO09:205-004] on May 16, 1985. Another block east and within view of the Lancaster is the Mason School Apartments at 1012 South 24th Street, built in 1888, which is the oldest extant school building in Omaha. Designed by the early Omaha architectural firm of Mendelssohn, Fisher and Lawrie, Mason School is architecturally significant as one of the finest of only a few Richardsonian Romanesque style buildings that remain in the city. (Designated Omaha Landmark: 1/28/1986 & listed in the National Register of Historic Places: 3/13/1986).

The lots that the Lancaster sit on are mostly level throughout. On the primary facades (south and east) there are four separate wing entrances. Two entrances are on Marcy Street, one on the east side of the building running parallel and exiting to 25th Avenue, and one in the corner of the L shaped frontage sitting on the intersection of 25th Avenue and Marcy Street (shown in Fig 1.). Directly to the north of the property line outside the rear gate there is an unnamed alley running east to west between 25th Avenue and 26th Street. In the back there is a courtyard which is enclosed on the east and south by the building and on the north and west by stone and block walls. The north wall gate leads from the unnamed alley to the secure courtyard in the rear of the building where all of the units have a secondary means of egress. In its most general form, the Lancaster is an L shaped building, however it also has towers of narrow single rooms on each floor that project out of the façade and create an irregular footprint. Each apartment has a room on one of these towers, and the rooms are surrounded on three sides by double-hung windows. One might imagine that in warmer weather, these rooms would have made a comfortable sleeping porch since the windows could be opened to catch the evening breezes.

Exterior

The building is constructed from large cut brownstone block on all of the first and second floor exterior load-bearing walls. Capping off and delineating the first floor split-rock faced brownstone foundation blocks are five foot slabs of brush-hammered stone making lintels for the garden level windows that run a continuous band around the perimeter of the building. Directly above this first floor corbeled lintel band is another horizontal block course made up of lighter smooth face sandstone. The foundation stones slightly decrease in size as the building rises and the overhang of the sill courses are reduced to add to the visual effect. As we get to the bottom of the second story windows there is a repeated brush-hammered sill block course, this one having a bevel cut on the top outer edge and slightly thinner thickness. The Italian stonework design and pattern continues to change as we near the top of the second story, using window lintels in the same texture material as the adjacent walls, the course directly above the second story lintels provides another visual break, as it changes from the large square block pattern to a slender rectangular face, providing another visual distinction. The blocks above this are of the same material but these have a more busy dimpled face pattern. Finishing

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the second story is another course of sill blocks; this sill starts the transition from the brownstone façade to a red wire cut rug brick façade that continues to top of the building. On the back they used a less decorative common red brick for the top two stories of the building.



Figure 3: Detail of front façade stone work next to 2552 Marcy St. Portico.

Photos 2017 by: Philip M. Abraham



Figure 4: Detail of fluted Corinthian column.

And 1st & 2nd story stone work under 2552 Marcy portico facing west.

The front facades of the building form a truncated right angle meeting on the corner of 25th Avenue and Marcy Street. Showcasing the grand entrance of the 2552 Marcy wing are a protruding radius

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staircase and portico supported by massive fluted Corinthian columns on either side. There are three other front entrances for the wings of 820 S 25th Avenue, 2556 Marcy, and 2560 Marcy each having their own porticos that are supported by smaller unfluted Corinthian columns. These are the same columns that once supported the dome of the 1885 Omaha courthouse.¹ Behind these porticos and under the massive stone lintels are the original decorative lead stained glass transom windows and side lights flanking the entrance doors, and each bear the letter C for Chiodo.

The north side of the building was designed so that each unit has an egress. There are three concrete stairwells with landings that are tucked between the rear wings of the building. On the inside corner for the 2552 wing there are two concrete stair towers that provide a back entrance to those apartments. Since the elevation in the back is greater than in front there is a large concrete retaining wall in the back that provides walk out access. The retaining wall has two separate staircases built into it from the courtyard to access the garden level apartments.

The top two red brick stories of the Lancaster have distinctive features as well. There are four roundel windows at the attic level of the building, set in the center of decorative corbeling and a soldier row of brick. The upper stories of Lancaster's main facade contain wire cut rug brick set in a traditional running bond that were common at the time, but by adding multiple bands of detailed dentil corbelling and vertically laid soldier rows Chiodo gives it a distinct feel that and uniqueness that he desired.

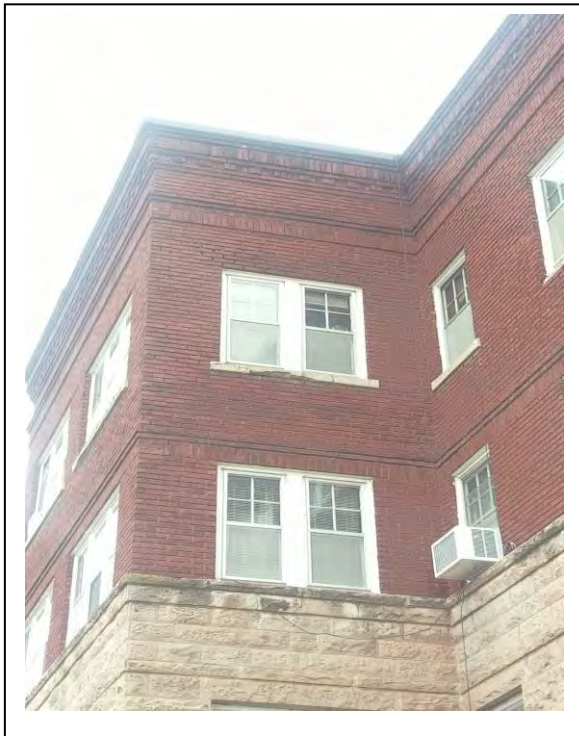


Figure 6: Detail of brick corbeling on the 2552 Marcy St.



Figure 5: Detail of roundel window and brick corbeling on 2552 Marcy St.

¹ *North Omaha Sun*, October 24, 1974, p. 13A.

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Interior

The interior load bearing walls are made from a combination of 12"x24" American Fire block, as well as red brick. The ceilings were made by laying red blocks flat then pouring cement over them. They would then have a skim coat of plaster to smooth the surface. For the flooring furring strips were placed in the wet cement so the oak hardwood tongue and groove could be fastened. The building's apartments were touted as fireproof and soundproof because of this solid noncombustible construction.

As you enter into any of four front vestibules you are welcomed by warm finishes. The vestibules have a two-color, patterned terrazzo floor leading down one flight and up one level. Oak wainscoting and a chair rail cover the lower walls of the vestibule. The original brass mailboxes are still in use. From the second level and up there are oak hardwood floor landings and stairs. Original handrails and square posts also line the halls. The front doors to each apartment are oak and glass, with hand painted gold-leaf numbers on the glass.

There are four different apartment layouts in the building. All were built with luxury and space in mind being called the first apartments in the city to have "white terrazzo" kitchen and bathroom floors.²

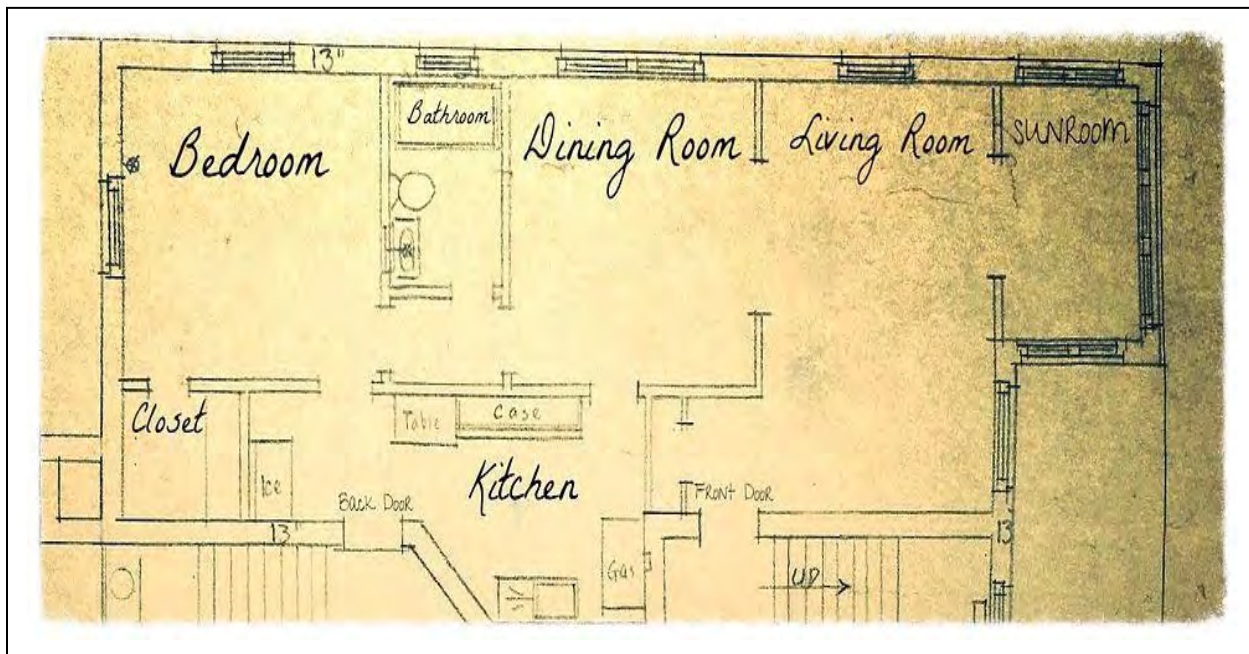


Figure 7: Original as built floor plan for the 1000 sq. ft. 1 bedroom units. (Pulled from original prints c.1915)

The building is split into four separate wings, three of which have eight units each. The fourth 2560 Marcy wing only has six units, using garden level spaces for a common laundry room and unfinished storage space. Figure 7, shows the floor plan of four of the Lancaster's 820 S 25th Avenue units that

² Omaha World-Herald, January 15, 1918.

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feature a formal dining room. There are eighteen other nine-hundred square ft. one-bedroom units without the formal dining room. The 2552 Marcy wing has eight, two-bedroom units. When the building was originally numbered, unit numbers thirteen and fourteen were skipped, and it has remained this way.

There are over two hundred windows in the building, and they are pine double-hung sash with either a six or four lite upper sash. A majority of the windows have not been painted on the inside and retain the original hardware and natural stained color. Seven of these windows have been replaced with vinyl.

Most of the kitchens have had some updating done over time, and as a result none of the original farmhouse style kitchen sinks remain. A few units still have the original built in cabinets that had mottled glass doors. The majority of kitchens however still retain the polished white terrazzo floors and original radiators. An effort is currently under way to remove the ceramic tile laid over the terrazzo in the few units where this was done. The bathrooms also have white terrazzo, and all of the claw foot tubs remain and have been fitted with shower head diverter faucets.

The living spaces retain their hardwood floors, although a few have been painted. Matching oak broad baseboards, and door and window trim remain in place. French doors with glass panels separate living spaces. Interior halls all have original terrazzo floors and stairs, as well as the oak stairs and hand railings and posts. Tenants still use original brass mailboxes in each of the four entries. Each apartment has a sunroom with French doors.

All of the apartments still retain original radiators, as the building is still heated with a steam boiler. There are two units that had previously been switched to forced air, but are planned to be converted back to steam heat. All of the cooling for the building has been done with window air conditioning units, however in an effort to keep the building competitive five units have just been retrofit with mini-split systems to test the feasibility and marketability of providing central air conditioning. The basement utility room has a rubble stone wall that is also made up of previously used building materials. In some places, decorative stone pieces, such as pilaster capitals, are used in the wall.

Historic Integrity

The Lancaster Apartments retain excellent historic integrity. The materials, design and workmanship are intact, with the exception of seven replacement windows on a façade that features hundreds. The location, setting, feeling and association are still very much intact. A few of the apartments have had subtle changes that are planned to be reversed, such as linoleum tile placed over the original terrazzo, and so on. The building is in excellent condition.

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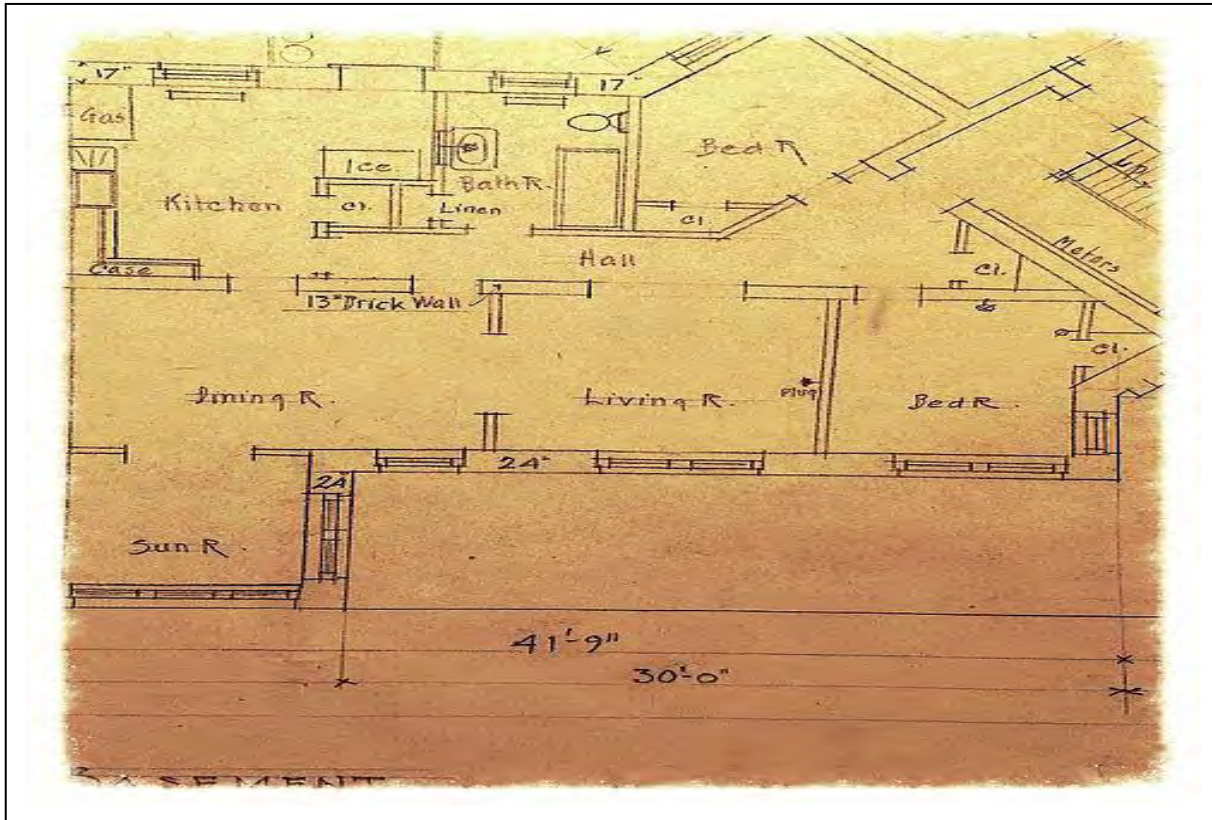


Figure 8: Original as built floor plan for the 1200 sq. ft. 2 bedroom units. (Pulled from original prints c.1915)

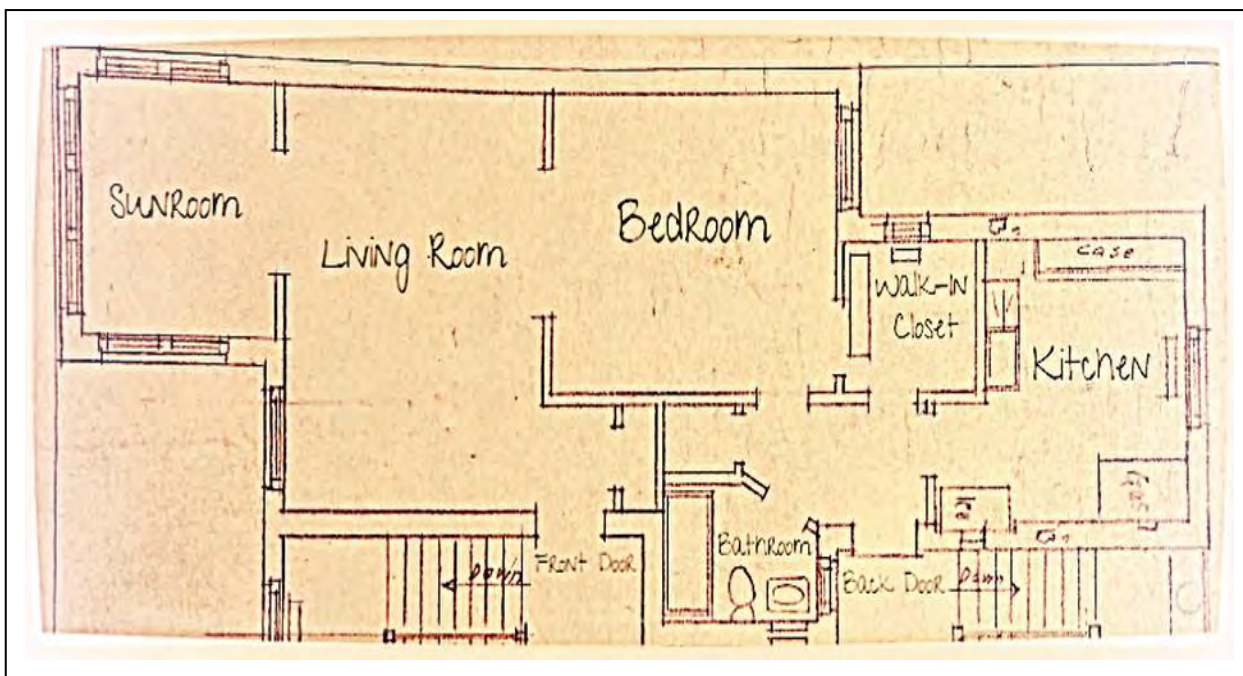


Figure 9: Original as built floor plan for the 900 sq. ft. 1 bedroom. units. (Pulled from original prints c.1915)

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1918

Significant Dates

Significant Person

(Complete if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Birger Kvenild - architect

Vincenzo Pietro Chiodo – builder/developer

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

The Chiodo, or Lancaster as it has been known for the last 86 years, is a four- story, Italian Renaissance Revival, 30-unit apartment building. Noted in the NRHP Multiple Property document "Apartments,

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Flats and Tenements in Omaha, Nebraska from 1880-1962," the building was originally named Chiodo after its builder Vincenzo P. Chiodo. In 1931, it was taken over by new management and renamed Lancaster. The Lancaster is set back in the Columbus Park Neighborhood in Omaha, Nebraska one block south of the revitalized Leavenworth Street on the southeast corner of Marcy and 25th Avenue, between downtown and newly redeveloped midtown. In 1916, developer Vincenzo P. Chiodo purchased cut stone that F. O. Johnson salvaged from the 1882 Omaha Courthouse and used it to build the Lancaster's foundation and first two stories. The Corinthian columns that once held the dome of the 1885 Omaha courthouse were also salvaged and used to flank each of the four entrances to the Lancaster. The entryways feature leaded glass, on each side of the doors and original stained glass featuring a "C" for Chiodo. Perhaps it is these features that caused the *Omaha World-Herald* to say, the building was the "largest, finest and most imposing of his apartment buildings."³

The Chiodo Apartment Building is being nominated to the National Register of Historic Places under Criterion C for architectural significance. Its period of significance is the year 1918, the year of the building's construction. It is being nominated at the local level of significance.

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

Development Patterns in Omaha

The Lancaster apartment building is located on the eastern fringe of midtown Omaha in Marsh's Addition. The plat was approved by Omaha Mayor James E. Boyd on July 31, 1885, while the land for the Marsh's Addition was not acquired until September 1885 by the heirs of the late Rolph Marsh. At that time the streets in Omaha additions did not yet have a unified order to them, and were allowed to be named by developers at their will. It wasn't until W.J. Connell released "The Revised Ordinances of the City of Omaha" in April 1, 1890, that the streets west of 24th were mandated to be divided into twelve equal spaces numerical east to west in rotation and have avenues named for streets between such designated divisions.⁴ It was under this change that the land where the Lancaster now sits became known as the corner of 25th Ave and Marcy St, instead of "Terrill and Marsh St." The lands immediately around the property at that time were still mostly undeveloped.

However by the mid-1920's, improvements to Omaha's streetscape and its well-developed streetcar system had stimulated the city's physical expansion west and spurred development along main thoroughfares with streetcar lines and improved accessibility. Real estate developers took advantage of the increased traffic and built single-family residences and apartments along street car lines. Neighborhood commercial businesses such as grocery stores, bakeries, and drugstores clustered at the intersections of street-car lines. Hotels, theaters, and mixed-use commercial blocks were constructed throughout downtown to serve the needs of residents and business travelers. The streetcar lines also provided access to clusters of apartment complexes within the area, including the Lancaster Apartments.⁵

³ Omaha World-Herald, September 2, 1917 P 34.

⁴ Revised Ordinances of the city of Omaha; chapter LXVIII sec.8.

⁵ Reconnaissance Survey of Downtown and Columbus Park Omaha, Mead & Hunt, 2011.

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The Lancaster, situated one block south of the revitalized Leavenworth Street and 25th Avenue, is between downtown and midtown. The Chiodo was built in 1918 near three of Chiodo's earlier apartment buildings; the Leone Apartments (1911), the Florentine Apartments (1912), and the Carpathia Apartments (1913). All three were listed in the National Register of Historic Places on May 16, 1985, but today only the Florentine remains extant. While Chiodo was not a trained architect or a builder, he was very involved in the design process for his buildings, and his son later became a draftsman for the city of Omaha. The Florentine as well as the Lancaster are very unique and both contain an interpretation of the Second Renaissance Revival style of architecture and are made from older historically significant salvaged building materials.

According to *Historic Residential Suburbs in the United States, 1830-1960* (MPD 2003), there are several types of developers who have influenced the development of apartment buildings. These include private investors, community builders, operative builders and merchant builders. Private investors primarily made their money in other types of business and used apartment buildings as a means to earn passive income, at times to supplement their current income and at others as a means to save for retirement or old age. Most often they were upper class professionals; doctors, lawyers and established merchants. Occasionally, people in upper management in various industries were able to save enough to also invest in the manner. This type of developer has been common since the earliest times.⁶

Chiodo the Developer

Vincenzo Pietro Chiodo (1869-1949) was one of these private developers. Chiodo was an Italian immigrant who arrived in America from Calabria, Italy in 1885. In 1891, he entered the Philip School of Design in Chicago where he learned to be a tailor of women's garments. In the late 1890's, he returned to Omaha and opened his own shop. His first tailor shop was at 1621 Capitol Avenue, from March of 1897 to June of 1900. He then he moved to 214-216 South 18th street, across the street from City Hall. His business employed about a dozen people.

From 1905 to 1914 there was a period of large scale immigration of Italians to Omaha as part of the mass migration to America. The growth of local industry shifted smaller groups of Italians into areas where larger families were already well established, creating two enclaves; one in an area defined by 15th Street and the Omaha Belt Line RR to 22nd Street and Locust Street to IZard, and a second area commonly known as "Little Italy" roughly between the Missouri River and 27th Street and Leavenworth to Hickory. Italian enclaves were centered at 10th and Davenport, and 20th and Pacific. This corresponds to the early Calabresi area described in *The Italians of Omaha* which recorded such a history of flooding, the group was moved to an area centered on 24th and Poppleton. This new area became known locally as Dago Hill.⁷ This area also became the center of Vincenzo Chiodo's real estate holdings.

Chiodo branched into real estate shortly after the turn-of-the-century developing rental properties and apartment buildings in his community. At the close of the 1920's he had built a considerable fortune in

⁶ Apartments, Flats and Tenements in Omaha, Nebraska from 1880-1962.

⁷ *The Italians of Omaha*, p. 22.

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real estate. By 1929, he was considered to be the first and only Italian millionaire in Omaha. According to the Nebraska State Historical Society's Place Makers articles at www.e-nebraskahistory.org, Chiodo owned four apartment buildings, eight single-family rental houses, a duplex, and a dance hall by 1925, and all of the properties, including his own house, the Chiodo Palace, were within the residential area closest to "Little Italy." Of buildings that he built, two apartment buildings, four houses, the duplex, the dance hall, and his residence remain extant.

According to city of Omaha Building Permits, the Chiodo Apartment Building was designed by architect Birger Kvenild, and immigrant from Norway who traveled to the U.S. to study architecture. He became a naturalized citizen in 1916, and practiced architecture mostly in Omaha, where he built a home and maintained an office. He would have designed this building five years after coming to Omaha, and according to a list of buildings and projects of Kvenild, would have been his fourth project.⁸ His residential architecture is represented in several National Register listed historic districts in Omaha, and one individually listed house, the Henry B. Neef House (1928-1929), DO09:0245-001, NRHP listed in 2010.

Chiodo Building's Architecture

According to the Multiple Property Document "Apartments, Flats and Tenements in Omaha, Nebraska from 1880-1962," the Lancaster fits into the Garden Apartment property type. It was constructed between 1905 and 1935, it is three or four stories in height (four in this case), and is completely residential. The units are entered directly off a stair hall and there are multiple units on each floor.⁹ This building is a subtype of the Garden Apartment that takes the form of the L Court. L Courts do not fill the majority of the lot, and the L shaped construction creates a courtyard in the rear of the building for tenants' use.

Under Registration Requirements, the MPD indicates that under Criterion C: Architecture, there are several different significant themes that relate to apartment buildings in Omaha, several of which apply to the Lancaster. Under C3, the authors indicated that one significant theme is "buildings that illustrate significant types of siting and landscaping" and called out the subcategories of forms that included courtyard buildings, such as the L Courts.¹⁰ Representative examples may be considered for the National Register. While the Lancaster is an L Court, with the crux of the L found at the corner of 25th and Marcy, forming a courtyard at the rear of the building, footprint alone does not convey the building's significance. In addition to shape, the building also features so many historic fits and finishes that were present originally. The woodwork of the doors, windows, baseboards, hardwood floors, cabinets and so on glow with an aged, honey-colored brilliance. The leaded stained glass windows of the transoms and sidelights around the entrances, the brass mail boxes, terrazzo floors in stairways, kitchens and bathrooms, speak to the quality of the construction.

Authors of the MPD also called out C6, "buildings that are the work of prominent developers." They stated that buildings nominated in this area should be evaluated against other known works by the

⁸ *E-nebraskahistory.org*, Birger Kvenild.

⁹ Apartments, Flats and Tenements in Omaha, Nebraska from 1880-1962, page F6.

¹⁰ Apartments, Flats and Tenements in Omaha, Nebraska from 1880-1962, page F3.

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same developer according to what the company is well known for, be it funding method, building type, and so on. In this case, the construction works of Vincenzo Pietro Chiodo are mostly known for his repurposing materials purchased from the county from the demolition of the 1885 county courthouse and jail buildings into his new buildings. He imported skilled masons from Italy who reused the rusticated masonry and decorative elements, including Corinthian columns and pineapple finials of the thirty year old building, to build the Leone in 1911, the Florentine in 1912, the Carpathian in 1913, and the Chiodo in 1918.¹¹

While the first three buildings were beautifully built and the materials were impressive for use on apartment buildings, they were simple rectangular buildings in form, with pilasters and arches or porticos over the front entrances. In the case of the Chiodo, it seems he saved the grandest elements of the courthouse for last. The building features Corinthian columns at the rounded main entrance of the building, and installed two shortened Corinthian columns with pineapple finials on top to grace the steps from the sidewalk. The other entrances are only slightly less grand, with additional Corinthian columns under simpler porticos. The building is masonry half way up the walls of the façade, with brick the rest of the way to the cornice. The cornice line is broken with roundel windows and dentils. It is the most elaborate and varied of the four apartment buildings that are credited to him, and is deserving of listing in the National Register.

Interestingly, the masons most surprising and impressive work is on the foundation walls of the basement utility room, and the privacy wall that runs along the alley behind the building. These walls are constructed in more of a loose, rubble pattern with oddly shaped stones turned and fitted into positions that made them fit together like a puzzle. Some of the random decorative stone work that did not find a home on the facades was used in these walls as well, including the flat pilaster capitals that must have come from the courthouse or the jail, but for whatever reason did not fit. Those scrolled shapes were worked into the puzzle they built in the basement. Both walls appear hearty and do not show tell-tale signs of later patchwork repairs, leading to the conclusion that these masons were quite skilled. If one focused just on the wall in the basement and not on the specific basement one were in, an observer could be forgiven for forgetting they were not in a Roman catacomb or the basement of a basilica.

The Chiodo Apartments (Lancaster Apartments) are eligible for listing in the National Register of Historic Places under Criterion C for Architecture. Listing the building would allow it to join its fellow Chiodo Apartment buildings, the Leone, Florentine and Carpathia, which were all listed in the National Register in 1985 as a small, three building historic district. The Chiodo was not listed at that time because while it was located near the other three, it was not directly adjacent to them. Like them, it shared several traits that made them eligible for listing in the National Register, including the materials origins in the recently demolished Douglas County courthouse and jail buildings from 1885, and their association with their developer, Vincenzo Chiodo. The Chiodo is actually the most complex and highly decorated of the four, having utilized the original Corinthian columns and finials from the original

¹¹ [http://www.e-nebraskahistory.org/index.php?title=Vincenzo_Pietro_Chiodo_\(1869-1949\),_Builder-Architect](http://www.e-nebraskahistory.org/index.php?title=Vincenzo_Pietro_Chiodo_(1869-1949),_Builder-Architect). Viewed August 1, 2017.

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building. The building is recommended eligible at the local level, with a period of significance of 1918, for the year the building was completed.

9. Major Bibliographic References

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

- e-nebraskahistory.org*, Vincenzo Pietro Chiodo, Builder-Architect.
- e-nebraskahistory.org*, Birger Kvenild, Architect.
- Italians of Omaha*, p.22.
- North Omaha Sun*, October 24, 1974, P 13-A.
- Omaha World-Herald*, September 2, 1917 P 34.
- Omaha World-Herald*, January 15, 1918.
- Omaha World-Herald*, January 10, 1930.
- Omaha World-Herald*, September 27, 1931 P.21.
- Omaha World-Herald*, September 26, 1949.
- Omaha World-Herald*, April 8, 1950.
- Reconnaissance Survey of Downtown and Columbus Park Omaha, Mead & Hunt, 2011.
- The Revised Ordinances of the city of Omaha); chapter LXVIII sec.8.
- Apartments, Flats and Tenements in Omaha, Nebraska from 1880-1962, MPD

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
- # 14-2011 Downtown and Columbus Park Reconnaissance 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): NeHRSI #: DO09:0205-003

10. Geographical Data

Acreeage of property .043 Acre USGS Quadrangle Omaha North

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

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

- | | | | | |
|----|----------|------------------|-----------|-------------------|
| 1. | Latitude | <u>41.251770</u> | Longitude | <u>-95.949813</u> |
| 2. | Latitude | _____ | Longitude | _____ |
| 3. | Latitude | _____ | Longitude | _____ |

Chiodo Apartments _____ Douglas County, Nebraska _____
Name of Property _____ **County and State** _____
4. Latitude _____ Longitude _____

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

Marsh's Addition Block 2, ALL LOTS 8-9 & 10

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes all of the property historically associated with the Lancaster Apartments.

11. Form Prepared By

name/title Philip M. Abraham / Realtor, LEED GA
organization Abraham Enterprises date _____
street & number 920 S. 36th Street telephone 402-510-1045
city or town Omaha state Nebraska zip code 68105
email PhilMAbraham@Gmail.com

Chiodo Apartments

Douglas County, Nebraska

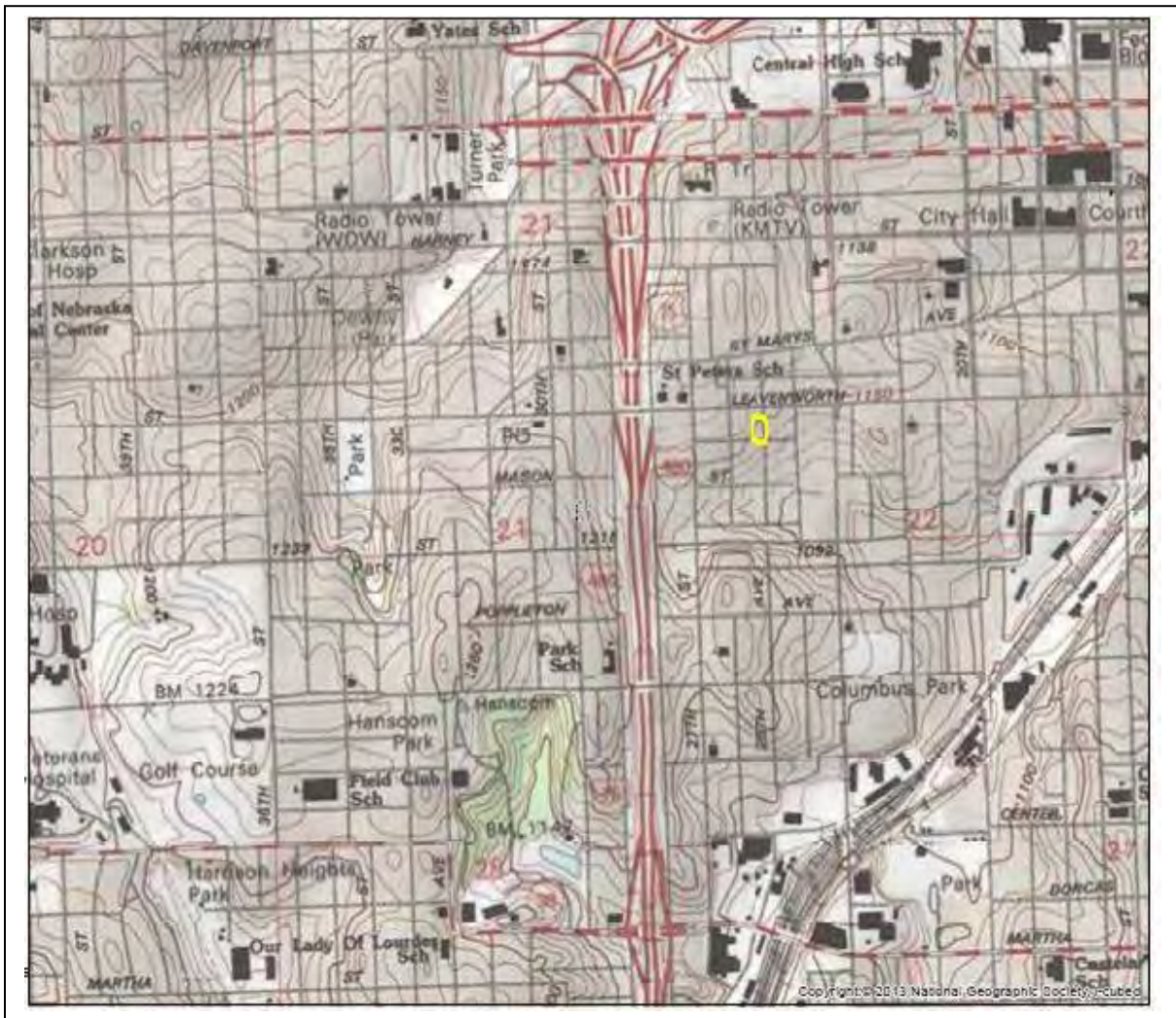
Name of Property

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.

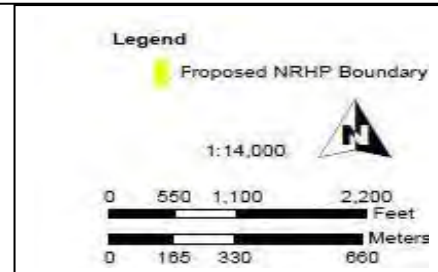


Lancaster Apartments

2556 Marcy St.

Omaha, Ne 68105 Lat. 41.251770

Long. -95.949813



- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.

Chiodo Apartments
Name of Property

Douglas County, Nebraska
County and State



Lancaster Apartments
2556 Marcy St.
Omaha, Ne 68105

Lat. 41.251770
Long. -95.949813



- **Additional items:** (Check with the SHPO for any additional items.)

Chiodo 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 Chiodo Apartments
City or Vicinity Omaha County Douglas State Nebraska
Photographer Ryan Reed Date Photographed July 26, 2017

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

1. Main facades. 1 of 17. View northwest.
2. Detail of main entrance. 2 of 17. View northwest.
3. South façade. 3 of 17. View northeast.
4. East façade. 4 of 17. View northwest.
5. East façade. 5 of 17. View southwest.
6. Rear elevation. 6 of 17. View west.
7. Detail of main entrance. 7 of 17. View northwest.
8. Interior detail of main entrance. 8 of 17. Interior view.
9. Detail of original mail boxes. 9 of 17. Interior view.
10. Detail of terrazzo stair. 10 of 17. Interior view.
11. Detail of apartment door. 11 of 17. Interior view.
12. Original kitchen. 12 of 17. Interior view.
13. French doors. 13 of 17. Interior view.
14. Living space through doorways. 14 of 17. Interior view.
15. "Sleeping porch" room. 15 of 17. Interior view.
16. Rubble wall in basement utility room. 16 of 17. Interior view.
17. Rubble privacy wall along alley. 17 of 17. View southwest.

Chiodo Apartments
Name of Property

Douglas County, Nebraska
County and State



Chiodo Apartments
Name of Property

Douglas County, Nebraska
County and State



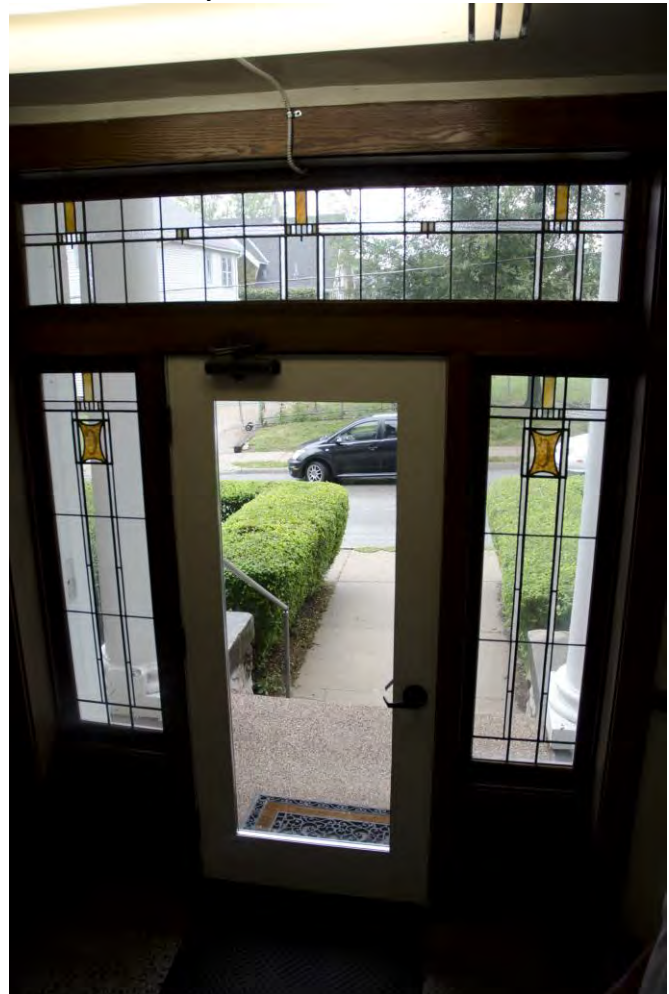
Chiodo Apartments
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Chiodo Apartments

Douglas County, Nebraska

Name of Property

County and State



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.





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FOR RENT





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2556

















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 9/25/2017 Date of Pending List: 10/26/2017 Date of 16th Day: 11/13/2017 Date of 45th Day: 11/9/2017 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 11/9/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



September 21, 2017

Jim Gabbert
NPS-National Register of Historic Places
1849 C Street, NW
Mail Stop 7228
Washington, DC 20240

Re: Chiodo Apartments, Douglas County, NE

Dear Mr. Gabbert,

Enclosed is the complete nomination packet for the Chiodo Apartments in Douglas County, Nebraska. The enclosed contents are as follows:

- The signed first page of the Chiodo Apartments nomination.
- One archival disk with the true and correct copy of the nomination for the Chiodo Apartments to the National Register of Historic Places in PDF format and:
- PDF of correspondence related to the nomination.
- One (1) disc with the photographs for the Chiodo Apartments nomination.

If you have any questions regarding the submitted materials, feel free to contact me at the phone number or email address below.

Sincerely,

A handwritten signature in blue ink that reads "David L. Calease".

David L. Calease
National Register and Historic Marker Coordinator
Nebraska State Historic Preservation Office

Phone: 402-471-4775
Fax: 402-471-3100
david.calease@nebraska.gov

Enclosures (2): 1 disk with Nomination
1 disk with National Register Photographs

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