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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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 The Nottingham Apartments

Other names/site number DO09:0216-047

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

2. Location

Street & Number 3304 Burt Street

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Not for publication [] Vicinity []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 [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property [X] 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 [X] local

Applicable National Register Criteria: [X] A [] B [X] C [] D

Michael J. Fanel SHPO/Director 03-07-2012

Signature of certifying official/Title: **Date**

Nebraska State Historical Society

State or Federal agency/bureau or Tribal Government

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

Signature of Commenting Official **Date**

Title **State of Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I, hereby, certify that this property is:

[✓] entered in the National Register.
[ ] determined eligible for the National Register.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register.
[ ] other, (explain):

for Edson N. Beall 4.23.13

Signature of Keeper **Date of Action**

The Nottingham Apartments
Name of Property

Douglas County, Nebraska
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

[X] Private
[] Public-local
[] Public-state
[] Public-federal

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

[X] Building(s)
[] District
[] Site
[] Structure
[] Object

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

Contributing	Noncontributing	
1	0	Buildings
		Sites
		Structures
		Objects
1	0	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions (Enter categories from instructions.)
Domestic – Multiple Dwelling

Current Functions (Enter categories from instructions.)
Domestic – Multiple Dwelling
Vacant

7. Description

Architectural Classification (Enter categories from instructions.)
Late 19th and Early 20th Century Revivals: Tudor Revival

Materials (enter categories from instructions.)
Principal exterior materials of the property: Brick, false half-timbering, terra cotta tile roof

Description

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

The Nottingham is a Tudor Revival style, three-story, 32-unit multi-family apartment building located at the northwest corner of 33rd and Burt Streets, just to the west of downtown Omaha, Nebraska. The 34,072 sq. ft. concrete and brick building was constructed in 1925 and consists of two contiguous, connected wings situated at right angles, forming a single 'L' shaped building plan. The building is typical of builder/developer apartments of the era with generally compartmentalized interior living spaces and simpler finishes, as expected for the working middle class demographic of the period and neighborhood.

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

Site

The Nottingham Apartment building is located in the historic Gifford Park neighborhood of Omaha, an area that developed among a network of streetcar lines as the city expanded westward from its original plat. Over time, the area grew from predominately single-family residences to more 2-plex, 4-plex, and multi-family dwellings with a small commercial core for neighborhood support located one block to the south of the subject property. The site is surrounded by single-family and 4-plex properties to the north, single-family residences to the west and across Burt Street to the south, and the Omaha Public Schools District Offices (formerly Omaha Technical High School built in 1923) across 33rd street to the east. The site enjoys a strong connection to Mid-town Crossing, a master-planned mixed-use development and destination center located just 5 blocks south of the subject property.

The building is positioned closest to the tree-lined street frontages with the inside of the 'L' oriented toward the interior of the parcel that encompasses the on-site parking surface. A single driveway positioned off the west side of the Burt Street frontage provides vehicular access for fourteen (14) on-site resident parking spaces. Originally, there were 18 garage spaces; however, these were demolished c. 1960. According to a 1960 Omaha World Herald article, the garages were to be torn down because they were "too small for modern cars."[1]

Construction

The building is constructed of poured in place concrete slab and upper level decks and load bearing exterior and interior masonry walls separating the common stairwells and units. The roof structure is conventionally framed. The apartment units are accessed from five (5) separate entrances leading to interior stairways that access the garden level and upper level apartments positioned on both sides of the stair landings.

Exterior Finish Elements

The exterior architectural elements exhibit a high degree of integrity and remain virtually unchanged since completion of the building in 1925, including the precast concrete medallion accents, window planter boxes, and roof materials and detailing. The original casement windows however, were removed several years prior and were replaced with double glazed, double hung windows set in anodized bronze frames. The original false window shutters were also previously removed from the facades.

[1] "Nottingham Sale Listed." *Omaha World Herald*, August 9, 1960, pg. 9.

Exterior finishes are consistent with the Tudor Revival style of the early 20th century and feature brown brick with false half-timbering at the third floor gables and dormers. Exterior accents include gable tiled terra cotta mansard roof sections, and open timbered end gables over each walk-up entrance leading to the interior stairways. The north and west (rear) elevations change to secondary, less ornate construction with common brick and non-scored mortar joints, typical of similar period construction employed throughout Omaha during this era. Exterior wood framed stairs are featured from ground level to the third level providing rear exiting from each apartment unit.

Interior

Three different floor plans are featured at the Nottingham and include efficiency/1-bath and two variations of 1 bedroom/1-bath unit types. Each unit type is compartmentalized, compact, and efficient, typical of the design style employed during this period. All interior finishes are in excellent, well-preserved condition considering age and wear. Unit interiors are finished in similar painted plaster walls and feature picture-rail, dark oak stained base, doors, and door casing. 1½" oak plank flooring remains intact in the living rooms, hallways, and bedrooms and is in good restorable condition. Original marble hexagon tile is featured in the kitchens and baths. The cabinets appear original along with most of the cast iron porcelain coated tubs, interior doors, door casing, base, and oak wood flooring. The cast iron coal chute doors located in the dinette areas also remain in place.

Each unit provides for a rear entrance off the kitchen that leads directly outside to wood framed stairs to grade level. Originally, the garden level basement included two apartment units; however, these were previously removed at an unknown time.

Integrity

Overall, the property, most notably the exterior façade and interior common areas, have retained substantial integrity since completion in 1925. The original building plans included 34 apartment units; however, with the loss of the two units in the basement level, the current count is 32.

The apartment is being nominated under Criterion C, thus the historic integrity of design, materials, feeling, and workmanship are crucial. On the exterior, the overall form, massing scale and proportions of the structure have not been altered, and materials and features such as the false half-timbering and decorative features remain. The removal of the original single-glazed casement windows and false shutters are the only noteworthy alternations to the exterior of the building. The windows were replaced over 15 years ago with more efficient double-glazed single hung aluminum framed windows. Interior common area stairwells remain intact with the original terrazzo flooring and wood craftsmen style stair details in very good, well-preserved condition. The unit configurations remain unchanged since completion and only a select few units have been updated with newer appliances, hardware, plumbing fixtures, and trim. Most interior wood base, trim, and doors remain unaltered and are in good, well-preserved condition.

Future Plans

The Nottingham Apartments are currently vacant, and the owner plans to utilize the 20% Federal Tax Credit to rehabilitate the property.

The architectural integrity of the Nottingham will be preserved with the intent to maintain all of the exterior finish elements incorporated into the design of the structure when built. The wood detailing at the gable entrances, existing half timbers at the dormers, all plaster finishes, terra cotta roof tile, exterior period light fixtures at the building entrances, all precast planter boxes and medallions, brick finish and metal railings with

their distinctive "N" detailing will remain in place and be restored as needed. The two pre-existing apartment units located in the garden (subgrade) level of the building will be rebuilt.

All interior common areas including the existing terrazzo flooring, oak stair rails, and wood benches at the mid-level landings will remain in place and refinished as needed. The non-functioning cast iron radiators, originally a component of the central boiler system, will also be retained for aesthetic purposes.

The Nottingham 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.)

X **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

__ **B** Property is associated with the lives of persons significant in our past.

X **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

__ **D** Property has yielded, or is likely to yield information important in prehistory or history.

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

Property is:

__ **A** Owned by a religious institution or used for religious purposes.

__ **B** Removed from its original location.

__ **C** A birthplace or a grave.

__ **D** A cemetery.

__ **E** A reconstructed building, object, or structure.

__ **F** A commemorative property.

__ **G** Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

Architecture
Community Planning and Development

Period of Significance
1925

Significant Dates
1925

Significant Person
(Complete if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Lahr, M.J. – Architect
Skogman, N.J. and Sons – Builder

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 Nottingham is eligible under Criterion A at the local level for its association with Community Planning and Development. As Omaha's apartment building stock grew, so did the diversity of its planning and final form. The Nottingham is an excellent example of an apartment building that used iconic details and modern conveniences to appeal to its target audience. Under Criterion C, the Nottingham is also eligible at the local level for its distinctive Tudor Revival characteristics. It is the only recorded Tudor Revival, "L" Court Garden

Apartment in Omaha. The period of significance lasts just one year, 1925, the year in which the Nottingham Apartments were constructed.

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

Criterion A: Community Planning and Development

A Need for Housing

As immigration and industrialization fueled a significant population increase in large cities, the need for housing became urgent. New York City, the most populous city in the United States in the mid-nineteenth century, was the first to experience the population boom and address this new demand for housing. The majority of those moving to New York City either did not have relatives to live with or could not afford to stay long-term in hotels. The immediate solution came in the form of subdivided single-family homes. However, this solution could not keep up with the influx of people, and soon buildings were constructed specifically to house multiple families under one roof. These first buildings, called tenements, were simply a series of bedrooms with shared restrooms; no privacy was provided for in this early design.[2]

Populations continued to increase and more tenements were built and occupied. As these housing units filled up, health officials and reformers began to raise the issue of their unsanitary and unsafe nature. Most tenements of the time did not afford for proper air ventilation, adequate-sized living spaces, or, with shared bathrooms and kitchen spaces, privacy. The landmark publication *How the Other Half Lives* by Jacob Riis brought to light the horrendous living conditions of New York City tenements, and soon changes were made to provide for safer multi-family housing.[3]

The first changes were in the form of alterations to the shape and layout of tenement buildings, which resulted in little improvement for the wellbeing of the inhabitants. By 1901, legislation was passed in New York to focus not just on building codes, but also living conditions. The new law provided for private bathrooms, more windows, and other health and safety measures. A national movement began in which other cities passed similar laws. As the new rules spread across the United States, architects began designing new multi-family housing that reflected the changes to provide safe living environments.[4]

At the same time as tenements were being constructed, another type of multi-family housing, the flat, was also built. Constructed on the edges of fashionable neighborhoods, flats catered to a wealthier clientele. While flats were not criticized for their living conditions, they still benefited from the new emphasis on improving lighting, ventilation, and health. Both housing types evolved with the changes in laws, but eventually, multi-family housing became synonymous with various forms of the flat and later, the apartment.[5]

The construction of tenements and flats began in Omaha in the late 1800s. Omaha's population was quickly growing as it became the center of a large jobbing industry; the population increased by 754% between 1880 and 1890.[6] Buildings similar to those of New York City were constructed to fill the need for housing. As

[2] Honebrink, Jennifer. *Apartments, Flats and Tenements in Omaha, Nebraska, 1880-1962.* Draft Multiple Property Document. 2009. Section E, Pg. 3.
[3] Ibid.
[4] Ibid., Section E, Pg. 4.
[5] Ibid., Section E, Pg. 5.
[6] U.S. Census figures as published by Wikipedia.org "Omaha, Nebraska"

tenements were phased out, flats evolved into other forms, including the row flat, the house flat, four-plexes, and apartment buildings.[7]

The Apartment Building

Differing from the tenement or flat, the apartment building developed at the same time as the streetcar system developed across the mid-west. With the coming of the streetcar, it was no longer necessary to live in the heart of the city. While those of lower income continued to live in the crowded city, the wealthy could construct housing outside of the city center and take advantage of the streetcar. By the time the streetcar lines developed, multi-family housing had evolved into something where even the wealthy could reside. The first true apartment buildings were vastly different from the tenement or basic flat. These new housing units catered to the wealthy class. Often built with luxurious detail, such as grand lobbies and gilded fireplaces, the apartment building was designed to be as self-contained as a single-family house. However, the appeal of apartments grew as architects began to design buildings that were more affordable for the middle class. While leaving the grand exteriors and lobbies, the individual units became more commonplace. Apartment living became very desirable, as occupants could ride the streetcar into the city and save money renting, which allowed them the opportunity to save for a single-family home, the American Dream. The apartment also gave occupants the luxury of many modern technologies, such as electric lights and telephone lines, which may have been too costly for the individual homeowner.[8]

As the popularity of apartments grew, architects began to experiment with different styles and variations. Apartment construction began around the turn of the century in Omaha, and by this time, the stigma of the multi-family houses as only for the lower income was gone. Architects designed many variations of apartment buildings in Omaha, such as the rectangular, block, 'U', and 'L' shapes. Also at this time in Omaha, the streetcar line was expanding across the city, with many apartments constructed nearby. The years 1909 to 1930 marked a boom for apartment construction in Omaha, with an average of six built each year. At first, apartments were constructed along the lines, but by the early 1920s, lots within one or two blocks of the line were constructed upon as well. The development and sale of the automobile also led builders to construct on these lots, as many were no longer reliant on the streetcar lines for transportation.[9] Constructed at the tail end of the apartment boom, the Nottingham Apartments is a prime example this. Its typical 'L' shaped configuration is reversed, placing emphasis on the street frontage rather than interior courtyards. This is significant because the Nottingham provided on-site parking and garage structures behind the building, within the 'L'.

Omaha's apartment building styles built during this period generally fell into three types: Eastern Flats, typical Apartment buildings (such as the Nottingham's 'L' shaped configuration), and Commercial Apartment Buildings. These three types, which account for 17% of all apartments constructed in Omaha, were mainly constructed between 1880 and 1940.[10] With the exception of the WWI years, all three apartment types were popular from 1910 to 1930, and together represented different approaches to the planning of larger multi-family rental units in Omaha. Ranging from three to four stories in height, each incorporated interior corridors to provide access to the individual apartment units.[11] Eastern flats and typical apartment buildings varied their layouts sometimes forming an 'L' or 'U' shaped courtyard, such is the case represented in the 'L' shaped Nottingham design.

[7] Honebrink. Section E, Pg. 5.
[8] Ibid., Section E, Pg. 6-8.
[9] Ibid., Section E, Pg. 9.
[10] Honebrink, Section E, Pg. 9.
[11] Ibid., Section E, Pg. 9-10.

Apartment Construction in the Early 1920s

An era of prosperity began after WWI and continued throughout the 1920s. The rise of industrialization, mass production, availability of funding, and a new public attitude toward consumption created many successful entrepreneurs. Those with the capitol often chose to diversify their investments by purchasing real estate, and apartment buildings, which were as easy to fund as single-family homes, were prime investments. However, because many of the popular funding methods used today – tax incentives, energy grants, etc. – were not available at the time, most developments were relatively small, consisting of only one or two buildings.[12]

In general, apartment construction is typically more expensive than single-family home construction. It combines the cost of separate dwelling units under one common roof and building envelope. Although there are some cost-saving benefits associated with the exterior shell, the structure required to support a larger number of dwellings, combined with the expense of multiple kitchens and bathrooms, adds to the cost of construction. Apartments are also considered a commercial grade investment and often require larger amounts of capital to fund the interim construction costs, followed by conversion to a permanent loan or mortgage as a method to repay the construction loan and to operate and lease the building.

Architectural magazines, local news articles and books featuring the history of apartment construction in the early part of the twentieth century in the United States revealed that apartments were designed by a wide variety of architects, builders, and developers in a range of styles consistent with projects built during this Eclectic or Revival Period in American architecture. Many individuals who designed and constructed apartment buildings were recognized for their work throughout their community, region or even nationally. However, there were also numerous architects and builders who, either by choice or chance, did not establish a name for themselves in apartment construction.[13] A combination of the two appears to be the case with M. J. Lahr, the project architect and developer/contractor for the Nottingham. Lahr completed a number of notable commissions in the Omaha metropolitan area, including a few apartments, between 1919 and 1930; however, he had only just begun his architectural practice during this period. He went on to design several apartment buildings in the Omaha area before his death in 1960. N.J. Skogman and Sons, the Nottingham builder, was more known for duplex construction throughout Omaha. However, they ventured into apartment development with the investment opportunity of the Nottingham.

The Nottingham Apartments is a solid representative of both the work of a typical builder/developer in Omaha in the mid-1920s and an apartment building constructed for white-collar workers at the end of Omaha's first apartment building boom. A January 4, 1925 article featured in the Omaha World Herald described the Nottingham as "another step in the development of the Bemis Park District" following the construction of the neighboring Omaha Technical High School completed in 1923.[14] In 1983, the Bemis Park Landmark Heritage District was designated as a local landmark in Omaha.[15] This neighborhood, with its curvilinear street pattern, was platted as a "retreat for wealthy Omaha residents…"[16] and contains many fine examples of Colonial and Neo-Classical revival style homes. The Nottingham Apartments sit one block directly south of this landmark district. Also, just three blocks to the west of the Nottingham Apartments, is the National Register-listed Gold Coast Historic District. Historically, this area housed the upper classes of Omaha. According to the National

[12] Ibid., Section E, Pg. 24 – 25.
[13] Ibid., Section E, Pg. 27.
[14] "New Apartment for Burt Street." *Omaha World Herald* 4 January 1925: Pg. 15.
[15] "Bemis Park Landmark Heritage District." City of Omaha Historic Landmarks. Available at: http://www.cityofomaha.org/planning/landmarks/alphabetical-listing/bemis-park-landmark-heritage-district.
[16] Mead & Hunt. Reconnaissance Survey of Selected Neighborhoods in Central Omaha, Nebraska, Nebraska Historic Buildings Survey. 2003, Pg. 4.

Register of Historic Places registration form, "The Gold Coast District developed quickly in the later nineteenth and early twentieth centuries, becoming a showcase of unique residences enjoyed by some of Omaha's most successful and influential citizens...."[17] However, by the 1920s improvements in transportation made the area accessible to more than just the upper class. This change allowed for more middle-class buildings, such as smaller single-family homes, duplexes, and apartments. The Nottingham serves as a fine example of this trend, for while its stylish exterior fit nicely with the high style architecture of the Gold Coast and Bemis Park neighborhoods, its more modest interior served the newer occupants of this section of Omaha.

"Beauty, Convenience in a Modern Apartment"

The Nottingham Apartment was well received in its location. Just one year after construction was complete, annual rent was reported at $26,000, and its value was estimated at $235,000.[18] After nearly a decade of service, the Nottingham continued to receive praise. As noted in an Omaha World Herald advertisement/article of 1933, "although the exterior is very lovely, just as a miniature castle, one is compelled to gasp in admiration when entering the beautiful Nottingham apartments." The article continues:

> "The living room was all done in lovely tones of amber, and seemed to exude a spirit of welcome....And the kitchenette is a dream! Cool and inviting, with all the most modern necessary equipment....The apartment has all the requirements for beautiful, yet comfortable, living quarters, and includes garage, too." [19]

The Nottingham Apartments were truly a representation of apartment construction in Omaha in the 1920s. Apartments were no longer associated with tenements and filth, but rather comfortable, attractive living spaces. Those living in the Nottingham could enjoy modern home conveniences, be close to the streetcar line, or garage their car on site; all expectations of modern apartment living were met with the Nottingham Apartments.

Criterion C: Architecture

Tudor Revival

The Nottingham was designed and constructed in the first quarter of the 20th Century, during the revival period known as the Eclectic movement. According to Virginia and Lee McAlester's *A Field Guide to American Houses*, "unlike the free stylistic mixtures that dominated the preceding Victorian era, the Eclectic movement stresses relatively pure copies of these traditions as originally built in different European countries and their New World colonies."[20] From the architect-designed "landmark" homes built in the late 19th century, the Tudor Revival style soon evolved into the less pretentious home common in the 1920s and 1930s. The early Tudor Revival examples, or "Jacobethan" style homes, were modeled after late Medieval buildings and often exhibited Renaissance detailing. After World War I, however, a more modest Tudor Revival style flourished with the establishment of masonry veneering techniques; now, small apartment buildings and modest homes could mimic the massive masonry of their English prototypes.[21]

During the 1920s and 1930s, Tudor Revival was the second most popular style for residential building, with Colonial Revival taking the lead.[22] The most common characteristics of the Tudor Revival style include steeply pitched rooflines, decorative half-timbering, grouped casement windows with multi-pane glazing, facades

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[17] "Gold Coast Historic District." National Register of Historic Places Registration Form, 1997.
[18] "Nebraska Ranch Deal Involves Half A Million." *Omaha World Herald.* October 16, 1926, Pg. 1.
[19] "Beauty, Convenience in Modern Apartment." *Omaha World Herald.* August 25, 1933, Pg. 12.
[20] McAlester, Virginia and Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 2003, Pg. 319.
[21] Ibid., 358.
[22] "Tudor Revival Style 1890-1920." Pennsylvania Historical & Museum Commission . Available at http://www.portal.state.pa.us/portal/server.pt/community/late_19th___early_20th_century_revival_period/2390/tudor_revival_style/294788.

dominated by one or more cross gables, prominent chimneys, gabled entries, and patterned stone and brickwork. Brick was the most common cladding material, with false half-timbering integrated into roughly half of these buildings. [23]

The architectural details found on the Nottingham are clearly consistent with the Tudor Revival Style, including the preserved overhanging gables, decorative half-timbered wall surfaces, stucco with masonry veneered construction and ornamental stonework in select locations along the facades. According to survey files of the Nebraska State Historic Preservation Office, The Nottingham Apartments is the only recorded Tudor Revival style 'L' Court Garden Apartment in Omaha. Only three other Tudor Revival apartments are recorded in Omaha: Tudor Arms (131 S. 39th, 'U' Court Garden Apartment), Arlington Manor (4907 Davenport, Apartment Building), and Wilshire (4910 Capitol Avenue, Row Flat). The Nottingham is considered a significant contribution to Omaha's rich architectural history, as very few Tudor Revival Style multi-family dwellings of this size and significance remain in Omaha.

A New Material: "Cinder Blox"

The Nottingham was among the first projects in Omaha to feature a new fire-resistant construction material called "cinder blox." Cinder blox are composed of a combination of cinder and cement, and there were many different variations of the product, which came into production c. 1920. The Ideal Cement Stone Company of Omaha began manufacturing cinder blox c. 1925. Unlike the earlier cement block, cinder blox were lighter, and according to a 1926 Omaha World Herald article, "nails can be driven into the blocks in much the same way that they are used in wood construction."[24] In the early to mid 1920s, cinder blox were touted as the non-combustible, lightweight, and economical alternative to conventional wood framed structures built up to this point.

The Architect

Matthew J. Lahr was the architect of record for the Nottingham. Mr. Lahr designed a number of notable buildings in Omaha, some of which include:

- St. Bridget's Church, 4112 S. 26th Street, 1920
- St. Rose School, 13th Street and Mid City Avenue, 1923
- Kay Apartments, 118 N. 31st Street, 1924
- Notre Dame Academy, 3501 State Street, 1925 (NRHP listed)
- Father Flanagan's Boy's Home Gym and Trade School, 132nd Street and West Dodge Road, 1929-30 (Complex NRHP/NHL listed)
- Rorick Apartments, 604 South 22nd Street , 1950-51

Lahr studied architecture at Chicago Technical College followed by two years at Columbia University in New York. He worked for Pond and Pond Architects in Chicago from 1909 to 1915. After moving to Omaha, he worked with Frank J. Ellert (Ellert & Lahr) from 1919-1921, and had his own practice (M.J. Lahr) from 1921 to 1927. Lahr then partnered with Carl Stangel (Lahr & Stangel) from 1927 to 1940. After 1940, Lahr continued to design under his own practice until at least 1956, passing away in 1960.[25] Lahr, either on his own or within his partnerships with Ellert and Stangel, designed a variety of buildings, ranging from schools and churches to

[23] McAlester, Pg. 355.
[24] "New 'Blox' is Popular." *Omaha World Herald* 19 July 1926: Pg. 7.
[25] Koyl, George S., Ed. *American Architects Directory First edition, 1956*. New York: R.R. Bowker Company, December 1955, Pg. 315. The American Institute of Architects Archives. Available at http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/1956%20American%20Architects%20Directory.aspx.

apartments and office buildings. Of the 19 projects he reported on the Architect's Roster of the American Institute of Architects in 1953, seven included apartment buildings.[26]

9. Major Bibliographic References

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[26] M.J. Lahr Architects' Roster Questionnaire, 1953. The American Institute of Architects Archives. *The AIA Historical Directory of American Architects*, s.v. "M.J. Lahr," (ahd4003203). Available at http://communities.aia.org/sites/hdoaa/wiki/Wiki%20Pages/rosterold.aspx.

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Pilgrim, Stacey C. and Meyer, Lynn. "Gold Coast Historic District." National Register of Historic Places Registration Form. 1997.

Polk's Omaha City Directory, 1925 and 1926.

"Tudor Revival Style 1890-1920." Pennsylvania Historical & Museum Commission . Available at http://www.portal.state.pa.us/portal/server.pt/community/late_19th___early_20th_century_revival_period/2390/tudor_revival_style/294788. Accessed 14 November 2012, last update unknown.

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:

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

Historic Resources Survey Number (if assigned): DO09:0216-047

10. Geographical Data

Acreage of property: Less than one
USGS Quadrangle: Omaha North Quadrangle

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

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

1.	Latitude	41.267086	Longitude	-95.961749
2.	Latitude		Longitude	
3.	Latitude		Longitude	
4.	Latitude		Longitude	

Verbal Boundary Description (Describe the boundaries of the property.)
The property is located at 3304 Burt Street, Omaha, Nebraska. The legal description is as follows: The East 109-7/8 feet of Lot 4, the North 33 feet of the West 40 feet of Lot 4, and the North 39 feet of the East 44 feet of the West 84 feet of Lot 4, all in Block 5, Lowe's Second Addition to the City of Omaha, Douglas County, Nebraska.

Boundary Justification (Explain why the boundaries were selected.)
The boundary includes all of the extant property historically associated with the Nottingham Apartments. The area includes all historically associated property.

The Nottingham Apartments
Name of Property

Douglas County, Nebraska
County and State

11. Form Prepared By

name/title Daniel Fox
organization Realty Asset Advisors SW, Inc. date 11-13-12
street & number 7956 East Montebello Avenue telephone 402-708-2121
city or town Scottsdale state AZ zip code 85250
email realtyassetadvisors@gmail.com

Additional Documentation

Submit the following items with the completed form:

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

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 The Nottingham Apartments

City or Vicinity Omaha County Douglas State Nebraska

Photographer Audrey Mohr, NSHS Date Photographed 11-6-12

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

Photo 1 of 14 (NE_DouglasCounty_NottinghamApartments_001)
Nottingham Apartments, south and east facades. Camera facing northwest.

Photo 2 of 14 (NE_DouglasCounty_NottinghamApartments_002)
Nottingham Apartments, west and south facades. Camera facing northeast.

Photo 3 of 14 (NE_DouglasCounty_NottinghamApartments_003)
Nottingham Apartments, west facade (rear). Camera facing southeast.

Photo 4 of 14 (NE_DouglasCounty_NottinghamApartments_004)
Concrete planter on southern facade. Camera facing northwest.

Photo 5 of 14 (NE_DouglasCounty_NottinghamApartments_005)
Decorative "N" railing on southern facade. Camera facing northwest.

Photo 6 of 14 (NE_DouglasCounty_NottinghamApartments_006)

Built-in drawers in bedroom closest of a first floor unit.

Photo 7 of 14 (NE_DouglasCounty_NottinghamApartments_007)
Corridor in a first floor unit.

Photo 6 of 14 (NE_DouglasCounty_NottinghamApartments_008)
Stairwell, second floor looking down to landing between first and second floors.

Photo 7 of 14 (NE_DouglasCounty_NottinghamApartments_009)
Corridor in a second floor unit.

Photo 8 of 14 (NE_DouglasCounty_NottinghamApartments_010)
Bedroom with living room in background of a second floor unit.

Photo 9 of 14 (NE_DouglasCounty_NottinghamApartments_011)
Corridor of corner unit on second floor.

Photo 10 of 14 (NE_DouglasCounty_NottinghamApartments_012)
Living room of corner unit on third floor.

Photo 11 of 14 (NE_DouglasCounty_NottinghamApartments_013)
Kitchen in third floor corner unit.

Photo 12 of 14 (NE_DouglasCounty_NottinghamApartments_014)
View from inside third floor corner unit looking into hallway.

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.

Figure 1: Nottingham Apartments, northwest corner of 33rd Street and Burt Street, Omaha. Boundary outlined in red. Google Maps.

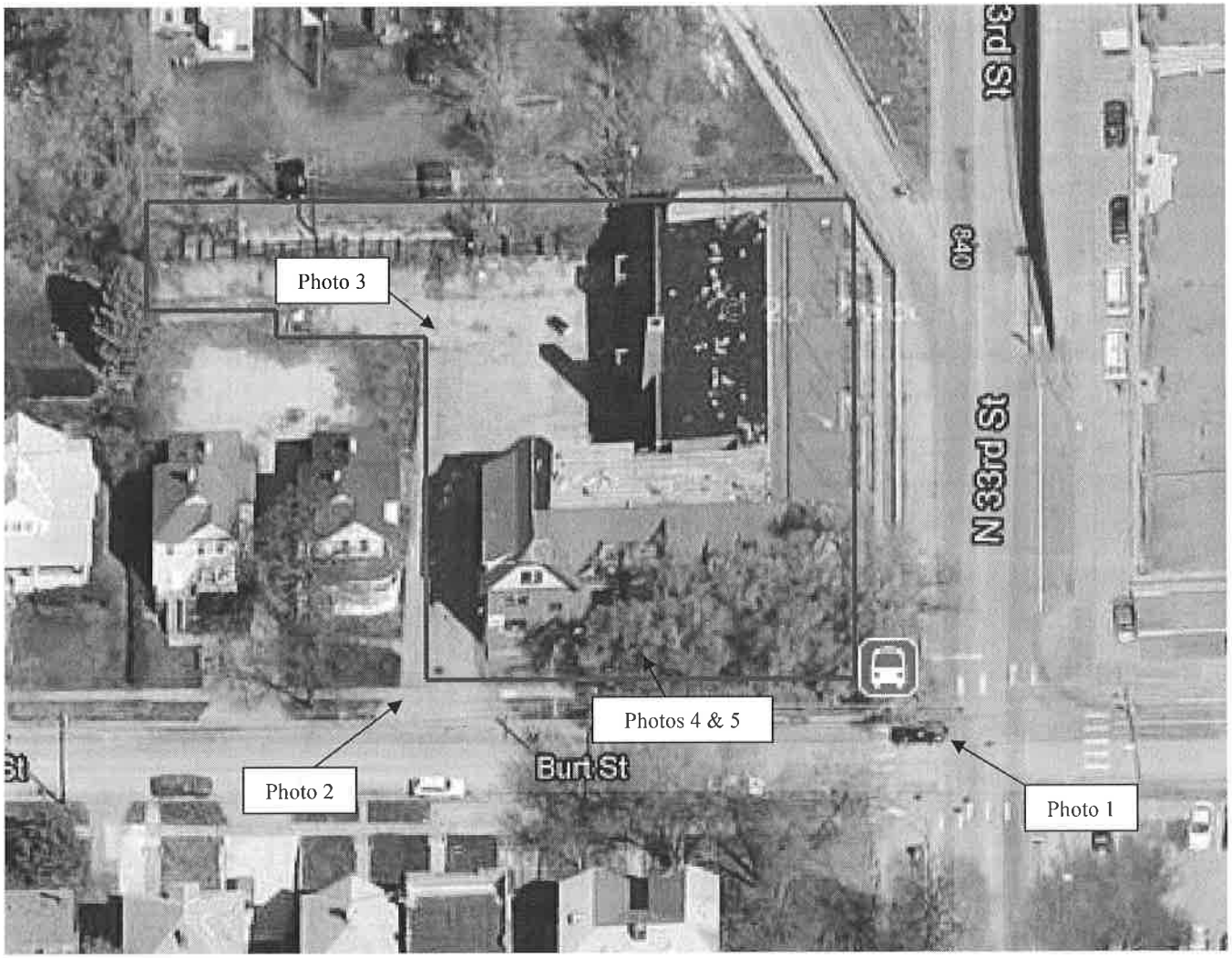


Figure 2: Nottingham Apartments, exterior photo key. Google Maps.

y thousand more paid city circulation than any other Omaha paper, daily and Sunday

New Apartment for Burt Street

Preliminary work has begun for a 35-apartment building to be constructed at Thirty-third and Burt streets by N. J. Skogman & Sons, who have been known principally in Omaha for their construction of duplexes.

The building, across the street from Technical high school, marks another step in the development of the Bemis park district following the erection of that building.

Influence of English architecture dominates the design for the apartment house, which was planned by M. J. Lahr, architect. Inspiration for the building came from the trip abroad last summer of the Skogman family.

Five entrances give access to six suites each, and besides that, on both sides of the corner, at the ground level, will be two more apartments. The basement will contain two community rooms with kitchens.

The apartment will be fireproof, with brick and tile walls, concrete floors, steel stairs with terrazo treads. Windows will be English casement. Interior finish will be in walnut. Vapor heat will be used. Estimated cost of the building is 180 thousand dollars. It will be completed by June 1.

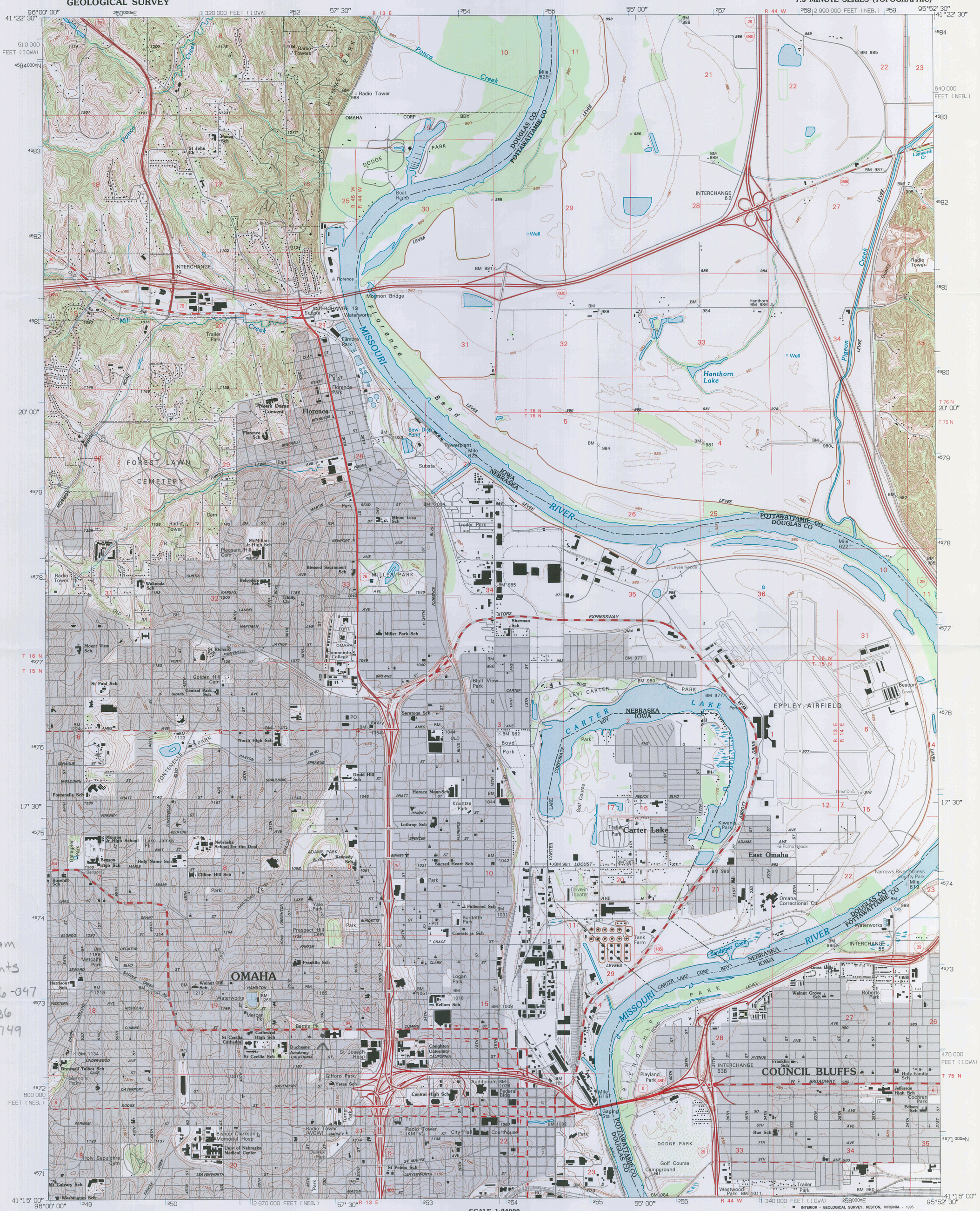
Homes of Comfort

Figure 3: Rendering of the Nottingham Apartments. "New Apartment for Burt Street." *Omaha World Herald*. January 4, 1925, Pg. 15.

Figure 4: *The image provided is under copyright protection and has been purged from the nomination.*

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

OMAHA NORTH QUADRANGLE
NEBRASKA-IOWA
7.5 MINUTE SERIES (TOPOGRAPHIC)



Produced by the United States Geological Survey
Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1952 and planetable surveys 1956. Revised from aerial photographs taken 1990. Field checked 1992. Map edited 1994

Universal Transverse Mercator projection
10,000-foot grid ticks: Nebraska coordinate system, south zone and Iowa coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue
1927 North American Datum (NAD 27)

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks
The values of the shift between NAD 27 and 83 for 7.5-minute intersections are given in USGS Bulletin 1875

Gray tint indicates areas in which only landmark buildings are shown

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

UTM GRID AND 1994 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
MN GN 1°56′ 34 MILS 5° 89 MILS

SCALE 1:24000
KILOMETERS
METERS
MILES
FEET

CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

COMPLIES WITH U.S. GEOLOGICAL SURVEY STANDARDS FOR SPATIAL ACCURACY - CLASS 2
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

NEBRASKA
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

1 Fort Calhoun
2 Loveland
3 Honey Creek
4 Irvington
5 Council Bluffs North
6 Ralston
7 Omaha South
8 Council Bluffs South

ADJOINING 7.5′ QUADRANGLE NAMES

INTERIOR - GEOLOGICAL SURVEY, RESTON, VIRGINIA - 1995

ROAD CLASSIFICATION
Primary highway hard surface
Light-duty road, hard or improved surface
Secondary highway hard surface
Unimproved road
Interstate Route U.S. Route State Route

OMAHA NORTH, NEBR.-IOWA
41095-C8-TF-024

1994

DMA 6866 IV SW - SERIES V875

NOTTINGHAM

The
NOTTINGHAM
APARTMENTS
NOTTINGHAM

PRIVATE
PARKING
ONLY
STATE LAW
SEC. 28-589
VIOLATORS
WILL BE
TOWED AWAY

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Nottingham Apartments, The

MULTIPLE NAME:

STATE & COUNTY: NEBRASKA, Douglas

DATE RECEIVED: 3/08/13 DATE OF PENDING LIST: 4/03/13
DATE OF 16TH DAY: 4/18/13 DATE OF 45TH DAY: 4/24/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000195

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 4.23.13 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA_____

REVIEWER_____ DISCIPLINE_____

TELEPHONE_____ DATE_____

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

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

Nebraska
STATE HISTORICAL SOCIETY

RECEIVED 2280
MAR 08 2013
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

March 4, 2013

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

RE: The Nottingham Apartments
Omaha, Douglas County, Nebraska

Dear Mr. Loether:

Please find enclosed the National Register of Historic Places nomination form for the above resource. 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,

L. Robert Puschendorf
Deputy State Historic Preservation Officer

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

Joeckel, Jeffery <jeff_joeckel@nps.gov>

RE: Recent National Register Listings

1 message

Mohr, Audrey <audrey.mohr@nebraska.gov> Tue, May 21, 2013 at 9:42 AM
To: "Joeckel, Jeffery" <jeff_joeckel@nps.gov>

Hi Jeff,

I suggested just removing the continuation sheets so it would be less work on your part, but if you're willing to go in and remove specific images, that would be great! Here is what needs to be removed:

Nottingham Apartments: Figure 4

Ottawa Block: Figures 10-12

Lincoln Highway – Grand Island Seedling Mile: Figure 3

Citizens State Bank: Figures 4-7

All of the images for Omaha Park & Boulevard System and Bethphage Mission are owned by the property owners, and we have full permission to use them online.

Thank you for doing this, and I promise that I'll have the images removed before I send them to you next time!

Audrey

From: Joeckel, Jeffery [mailto:jeff_joeckel@nps.gov]
Sent: Tuesday, May 21, 2013 8:04 AM
To: Mohr, Audrey
Subject: Re: Recent National Register Listings

Thank you for letting us know. The most recent listings we have from Nebraska are:

NEBRASKA, DOUGLAS COUNTY,
Nottingham Apartments, The,
3304 Burt St.,
Omaha, 13000195,
LISTED, 4/23/13

NEBRASKA, DOUGLAS COUNTY,
Omaha Park and Boulevard System,
20 city parks, 4 golf courses & 19 connecting blvds. including Riverview, Hanscom & Fontenelle Parks., & Blvds.,
Omaha, 13000196,
LISTED, 4/23/13

NEBRASKA, DOUGLAS COUNTY,
Ottawa Block, The,
2401 Farnam St.,
Omaha, 13000197,
LISTED, 4/22/13

NEBRASKA, HALL COUNTY,
Lincoln Highway–Grand Island Seedling Mile,
Seedling Mile Rd.,
Grand Island, 13000198,
LISTED, 4/24/13
(Lincoln Highway in Nebraska MPS)

NEBRASKA, KEARNEY COUNTY,
Bethphage Mission,
1044 23rd Rd.,
Axtell vicinity, 13000199,
LISTED, 4/24/13

NEBRASKA, PLATTE COUNTY,
Citizens State Bank,
204 Pine St.,
Creston, 13000200,
LISTED, 4/24/13

Do you need the embedded images from the continuation sheets for all of these removed? (For example on the Nottingham Apts, pages pdf pages 18 and 19 (figures 3 and 4) are of an old newspaper advertisement and a 1925 photo?

Please let me know, if you need all of these types of images removed from all of these files. I can remove them, then send copies to you and Jim to ensure that everyone knows what is for public accessibility.

Thank you,

Jeff Joeckel
Archivist, National Register of Historic Places

jeff_joeckel@nps.gov
202-354-2225
Website: www.nps.gov/history/nr
Facebook: www.facebook.com/NationalRegisterNPS
Flickr: www.flickr.com/photos/nationalregister/

On Tue, May 21, 2013 at 8:13 AM, Gabbert, James <james_gabbert@nps.gov> wrote:

Audrey:

I am copying this to Jeff Joeckel, our archivist, scanning dude, and all-around-good egg. He can take care of the problem and will contact you if he has questions about what needs to be removed.

On Mon, May 20, 2013 at 11:05 AM, Mohr, Audrey <audrey.mohr@nebraska.gov> wrote:

Hi Jim,

I just realized that the nominations that were just listed are now available on the NPS website (even though my computer is not letting me download them). We had a few photos that we are removing from the nominations when we put them on our website because we only received “academic” permission to use the photos, not internet permission. Could you please remove the continuation sheets from what you have posted so that the permission is not violated? We will not include these photos in future submissions, but will rather simply reference them in the bibliography.

Thanks,

Audrey

Audrey Mohr

National Register & CLG Coordinator

Nebraska State Historic Preservation Office

Nebraska State Historical Society

1500 R Street

PO Box 82554

Lincoln, NE 68501-2554

p: (402) 471-4775

f: (402) 471-3100

audrey.mohr@nebraska.gov

Nebraska STATE HISTORICAL SOCIETY

Your Nebraska source for the histories we share

www.nebraskahistory.org

Join us for the first Nebraska Preservation Conference on June 14!

--

Jim Gabbert

Historian

National Register of Historic Places/National Historic Landmarks

(202) 354-2275