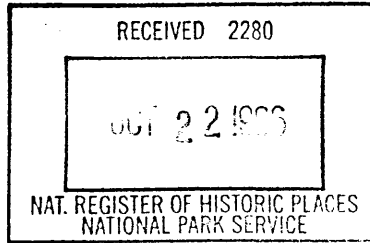


United State Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

### 1. Name of Property

historic name Howard Street Apartment District

other names/site number \_\_\_\_\_

### 2. Location

street & number roughly 22nd to 24th Streets, Harney to Landon Court not for publication [N/A ]

city or town Omaha vicinity [N/A ]

state Nebraska code NE county Douglas code 055 zip code 68102

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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  nationally  statewide  locally. (  See continuation sheet for additional comments.)

Lawrence Sommer  
Signature of certifying official

12/15/96  
Date

Director, Nebraska State Historical Society  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

- I, hereby  certify that this property is:
  - entered in the National Register.  See continuation sheet.
  - determined eligible for the National Register.  See continuation sheet.
  - determined not eligible for the National Register.
  - removed from the National Register.
  - other, (explain): \_\_\_\_\_

Edson H. Boall  
Entered in the  
National Register

11-22-96

\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date of Action

Howard Street Apartment District  
Name of Property

Douglas County, Nebraska  
County and State

5. Classification

<p>Ownership of Property (Check as many boxes as apply)</p> <p><input checked="" type="checkbox"/> private  <input type="checkbox"/> public-local  <input type="checkbox"/> public-state  <input type="checkbox"/> public-Federal</p>	<p>Category of Property (Check only one box)</p> <p><input type="checkbox"/> building(s)  <input checked="" type="checkbox"/> district  <input type="checkbox"/> site  <input type="checkbox"/> structure  <input type="checkbox"/> object</p>	<p>Number of Resources within Property (Do not include previously listed resources in the count.)</p> <table border="0"> <tr> <td style="text-align: center;">Contributing</td> <td style="text-align: center;">Noncontributing</td> <td></td> </tr> <tr> <td style="text-align: center;">16</td> <td style="text-align: center;">1</td> <td>buildings</td> </tr> <tr> <td colspan="2"><hr/></td> <td>sites</td> </tr> <tr> <td colspan="2"><hr/></td> <td>structures</td> </tr> <tr> <td colspan="2"><hr/></td> <td>objects</td> </tr> <tr> <td style="text-align: center;">16</td> <td style="text-align: center;">1</td> <td>Total</td> </tr> </table>	Contributing	Noncontributing		16	1	buildings	<hr/>		sites	<hr/>		structures	<hr/>		objects	16	1	Total
Contributing	Noncontributing																			
16	1	buildings																		
<hr/>		sites																		
<hr/>		structures																		
<hr/>		objects																		
16	1	Total																		
<p>Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)</p> <p style="text-align: center;">N/A</p>		<p>Number of contributing resources previously listed in the National Register</p> <p style="text-align: center;">N/A</p>																		

6. Function or Use

<p>Historic Functions (Enter categories from instructions)</p> <p>DOMESTIC--multiple dwelling, single dwelling</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	<p>Current Functions (Enter categories from instruction)</p> <p>DOMESTIC--multiple dwelling, single dwelling</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
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7. Description

<p>Architectural Classification (Enter categories from instructions)</p> <p>LATE 19TH AND EARLY 20TH CENTURY AMERICAN  MOVEMENTS--Prairie School  LATE VICTORIAN--Shingle Style</p>	<p>Materials (Enter categories from instructions)</p> <p>foundation BRICK  walls BRICK, WOOD--Shingle  roof CONCRETE.  other</p>
---	--

Narrative Description  
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

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

- A Property is associated with events that have made a significant contribution to the broad patters 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.
- 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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance  
1885-1930  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates  
1885, 1930  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Cultural Affiliation

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

Architect/Builder

VARIOUS  
\_\_\_\_\_

Narrative Statement of Significance  
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography  
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

- Previous documentation on file (NPS):
- preliminary determination of individual listing (36 CFR 67) has been requested.
  - previously listed in the National Register
  - previously determined eligible by the National Register
  - designated a National Historic Landmark
  - recorded by Historic American Buildings Survey # \_\_\_\_\_
  - recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location for Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Omaha City Planning Department

Howard Street Apartment District  
Name of Property

Douglas County, Nebraska  
County and State

10. Geographical Data

Acreage of Property 4.02 acres

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

	Zone	Easting	Northing		Zone	Easting	Northing
1.	15	253220	4571140	3.			
2.				4.			

See continuation sheet.

Verbal Boundary Description  
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification  
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Stacey C. Pilgrim, Planner Specialist  
organization Omaha City Planning Department date August 1996  
street & number 1819 Farnam, Suite 1100 telephone (402)444-5210  
city or town Omaha state NE zip code 68183

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name/title See additional sheets  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**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. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United State Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Howard Street Apartment District

Name of Property

Douglas County, Nebraska

County and State

Section 7 Page 1

### 7. Architectural Description

The Howard Street Apartment District is a grouping of sixteen apartments, rowhouses and double houses located near the historic Central Business District of Omaha. The streets are set into a grid pattern and the apartments align along both sides of the street. The area covers approximately three city blocks and three streets--Harney, Dewey and Howard. The district is cohesive with only one non-contributing property and one vacant lot. Architecture of the district varies with examples of Arts and Crafts, Prairie, and Shingle style, to name a few. The appearance of the area has had few changes over time and it retains a very high degree of architectural integrity.

The area between 22nd and 24th Streets, a few blocks west of the Central Business District in Omaha, Nebraska, has always been known as a residential area for both single and multi-family residences. Originally, the area contained numerous single family houses, but those have since been replaced by larger multi-family units. Roughly located in an area between 22nd and 24th Streets and Harney Street and Landon Court, the Howard Street Apartment District consists of apartments, rowhouses, and apartment courts. The center of the district is found along Howard Street where the majority of the apartments are located. All of the buildings were built between 1885 and 1930 and few have been significantly altered over time. The majority of the buildings are second and third generation structures, replacing original single family houses and large mansions. Currently, the district retains only one of the original mansions, the 1885 house at 2226 Howard. During the late 1920's, however, this house was converted into apartments. The remaining buildings are all multiple family structures.

The following multiple family dwellings are listed according to Omaha Historic Building Survey Site Numbers.

**DO09:0122-010, 2308-2316 Dewey Avenue**

**DO09:0122-011, 2317 Dewey Avenue**

**DO09:0122-012, 2301-2303 Dewey Avenue**

These three two-story rowhouses are believed to have been constructed in 1908 by Ernest Sweet. Although the original building permits for some of these structures do not exist, other multiple dwellings along Dewey Avenue were built by Ernest Sweet in 1908. All of the duplexes and multiple dwellings found here are of similar scale and massing and all have similar stylistic elements which has led to the conclusion that all or most of the rowhouses were probably owned and built by Ernest Sweet. Sweet was a prominent owner and developer in the early decades of the 20th century. The addition name for the street is Ernest Sweet's Second Addition and was named after the owner of the property.

The flat roofed structures are built of load bearing brick walls. Brick quoins, string courses and double porches are found on the front facades of all the buildings. Originally the porches had hipped tile roofs supported by Doric columns. Currently only the building at 2301 Dewey retains the original porch. The windows on all facades are double hung sash with brick sills. The windows on the main facade are set in a symmetrical pattern with three to four windows on the second floor and two entries on the first floor. All of the structures are two stories. Two of the buildings are two unit rowhouses and the other is a four unit rowhouse.

**DO09:0122-013, 2316 Howard Street**

Built in 1908, this duplex has a flat roof and load bearing brick walls with glazed brick ornamentation on the main facade. The two story structure originally contained two dwelling units, one on the first floor the other on the second. The main facade faces south and entrance is gained to the structure through an enclosed porch. The porch is flat roofed and runs the entire width of the front facade. The flat roof creates a balcony for the second floor. The front facade is decorated with glazed brick quoins and sting course. The enclosed porch has a single sliding glass door and numerous single pane windows. The second floor fenestration pattern has not been altered and it consists of four double hung sash windows. The duplex has recently been converted into a single family residence.

United State Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Howard Street Apartment District

Name of Property

Douglas County, Nebraska

County and State

Section 7 Page 2

### **DO09:0122-014, 2302-2312 Howard Street**

This sextet dwelling unit was built in 1909 by the owner, Ernest Sweet. The addition in which this and four other rowhouses were constructed was named Ernest Sweet's Second Addition. The rowhouse is two stories and was constructed for the cost of \$15,000. The style is vernacular with some elements of the arts and crafts movement including tiled hip porch roofs with exposed rafters. The building is brick and the main facade is decorated with limestone sills and decorative cornice detailing. The main facade faces south and has three separate porches leading to paired doors. Each of the three units is two stories and contains two dwellings creating a sextet rowhouse. The porches are covered by hipped roofs, the two end roofs are the original clay tile, the middle has been replaced with asphalt shingles. The roofs are supported by square Doric columns.

### **DO09:0122-015, 2226 Howard Street**

This single family dwelling constructed in the shingle style, was built around 1890. By the late 1920's it had been converted into a rooming house, but is currently a single family residence. The two and one half story house is covered in narrow clapboard and decorative scale shingles, common during the late 1800's. The entire house has been painted green. Double hung sash windows are found on all facades and some decorative lead glass windows are found on the first floor. The main facade is the southern facade and the main entrance is through an enclosed porch. The roof is low pitched and hipped with cross gables. Within each of the cross gables is a small window at the attic level. Very few alterations have been made to the exterior of the house and it retains a very high degree of integrity.

### **DO09:0122-016, The Mayfair Apartments 2222 Howard Street**

The Mayfair is a three-story, 13 unit apartment building designed in the Prairie style. No original building permits exist so it is unclear as to the exact date of construction. Because it is similar in design and construction as an apartment building at 3301 Dewey Avenue it is assumed that the building was built around 1915 and that the architect may have been H.D. Frankfurt. Facing south, the main facade is symmetrical in design with a central entry. The entry has a transom and sidelights. Each apartment has an exterior cantilevered balcony with wrought iron railing and a door leading onto each balcony. Wrought iron balconies are also found on the north facade. The dark brick facade of the building is ornamented with two white limestone string courses, keystones, lintels and sills as well as a name plate. The roof of the building is flat and has two central pavilions. The windows are mainly one over one double hung sash. Two sets of paired windows with transoms are found directly above the main entrance. The remaining windows are single and flank the entrances to the balconies.

### **DO09:0122-021, 2235 Howard Street**

Originally constructed in 1909, this is a four-square style double house with a pyramid roof. It was designed by the prominent Omaha architectural firm of George Fisher and Harry Lawrie. The pyramid roof is accented by a single dormer on the main (north) facade. The first floor is dominated by a flat roofed porch supported by square Doric pillars. Many of the windows are six over one double hung sash with exterior aluminum storm windows. The house is two stories and is covered in wooden clapboard. Although it appears that the structure was built as a single family residence, building permits and city directories indicate that the building contained at least two living units. Currently, the building contains three apartment units. The exterior appearance of the double house has remained unchanged and the building retains a high degree of integrity.

### **DO09:0122-022, The Bartlett 2227 Howard**

The Bartlett is an Arts and Crafts style apartment building constructed of concrete frame and brick curtain walls. Built in 1929 for Charles B. Kirby by John L. Soderberg, the building is three stories terminating in a flat roof. The building contains fifteen apartment

United State Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Howard Street Apartment District

Name of Property

Douglas County, Nebraska

County and State

Section 7 Page 3

units. Projecting from the cornice is a red clay tile pent roof with exposed rafters and brackets. The front facade faces north and is symmetrical. The main entrance is centered and is also covered by a red clay tile pent roof. All of the twenty windows along this facade are paired and are double hung sash. Decorative features include red clay sills and a name plate, as well as brick banding at the first floor level. The building is 40 x 46 feet and was built at a cost of \$25,000.

### **DO09:0122-023, The Bosworth 2217 Howard Street**

This 1913 four story apartment building was designed by Peterson and Dodd for Slabaugh Realty. Designed in an eclectic manner, the building contains some elements of the prairie style including emphasis on the horizontal. The cornice is decorated with a small clay tile pent roof and projecting pavilions. The main decorative material is white limestone and this is found in the cornice medallions and at the window sills. The north (front) facade is symmetrical with sixteen groups of paired windows. There are two entrances to the building with balconies for the apartments above the main entrances. These balconies are wrought iron and each have two doors leading on to them. Each balcony was used by two apartments. The building is constructed of load bearing brick walls.

### **DO09:0122-024, Longfellow Apartments 2215 Howard Street**

This four story, forty-four unit brick apartment building was designed in 1922 by Alexander Shields for Byron G. Burbank. Burbank was a large property owner in the city of Omaha and he owned several large apartment structures. The cost of the Longfellow apartments was \$65,000. The flat roofed blond brick building is fairly simple in design. White limestone sills under the windows are one of the few decorative elements found on the building. The symmetrical facade has a central entry with sidelights and a fanlight. The stoop porch is covered by a flat roof supported by Doric columns. Decorative brickwork is found in the cornice and a brick string course is found above the first floor windows. The building retains a high degree of exterior integrity.

### **DO09:0122-025, Forrest Apartments 2211 Howard Street**

Designed by noted apartment architect Frederick A. Henninger, this apartment was constructed in 1927 for Byron G. Burbank. The building contains forty-eight apartment units. The Moorish detailed building was constructed of load bearing, blond brick walls and has terra cotta detailing. The symmetrical facade has a central entry with a large arched window directly above. The Moorish detailing is found in a string course, turned decorative columns, and shield ornamentation. The cornice is decorated with glazed terra cotta that matches the terra cotta detailing around the door. The Forrest is the second apartment building in the district that was owned by Byron G. Burbank. The original windows are four over four double hung sash, but replacement aluminum windows cover the original four over four double hung sash windows. The size and shape of the window openings have not been altered. Originally, an ornate staircase at the street level matched the exterior Moorish detailing, this was replaced by a non-intrusive stoop porch. The brick found on the retaining wall matches the brick on the front facade of the building.

### **DO09:0124-044, St. Clare Apartments 2315 Harney Street**

The St. Clare Apartments were designed in 1913 by Omaha architect F.A. Henninger. The two buildings of the St. Clare consist of one L-shaped building with a projecting entry and one simple box plan building. Both buildings are similar in design. Designed in the Prairie/Arts and Crafts style, the buildings have flat roofs with a projecting terra cotta cornices. The original cornice was replaced with the terra cotta cornice in 1941. The three story buildings have double hung sash windows with eight over one lights and white limestone sills. A white limestone string course runs below the first floor. Carved limestone name plates decorate each entry. The larger apartment structure contains twelve units and the smaller building contains eight. The two buildings are separated by an open courtyard with large trees. Integrity of the two buildings is very high.

United State Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Howard Street Apartment District

Name of Property

Douglas County, Nebraska

County and State

Section 8 Page 4

### 8. Statement of Significance

The Howard Street Apartment District is significant under Criterion C (architecture) as a fine local example of an apartment district established during the late 19th and early 20th centuries. The buildings within the district were all constructed between 1885 and 1930 and represent a variety of architectural styles. The district contains a variety of multiple family dwellings including rowhouses, apartments, and apartment courts as well as one single family residence. These types of multiple family dwellings were identified in the "Multiple Dwelling Study" completed in 1989 by Lynn Meyer of the Omaha City Planning Department .

#### History

The earliest buildings in Omaha that were specifically designed as multiple dwellings were St. Louis flats, consisting of commercial space on the first floor and residential space on the upper floors.<sup>1</sup> Prior to 1910 the majority of these multiple family dwellings came in the form of rowhouses.<sup>2</sup> After 1910 the first real "boom" of apartment house construction started and continued through 1917.<sup>3</sup> During this period over 100 buildings were constructed, with emphasis shifting from rowhouses to what was to become the more traditional apartment house design, i.e., single buildings housing multiple units whose entrances were to a common hall or hallways.<sup>4</sup>

Most of the early apartment construction focused on the Central Business District (CBD) where the majority of industry and commercial activity was centered and, therefore, where most of the working population was located, due to minimal public transportation.<sup>5</sup> As the street railway system in Omaha converted from horse power to electricity in the first years of the twentieth century it began to expand its service area. The working population, having transportation to the industrial and commercial areas, could then live outside the crowded CBD.<sup>6</sup> Most housing outside the CBD, however, was the more expensive single family homes. This situation was soon rectified as developers recognized the need for housing and began building apartment houses on or near the expanding street car lines.<sup>7</sup>

Two major developers located their apartments in this area of downtown Omaha. Ernest Sweet for whom Ernest Sweets addition is named, built several rowhouses. Most of these are extant and located along Dewey Avenue, but one large rowhouse is found on Howard Street. The other developer, Byron G. Burbank was a large property owner who built several apartments throughout the city. His two apartments in the Howard Street Apartment District--the Longfellow and the Forrest--are two of the largest buildings within the district.

The architects who designed the structures in the neighborhood include prominent Omaha architects as well as owners and contractors. Frederick A. Henninger designed two of the apartments in the district, the Forrest and the St. Clare. Henninger is one of Omaha's most prolific architects, designing several important buildings in the city including both commercial and residential structures. Of his apartment designs, the Strehlow Terrace Apartments and the Normandie Apartments are listed on the National Register of Historic Places. George Fisher and Harry Lawrie designed the double house at 2235 Howard Street. The firm of Fisher and Lawrie is perhaps best noted for their work on commercial and warehouse spaces, designing several of the important buildings in the Old Market National Register District and the Omaha Rail and Commerce Historic District. Other important architects include

<sup>1</sup>Fimple, Kathleen L. Ph.D. "The Melrose National Register Nomination," 1989.

<sup>2</sup>Meyer, Lynn. "Multiple Dwelling Study." Omaha City Planning Department, 1989.

<sup>3</sup>Fimple.

<sup>4</sup>Meyer.

<sup>5</sup>Landmarks Heritage Preservation Commission. *A Comprehensive Program for Historic Preservation in Omaha.* (Omaha, Nebraska: Omaha City Planning Department, 1980) p. 45.

<sup>6</sup>Ibid, p. 44.

<sup>7</sup>Fimple.



United State Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Howard Street Apartment District

Name of Property

Douglas County, Nebraska

County and State

Section 8 Page 5

Alexander Shields (the Longfellow) and the firm of Petersen and Dodd (the Bosworth). The eight remaining buildings in the district were either designed by the owner or by the contractor, rather than an architect.

### Significance

The Howard Street Apartment District is significant to Omaha as a unique area of multiple family dwelling units near the downtown area. Only a few dense apartment districts of this type are extant in the Central Business District of Omaha. Historically, several areas of apartments were located near the downtown area. Because of the lack of efficient transportation, people tended to live closer to work and shopping areas.<sup>8</sup> Of these, the Howard Street Apartment District is one of the finest examples of downtown living from the late 19th and early 20th centuries. Most of the others have been demolished or have deteriorated.

The multiple family buildings within the Howard Street Apartment District were identified in the City of Omaha property type analysis report "Multiple Dwelling Study" and were noted as being among the best examples of the "apartment" and "rowhouse" types in a potential National Register or locally designated district.<sup>9</sup> The "Multiple Dwelling Study" outlines the various forms of multi-family dwelling units found in the city of Omaha. These include Rowhouses, Apartments, Flats, Duplexes and double houses, Commercial or St. Louis Flat. Each of these can be further subdivided. Those found within this district include the Rowhouse, double house and Apartment types.

A rowhouse is defined as a structure comprised of a series of attached dwellings.<sup>10</sup> Rowhouses can be organized in a variety of ways. Some of the more common configurations include alignment along a street, L and U-shaped courtyards, and the street-court complex, alignment along a narrow, mid-block street.<sup>11</sup> The rowhouse sub-types found in this district are the street-court complex (Dewey Avenue) and those aligned along a street (Howard Street). The street-court complex is the rarest configuration found in Omaha. In 1989 only three such groupings existed. Since that time one has been demolished and one of the two remaining street-court complexes is found in the Howard Street Apartment District along Dewey Avenue.

A double house is a two-unit dwelling that is designed to appear as much as possible as a large house.<sup>12</sup> The double house should not be confused with the two unit rowhouse which is usually plain and the walls appear as if another unit could be attached.<sup>13</sup> Both a double house (2235 Howard) and a two unit rowhouse (2314 Howard) are represented in the district. The house at 2235 Howard appears much like a single family residence with a pyramid roof and finished walls, where as 2314 Howard has a flat roof and little ornamentation, common in a rowhouse.

The apartment is well represented in the Howard Street Apartment District. Several types of apartments are found. Although not as completely researched in the "Multiple Dwelling Study," the apartment house was subdivided into L and U-shaped courtyards, apartment court complex, and apartment block.<sup>14</sup> The sub-types represented in the district include the L-shape court, and the apartment block. The apartment block represents several apartment structures including the double loaded corridor which is represented in the Howard Street Apartment District. The L-shape court (St. Clare) consists of an L-shaped building usually three stories in height that surrounds a central courtyard.<sup>15</sup> The five remaining apartments are all block plans with the double loaded

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<sup>8</sup>Landmarks, p. 45.

<sup>9</sup>Meyer.

<sup>10</sup>Meyer, Lynn. "Property Type Analysis, Rowhouses in Omaha." (Omaha, Nebraska, Omaha City Planning Department, 1989). p. 1.

<sup>11</sup>Ibid, p. 1-2.

<sup>12</sup>Meyer, "Multiple Dwelling Study".

<sup>13</sup>Ibid.

<sup>14</sup>Ibid.

<sup>15</sup>Fimple

United State Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Howard Street Apartment District

Name of Property

Douglas County, Nebraska

County and State

Section 8,9 Page 6

corridor. The double loaded corridor consists of a central hall with apartments on either side of the hall.<sup>16</sup> This includes the apartments with a single entrance (Longfellow, Forrest, Mayfair) as well as those with a double entrance (Bartlett and Bosworth).

The Howard Street Apartment District contains one large single family house which was built in 1885. This house was converted into a multiple family dwelling during the late 1920's but is again a single family house. Although the oldest building in the district, the house is predominantly representative of the types of single family houses found in the area but it also represents a trend in the conversion of single family to multi family use.

Architectural styles vary within the Howard Street Apartment District. The rowhouses constructed here are predominantly vernacular in style with Renaissance Revival features. Between 1900 and 1915 the Renaissance Revival Style was the most common style for rowhouses in Omaha.<sup>17</sup> Although the majority of the buildings are vernacular in style certain elements of other styles are found including the Prairie Style which is found in the Mayfair, the St. Clare, the Bosworth and the Bartlett. The Forrest has Moorish decorative elements and is probably the most unique building in the district.

The Howard Street Apartment District is one of the few areas in downtown Omaha that contains a significant number of multi family structures. During the late nineteenth and early twentieth centuries the area surrounding the downtown was primarily multi family residential.<sup>18</sup> Of these the Howard Street Apartment District is the best surviving example of the downtown apartment residences. The district retains an exceptional amount of integrity of both individual structures and the district as a whole. The only other area near the Central Business District that contains a significant number of multi family structures is located around 19th Avenue and Jones Streets near the Berkeley Apartments (NR, 1996). This area, however, lacks integrity in that many of the apartment buildings have been significantly altered or deteriorated. The Howard Street Apartment District retains a very high degree of architectural integrity and is significant to the architecture and architectural history of Omaha during the late nineteenth and early twentieth centuries.

### 9. Bibliography

City of Omaha Permit Records. Permits and Inspection Division, City of Omaha Planning Department.

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<sup>16</sup>Meyer, "Normandie Apartments National Register Nomination," 1991.

<sup>17</sup>Meyer, "Rowhouses in Omaha"

<sup>18</sup>Landmarks, p. 45.

United State Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Howard Street Apartment District

Name of Property

Douglas County, Nebraska

County and State

Section 10 Page 7

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**10. Geographical Data**

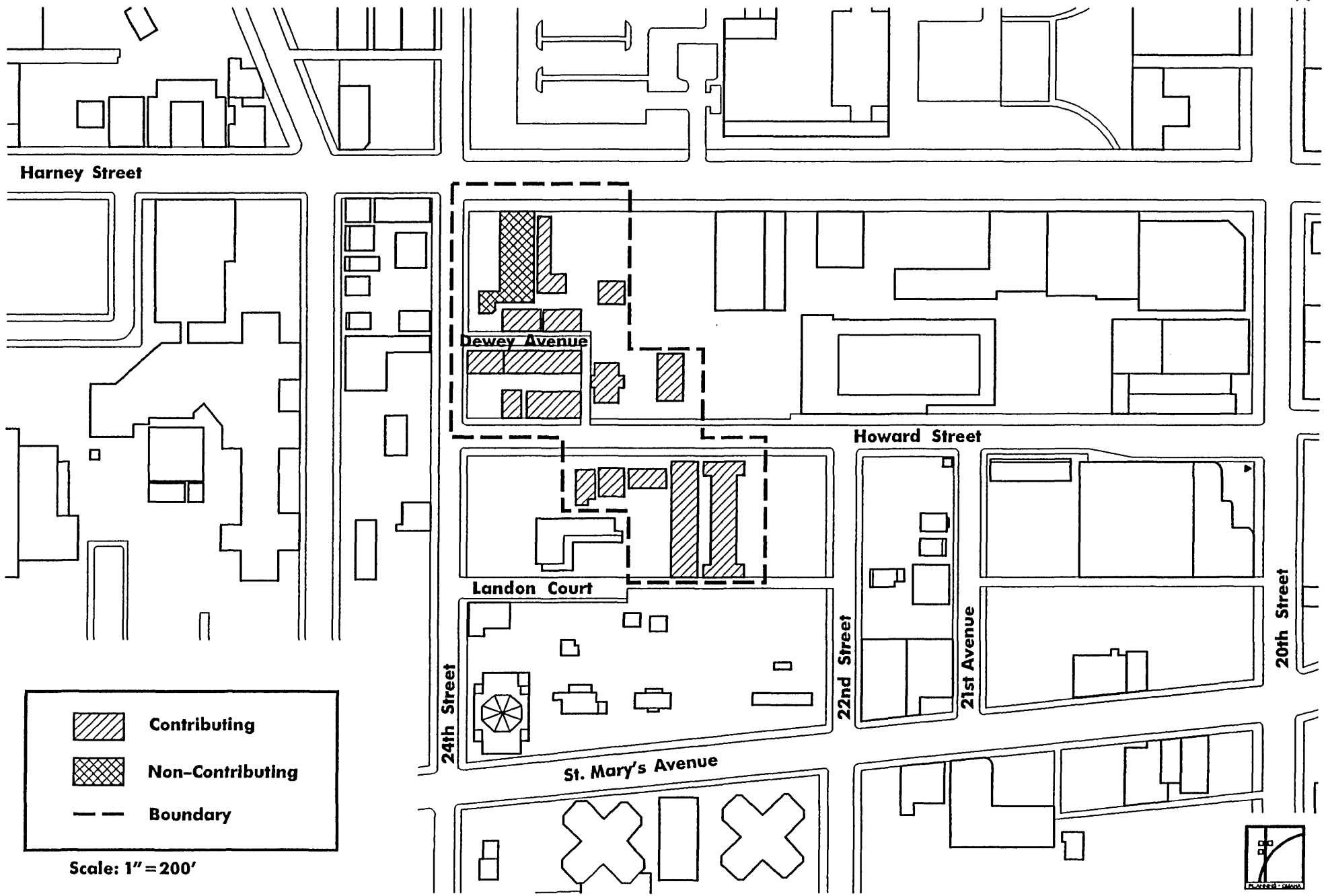
**Verbal Boundary Description**

See Boundary Map

**Boundary Justification**

The boundary includes those multiple family residential buildings retaining integrity that are situated west of the Central Business District of Omaha and have historically been associated with multiple family dwelling in or near the downtown area of Omaha. Limits of the district were selected on the basis of visual changes in architectural character due to a decline in the concentration of potentially contributing properties.

# Howard Street Apartment District Boundary Map



Harney Street

Dewey Avenue

Howard Street

Landon Court




24th Street

22nd Street

21st Avenue

20th Street

St. Mary's Avenue

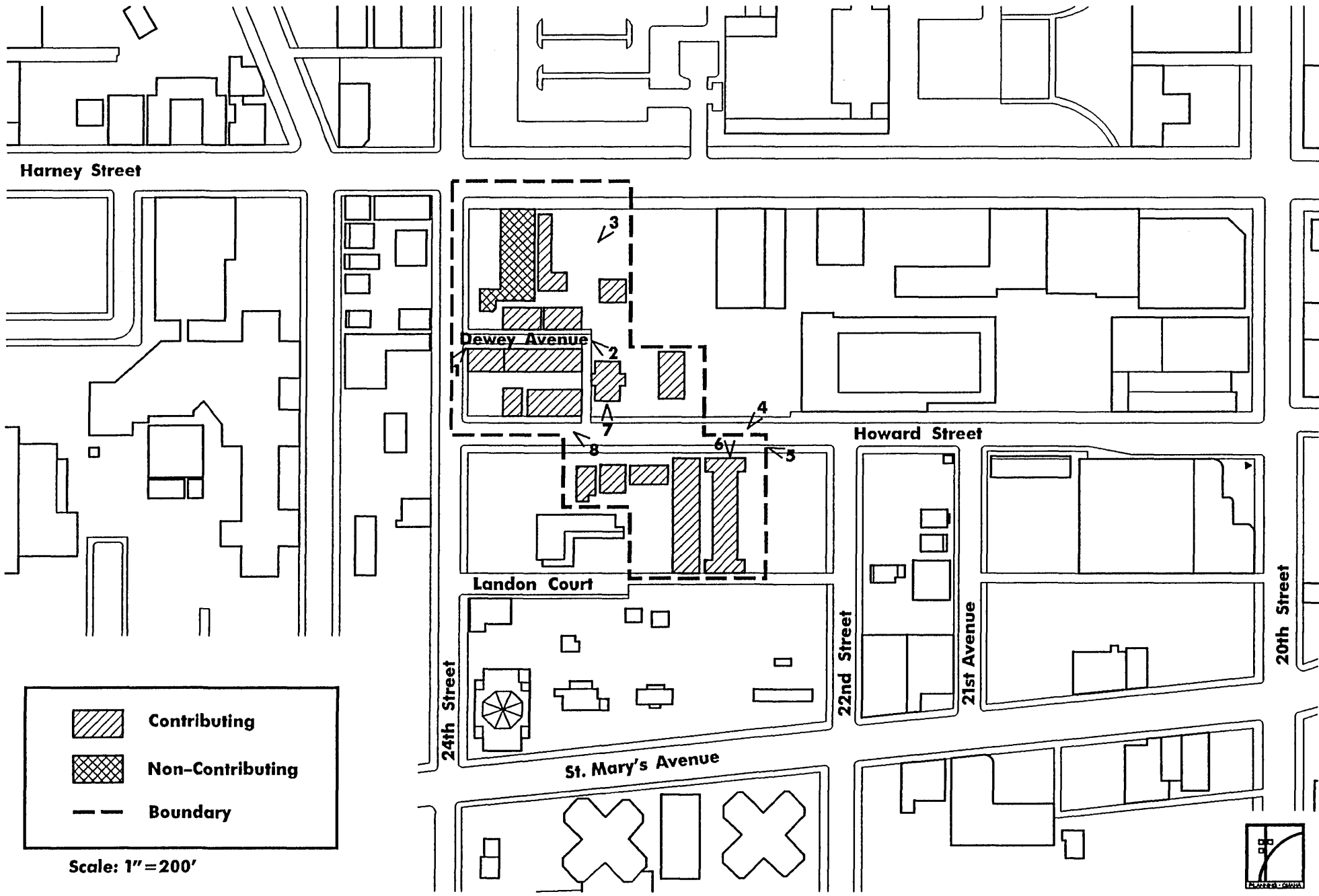
-  Contributing
-  Non-Contributing
-  Boundary

Scale: 1" = 200'



# Howard Street Apartment District

## Photo Key



Harney Street

Dewey Avenue

Howard Street

Landon Court




St. Mary's Avenue

24th Street

22nd Street

21st Avenue

20th Street

-  Contributing
-  Non-Contributing
-  Boundary

Scale: 1" = 200'

