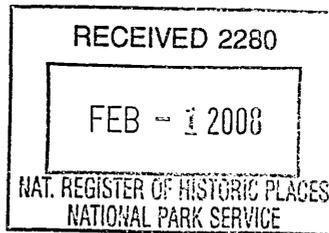


United States Department of the Interior
National Park Service



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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 Moyer Row Houses
The Pines, El Pines, Dewey Avenue Apts, Dewey Apts, George Apts, George Anne
Other names/site number Court Apts, George Anna Apts, Georgeanna Apts; NeHBS #DO09:0209-049 & 050

2. Location

Street & number 2612/2614 & 2616/2618 Dewey Not for publication
City or town Omaha Vicinity
State Nebraska Code NE County Douglas Code 055 Zip code 68105

3. State/Federal Agency Certification

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

Michael J. [Signature] 1-29-08
Signature of certifying official Date
Director, Nebraska State Historical Society
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I, hereby, certify that this property is:
 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. Beall 3-12-08

Signature of Keeper Date of Action

Moyer Row Houses
Name of Property

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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	
<u>2</u>	<u> </u>	Buildings
<u> </u>	<u> </u>	Sites
<u> </u>	<u> </u>	Structures
<u> </u>	<u> </u>	Objects
<u>2</u>	<u>0</u>	Total

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

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

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

Current Functions
(Enter categories from instructions.)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY REVIVAL:
Renaissance Revival

Materials
(Enter categories from instructions.)

Foundation Concrete
Walls Brick

Roof EPDM
Other _____

Narrative Description

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

Moyer Row Houses

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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.
- E** A reconstructed building, object, or structure.
- F** A commemorative property.
- G** Less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1904

Significant Dates

1904

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

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: _____

Moyer Row Houses

Name of Property

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10. Geographical Data

Acreage of property Less than one

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

	Zone	Easting	Northing		Zone	Easting	Northing
1.	15	252795	4571160	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 Jennifer Honebrink, AIA

organization Alley Poyner Macchietto Architecture P.C.

date October, 2007

street & number 1213 Jones Street

telephone 402-341-1544

city or town Omaha

state NE

zip code 68102

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 Mr. Louis Wright, President, Georgeanna Court Development LLC

street & number P.O. Box 641623

telephone (402) 320-1318

city or town Omaha

state Nebraska

zip code 68164-1623

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determined eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended, (15 USC 470 et seq.).

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

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National Register of Historic Places Continuation Sheet

Moyer Row Houses

Name of Property

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The Moyer Row Houses are a pair of square, two story, two unit row houses built in 1904, in the then popular Renaissance Revival style. Most likely there was no architect, and the project was designed by the builder.

Site

The Moyer Row Houses are located in the Park East neighborhood of Omaha, an area which developed among a network of popular streetcar lines as the city expanded westward from its original plat. Originally, the site was part of two lots. Over time, the area grew from a few single family residences, to a concentration of multi-family dwellings – mixing duplexes, row houses, four-plexes, and apartments buildings, with commercial structures along the busier streets. This block was significantly re-laid out, with the North half of the lots being sold off for business development along Harney, and the south half of these lots becoming residential. Due to the construction of Interstate 480 in the late 1960s, this neighborhood has maintained a strong connection to downtown. The buildings are currently surrounded by parking lots on the East and South, a row house/office building on the North, and an apartment building on the West.

Construction

Both buildings are constructed of masonry load-bearing walls on the exterior and at the unit demising walls. The interior is framed with wood.

Exterior

Both structures were originally identical in plan with different exterior finish details on the primary facade.

The primary façade of the East unit has been painted and is divided horizontally by a water table, a profiled, thin stone belt course at the sill of the second floor windows, and a profiled, thin stone belt and larger metal cornice with wide dentils at the roof level. The parapet has a metal cap. Scarring from the missing individual entry porches is evident over each door. They were likely similar to those of the West unit. Currently, a concrete stoop runs the length of the building, with concrete steps leading to the sidewalk and an iron railing with simple square pickets. All window openings on the primary façade have a banded surround of shaped brick. The first floor Diocletian windows are unevenly divided and contain one over one double hung window units in the lower half. The second floor windows are simple one over one double hung rectangular units with a single unit over the doors and two units centered over the Diocletian windows. All windows are covered with aluminum storm windows.

The primary façade of the West unit has also been painted and is divided horizontally by a similar water table, a flat, thin belt course at the sill of the second floor windows, and a profiled, thin belt course and larger metal cornice with fine dentils at the roof level. The parapet has a metal cap. The individual entry porches are intact. Brick wing walls support wooden stairs and a wooden landing. On each wing wall, wooden Doric columns support a wooden entablature and pediment at the end of a gable roof with asphalt shingles. All window openings are headed by an alternating brick and stone flat arch with a decorative stone keystone. The first floor Chicago style windows were likely one over one double hung window units on the sides, and a fixed, leaded transom over a fixed square center pane, like the one on the right. The window unit on the left has been modified; the leaded glass is missing and the fixed center unit has been replaced with a one over one double hung unit. The second floor windows are simple one over one double hung rectangular units with a single unit over the doors and two units centered over the Chicago style windows. All windows are covered with aluminum storm windows.

The decorative banding of the primary facades turns the corner one foot onto the side facades. The remainder of these facades are plain, common brick in a running bond. The parapet steps down three times as it approaches the back of the building. A chimney towers over the parapet towards the rear of the building. Five windows provide light at the sides. Two fixed window units have three course rowlock headers and stone sills, and provide light into the front of the first and second floors. A semi-circular, three course rowlock header and stone sill surround a larger window into the stairwell. The window unit has a fixed, semi-circular transom above a one over one double hung window unit. Two additional one

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Moyer Row Houses

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over one double hung window units provide light to the back of the first and second floor. Each of these units has a three course rowlock header and stone sill. The East side of the East unit has been painted.

The rear facades of both buildings are painted common brick in a running bond pattern. Five brick corbels support each rain gutter. Three course rowlock headers and stone sills surround the windows in the masonry wall. At the second story, single one over one double hung window units are arranged at the outsides, centered over the rear porches. Two pairs of one over one double hung window units are aligned with the parti wall. At the first floor, three course rowlock headers and stone sills surround large one over one double hung window units adjacent to the parti wall. Wooden rear entry porches are located at the outer corners. All of the rear porches vary in finish. The West porch on the East unit is the most original, with narrow siding, a covered area leading to the back door, and a small one over one double hung window with minimal trim. The East porch of the East unit has been infilled at some point, likely early on as the infill is finished in narrow wooden siding. The open area has been infilled on both rear porches on the West unit, and these porches have been resided with wide siding. Basement windows under the first floor paired windows have been filled in. Stairs lead down between the porches to an exterior basement access.

Interior

The interiors were originally laid out for two living units per building, with the stair hall on along the exterior walls and beginning at the front of the building, the living areas on the first floor and bedrooms and bathroom above. The plan was altered in the late 1950s to accommodate four living units per building with a two bedroom unit on the first floor and a three bedroom unit on the second floor.

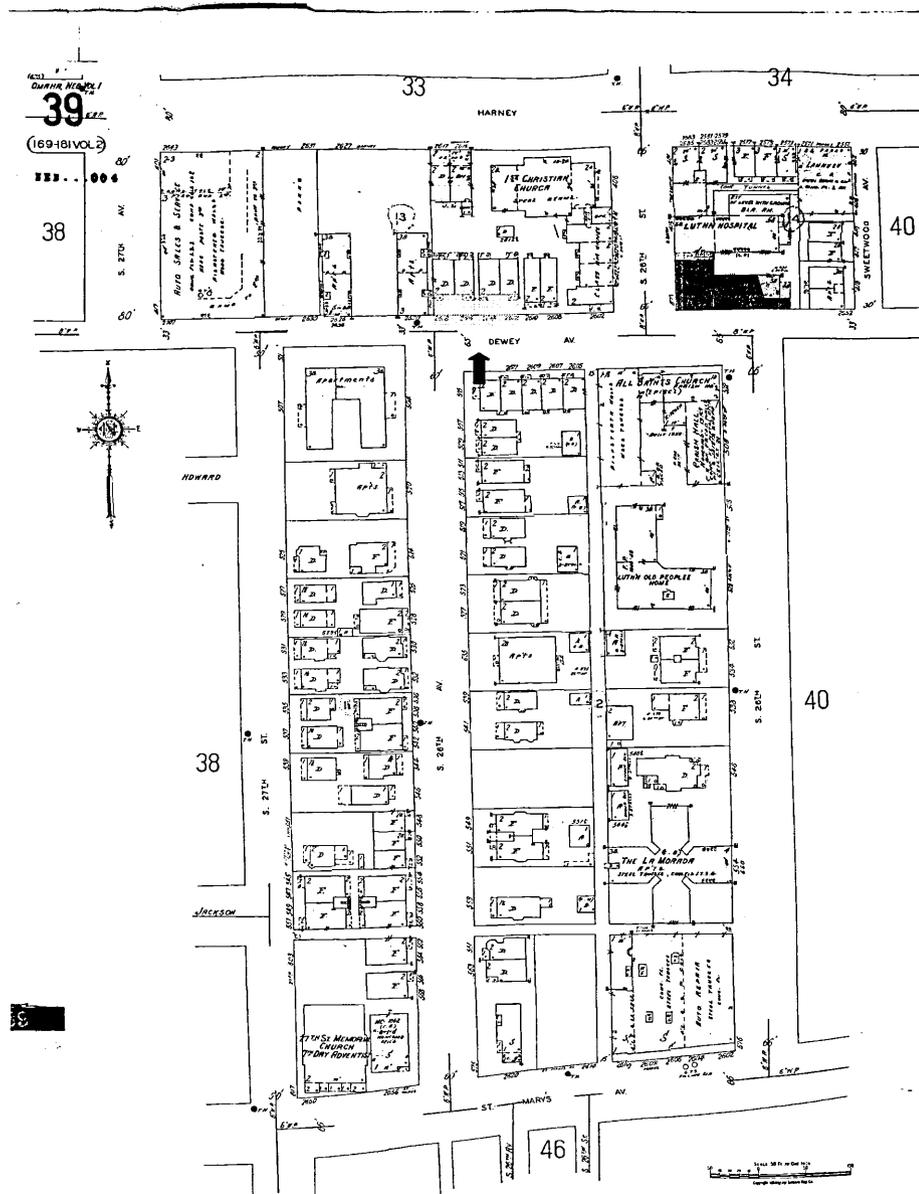
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Moyer Row Houses
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Moyer Row Houses

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Section 8 Page 4

Synopsis

Locally significant under Criteria C as representative of their building type and period of construction, the Moyer Row Houses are buildings that embody the distinctive characteristics of the row house building type, constructed in Omaha during a period from 1900-1940, for a local individual interested in real estate investment. After the depression of the 1890s, the Moyer Row Houses represent a revival of this building type with builder-designed Renaissance Revival inspired buildings.

Building Type

As defined by Lynn Meyer's unpublished study on row houses of Omaha¹, a row house is a one to three story single family dwelling of simple rectangular massing commonly sheltered by a flat roof concealed by a parapet. It was equally common to have separate porches or one porch for all units. It is typically seen as a series of units side-by-side along a street. Its most distinct feature is that additional units could easily be added onto this structure and not affect the overall appearance. By contrast, a double house (also known as a twin house or duplex) gives the appearance of a complete building – most often appearing as a single house.

Although the Moyer Row Houses are only two units wide each, they fit the definition of a row house very well. They were built as single family dwellings, with individual porches, flat roofs, and simple rectangular geometry. Each structure could have easily been added onto without affecting the exterior appearance of the building. The cornice could have easily been extended; and the rhythm of the window and porch spacing maintained. Additionally, the interior layout would not have been affected. Those spaces needing daylight were positioned along the front and rear of the building, while bathrooms, closets, etc. were positioned in the center of the building.

Period

Row houses built in Omaha after 1900 are almost always two stories, 15-20 feet wide and 25-30 feet deep, with a one-story porch or canopy over the entry. They are typically simple, pragmatic, and builder designed. Virtually no ornament was common and the clearest stylistic influence after 1900 was the Renaissance Revival.

Over 100 row houses were included in the reconnaissance level survey that served as the basis for the row house study. Of these, three are currently on the National Register of Historic Places, as well as designated City Of Omaha Landmarks; the Georgia Row House at 1040 South 29th Street (1889) and the Steiner Row House 1 & 2 at 638-42 South 19th Street (1909) & 1906-10 Jones Street (1911). A fourth is listed on the National Register only; the Broomfield Row House at 2502 Lake Street. All four of these were architect designed. Not mentioned in the study, the Park East neighborhood contains a large percentage of row houses. Additionally, the two unit row house type is very common in Omaha.

The Moyer Row Houses were built in 1904. Although no building permit records have survived, the Moyer Row Houses display characteristics of the builder-designed row houses of Omaha during this era. Exterior details vary, but both units exhibit the Renaissance Revival style. They are both very formal in design with symmetrical facades, a belt course dividing the ground floor from the upper floor, pedimented entry porches (only those on the west unit survive), architrave window frames (on east unit), and pedimented window heads (west unit). Each unit is 21 feet wide and 40 feet long, slightly deeper than the city standard, but still simple and compact in plan.

Project Funding

Nationally, the country was climbing out of the depression of the 1890s. Like everything else, construction was beginning again, but slowly, picking up speed as the 1920s approached, and booming in the 1920s. Nation-wide in the late 19-oughts, the cost of construction for a two unit row house was only slightly more than that of a single family residence,² making it a reasonable cost for a small investor.

¹ Lynn Meyer's Row House Study – on file at the Nebraska State SHPO

² William Comstock, *Two-Family and Twin House*,. New York: William Comstock, 1908, p. 6.

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Moyer Row Houses

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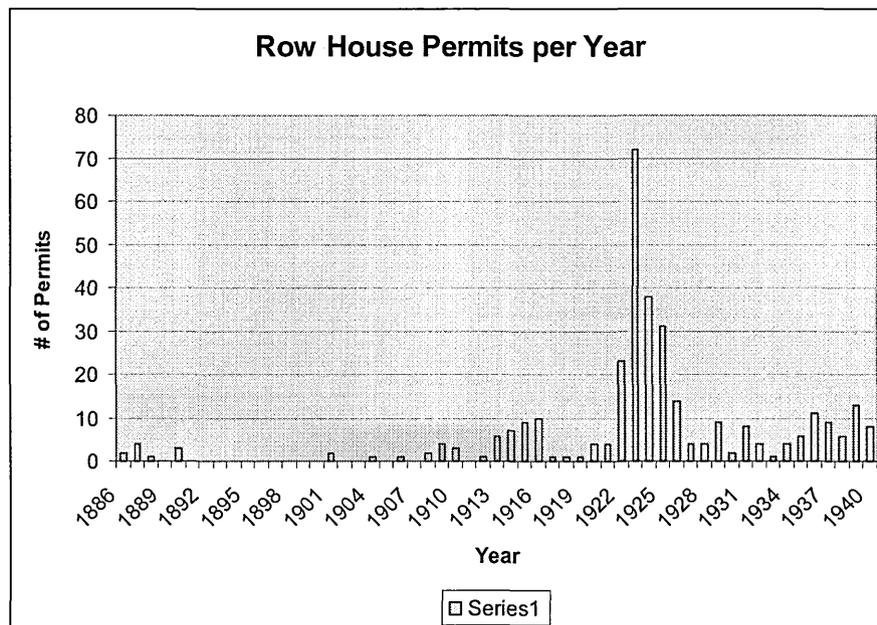
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Locally, the Omaha World Herald reported in the January 1, 1903 edition, that "Omaha Real Estate Investments (were the) Best in History... Of the building done during the past year, a considerable portion was of brick rows, which were rented immediately after being completed."³ Furthermore, most of the real estate investments after the panic years of 1893, '94, and '96 were the result of local investments and not "Eastern money". Since Omaha has always been good at self-promotion, the article should be taken with a grain of salt. However, it is certainly reasonable to believe that investing in Omaha real estate, even for a small investor, was a smart investment at this time. Many areas of town were still being subdivided and developed. Additionally, since there was no social security, investing in real estate was one way to build income for retirement.

The Moyers were married in 1888 and came to Omaha in 1894. Immediately upon arrival they opened a stationery store, which they maintained at a variety of downtown addresses over the years, including the New York Life Building (The Omaha Building, NRHP 1972). Additionally, they moved directly into what is now known as the Park East neighborhood, living at 556 South 26th from 1896 to 1913, about a block away from the row houses. In 1914, the Moyers moved into one of the row houses themselves for several years, before selling them in 1919 and buying a place in Dundee in 1923. Soon after their move to Dundee, they retired, living there until their deaths in 1938 and 1946.

Conclusion

The Moyer Row Houses represent an investment by a local couple as a means of creating a retirement nest egg, during a time when Omaha real estate was a smart investment. The buildings constructed as part of their investment were typical of the period and have many of the common characteristics of row houses in the Omaha housing market.



Graph reproduced from Lynn Meyer's unpublished Row House study.

³ "Omaha Real Estate Investment Best in History," *Omaha World Herald*, Jan 1, 1903, p. 12, col 1-5.

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Newspaper Articles

"Moyer, Charles E," *Omaha World Herald*, Morning Edition, Sat May 21, 1938, p. 24, col. 5.

"Moyer, Catherine J," *Omaha World Herald*, Morning Edition, July 16, 1946, p. 17, col. 1.

"Omaha Real Estate Investment Best in History," *Omaha World Herald*, Morning Edition, Jan 1, 1903, p. 12.

Journal Articles

David O. Whitten, Auburn University, "The Depression of 1893," ET.Net Encyclopedia.
<http://eh.net/encyclopedia/article/whitten.panic.1893>

Books

Blumenson, John J.-G. *Identifying American Architecture: A pictorial guide to styles and terms, 1600-1945*, London: AltaMira Press, 2nd ed, 1995.

Comstock, William. *Two-Family and Twin Houses*. New York: William Comstock, 1908.

Chudacoff, Howard P. *Mobile Americans: Residential and Social Mobility in Omaha 1880-1920*. New York: Oxford University Press, 1972.

Meyer, Lynn. *Multiple Property Document for Multifamily Dwellings in Omaha, NE*. unpublished.

Maps

Sanborn Map Company. *Insurance Maps of Omaha*. New York: 1901, updated 1918. Online Digital Format. Love Library Reference. Lincoln NE.

Sanborn Map Company. *Insurance Maps of Omaha*. New York: 1934, updated 1970. Online Digital Format. Love Library Reference. Lincoln NE.

Other

Meyer, Lynn, Preservation Administrator, Omaha City Planning Department. "Steiner Row House #1." National Register of Historic Places Nomination Form. Nebraska State Historical Society, Lincoln, NE, 1991.

Meyer, Lynn, Preservation Administrator, Omaha City Planning Department. "Steiner Row House #2." National Register of Historic Places Nomination Form. Nebraska State Historical Society, Lincoln, NE, 1991.

Douglas County Assessor's Office, Records for Capitol Hill Addition, Block 3, Lots 3, 4, 5 and 6.

Omaha City Directories, 1884-2007.

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Continuation Sheet**

Moyer Row Houses

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Verbal Boundary Description

The West 44' of the South 103.42' of Lot 4, the East 16' of the South 103.42' of Lot 4, and the W 28' of Lot 3, Block 3, the S 40 FT W 28 FT LT 2 Capitol Hill Addition, an addition to the city of Omaha, Douglas County Nebraska

Boundary Justification

This includes all of the property historically associated with the Moyer Row Houses.