

United States Department of the Interior
National Park ServiceNational 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 PropertyHistoric name Dundee/Happy Hollow Historic District

Other names/site number _____

2. LocationStreet & number Roughly Hamilton on N, JE George & Happy Hollow on W,
Leavenworth on S, 48th on ENot for publication ☐City or town OmahaVicinity ☐State Nebraska Code NE County Douglas Code 055 Zip code 68132**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.)

/s/ Lawrence Sommer

Signature of certifying official

6/3/2005

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/TitleDateState 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): __________
Signature of Keeper_____
Date of Action

Dundee/Happy Hollow Historic District

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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 | |
|--------------|-----------------|------------|
| 2100 | 202 | Buildings |
| | | Sites |
| | | Structures |
| | | Objects |
| 2100 | 202 | 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**6. Function or Use****Historic Functions**

(Enter categories from instructions.)

DOMESTIC/ Single Dwelling/ Multiple Dwelling;
COMMERCE/Business/Specialty store/ Department
store/Restaurant;
RELIGION/ Religious facility/ Church school/ Church-
related residence;
EDUCATION/ School;
GOVERNMENT/ Fire station/ City hall

Current Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling/ Multiple Dwelling;
COMMERCE/ Business/ Specialty store/
Department store/Restaurant;
RELIGION/ Religious facility/ Church school;
EDUCATION/ School

7. Description**Architectural Classification**

(Enter categories from instructions.)

LATE VICTORIAN/Queen Anne; LATE 19TH AND
20TH CENTURY REVIVALS/Colonial Revival/ Georgian
Revival/ Neo-Classical Revival/Spanish Colonial
Revival/ Italian Renaissance Revival;
LATE 19TH AND EARLY 20TH CENTURY MOVEMENTS
Prairie School/ Bungalow/ Craftsman;
MODERN MOVEMENT/ Art Moderne

Materials

(Enter categories from instructions.)

Foundation BRICK; STONE; CONCRETE
Walls WOOD; BRICK; STONE; METAL
STUCCO; CONCRETE; SYNTHETICS
Roof CERAMIC TILE; ASPHALT
Other

Narrative Description

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

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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

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1870-1955

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Kimball, Thomas Rogers

McDonald, John and Alan

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 Douglas County Historical Society, Omaha, NE
- Name of repository: _____

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10. Geographical Data**Acreage of property** 618

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

| | Zone | Easting | Northing | | Zone | Easting | Northing |
|-----------|-------------|----------------|-----------------|-----------|-------------|----------------|-----------------|
| A. | 15 | 0249551 | 4573070 | C. | 15 | 0249916 | 4572467 |
| B. | 15 | 0249531 | 4547281 | D. | 15 | 0249898 | 4571268 |

[X] 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 Byname/title Brian J. Faltinson, Marisa Kosobucki, & John N. Vogelorganization Heritage Research, Ltd.date 2005street & number N89 W16785 Appleton Avenuetelephone 262-251-7792city or town Menomonee Fallsstate WI zip code 53051

name/title _____

organization Dundee-Memorial Park Associationdate 2005street & number 306 South 54th Streettelephone 402-558-2391city or town Omahastate NE zip code 68132**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 _____

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 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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General Description

The Dundee/Happy Hollow Historic District is a sizeable parcel that includes 2,302 properties and is located approximately two miles west of Omaha's downtown. It includes all or portions of the subdivisions known as Dundee Place, Happy Hollow, Evanston, Edgewood, and Lockwood, as well as some smaller subdivisions and re-plats. The largest areas for which the district is named are Dundee and Happy Hollow. The area associated with Dundee has boundaries at Hamilton Street on the north, Happy Hollow Boulevard and 52nd Street on the west, and Howard Street on the south and South 50th, North and South 48th streets and North 50th Street on the east.¹ There are two distinct areas of the district that are considered the Happy Hollow neighborhood; they are located directly northwest of Dundee. The first section is bounded by 52nd Street on the east, Dodge Street to the south, Happy Hollow Boulevard to the west and Underwood Avenue to the north. Additionally, the second area of Happy Hollow is bounded by Underwood Avenue to the South, J.E. George Boulevard on the west, Western Avenue to the north and Happy Hollow Boulevard on the east. All properties within the boundaries of the Dundee/Happy Hollow Historic District are considered contributing except the 202 addresses listed at the conclusion of Section 7.²

The historic district extends from the City of Omaha's grid system and is superimposed with curvilinear streets. The grid system is concentrated within the eastern section of the district, while the boulevards and curvilinear streets typically begin west of 52nd Street. Happy Hollow Boulevard, the main boulevard through the district, begins at the northern end at Hamilton Street and continues southwest, intersecting with other curvilinear streets until it reaches the southern border at Leavenworth Street. This configuration remains as a vestige of Horace W. S. Cleveland's vision of urban life for Omaha and connects its intersecting streets to the large Memorial Park and sunken gardens to the west. Large trees and original, decorative street lamps that give the district a distinct aesthetic quality, continue to line the various streets, boulevards and avenues.

Most of the district is considered residential, although commercial areas are located at 50th and Underwood streets, 49th/50th and Dodge streets, and 52nd and Leavenworth streets. Additional mixed-use buildings include the Dundee Theater found at 4952 Dodge Street, the Dundee Presbyterian Church located at 5312 Underwood Avenue and the Dundee School at 310 North 51st Street. Many of the residential properties retain a high degree of integrity and reflect the workmanship of local builders as well as the creativity of local architects. Original streetcar routes are still evident along Leavenworth, Dodge, 50th, 51st, and Underwood streets, where multiple-family dwellings such as duplexes, rowhouses and apartment buildings along with commercial areas remain extant from the early part of the twentieth century. Moving west in to the district--beyond the historic streetcar neighborhoods--is one of the most intact residential areas in the district, known as Happy Hollow. The two areas of Happy Hollow both branch off of scenic Happy Hollow Boulevard and hold a high concentration of intact, high-style homes set on larger, irregular lots.

Development of Dundee/Happy Hollow

The Dundee/Happy Hollow development is best described in the Dundee-Memorial Park Association publication, *Dundee, Nebraska: A Pictorial History*.³ The following text extracted from the book, explains the physical development of the Dundee and Happy Hollow neighborhoods.

¹ Please reference the boundary map at the end of this nomination form that labels the specific subdivisions; also note that the more predominant subdivisions are only shown on this map.

² Due to the sizeable nature of the district, it was agreed upon with the Nebraska SHPO and the City of Omaha Planning Department only list non-contributing properties within Section 7. Also, no outbuildings or garages were included within the district's building count.

³ Project Manager Dan Rock along with numerous members of the Dundee-Memorial Park Association and other local citizens completed this publication. From hereafter, any quoted material has been taken verbatim from the *Dundee, Nebraska: A Pictorial History* publication. A written letter dated 14 September 2004 from Catherine Kratville of the Dundee-Memorial Park Association, grants consent to copy any material from their publication, *Dundee, Nebraska: A Pictorial History*, with the condition that the Dundee-Memorial Park Association be included as a co-author on the Dundee/Happy Hollow Historic District National Register Nomination.

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Dundee was built in sections starting with the area between Underwood and Dodge streets and from 48th to 52nd streets. Many of the homes in this area are of wood-frame construction and face mainly north and south. Next settled, was the south side of Dodge Street. George and Company platted the streets going the opposite direction. The majority of homes there face east and west. Then came the Happy Hollow development. The Happy Hollow area first developed was the area between Dodge and Underwood streets and from 52nd to Happy Hollow Boulevard. The streets here were platted not on a grid pattern, but with gently curving streets. George and Company continued this pattern between Happy Hollow Boulevard and J.E. George Boulevard, Underwood Avenue to Western Avenue.

Dundee is perhaps best known for its great diversity of home styles. Some developers such as George and Company built the homes and then sold the lot and house together. Other developers just sold the land. The purchasers then hired an architect and builder to construct a custom home.⁴

Prior to construction of the homes in Dundee, homeowners and architects were expected to consent to the certain laws or "covenants" that were issued with a purchase of a lot. These covenants, sometimes referred to as "land deeds," assured the developer control over the final appearance of their subdivisions.⁵

Dundee was built one house at a time. This accounts for the original architecture you find from house to house in the neighborhood. Different styles of homes reflect the various developments, architects, covenants and trends of home building. The 1888 covenants of Dundee Place called for all structures to have a minimum construction cost of \$2,500. Compared to Walnut Hill, the neighborhood to the east of Dundee where homes were selling for \$500, Dundee homes were considered expensive. Other covenants included the placement of the garage, how many bays were allowed in the garage, and how many feet the front door of the home had to be set back from the street. Dundee homes also had unique features, including sleeping porches, coal chutes, gas lights and gas burners, clothes chutes, and dust chutes where persons could sweep dust into a chute that collected in the basement. Some homes had buried trash receptacles in their backyards where trash cans were literally buried and then popped up when needed.⁶

Dwellings in the Dundee area of the district are typically placed on parcels that range in size from 50 to over 100 feet in width and from roughly 100 to 200 feet in length; lots in Happy Hollow range from 55 to 70 feet in width and 107 to 175 feet in length. The shape of most lots east of 52nd Street are rectilinear, however, moving west of 52nd Street, the lots become irregularly shaped. The homes are generally one-and-one-half-story to two-and-one-half stories high on lots lined with large trees and are constructed and/or sheathed with a variety of original materials ranging from wood, brick, stone, and concrete.⁷

The district's homes and commercial structures represent a wide range of architectural styles from Period Revivals to Late 20th Century movements. There is a large number of Period Revivals, especially Colonial, Georgian and Tudor Revivals; they are seen throughout the district but are more commonly found in the section of Dundee starting around 52nd Street and moving west into the Happy Hollow subdivision. In addition, it was not uncommon for houses to be an "eclectic" blend of more than one style, as many of the homes in the district were specifically designed for the homeowner. With some

⁴ Dan Rock, ed., *Dundee, Nebraska: A Pictorial History* (Omaha, NE: Shurson Publishing, 2000), 39.

⁵ Rock, ed., *Dundee, Nebraska: A Pictorial History*, 39; U.S. Department of Interior, National Park Service, *Historic Residential Suburbs* (Washington D.C.: U.S. Government Printing Office, 2002), 32.

⁶ Rock, ed., *Dundee, Nebraska: A Pictorial History*, 39-41.

⁷ Rock, ed., *Dundee, Nebraska: A Pictorial History*, 41.

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"covenants" it was a requirement for the homeowner to use an architect; therefore, residents could chose different elements of particular styles to create their own, unique home.

The Neighborhoods of Dundee/Happy Hollow

The Dundee/Happy Hollow Historic District is made up of several distinct neighborhoods (please reference map). The area known as Dundee is an irregular, rectilinear-shaped section that extends to Hamilton and Burt Streets to the north, 48th and 50th streets to the east, Howard Street to the south and to 52nd Street and Happy Hollow Boulevard to the west. Branching off to the west of Dundee--at 52nd Street and Happy Hollow Boulevard--the curvilinear streets begin and, at the northwestern corner of the district, is the Happy Hollow subdivision. Additional subdivisions are located south of Howard Street. Although not originally a part of the village of Dundee, their physical elements identify with those found in Dundee and, therefore, associate them with the significance of the Dundee/Happy Hollow Historic District. Three of the additional subdivisions include: Evanston, located directly below of the Happy Hollow area, along the western border of the district, between Dodge and Howard streets; Edgewood, located on the southwestern corner of the district, bordering Happy Hollow Boulevard; and, Lockwood, which is east of the previously mentioned subdivision, starting at 55th Street.

The neighborhood of Dundee (see photos #1-11 of 46) is bounded by Hamilton and Burt to the north, 48th and 50th streets on the east, Howard Street to the south, and Happy Hollow Boulevard and 52nd Street on the west. This is the most diverse section of the district with single to multiple-unit dwellings interspersed with two streetcar commercial areas, one at 50th and Underwood and the second along Dodge Street, from 48th Street to 51st Street. Homes were generally built between 1886 and the early 1920s and range in style from earlier Queen Anne homes, to Bungalows and Craftsman houses, to later Period Revivals. Evident along the historic streetcar routes along 49th and 50th streets, are numerous multiple-unit dwellings, comprised of duplexes, rowhouses and apartments. Duplexes are generally discreetly intermingled among the single-family dwellings, while the few rowhouses in the district are generally situated next to the large apartment structures. The Ardmore Terrace (rowhouses), found at 4902 California Street (see photo # 29 of 46, Site #DO09:0435-001), is found directly south of the Underwood Apartment complex, which is located at 4903 Underwood Avenue (Site #DO09:0435-007). Within the center of the Dundee neighborhood is a commercial area at 50th and Underwood. The businesses along Underwood Avenue extend one block east and west of 50th Street. In *Dundee, Nebraska: A Pictorial History*, the importance and the ideal location of this business-oriented neighborhood is noted.

By 1910, Dundee's municipal, religious, and civic facilities were well established and were situated around 50th and Underwood. The Dundee fire station and city hall were located on Underwood just east of 50th. Dundee Presbyterian Church sat on the northeast corner of 50th and Underwood. Dundee Hall was nearby at 4908 California Street, which served as church and school. The streetcar line had been running along Underwood Avenue for nearly 20 years. The avenue had become a natural location for a business district.⁸

This important commercial and business center located at the crossroads of 50th and Underwood streets (see photos #1, & 26-28 of 46) has retained characteristics of the original downtown Dundee business/shopping district. It continues to offer residents of Omaha a variety of businesses set within intact, historic commercial properties in their original setting.

In 1997, the merchants under the direction of Steve Schrader of Dundee Hardware Plus again refurbished the streetscape. With the help of the neighborhood association, the merchants installed new metal benches, planters, new flags, brick and concrete work, planted trees, a four-sided chiming street

⁸ Rock, ed., *Dundee, Nebraska: A Pictorial History*, 103-107.

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clock and hanging flower baskets. The improvements led to a resurgence of the district's vitality with the Omaha World-Herald reporting it to be a mini Old Market, referring to the successful downtown area.⁹

Another significant, historic commercial settlement in Dundee exists along Dodge Street; its general location starts at 48th Street and extends west to 51st Street. In this area, the 1925 Dundee Theater is set among other commercial buildings and apartments dwellings. Many of the original residences along Dodge Street were gradually surrounded by the later businesses.

Directly west of the older, streetcar route neighborhoods--at 52nd Street, south of Nicholas Street and north of Leavenworth Street--begins the curvilinear street section of the district as well as irregular lot shapes. Starting at the northern end with Nicholas Street and continuing south, the streets such as Davenport and Farnam (offshoots of Happy Hollow Boulevard) create a purely residential area that includes some of the district's older, finer homes. Most homes are single-family dwellings, with a small number of duplexes interspersed among them. Large concentrations of these 1900s to 1920s homes can be found in one of the Happy Hollow neighborhoods north of Dodge Street up to Underwood Avenue. Architectural styles range from a small number of simple vernacular forms to elaborate architect-designed Period Revival homes, as well as numerous Craftsman residences.

Happy Hollow (see photos #29-34 of 46) is a very distinct portion of the northwest corner of the district. Starting west of 52nd Street and Happy Hollow Boulevard, the curvilinear streets of Happy Hollow create larger lots than most other properties in the district. In this strictly single-family, residential area, homes were generally built starting in the 1920s to the late 1930s, with a small number that were constructed between the 1940s and the present time. Homes in this area are typically architect-designed, high-style Period Revivals, with some Craftsman and Prairie designs. Happy Hollow was developed by C.C. and J.E. George, and, it was also a product of the "garden suburb design guide."

Major residential planning innovations also arrived in Omaha during the 1910s and 1920s. In these neighborhoods, curvilinear streets followed the topography of the site; landscaped islands and parks were created by the street system; and a consistent architectural image was pursued. The garden suburbs, created philosophically by the Garden Cities of Ebenezer Howard in England, were originally conceived as self-contained communities. However, they rapidly became suburbs or subdivisions of their respective central cities. The garden suburb design guided the development of Omaha subdivisions such as Happy Hollow...Happy Hollow exhibited a wide variety of styles within a basically similar exterior envelope. These subdivisions, continuing to develop through the 1940s, provided an important arena for the work of Omaha's major residential designers. Their architects, practitioners of various Period Revival styles, included George Prinz, F.A. Henninger, Burt Hene and Birger Kvenild.¹⁰

In the southwest area of the district, there are smaller subdivisions which are not original to the Village of Dundee. For instance, the original plat of Evanston (see photo #35 of 46) is located west of 52nd and 55th streets, north of Howard Street, east of Happy Hollow Boulevard and south of Dodge Street. Its straight, grid-based area that transitions into the curvilinear streets is similar to the makeup of Dundee and Happy Hollow. The subdivision known as Edgewood is bordered by Howard Street to the north, the Greenlea Addition to the east, and Leavenworth Street on the south and Happy Hollow Boulevard on the west. Edgewood (see photo #36 & 37 of 46) also contains the curvilinear streets that branch off of Happy Hollow Boulevard, such as 58th and Jones. Like the similar subdivisions north of Howard Street in Evanston and Dundee, homes in the Edgewood and Greenlea area consist of a blend of modest as well as more elaborate Period Revivals with other less common Craftsman and Bungalow examples. East of Edgewood, Lockwood

⁹ Ibid.

¹⁰ "A Comprehensive Program for Historic Preservation in Omaha," Prepared for the Landmarks Heritage Commission by Omaha City Planning Department Preservation Staff (Omaha, NE: Klopp Printing Company, 1980), 90.

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(see photos 40-45 of 46) is situated south of Howard Street, north of Leavenworth Street in between 55th Street and 51st Avenue. Here, homes range from modest examples of Period Revivals to high-style homes placed on irregular lots formed by curvilinear streets. East of Lockwood are number of smaller plats incorporated into the grid line streets that model the streetcar neighborhoods of Dundee directly to the north--highly diverse with some multiple-unit dwellings combined with single-family homes and a small commercial area. A smaller, historic commercial settlement is found in one of the smaller plats known as Richmond. This grouping of one-story, brick commercial structures at the corner of 50th and Leavenworth streets (see photo #46 of 46) is located along the path of an original streetcar route. Although their origins are not directly tied to Dundee, these smaller subdivisions and additions are associated with the area and their social identity was with Dundee.

Most of the properties throughout Dundee, Happy Hollow and the numerous additional subdivisions on the southern edge of the district, share a common integrity. Ranging from simple vernacular to high-style Period Revivals, most homes and structures are highly intact and represent the development of streetcar neighborhoods that evolved into suburbs.

Selected Architectural Styles in Dundee/ Happy Hollow

The multiple architectural styles found throughout the Dundee/Happy Hollow Historic District range from early Queen Anne (late nineteenth century) to later (1920s and 1930s) high-style Period Revival, and simpler, vernacular forms. The large massing of the Tudor Revivals is rivaled with the impressive Colonial and Georgian Revival homes along the curvilinear boulevard streets; while other modest Craftsman homes and Bungalows are intermingled along the gridline streets east of 52nd Street. The following styles represent the numerous structures in the district.

Queen Anne

Briefly summarized, Queen Anne architecture is a late-Victorian era building style characterized by an irregular plan, often evident through asymmetrical walls. A combination of various building materials ranging from shingles, clapboard and brick may be used on one structure, while typical details include large porches or verandas, turrets, bay windows and decorative patterns, such as fish-scale and diamond-shaped shingles. There are few examples of Queen Anne architecture that remain in the Dundee/Happy Hollow Historic District and they are generally located in the older, eastern portion of the district. The Walter L. Selby Residence at **4808 Davenport Street** (see photo #12 of 46, Site #DO09:0433-143¹¹) is a primary example of a Queen Anne home. Its asymmetrical facade is dominated by an open, first-level entrance porch with a decorative front-gabled second-story that is accented with an exaggerated returned-eave and turret. Constructed in 1891, another Queen Anne example is located at **4908 California Street** (Site #DO09:0435-030). It features a steeply pitched roof with a dominant front-facing gable and decorative wood-shingle siding on an asymmetrical facade.¹² A front-gabled example located at **5015 Cass Street** (Site #DO09:0433:056) has an asymmetrical primary (north) facade dominated by a first-story porch entrance that consists of decorative wooden posts and a balustrade, as well as a second-story porch area accented by a diamond-pattern, wooden-shingled gable.

American Foursquare

Popularized by mail-order catalogues, the *American Foursquare* residence, which was prevalent from 1900 to 1930, is typically two stories and features a nearly square plan. It is topped with a broad hipped roof and is generally pierced on each side by a central roof dormer and also displays a large porch across the primary, symmetrical facade. Exterior materials range from clapboard to brick to concrete block; elements influenced by the Colonial Revival style are most often found on foursquare buildings. The American Foursquare homes in the district are generally concentrated in the

¹¹ The State of Nebraska uses a site numbering system to map all historic properties; the specific historic properties mentioned in this National Register Nomination have all been identified with a site number that begins with DO09 that represents the county (Douglas-DO) and the City of Omaha (# 09), it is followed by a four digit map number and property number.

¹² This building is known to have been a multi-purpose building for the community of Dundee; it operated as the Dundee church, concert hall, town meeting hall and school; Rock, ed., *Dundee, Nebraska: A Pictorial History*, 143.

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older eastern section and, although not quite as prevalent, there are some examples south of Dodge Street. Designed by the architect J. P. Guth and built in 1922, an American Foursquare home located at **5116 Nicholas Street** (Site #DO09:0437-042, Photo Code 760-35a, 36a) features the aforementioned characteristics. A duplex dwelling that has been incorporated into the American Foursquare style is located at **4963-4965 Cuming Street** (Site #DO09:0437-010), and was built in 1923. A series of similar duplexes are located at **4801 Chicago Street** (see photo #13 of 46, Site #DO09:0433-029), **4803 ½ Chicago Street** (Site #DO09:0433-030), **4805 Chicago Street** (Site #DO09:0433-031), and **4807 Chicago Street** (Site #DO09:0433-032).

Bungalow

The *Bungalow*, which is perhaps more a form than a style, is characterized as an economical dwelling with simple lines. The bungalow typically rises one-and-one-half stories and features a wide, projecting roof, often low-pitched and featuring a dormer window. The roof, which oftentimes features exposed rafter tails, allows for large, facade-length porches, which may be enclosed. Clapboard siding is generally predominant; however, stucco and brick are also commonly used. Woodwork, including carved knee braces and brackets, tend to be plain but solid. Bungalows are typically found in the older, eastern portion of the district specifically in the area south of Western Avenue to Dodge Street; however, there are some examples found south of Dodge Street in the curvilinear areas of Edgewood and the Greenleaf Addition. Designed by architect Richard Everett, the Craftsman Bungalow found at **5014 Western Avenue** (Site #DO09:0439-039) was constructed in 1918. It is sheathed with stucco, and its predominant feature is its wide, front-gabled, front porch that is supported by paired, short and heavy piers and is further accented with wooden brackets. A side-gabled example is located at **5623 Jackson Street** (see photo #38 of 46, Site #DO09:0430-029) and is characterized mostly by its clipped gable, and widespread, front-entry porch.

Period Revivals

Period Revival styles, which range in time from the turn-of-the-century to the 1940s (with particular emphasis in the 1920s), are based on past motifs and styles. Using a variety of historical elements, architects and/or builders of the 1920s could combine those elements to make their own interpretation of a style. In turn, they could advertise their versatility in order to please a broader clientele. The following Period Revival styles include: Colonial, Georgian, Spanish Colonial, Italian Renaissance, Neo-Classical, Dutch Colonial, and Eclectic.

Grouped with earlier Colonial Revival examples ranging from 1895 to 1920, the majority of *Colonial Revival* homes in the Dundee/Happy Hollow district reflect a later, less formal interpretation of the style that continued into the 1940s. Structures in this style will generally display overall symmetry, a gabled roof with dormers and modest classic ornamentation that includes dentils, pilasters and shutters. There are abundant examples of Colonial Revival homes in nearly every section of the district; however, some of the best examples are directly east of Happy Hollow Boulevard and in the Happy Hollow subdivision. A 1921, side-gabled Colonial Revival home is located at **313 South 53rd Street** (see photo #14 of 46, Site #DO09:0432-153). Its facade is symmetrical while its main identifying characteristics are dentils, shutters and a classical entrance. Additional side-gabled examples of the style include the H.S. Byrne residence at **317 South 53rd Street** (Site #DO09:0432-152), and the home at **538 South 53rd Street** (Site #DO09:0430-187). Both homes incorporate the previously mentioned characteristics of dentils and shutters.

Georgian Revival architecture tends to be grouped with the Colonial Revival style, however, its interpretations of the Classical and Federal style of architecture are generally more "correct" and formal than Colonial. Rooflines are typically hipped and accented with dormers and denticulated cornices; side-gabled examples commonly feature parapets. Georgian Revival homes feature classical ornamentation such as quoining, elliptical fanlights, sidelights flanking doorways, classical columns and Palladian window arrangements. Houses of this style are concentrated in the streets between Happy Hollow Boulevard and 52nd Street; however, they are also seen in the Happy Hollow neighborhood and the original portion of Dundee east of 52nd Street. A brick, side-gabled house found at **5203 Izard Street** (see photo #16 of 46, Site #DO09:0438-212) is characterized by symmetrical window arrangements that range from single examples to

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tripartite groupings, dentils, and a projecting, centrally located entrance that is supported by square classical columns. The side-gabled roof is broken by three dormers; a central, rounded example flanked by two hipped examples. Another side-gabled, Georgian Revival located at **5208 Cumming Street** (see photo #15 of 46, Site #DO09:0438-213) has an overall symmetrical facade, which consists of window variations that range from single examples to tripartite groupings; all are flanked with black, wooden shutters. Dentils line the front facade cornice and a centrally located entrance is accented by pilasters and a flat pediment. A flat and enclosed, two-story wing projects from the west facade, while a side-gabled, second-story wing projects from the east facade and is supported by brick corner posts and ionic columns. A brick, two-and-one-half story, hipped-roof example standing at **5124 Cumming Street** (Site #DO09:0437-103) features a central block, with a two-story wing projecting from the west facade. All windows are symmetrical placed, and dentils line the eaves and pediment that tops the entrance surround. A brick stairwell leads to a centrally located, front entrance that features a smaller pediment and is supported by four columns.

The *Spanish Colonial Revival* style is uncommon throughout the district, and sometimes gets confused with the Mediterranean Revival style. Both styles incorporate flat wall surfaces broken by tile, brick or terra cotta ornamentation, and feature a red tile roof. While the latter style is often planned around a central courtyard and considered more restrained in its design, Spanish Colonial residential examples often feature shaped gables and a more free interpretation of stylistic elements. There are a modest number of Spanish Colonial Revival structures in the district and they are typically found west of 52nd Street, however examples do exist to the east of 52nd Street. Located at **552 South 58th Street** (see photo #36 of 46, Site #DO09:0430-114) is a two-and-one-half-story example. Its asymmetrical facade features a recessed, segmental-arched entrance and a terra cotta roof. A stucco-sheathed apartment complex, known as the Alhambra Apartments is located at **4902 Capitol Avenue** (Site #DO09:0433-003). This four story building's most prominent feature is its shaped parapet.

Italian Renaissance Revival architecture is generally characterized by a low-pitched hipped roof covered with tile. The facade is usually symmetrical (although asymmetrical can also be found) and very formal with an arched front entrance that is accented by columns or pilasters. Windows in the upper story are generally smaller in size and less decorative than the first story. The eaves tend to be wide and accented by decorative brackets. The style is sometimes confused for the Mediterranean Revival style, which is generally identified with a centrally located courtyard area and a less formal facade. Well intact examples of the Italian Renaissance style are generally found along the winding streets between Happy Hollow Boulevard and 52nd Street. A two-story, stone-sheathed house at **5205 Izard Street** (see photo #17 of 46, Site #DO09:0438-211) was constructed in 1925 and features a tiled, hipped roof. The first floor is emphasized with larger window arrangements and a narrow stone course that separates it from the second-level. Although more common in the Mediterranean style, the eave is open and is accented by flat brackets. A larger Italian Renaissance residence built in 1916 and situated at **106 N. 53rd Street** (Site #DO09:0432-149), features a central bay resting under a typical low-pitched, hipped roof, with projecting wings on either side. It is sheathed with stucco and includes the typical Italian Renaissance characteristics of arches above doorways, as well as first-floor windows.

The primary facade of a *Neoclassical Revival* structure is generally dominated by a full-height porch that is supported by classical columns, and is symmetrically balanced. There are numerous derivatives of the style with variations of porches and rooflines. Windows are typically rectangular, and are commonly accented with classical detail. Not as prevalent as the Colonial or Georgian Revival, the modest number of Neoclassical Revival structures are scattered in the section east of 52nd Street, mostly along Dodge Street, as well as the curvilinear street area west of 52nd Street. Built in 1929, two similar duplex buildings located at **122 S. 52nd Street** (see photo #10 of 46, Site #DO09:0432-007) and **5206-5208 Farnam Street** (see photo #9 of 46, Site #DO09:0432-006) are modest examples of the Neoclassical style. Both side-gabled examples feature a two-story, classical entrance supported with four Corinthian columns and corner quoining; all details including windows, roof dormers and the brick chimneys are symmetrically placed. An asymmetrical example is located at **5602 Farnam Street** (Site #DO09:0432-014). The primary block features a two-story entrance surround of columns and is flanked with projecting wings. A commercial example, known as the Harte Block, is located at **5001 Underwood Avenue**

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(Site #DO09:0435-003, Photo Code 771-31a, 32a). Although the original storefront has been modernized, it features a classically-inspired arched entrance on the east elevation, with stone quoining around second-story windows that are separated with decorative, brick pilasters.

A gambrel roof is the primary distinction of the *Dutch Colonial Revival* style. The primary facade of such structures is generally symmetrical; however, a one-story sun porch wing at one end is not uncommon. Many examples of the Dutch Colonial Revival style are found south of Dodge Street and west of 52nd Street. In the northeast quadrant of the district, the style is largely interspersed with many intact examples along streets such as California, Nicholas, Cuming and Cass. A symmetrical, two-story, wood-shingle and stucco example, located at **322 South 57th Street** 432(Site #DO09:0322-038) features a typical side-gabled, gambrel roof that is accented by a roof dormer. Located at **5201 California Street** (see photo #23 of 46, Site #DO09:0436-123), this Dutch Colonial house is in typical side-gable form with a gambrel roof, however, it's primary facade features a front-facing, gambrel and a two-story wing projects from the east facade. The second level of the wing branches from the Dutch Colonial style and reflects the Spanish Colonial style with the stucco, parapet roof, and decorative chimney.

Based largely on medieval antecedents, the *Tudor Revival* style (1890-1940) is abundant throughout the Dundee/Happy Hollow Historic District. The style can be distinguished by the use of half-timbering and stucco; however, all-brick examples are also common. Typical features include a steeply pitched roof with a front facade dominated by one or more prominent cross gables, a dominant chimney, and tall narrow windows found in multiple groupings. One of the most dominant styles in the district, excellent Tudor Revival homes are found in all sections of the district however, more significant examples can be found in the areas west of 52nd Street, including Happy Hollow. A highly intact house is located at **105 North 55th Street** (Site #DO09:0434:042). The home's facade is sheathed with the typical materials including half-timbering, stucco and brick. The front entrance is accented by stone ornamentation and is located underneath an oriel window. Windows can be found in single to quadruple groupings on all facades, with wooden, flower-like detail beneath the windows in the half-timber/stucco portions of the facade. Another dwelling is located at **5122 Burt Street** (Site #DO09:0437:135). This two-and-one-half-story house features the traditional half-timber and stucco construction concentrated in the second and attic levels of the house. The side-gabled, main block is broken by a front-facing gabled wing, as well as a pair of gabled roof dormers, and is accented by a large, brick chimney on the west facade. Windows are placed singly to groupings of five. Built in 1936, a two-and-one-half story, limestone duplex is located at **504 South 52nd Street** (see photo #45 of 46, Site #DO09-0430-001). This unique interpretation of the style features two, centrally located entrances set within a projecting, curvilinear bay that is flanked by front-facing wings. Windows typically have been placed in single units up to tripartite groupings, and are adorned with diamond-paned glass. A brick, two-and-one-half-story Tudor Revival is found in Happy Hollow at **900 North Happy Hollow Boulevard** (see photo #33 of 46, Site #DO09:0438-207). Typical half-timbering has been incorporated with decorative brick-work on the primary (south) elevation on this house.

There are numerous structures in the Dundee/Happy Hollow district that reflect one or a blend of revival styles, and which are categorized as *Eclectic Revival*. Whether they are exaggerated examples of a particular style or a blend of two or more types, these homes cannot generally be defined by a single style. There are multiple examples of Eclectic Revival homes throughout the district. A residence located at **5201 California Street** (see photo #23 of 46, Site #DO09:0436-123, Photo Code 774-11a, 12a) is generally an example of the Dutch Colonial Revival style, however, it features and uncharacteristic Spanish Colonial style gable on its east facade. A three-story apartment complex, known as the Erin Place Apartments, is located at **4920 Dodge Street** (Site #DO09:0433-013). The low-pitched slope of the rooflines and exposed brackets suggest the Craftsman style; however, the roof is tiled and there is classically inspired stone detailing above the windows.

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Craftsman

In 1888, the English Arts and Crafts Exhibition Society was formed by a group of artisans and architects as a reaction against the standardization and industrialization of the products of their respective professions. The Craftsman style was a descendant of the Arts and Crafts movement and was propagated by Gustav Stickley in New York. The Craftsman style was popular from approximately the turn-of-the-century to 1920. Primary characteristics of the style include stucco or brick surfaces, multiple-pane windows and a sunporch, with overall references of medieval flavor. Gabled dormers and decorative brackets or exposed rafters generally accent the roof. Although stucco and brick are characterized as the general sheathing, many examples in the Dundee/Happy Hollow Historic District have been covered in clapboard and include stucco accents. Models of the style are commonly seen throughout the entire district; however, large concentrations of are seen between 50th and 52nd streets, along Capitol Street, and parallel streets north to Lafayette Street. A very good example of the style located at **5102 Izard Street** (Site #DO09:0437-065) is sheathed with clapboard and stucco. This two-and-one-half-story house features asymmetrically placed windows accented with multi-panes in the upper sashes, as well as exposed brackets. Largely atypical of the Craftsman style, but not necessarily rare, is the elaborated, classical front entrance with a rounded pediment supported by a series of round columns. A large, two-and-one-half-story, front-gabled wing extends from the west facade of a side-gabled, Craftsman house located at **5203 Burt Street** (see photo #19 of 46, Site #DO09:0436-111). The residence features exposed rafter tails, a slit-like roof dormer and half-timbering.

Prairie

Prairie style architecture is identified with the early twentieth-century architect Frank Lloyd Wright. With the philosophy that the natural beauty of the quiet and level prairies of the Midwest should be appreciated through architecture, Wright influenced the Prairie style with strong horizontal lines that generally emphasized the top half of the second story. Sheltered overhangs, low-pitched and hipped roofs are also characteristic of the style, while stone belt coursing is occasionally used to accentuate the horizontal element. Prairie houses are not as common as Craftsman or Period Revival residences; however, excellent examples of the style are generally located in the area west of 52nd Street, north of Dodge Street and south of Underwood Street. Two excellent examples of this style are the Fred Metz Residence located at **115 North 53rd Street** (Site #DO09:0430-067) and the George Roberts Residence located at **204 North 52nd Street** (Site #DO09:0434-071). The Metz residence rises two-and-one-half stories to a low-pitched hipped roof and is sheathed with brick and stucco. It features an asymmetrical window arrangement and a sprawling front porch with an off-centered entrance. Decorative rectilinear ornament, typical of the Prairie style, accentuates the brick columns of the porch and the cornice of the roofline. The second level is incorporated into a narrow, horizontal banding underneath a wide overhanging eave. A brick example, the Roberts Residence, stands two-and-one-half-stories. It is asymmetrical in appearance with wide overhanging eaves and a two-story wing projecting from the southern facade. A Prairie style duplex located at **501 North 51st Street** (see photo #20 of 46, Site #DO09:0435-023) was designed by locally prominent architect Harry Lawrie. This multiple dwelling, sheathed with brick and stucco, features the traditional wide, overhanging eaves of the Prairie style, above the narrow banding of the second-story.

French Eclectic

French Eclectic architecture is typically rare throughout the district and is generally constructed of stone, brick or stucco. Similar to the Tudor Revival style, decorative half-timbering and a tall, steeply pitched roof are also identifying features of the style. Dormers can be found in the roof or piercing the cornice as wall dormers. Facade arrangements are more commonly asymmetrical; however, symmetrical examples do exist. The few French Eclectic homes that exist are located west of 52nd Street along the curvilinear streets. The ell-shaped home found at **5604 Farnam Street** (Site #DO09:0432-015) is considered a towered subtype of the style. It features a round tower with a high, conical roof with a centrally located doorway and a dominating chimney. The house is sheathed in brick, except for the typical gabled wall-dormers that line the second story and pierce the varied roof line. With a dominating mansard, steeply pitched roof, the symmetrical and stucco-sheathed residence found at **541 South 52nd Street** (see photo #45 of 46, Site #DO09:0429-014)

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is an excellent example of the style. Typical wall dormers pierce the rooflines of the house and garage, while the roofline of the main house is accented with an iron cresting.

Contemporary

While still considered by some not to be "historic," many of the homes built in the 1950s through the 1970s are slowly coming of age. Since these structures are still too young to have been appropriately categorized for their stylistic features, they are vaguely grouped and termed contemporary. Materials utilized for their construction are still considered modern but not necessarily innovative. As most of the construction in the district was completed by the 1940s, few lots remained for modern homes. Therefore, the type is highly uncommon throughout the district. One contemporary residence found at **5210 Jones Street** (see photo #43 of 46, Site #DO09:0430-076) rises two stories high and is sheathed with brick. A flat roof with overhanging eaves, continuous banding of windows and essentially clean, horizontal and vertical lines characterize the house. The front facade (south) is dominated by a projecting two-story bay and front entrance porch. An exception to the residential structures, a relatively rectilinear-shaped office building located at **5060 Dodge Street** (Site #DO09:0433-170) features a distinctly modern curvilinear overhang that extends from the southeast corner.

Art Moderne

Generally constructed between 1920 and 1940, Art Moderne buildings are characterized by flat roofs, smooth wall finishes, minimal ornamentation and rounded corners. Grooves or lines found in the walls or balustrades create a horizontal emphasis, while the facade is typically asymmetrical. Glass block is used in select window openings and sometimes entire sections of the wall; small round windows are also common. This architectural style is uncommon in the district. A three-story, asymmetrical example found at **661 North 50th Street** (see photo #21 of 46, Site #DO09:0435-165) is sheathed with smooth concrete and features typical Moderne detailing with four horizontal lines at the second-level and a small horizontal window in the primary entrance.

Vernacular

In addition to the aforementioned styles, a wide range of vernacular residential and commercial buildings emerged within the district. This form of local interpretation and expression reflects distinct types that fall under no specific stylistic category. They are generally simple in form and overall decoration. The Dundee/Happy Hollow district also has its share of front and side-gabled houses. These vary from one- to two-and-one-half stories and may or may not have a front porch. Examples are more common east of 51st Street to the eastern edge of the district. Two front-gabled dwellings can be found at **5008 Lafayette Avenue** (Site #DO09:0439-024) and **5010 Webster Street** (see photo #22 of 46, Site #DO09:0435-065); a side-gabled example is located at **4809 Davenport Street** (Site #DO09:0433-106). Constructed in 1929 and designed by the firm of John Latenser and Sons, a commercial vernacular example is located at **4949 Underwood Avenue** (Site #DO09:035-065).

Non-Contributing Properties

| | | | |
|-----------------------------------|-----------------------------------|-----------------------------------|------------------------|
| 408 South 48 th Avenue | 105 South 49 th Street | 122 South 50 th Street | |
| 409 South 48 th Avenue | 308 South 49 th Street | 301 South 50 th Street | 4809 Burt Street |
| 410 South 48 th Avenue | | 303 South 50 th Street | 5020 Burt Street |
| 411 South 48 th Avenue | 321 South 50 th Avenue | 320 South 50 th Street | 5103 Burt Street |
| | 323 South 50 th Avenue | 506 South 50 th Street | 5106 Burt Street |
| 102 South 48 th Street | 503 South 50 th Avenue | 538 South 50 th Street | 5120 Burt Street |
| 114 South 48 th Street | 602 South 50 th Avenue | 602 South 50 th Street | |
| | 608 South 50 th Avenue | 610 South 50 th Street | 4801 California Street |
| 307 South 49 th Avenue | 630 South 50 th Avenue | 628 South 50 th Street | 4807 California Street |
| 311 South 49 th Avenue | | 734 South 50 th Street | 4903 California Street |
| | 118 North 50 th Street | | 4916 California Street |
| 115 North 49 th Street | | 515 South 51 st Avenue | 4921 California Street |

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| | | | |
|------------------------------|-----------------------------------|-----------------------------------|-------------------------|
| 5005 California Street | 4858 Harney Street | 510 South 56 th Street | 5148 Dodge Street |
| 5015 California Street | | | 5503 Dodge Street |
| 5016 California Street | 5501 Howard Street | 672 North 57 th Avenue | 4803 Douglas Street |
| 4804 Capitol Avenue | 5523 Howard Street | 715 North 57 th Avenue | 4804 Douglas Street |
| 4812 Capitol Avenue | 5601 Howard Street | | |
| 4814 Capitol Avenue | 5703 Howard Street | 311 South 57 th Street | 5124 Leavenworth Street |
| 4816 Capitol Avenue | | 504 South 57 th Street | 5166 Leavenworth Street |
| 4817 Capitol Avenue | 5532 Jackson Street | 508 South 57 th Street | 5170 Leavenworth Street |
| 4820 Capitol Avenue | 671 J.E. George Boulevard | | 5174 Leavenworth Street |
| 4910 Capitol Avenue | 701 J.E. George Boulevard | 740 North 58 th Street | 5188 Leavenworth Street |
| 4918 Capitol Avenue | 707 J.E. George Boulevard | | 5424 Leavenworth Street |
| 4920 Capitol Avenue | 735 J.E. George Boulevard | 675 North 59 th Street | |
| 5111 Capitol Avenue | | | 5806 Nicholas Street |
| | 5166 Jones Street | 5014 Cuming Street | |
| 4808 Cass Street | | 5021 Cuming Street | 4801 Underwood Avenue |
| 4816 Cass Street | 5006 Lafayette Avenue | | 4802 Underwood Avenue |
| 4908 Cass Street | 5011 Lafayette Avenue | 4815 Davenport Street | 4806 Underwood Avenue |
| 4910 Cass Street | 5012 Lafayette Avenue | 4817 Davenport Street | 4813 Underwood Avenue |
| 4918 Cass Street | 5016 Lafayette Avenue | 4910 Davenport Street | 4819 Underwood Avenue |
| 4923 Cass Street | | 4915 Davenport Street | 4850 Underwood Avenue |
| 5014 Cass Street | 5114 Leavenworth Street | 4919 Davenport Street | 4910 ½ Underwood Avenue |
| 5225 Cass Street | 5116 Leavenworth Street | 4924 Davenport Street | 4914 Underwood Avenue |
| | 5052 Leavenworth Street | 4930 Davenport Street | 4916 Underwood Avenue |
| 4916 Chicago Street | 5070 Leavenworth Street | 5004 Davenport Street | 4924 Underwood Avenue |
| 4903 Chicago Street | | | 4926 Underwood Avenue |
| 4911 Chicago Street | 119 North 51 st Street | 4800 Dodge Street | 5004 Underwood Avenue |
| 4915 Chicago Street | | 4801 Dodge Street | 5007 Underwood Avenue |
| 4921 Chicago Street | 307 South 51 st Street | 4807 Dodge Street | 5013 Underwood Avenue |
| 4922 Chicago Street | 501 South 51 st Street | 4811 Dodge Street | 5018 Underwood Avenue |
| 4924 Chicago Street | 505 South 51 st Street | 4812 Dodge Street | 5022 Underwood Avenue |
| | 520 South 51 st Street | 4814 Dodge Street | |
| 5008 Cuming Street | 613 South 51 st Street | 4815 Dodge Street | 4805 Webster Street |
| 4809 Douglas Street | 617 South 51 st Street | 4819 Dodge Street | 4809 Webster Street |
| 4810 Douglas Street | 635 South 51 st Street | 4821 Dodge Street | 4905 Webster Street |
| | | 4822 Dodge Street | 4912 Webster Street |
| 5508 Emile Street | 104 South 53 rd Street | 4824 Dodge Street | 4914 Webster Street |
| 5519 Emile Street | 511 South 53 rd Street | 4826 Dodge Street | 4919 Webster Street |
| | | 4827 Dodge Street | 4923 Webster Street |
| 4845 Farnam Street | 106 North 54 th Street | 4829 Dodge Street | 4925 Webster Street |
| 4917 Farnam Street | 304 North 54 th Street | 4831 Dodge Street | 4926 Webster Street |
| | | 4835 Dodge Street | 4928 ½ Webster Street |
| 5011 Hamilton Street | 111 South 54 th Street | 4925 Dodge Street | 4931 Webster Street |
| 5017 Hamilton Street | 309 South 54 th Street | 4950 Dodge Street | 4932 Webster Street |
| 5019 Hamilton Street | | 4965 Dodge Street | 5008 Webster Street |
| | 110 South 55 th Street | 4973 Dodge Street | 5114 Webster Street |
| 309 N Happy Hollow Boulevard | 510 South 55 th Street | 5003 Dodge Street | |
| 821 N Happy Hollow Boulevard | 628 South 55 th Street | 5015 Dodge Street | 5115 Western Avenue |
| | 706 South 55 th Street | 5020 Dodge Street | |
| 4808 Harney Street | 708 South 55 th Street | 5060 Dodge Street | |

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Statement of Significance:

The proposed Dundee/Happy Hollow Historic District is eligible for the National Register under *Criterion C: Architecture*, as it offers an excellent collection of structures that embody the architectural styles popular in the late nineteenth and early twentieth centuries. Buildings within the district range from standard, vernacular examples to architect-designed, high-style interpretations of many architectural types. This district has a high concentration of many intact and impressive examples of Period Revival architecture that are intermingled with Bungalows, Craftsman and Prairie residences. Moreover, the houses were constructed of high-quality materials and display a great sense of workmanship. Many locally distinguished architectural firms such as the offices of Thomas Rogers Kimball, John Latenser and Sons, John and Alan McDonald, and Mendelssohn, Fisher & Lawrie, along with seventy-three other known architects and builders have left their creative and unique designs throughout the multiple neighborhoods that are associated with the Dundee/Happy Hollow District. The district is also eligible under *Criterion A: Community Planning and Development*. Dundee originally was platted as an independent suburb that was later annexed by the City of Omaha. This annexation was a significant development in the expansion of the city. The district as a whole is a notable example of early twentieth century suburban development. The tree-lined streets, combined with the historic street lights along the grid, and curvilinear park and boulevard system create the historic sense of place. The older streetcar suburb of Dundee (east of 52nd Street), where single-family homes are interspersed with commercial areas, churches, schools and multiple dwellings, contrasts with the purely residential areas west of 52nd Street into the Happy Hollow Subdivision. The streetcar route is an important component of the diversity of the Dundee/Happy Hollow Historic District, as most of the commercial and multiple dwelling structures were constructed directly adjacent to or nearby public transportation. Altogether, the district's high style, architect-designed homes along scenic boulevards lined with large trees and streetlights; along with the physical evidence of an era when public transportation was critical, creates a historically significant district. The district's period of significance begins in 1870 with the construction of John Nelson Patrick's "Happy Hollow" estate and ends in 1955 as buildings in the district were continuing to be constructed up until that date and with respect to the National Register's fifty-year rule.

Historical Background of Omaha and Dundee:

The historic development of the Dundee/Happy Hollow Historic District starts as early as 1853 with the settlement of Omaha. It is best described in a publication prepared by the City of Omaha Planning Department Preservation Staff for the Landmarks Heritage Commission of Omaha, "A Comprehensive Program for Historic Preservation in Omaha."

The City of Omaha traces its beginnings to the establishment in 1853 of a ferry crossing that linked Council Bluffs, Iowa, with what would soon become the Nebraska Territory. Legislature granted a city charter to Omaha in 1857, which provided for a mayor and city council. Construction for a transcontinental railroad began after the Civil War and Omaha boomed as a result. After completion of the transcontinental railroad, Omaha evolved into a region metropolis due to the rapid settlement of Nebraska, as well as the upper Great Plains. Between 1865 and 1870 Omaha grew from a town of 3,000 to a city of 16,500, with its western boundary marked at 36th Street. By 1880, Omaha had reached a population of 30,528 and, as a result, the city increased in physical sized in 1887 from 12 to 24 square miles. Omaha began to achieve a more urban, as well as suburban character.¹³

The settlement of Dundee begins in 1870 with the construction of the first house by John Nelson Patrick Hayes. Hayes attempted early to draw new residents out to Dundee; however, he was unsuccessful at first. His efforts and the early landscape of Dundee are noted in the publication from the Dundee Memorial Park Association, *Dundee, Nebraska: A Pictorial History*.

¹³ "A Comprehensive Program for Historic Preservation in Omaha," 12-13.

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In 1870 John Nelson Hayes Patrick, an early settler of Omaha, built a 33 room mansion west of Omaha on the 800 acres of land that he owned. He called his estate "Happy Hollow." The estate bounded by present-day Dodge to Hamilton, 48th to 69th Streets had its mansion located near what are now Happy Hollow Boulevard and Underwood Avenue. His "Happy Hollow" mansion was one of Omaha's most opulent. The mansion was supported by a stable large enough to hold its 14 horses, three buggies, a light carriage, a coach, a wagon, and a 40 person sleigh. The estate also sported a private golf course.

Patrick decided to cash in on the 1880s boom and hired Shannon Brothers of Kansas City to construct six homes between what later became 48th to 52nd Streets, Capitol to California. They selected the name Dundee Place from a successful development the contractors had recently finished in Kansas City which was named after Dundee, Scotland.

On October 30, 1888, Patrick ran an ad in the Daily Herald for Dundee Place. The ad announced, "Invest Your Money in Growing Property - Dundee Place." The ad urged prospective buyers to examine covenants that all homeowners would need to abide by. These restrictions included that all dwellings be constructed for residential purposes only, and stand at least 25 feet away from the street. The rules also stated that a Dundee residence must cost at least \$2,500 and that no structure could be used for any immoral or illegal business, nor shall any spirits or malt liquors be sold or bartered away in Dundee.

Evidently the ad, together with a national depression, failed to achieve the desired result. The selling of lots and homes proceeded poorly. In 1893 Dundee was still a large barren cornfield. Only Patrick's home, the six homes constructed by the Shannon Brothers and a home owned by a gentleman by the name of Walter L. Selby stood in what was to be Dundee.¹⁴

Finally, Patrick, together with the few local, prominent business men that had started to develop Dundee, shared the same vision. A concrete plan for a village was formed, while physical improvements of the land took shape.

Selby, a real estate developer, had built his showplace home in 1891 at 4808 Davenport Street. In 1893 the area's few pioneers met on Selby's porch to discuss the future. In attendance were the Selby's neighbors J.N.H. Patrick, Patrick's son – Judge Robert Patrick, E.R. Hume, John Carmichael, D.L. Johnson, John H. Harter, and two area estate developers from Kansas City, F.L. Underwood and W.H. Craig. F.L. Underwood, the president of Metropolitan Cable Railway of Kansas city, knew Patrick, heard about Dundee, and wanted to be a part of the new west Omaha suburb. On the porch Dundee was conceived.

The group decided to develop Dundee as a village with boundaries from 48th to 52nd Streets, Dodge to Cuming Streets. The land being developed was used mostly for farming and therefore was void of trees. The village seemed desolate. Two of the neighbors, Carmichael and Selby, purchased over 2,000 maple trees and planted them along the roadways to make the lots more attractive.

In the fall of 1894 the residents presented a petition to the county commissioners requesting to be incorporated as a separate municipality. On December 8, 1894, the petition was granted.¹⁵

Dundee was marketed with many strong points to ensure its new residents that it would be an affordable area with high quality living and convenience. Numerous advertisements promoted "healthy living" as the Dundee area had higher

¹⁴Rock, ed., *Dundee, Nebraska: A Pictorial History*, 1-8.

¹⁵Rock, ed., *Dundee, Nebraska: A Pictorial History*, 9-11.

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elevation where the air was "absolutely pure." As a result of these promotions, Dundee was rapidly settled in the beginning of the twentieth century.

A selling point for the new village was its connection to Omaha via the Metropolitan Cable Railway Company. The new village boasted of other facilities as well. The Selbys built a one room cottage at 4908 California Street in 1891 to serve as church, school, and village meeting place.

In an early development brochure, Dundee declared that it was "a city set on a hill which could not be hid," that "People moving from the lower parts of Omaha appreciate the high dry pure and clear air of Dundee. Sickness and doctor bills are practically unknown." The village said it had gas, electric lights, water, street cars, clear pure air, an elevation of 1,100 feet above sea level, free mail delivery, delivery wagons for groceries, taxes only one fifth as much as in other parts of Omaha, and sociable and cordial people.

As an added enticement to get people to move so far away from the city, Walter Selby offered a free lot to any buyer. If the buyer built and stayed there for a year he was offered a bonus of \$500. Several persons built on these terms, received the bonus and stayed creating the permanent beginnings of a community. A housing boom began in 1905. Houses were also being built next to the official village south of Dodge Street and north of Cuming Street. The Village annexed land north to Hamilton Street and south to Howard Street.¹⁶

The successful expansion of Dundee continued into the early twentieth century, as a large portion of the development was completed from 1900 to 1920. As the area grew, it demanded more utilities and services.

The landscape just west of the official village also began to change. Real estate men C.C. and J.E. George laid out Happy Hollow Boulevard and developed the area south of Dodge and west of 50th to what became Elmwood Park. In the next 25 years this real estate firm developed tracts north along the boulevard and west of 52nd Street and north of Underwood and west of Happy Hollow which Omahans began to consider a part of Dundee Village. They filled in the creek that ran along 50th Street and added sidewalks and the Dundee style globe street lights.

As Dundee was not a part of the city, it needed to have its own sewage system. The plumbing for the homes was connected to a sewage line that emptied into a sewage treatment plant located just north of Elmwood Park. Unfortunately the plant was not reliably effective and allowed some raw sewage to pass through. When Dundee was annexed, the city of Omaha took over and converted the homes' plumbing into the Omaha sewer system and the Elmwood Park sewage plant was abandoned.

At the turn of the century, Dundee had a volunteer fire department, with horse drawn hose carts. The station was located in a small building at 49th and California Streets, adjacent to the school house. In 1914, the village bought a fire truck and built a fire station at 4921 Underwood Avenue to house it. The La France fire rig was the first motorized fire truck in Omaha. The building was built by Peter Kiewit Sr. The second story was used as Dundee city hall. The department was known as Engine Company #17. The village hired two full time firemen, one for days and one for nights.¹⁷

¹⁶ Rock, ed., *Dundee, Nebraska: A Pictorial History*, 12-13.

¹⁷ Rock, ed., *Dundee, Nebraska: A Pictorial History*, 14-17.

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At the height of its growth, Dundee was not unnoticed by the City of Omaha. Its attractive streets with impressive homes would be a fine addition to Omaha's boundaries. Despite the overall opposition from the Dundee residents, Dundee was annexed by the City of Omaha.

Omaha had grown toward peaceful Dundee by 1912 and was now preparing to annex the village into the city. Omaha's plan was to annex adjoining villages to make a Greater Omaha. Omaha's targets were South Omaha and Dundee. The city's early attempts to consolidate fringe areas had failed because the law of the time prevented annexation. In February of 1915, however, the Nebraska legislature enacted a merger law specifically designating the authority in Douglas County.

...the vote went on as scheduled. Dundee and South Omaha were allowed to vote, but the law was written in a way that the majority of all Omaha, Dundee and South Omaha would carry the election. Residents of Omaha voted 9,769 to 514 in favor of the annexation. South Omaha supported the measure as well on a 301 to 79 vote. Dundee residents, however, voted 760 for and 1610 against the measure. On the dark day of June 20, 1915, Dundee became a part of Omaha.¹⁸

After Dundee became part of Omaha, rapid growth continued throughout the area until the 1930s. Commercial areas continued to thrive as a popular show house, called the Dundee Theater, was opened at 50th and Dodge Streets in 1925. The homes west of 52nd Street, especially in Happy Hollow, began to multiply. Much of this development was aided by the streetcar, which had serviced the Dundee area as early as 1891.

Streetcar Service in the Development of Dundee

The history of streetcar service in the Dundee/Happy Hollow district is best described from the book, *Dundee, Nebraska: A Pictorial History*. By connecting Dundee/Happy Hollow with downtown Omaha, the streetcar helped stimulate the development of the area.

Reliable transportation was important not just to get potential home buyers out to Dundee to take a look at the area, but it was an important element of life to those who would decide to buy and stay in Dundee. John Nelson Hayes Patrick understood this need and approached F.L. Underwood, president of The Metropolitan Cable Railway Company of Kansas City, who agreed to provide streetcar transportation to the area. To ensure the streetcar had its intended effect of bringing Omahans to see the new development, rides were offered free of charge.

By 1891, Dundee had a horse-drawn streetcar line that ran from 52nd Street and Underwood Avenue to 41st and Farnam streets where it linked to the Omaha Street Railway's line that serviced downtown Omaha. A year later, Metropolitan spent in excess of \$6,000 to upgrade the Dundee line to electricity and imposed a fee of a nickel per ride.

The Metropolitan Cable Railway Company now had a greater financial incentive to see Dundee grow as evidenced by the inclusion of Mr. Underwood and W.H. Craig, vice president of Metropolitan, as officers of the Patrick Land Company developing the area. The relationship between Dundee and the streetcar was solidified in 1901 when J.N.H. Patrick became president of Metropolitan Cable Railway.

By 1903, the Omaha & Council Bluffs Street Railway had merged with or acquired almost every other streetcar company in the area. In the process, the company obtained the Dundee line, which it expanded

¹⁸ Rock, ed., *Dundee, Nebraska: A Pictorial History*, 20-21.

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east to 10th and Bancroft and, several years later, west six blocks to 55th and Underwood. This shortened the ride time to downtown Omaha to fifteen minutes and, for the next thirty years, Dundee grew rapidly.¹⁹

Although the streetcar remained in service throughout the beginning of the twentieth century, its reign in the Dundee/Happy Hollow neighborhoods would eventually come to an end. The homes that were constructed in the 1920s and 1930s could accommodate the automobile and, fewer people utilized the streetcar.

During the 1950s buses and cars replaced streetcars as the preferred mode of transportation. The final run of paying customers on Dundee's streetcar line occurred on 4 March 1955. The following day, Omaha terminated operation of its streetcar system and this mode of transportation that was so vital to the development of Dundee ceased to exist.²⁰

Numerous multiple dwelling structures along the historic streetcar route are still intact. Although generally larger and sometimes more irregular in size and shape, the various apartments, duplexes and rowhouses reflect the great number of architectural styles in the Dundee/Happy Hollow District. The importance of these structures is vital to the significance and the diversity of the district as it was once recognized as a streetcar neighborhood.

Multiple Dwellings in Dundee

Evolving generally within a block of the various street car lines were numerous multiple dwellings including duplexes, apartment buildings and, to a lesser extent, rowhouses. The development of these structures along the routes was critical to attracting residents to the area. With the streetcar service so near, families who could not afford to build the elegant homes towards the western part of the district, could still move to the Dundee area and enjoy the picturesque neighborhoods.

A city-sponsored study of multiple dwellings within Omaha identifies rowhouses as side-by-side housing units arranged parallel to the street or around landscaped courtyards. Representations of the rowhouse type in the Dundee/Happy Hollow district are located at **5017 Underwood Avenue** (Site #DO09:0435-004), **4902 California Street** (Site #DO09:0435-00), and **108 South 49th Avenue** (Site #DO09:0431-003). The example at **5017 Underwood Avenue** is an Eclectic Period Revival, U-shaped rowhouse known as the Roycroft Apartments (1927). The rowhouses located at **4902 California Street** (see photo #23 of 46, Site #DO09:0435-001) are known as Ardmore Terrace and were built in 1916. These rowhouses are constructed in an L-court configuration and suggest the Prairie style of architecture with a dominant horizontal element on the second-level. Located at **108 South 49th Avenue** (Site #DO09:0431-003), the Casalinda rowhouses built in 1927 are an additional example of the U-shape form. The red-tile roof, arched doorways and symmetrical placement of the fenestration suggest Italian Renaissance architecture.²¹

Apartment buildings in the area may be similarly constructed around a landscaped courtyard or are simply classified as rectangular, block-shaped types. Rising three-and-one-half stories, the Tudor Revival, Buckingham Manor Apartments located at **4817 Chicago Street** (see photo #24 of 46, Site #DO09:0433-066), were constructed in 1928 and designed by Omaha architect Reinholdt Hennig. This complex has a central courtyard, which gives it a U-shape, and is directly located on an original street car route that continued up to Underwood Street. Located one block west of an original street car route that ran on 50th Street, at **5106 Capitol Avenue** (see photo #25 of 46, Site #DO09:0433-017), is the Glenarlo Terrace Apartment complex designed in the Classical Revival style. The Ambassador Apartments at **111 S. 49th Street**

¹⁹ Rock, ed., *Dundee, Nebraska: A Pictorial History*, 23-33.

²⁰ Rock, ed., *Dundee, Nebraska: A Pictorial History*, 33.

²¹ "Multiple Dwellings Study," Prepared by the City of Omaha Planning Department (February 1989), Document on file at the City of Omaha Planning Department at 1819 Farnam Street, Suite 1110, Omaha, Nebraska; The Casalinda rowhouses were suggested as Potentially Eligible in "Reconnaissance Survey of Selected Neighborhoods of Omaha, Nebraska," Prepared for the City of Omaha, City Planning Department and the Nebraska State Historical Society, by Mead and Hunt, Inc., April 2003.

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(Site #DO09:0431-004) were designed by the architectural firm of Allen & Wallace. It is considered a U-court complex and is designed in the Spanish Colonial Revival style. Additional apartment structures to be noted include the following: the Glendale apartments at **406 N. 49th Street** (Site #DO09:0433-015); the Underwood Apartments, designed by local architect Reinholdt Hennig at **4903 Underwood Avenue** (Site #DO09:0435-007); the Elwood Apartment complex (1917) at **101 S. 49th Street**²² (Site # DO09:0431-002); and, the Fairview Apartments (1917), designed by H.D. Frankfurt at **706 N. 50th Street** (Site #DO09:0435-006).²³

Most numerous of the multiple-dwelling properties in Dundee/Happy Hollow are duplexes, also referred to as "doublehouses". Although functionally similar to two-unit rowhouses, duplexes differ in form in that the end walls of a rowhouse are usually plain and the structure appears as if more units could be added, whereas duplexes convey a sense of completeness as stand alone buildings. Dundee/Happy Hollow has many good examples of duplexes. The duplex located at **505 S. 53rd Street** (Site #DO09:0430-003) built by local builders Louis and Gail Margolin in 1932, is exemplary of the Tudor Revival style and is one of the best examples of the duplex form within the city of Omaha. The facade of this larger duplex is dominated by two extended, symmetrical and front gabled bays that are accented by decorative stone detailing located above windows and doorways and half-timber work in the gables. Four identical, limestone-veneered, Tudor Revival duplexes that are located throughout the district are designed by architect Birger Kvenild. They are located at **5205 Chicago Street** (Site #DO09:0434-001), **306 S. 56th Street** (Site #DO09:0432-001), **121 S. 54th Street** (Site #DO09:0432-002), **504 S. 52nd Street** (see photo #44 of 46, Site #DO09:0430-001) and, 5202 Cumming Street (see photo #15 of 46, Site # DO09:0438-001763, 3a, 4a). A group of duplexes on **Chicago Street** located at **4801**(Site #DO09:0433-029), **4803 1/2**(Site #DO09:0433-030), **4805** (Site #DO09:0433-031) and **4807**(Site #DO09:0433-032), are good examples of the American Foursquare style in multiple dwellings. Other cubic form duplex buildings are located at **215 N. 49th Street** (Site #DO09:0433-023), **219 N. 49th Street** (Site #DO09:0433-024) and **223 49th Street** (Site #DO09:0433-025).²⁴

Beyond the multiple styles and types of dwellings that have been previously discussed, the architectural makeup and significance of the Dundee/Happy Hollow district is largely attributed to the designs of several notable Omaha architects. A large portion of the residential, multiple dwelling, commercial and religious buildings throughout the district can be traced back to the influential architects/firms of Omaha. Local builders and construction companies also provided a wide range of high-quality homes and structures for the residents and occupants in Dundee and Happy Hollow. The "big four" architectural firms of Omaha -- including the offices of Thomas Rogers Kimball, John Latenser and Sons, John and Alan McDonald, and Mendelssohn, Fisher & Lawrie--were noted for their achievements in architecture throughout Omaha for large commercial, religious and civic structures as well as smaller residential properties. Many of their designs remain extant in Omaha and are listed on the NRHP such as Kimball's St. Cecilia's Cathedral at 701 N. 40th Street (listed 1-25-79), Latenser's Omaha Central High School found at 124 N. 20th Street (listed 10-11-79), McDonald's George A. Joslyn Mansion located on 3902 Davenport Street (listed 8-25-72) and, Fisher and Lawrie's Sacred Heart Catholic Church Complex, which is located at 2218 Binney Street (listed 3-24-83). Frederick A. Henninger once referred to as "house-a-day-Henninger" and George Prinz were other prominent Omaha architects that designed buildings throughout Dundee and Happy Hollow. T.H. Maenner & Co. and the George W. Rosenberry Construction Company were utilized throughout the whole district, however, the largest concentration of their buildings are located in Happy Hollow.²⁵

²² The Elwood Court Apartments were recommended as potentially eligible for the National Register on its own, in "Reconnaissance Survey of Selected Neighborhoods in Omaha, Nebraska," prepared for the City of Omaha, City Planning Department and the Nebraska State Historical Society, by Mead and Hunt, Inc., April 2003.

²³ "Multiple Dwellings Study," Prepared by the City of Omaha Planning Department; The Ambassador Apartment complex located at 111 South 49th Street (Site # DO09:0431-004) was also recommended by the Mead and Hunt reconnaissance survey previously mentioned for potential eligibility for the National Register.

²⁴ Ibid.

²⁵ Additional architects/builders are listed at the end of Section 8 with addresses of the structures they designed or constructed.

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Architects

Thomas Rogers Kimball

Thomas Rogers Kimball, considered one of the Eclectic Era's "most gifted" and a premier Omaha architect, attended an extensive list of schools that included the University of Nebraska, Cowles School of Art, Boston's Massachusetts Institute of Technology and, finally, the Ecole Des Beaux Arts in Paris. Kimball opened an architectural practice with C. Howard Walker in Boston that followed with an office in Omaha by 1891. They both were appointed as architects-in-chief for the Trans-Mississippi and International Exposition of 1898. After the Exposition, Kimball and Walker separated, and Kimball remained in Omaha to practice on his own until he partnered with Steele and Sandham in 1923. He remained with Kimball and Walker until at least 1945. In his lifetime he was awarded with prominent titles. In 1909 he was appointed by President Theodore Roosevelt to the National Fine Arts Commission and was elected president of the American Institute of Architects twice from 1918-1920. Other appointments placed him as a professional advisor to the Nebraska State Capitol Commission from 1919-1932 and to the Kansas City Liberty War Memorial in 1920. Through Kimball's influence and advice the Capitol Commission oversaw the selection of Bertram Goodhue as the architect for the Nebraska National Historic Landmark State Capitol building. Kimball's extensive career includes 871 known commissions.²⁶

There are relatively few known properties left of Kimball's work within the Dundee/Happy Hollow Historic District. He designed a Dutch Colonial home for C.G. Powell located at **5210 Cass Street** (Site #DO09:0436-134) and a Period Revival style house at **303 S. 56th Street** (Site #DO09:0432-089). Kimball designed a house for Dr. F.F. Whitcomb located at **702 N. 56th Street** (Site #DO09:0438-009).

Kimball has a large number of properties listed on the National Register of Historic Places in the City of Omaha, as well as throughout Nebraska. In Omaha, buildings such as the Packer's National Bank Building (listed 5-16-85), the St. Cecilia's Cathedral (listed 1-25-79) and the Omaha Public Library (listed 5-22-82) are examples of his noteworthy designs.

John Latenser and Sons

John Latenser studied at the Polytechnic College in Stuttgart, Germany. At the age of 21, he moved to Chicago where he worked as a draftsman for six years. He then moved to Omaha where he worked for F.M. Ellis and, by 1886, he established his own practice with offices in the Merchant National Bank building located in downtown Omaha. His career as an architect included commissions for the Bancroft, Castelar, Miller Park, Dundee, Cass, Pacific and Saunder's Schools. In addition, he served as construction superintendent for the Omaha's Federal Post Office Building beginning in 1891; two years later the McKinley administration named him the Superintendent of Federal Buildings for a six-state territory. Although he designed a number of larger scale buildings he also did work on residences for the local communities of Omaha, including the Dundee/Happy Hollow area. By 1915, Latenser's two sons John Jr. and Frank joined him and his firm became known as "John Latenser and Sons". The firm was in existence until at least 1945. Latenser's designs reflect his personal interest in the arts, including opera and classical music; he also spoke fluent German, French, Swiss and Italian.²⁷

John Latenser & Sons designed a number of buildings within the Dundee/Happy Hollow Historic District including a commercial property at **4949 Underwood** (Site #DO09:0435-097) built in 1929. Residential properties include two Colonial Revival houses--one at **5212 Underwood Avenue** (Site #DO09:0436-120) that was built in 1920 and another at **5106 Cass Street** (Site #DO09:0435-148), which was constructed in 1922. An example of a civic structure is the Neoclassical Revival, Dundee School (1904) found at **310 N. 51st Street** (Site #DO09:0433-001).²⁸

²⁶ Jeffrey Spencer and Kristine Gerber, *Building for the Ages: Omaha's Architectural Landmarks* (Omaha, NE: Omaha Books, 2003), 185.

²⁷ Spencer and Gerber, *Building for the Ages*, 185-186.

²⁸ In addition to the aforementioned properties John Latenser and Sons also designed the following buildings located in the Dundee/Happy Hollow historic district: 5210 Burt Street (Site #DO09:0438-218) in 1916; 4822 Dodge Street (Site #DO09:0433-179) in 1916; 4922 Dodge Street (Site

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Examples of Latenser's National Register properties located in Omaha are the Columbian School at 3819 Jones Street (listed 11-28--90), the Omaha High School (listed 10-11-79), and the Douglas County Courthouse (listed 10-11-79) located at 1700 Farnam Street.

John and Alan McDonald

John McDonald was born in Canada in 1881 and was educated in architecture at the University of Montreal. He moved to the United States in the 1880s and established a practice with former classmate David Ogilvy in 1887. Three years later Ogilvy left the firm and McDonald remained to establish his own name through residential commissions for the wealthy residents of Omaha. His son Alan McDonald graduated from Harvard with an architectural degree and joined the practice in 1915; for the next thirty years their name was associated with the architectural development of Omaha. They were initially known for their Georgian and Colonial Revival architecture and later were associated with Prairie School design, Art Deco and Moderne designs. John McDonald lived a long life as he passed away in 1956 at the age of 95, while son Alan died in 1947.²⁹

John and Alan McDonald designed numerous buildings between 1915 and 1940 that are now located in the Dundee/Happy Hollow Historic District. McDonald's work includes an asymmetrical Colonial Revival house (1917) at **5104 Chicago Street** (Site #DO09:0433-086); a 1923 Colonial Revival home at **317 South 53rd Street** (Site #DO09:0432-152); and a side-gabled residence (1940) at **516 South 58th Street** (Site #DO09:0430-119). In addition to private dwellings, the McDonalds also designed the Dundee Theater (1925), located at **4952 Dodge Street** (Site # DO09:0433-002).³⁰

Outside of the Dundee/Happy Hollow district, two examples of the McDonald's work in the City of Omaha and are listed on the National Register of Historic Places include: the Prairie-style Bradford-Pettis House (listed 7-21-83); and the First Unitarian Church of Omaha (listed 3-27-80).

George L. Fisher/Mendelssohn, Fisher & Lawrie

George L. Fisher, who was originally from Michigan, received his degree in civil engineering from the University of Michigan in 1880. In 1885, he joined with architect Louis Mendelssohn and created the firm of Mendelssohn & Fisher. Fisher left for one year, starting in 1886, while Harry Lawrie joined Mendelssohn and the firm operated as Mendelssohn & Lawrie until 1887 when Fisher returned. Mendelssohn left the firm in 1893, and Fisher and Lawrie continued their practice together until 1913.³¹

Although he was associated with many prominent large-scale buildings, George Fisher designed a number of residential properties within the Dundee/Happy Hollow historic district. Some examples of his work include the following: a Colonial Revival house (1922) at **536 South 52nd Street** (Site #DO09:0430-199); an Italian Renaissance home (1924) located at **320 South 53 Street** (Site #DO09:0432-149), and a Dutch Colonial Revival home (1921) found at **5228 Jones Street** (Site #DO09:0430-072).

On a larger scale in Omaha, Fisher, along with partner Harry Lawrie, completed some impressive buildings that are now included in the National Register of Historic Places. Those properties that remain extant in the City of Omaha include the

#DO09:0433-180); 5120 Lafayette Avenue (Site #DO09:0439-014) in 1924; and 669 North 57th Street (Site #DO09:0436-015); 109 South 51st Street (Site #DO09:0431-054); 5311 Nicholas Street (Site #DO09:0436-026) in 1934.

²⁹ Spencer and Gerber, *Building for the Ages*, 186.

³⁰ Additional examples of McDonald's work are located at the following addresses: 307 South 51st Avenue (Site #DO09:0431-126); 113 South 52nd Street (Site #DO09:0431-042); 305 South 52nd Street (Site #DO09:0431-127); 324 S. 52nd Street (Site #DO09:0432-165); 310 S. 55th Street (Site #DO09:0432-099); 5202 Burt Street (Site #DO09:0438-216); 5124 Chicago Street (Site #DO09:0433-092); 5122 California Street (Site # DO090435-136); 5108 Cuming Street (Site #DO09:0437-099); 4802 Dodge Street(Site #DO09:0433-182) 5602 Farnam Street (Site #DO09:0432-012); 4913 Webster Street (Site #DO09:0435-172).

³¹ Spencer and Gerber, *Building for the Ages*, 187.

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Kennedy Building (listed 08-23-85) located at 1517 Jackson Street and the Sacred Heart Catholic Church Complex (listed 03-24-83) located at 2218 Binney Street. Fisher & Lawrie also designed the Old University Library (listed 08-06-75) located at 11th and R Streets in Lincoln, Nebraska.

Harry Lawrie

Scotland native Harry Lawrie gained nine years of architectural experience in Glasgow and Edinburgh before he moved to Chicago in 1883, where he worked for the prestigious architectural firm of Burnham & Root. In 1887 he moved to Omaha, and after his partnerships with Mendelssohn and Fisher he continued to complete commissions until 1935 when he designed the old municipal airport.³²

Lawrie designed the following residential buildings that remain extant in the Dundee/Happy Hollow district: a Prairie style duplex (1919) at **501 North 51st Street/5024 Cass Street** (Site #DO09:0435-023); an American Foursquare duplex (1919) at **5023 California** (Site #DO09:0435-028); a Bungalow (1919) found at **5005 Cass Street** (Site #DO09:0433-060); an Italian Renaissance home at 5114 Cuming Street (Site # DO09:0437-101) and lastly, a Colonial Revival home (1921) at **5315 Jackson Street** (Site #DO09:0430-037).

Frederick A. Henninger

An early Omaha architect, Frederick A. Henninger was raised on a farm near Alba, Iowa. After he attended the Chicago Art Institute for two years, he moved to Lincoln, Nebraska, where he worked for a local architect. He then moved to Omaha by 1891, where he worked as a laborer for the Union Pacific Railroad Company. By 1895, he was employed as a draftsman for F.C. Lederbrink and went on to purchase Lederbrink's business the following year. Henninger became well known for his office buildings in downtown Omaha and residences for the prestigious families of the city. His fast, efficient turnover of design led people to refer to him as "house-a-day Henninger." After forty years of architectural practice in Omaha, he retired in 1937. His son continued the practice until 1945.³³

The Dundee/Happy Hollow Historic District includes thirty known designs by Henninger. He designed single-family homes, duplexes and apartment buildings from the 1910s to the late 20s. His homes in the district were generally Tudor Revival and Colonial Revival; however, he also did more vernacular types such as the American Foursquare. Henninger designed two, identical, brick Tudor-Revival duplexes built in 1932 located at **120 South 53rd Street** (Site #DO09:0432-010) and **124 South 53rd Street** (Site #DO09:0432-009). Their primary facades are dominated by two, large front gables that flank mirrored entrances accented with decorative wooden trim. An American Foursquare example of Henninger's work that is sheathed with brick and is symmetrical in appearance is located at **530 South 53rd Street** (Site #DO09:0430-105).³⁴ Within the City of Omaha, a number of Henninger's buildings have been listed on the National Register of Historic Places. Those properties include Strehlow Terrace located at 2024 and 2107 N. 16th Street (listed 12-23-86), the Porter-Thomsen

³² Spencer and Gerber, *Building for the Ages*, 187.

³³ Spencer and Gerber, *Building for the Ages*, 184-185.

³⁴ Further examples of Henninger's work in the Dundee/Happy Hollow Historic District are the following: 662 North 57th Avenue (Site #DO09:0436-052); 659 North 57th Avenue (Site #DO09:0436-045); 302 South 51st Avenue (Site #DO09:0431-020); 102 North 52nd Street (Site #DO09:0434-068); 322 South 51st Street (Site #DO09:0431-055); 514 South 52nd Street (Site #DO09:0430-024); 544 South 53rd Street (Site #DO09:0430-188); 105 North 54th Street (Site #DO09:0434-057); 109 North 54th Street (Site #DO09:0434-056); 110 North 54th Street (Site #DO09:0434-046); 301 North 54th Street (Site #DO09:0434-052); 302 North 54th Street (Site #DO09:0434-047); 105 North 55th Street (Site #DO09:0434-041); 666 North 56th Street (Site #DO09:0436-016); 675 North 57th Street (Site #DO09:0436-024); 123 North Happy Hollow Boulevard (Site #DO09:0434-030); 5110 Chicago Street (Site #DO09:0433-088); 5215 California Street (Site #DO09:0436-126); 4814 Cass Street (Site #DO09:0435-172); 5111 Cuming Street (Site #DO09:0437-108); 4838 Farnam Street (Site #DO09:0431-056) 1918; 4814 Farnam Street (Site #DO09:0431-047); 4838 Farnam Street (Site #DO09:0431-056); 5173 Jones Street (Site #DO09:0429-016); 5177 Jones Street (Site #DO09:0429-016); 5213 Jones Street (Site #DO09:0430-069); 5223 Jones Street (Site #DO09:0430-068); 5104 Nicholas Street (Site #DO09:0437-038); 5404 Nicholas Street (Site #DO09:0438-176) 5202 Underwood Avenue (Site #DO09:0436-122); 5206 Underwood Avenue (Site #DO09:0436-121); 5020 Western Avenue (Site #DO09:0439-041); 5121 Western Avenue (Site #DO09:0437-016); 5209 Western Avenue, 1923 (Site #DO09:0438-167); 5022 Webster Street (Site #DO09:0435-067).

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House at 3426 Lincoln Boulevard (listed 10-21-82) and the Normandie Apartments situated at 1102 Park Avenue (listed 12-6-91).

George B. Prinz

After George B. Prinz attended the Massachusetts Institute of Technology and studied two years in Europe, he joined the firm of J. William Beal in Boston. In 1891 he came to Omaha where he was hired as the chief draftsman for the firm of Thomas R. Kimball. In 1909, Prinz opened his own architectural practice and became member of the Omaha City Planning Commission. Throughout his established career he designed a large variety of residences, churches and commercial buildings within a range of architectural styles from Renaissance Revival to Art Deco and Moderne.³⁵

George Prinz designed a small number of buildings located in the Dundee/Happy Hollow area. They include a Spanish Colonial Revival home (1923), which is located at **5219 Chicago Street** (Site #DO09:0434-013) and two Colonial Revival homes that are situated at **5201 Davenport Street** (Site #DO09:0434-016) and **5202 Chicago Street** (Site #DO09:0434-008).³⁶

Some of Prinz's buildings that are listed on the National Register include: the Farnam Building found at 1607-1617 Farnam Street (listed 3-9-00); the Livestock Exchange building at 2900 O Plaza (listed 7-7-99); and the Flatiron Hotel, situated at 1722 St. Mary's Avenue (listed 9-21-78.)

Additional Architects

The following addresses were extracted from City of Omaha building permits. The properties listed under each architect are primarily residential buildings that include single dwellings, duplexes and apartment complexes along with some commercial examples. The years of practice listed in parentheses after the architects names were extracted from the Landmarks Heritage Preservation Commission's, *A Comprehensive Program for Historic Preservation in Omaha*.³⁷

James T. Allan (1916-1945)

Properties listed on the National Register of Historic Places in the City of Omaha include: **The Ford Hospital, (listed 3-20-86) 121-129 S. 25th Street.**

101 South 49th Avenue, 1917, Site #DO09:0431-004,
504 North 51st Street, 1932, Site #DO09:0435-147
116 South 51st Street, 1916, Site #DO09:0431-058
539 South 52nd Street, 1922, Site #DO09:0429-020 (Allan & Wallace)
711 North 56th Street, 1931, Site #DO09:0438-003
4900 Dodge Street, 1926, Site #DO09:0433-011

671 North 57th Avenue, 1932, Site #DO09:0436-040 (Allan & Wallace)
110 South 51st Street, 1917, Site #DO09:0431-057
304 South 51st Street, 1917, Site #DO09:0431-059
677 North 56th Street, 1930, Site #DO09:0436-007 (Allan & Wallace)
684 North 58th Street, 1929, Site #DO09:0438-074 (Allan & Wallace)
5515 Harney Street, 1928, Site #DO09:0432-038

C.J. Baeser

704 North 57th Street, 1924, Site #DO09:0438-022

Jack Bittinger

661 J.E. George Boulevard, 1933, Site #DO09:0436-104

Oscar T. Bowles (1934-1945)

621 North 51st Street, 1915, Site #DO09:0435-163
109 South 55th Street, 1936, Site #DO09:0432-103
512 South 57th Street, 1941, Site #DO09:0430-146
5509 Harney Place, 1932, Site #DO09:0432-041

102-104 South 54th Street, 1932, Site #DO09:0432-108
601 South 56th Street, 1947, Site #DO09:0430-157
652 North 58th Street, 1934, Site #DO09:0436-073

³⁵Spencer and Gerber, *Building for the Ages*, 187.

³⁶Additional properties designed by Prinz are 5209 Burt Street (Site # DO09:0436-109) 1922; 5012 Leavenworth Street (This property is not in the district, however, it borders the district and is part of a commercial area that identifies with Dundee/Happy Hollow.); 5215 Webster Street (Site #DO09:0436-115) 1916.

³⁷Building Permits, located at the City of Omaha Planning office, 1819 Farnam Street, Omaha, Nebraska; "A Comprehensive Program for Historic Preservation in Omaha," 92-93.

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H.H. Bilby

5423 Western Avenue, 1940, Site # DO09:0438-156

Norman R. Brigham (1917-1945)

409 South 49th Street, 1946, Site #DO09:0431-099
117 South 50th Avenue, 1921, Site #DO09:0431-061
307 South 50th Avenue, 1920, Site #DO09:0431-063
311 South 50th Avenue, 1920, Site #DO09:0431-065
315 South 50th Avenue, 1920, Site #DO09:0431-067
320 South 50th Avenue, 1922, Site #DO09:0431-069
111 South 50th Street, 1922, Site #DO09:0431-071
119 South 50th Street, 1921, Site #DO09:0431-073
306 South 50th Street, 1920, Site #DO09:0431-075
310 South 50th Street, 1920, Site #DO09:0431-077
314 South 50th Street, 1920, Site #DO09:0431-079
107 South 51st Street, 1919, Site #DO09:0431-081
317 South 51st Street, 1922, Site #DO09:0431-083
318 South 54th Street, 1923, Site #DO09:0432-123
5527 Emile Street, 1924, Site #DO09:0430-044
4923 Burt Street, 1916, Site #DO09:0434-044
5103 Nicholas Street, 1917, Site #DO09:0437-081
5009 Underwood Avenue, 1922, Site #DO09:0437-169
4804 Webster Street, 1920, Site #DO09:0435-170

120 South 49th Avenue, 1922, Site #DO09:0431-060
305 South 50th Avenue, 1920, Site #DO09:0431-062
309 South 50th Avenue, 1920, Site #DO09:0431-064
313 South 50th Avenue, 1920, Site #DO09:0431-066
317 South 50th Avenue, 1920, Site #DO09:0431-068
320 South 51st Avenue, 1924, Site #DO09:0431-070
115 South 50th Street, 1921, Site #DO09:0431-072
302 South 50th Street, 1922, Site #DO09:0431-074
308 South 50th Street, 1920, Site #DO09:0431-076
312 South 50th Street, 1920, Site #DO09:0431-078
316 South 50th Street, 1920, Site #DO09:0431-080
121 South 51st Street, 1919, Site #DO09:0431-082
323 South 51st Street, 1922, Site #DO09:0431-084
319 South 56th Street, 1928, Site #DO09:0432-088
5645 Emile Street, 1923, Site #DO09:0430-054
5107 Hamilton, 1924, Site #DO09:0439-010
5105 Nicholas Street, 1919, Site #DO09:0437-080
5106 Western Avenue, 1924, Site #DO09:0439-043

Brodkey

659 J.E. George Boulevard, 1939, Site #DO09:0436-105

T.B. Campbell

5635 Western Avenue, 1936, Site #DO09:0438-139

Frederick W. Clarke (1917-1926 with Edwin B., 1901-1916, 1931-1934)

Properties listed on the National Register of Historic Places in the City of Omaha include: Vinton School (listed 11-29-89) 2120 Deer Park Road, and Rosewater School (listed 5-16-85) 3764 S. 13th Street.

107 North Happy Hollow Boulevard, 1919, Site #DO09:0434-024
5114 Nicholas Street, 1924, Site #DO09:0437-041
693 J.E. George Boulevard, 1937, Site #DO09:0438-131

5112 Nicholas Street, 1923, Site #DO09:0437-040
5415 Nicholas Street, 1929, Site #DO09:0438-183

James L. Conley (1923-1934, 1941-1942)

111 South 51st Avenue, 1923, Site #DO09:0431-045
309 South 51st Street, 1923, Site #DO09:0431-085
4901 Farnam Street, 1937, Site #DO09:0431-005

617 South 51st Avenue, 1922, Site #DO09:0429-018
522 South 51st Street, 1924, Site #DO09:0429-018
5004 Western Avenue, 1921, Site #DO09:0439-058

Patrick J. Creedon (1886-1897, 1906-1910)

116 South 49th Avenue, 1919, Site #DO09:0431-086
105 South 51st Avenue/5046 Chicago Street, 1919, Site #DO09:0433-046
655 North 55th Street, 1940, Site #DO09:0436-003

118 South 49th Avenue, 1919, Site #DO09:0431-087
113 South 51st Street, 1919, Site #DO09:0431-018

Louis A. Cutler (1938)

712 North 57th Avenue, 1948, Site #DO09:0438-212
327 South Happy Hollow Boulevard, Site #DO09:0432-062

306 South 53rd Street, 1934, Site #DO09:0432-146

Leo A. Daly Co. (1921-1945)

608 North 50th Street, 1921, Site #DO09:0435-029
673 North 58th Street, 1932, Site #DO09:0436-063 (Daley & Sype)
651 North 59th Street, 1933, Site #DO09:0436-088, (Daley & Walker)

304 South 56th Street, 1922, Site #DO09:0432-091
720 North 58th Street, 1932, Site #DO09:0438-080

Frances E. Daly (1935, 1937)

204 South 48th Street, 1922, Site # O09:0431-126

669 J.E. George Boulevard, 1936, Site #DO09:0436-101

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Everett S. Dodds (1914-1935, 1939-1942)

403 South 48th Avenue, 1919, Site #DO09:0431-125
404 South 48th Street, 1919, Site #DO09:0431-089
314 South 49th Avenue, 1920, Site #DO09:0431-091
115 South 50th Avenue, 1919, Site #DO09:0431-093
118 South 51st Avenue, 1915, Site #DO09:0431-047
321 South 51st Avenue, 1923, Site #DO09:0431-095
517 South 51st Avenue, 1923, Site #DO09:0431-022
112 South 50th Street, 1919, Site #DO09:0431-097
307 South 53rd Street, 1919, Site #DO09:0432-155
106 South 54th Street, 1923, Site #DO09:0432-109
112 South 54th Street, 1922, Site #DO09:0432-112
225 South 55th Street, 1915, Site #DO09:0432-100
628 South 57th Street, 1920, Site #DO09:0430-138
5015 Cuming Street, 1918, Site #DO09:0437-116
5651 Emile Street, 1923, Site #DO09:0430-056
5504 Howard Avenue, 1927, Site #DO09:0432-056
5105 Izard Street, 1919, Site #DO09:0437-183
5608 Jackson Street, 1923, Site #DO09:0430-026
5635 Jones Street, 1920, Site #DO09:0430-105
5637 Jones Street, 1925, Site #DO09:0430-106
5123 Underwood Avenue, 1919, Site #DO09:0435-104

409 South 48th Avenue, 1919, Site #DO09:0431-088
406 South 48th Street, 1919, Site #DO09:0431-090
319 South 49th Avenue, 1920, Site #DO09:0431-092
106 South 51st Avenue, 1922, Site #DO09:0431-014
308 South 51st Avenue, 1918, Site #DO09:0431-094
510 South 51st Avenue, 1922, Site #DO09:0431-023
106 South 50th Street, 1922, Site #DO09:0431-096
324 South 51st Street, 1922, Site #DO09:0431-098
303 North 54th Street, 1921, Site #DO09:0434-051
109 South 54th Street, 1922, Site #DO09:0432-136
107 South 55th Street, 1925, Site #DO09:0432-104
522 South 55th Street, 1924, Site #DO09:0430-205
4919 California, 1917, Site #DO09:0435-127
5021 Cuming Street, 1919, Site #DO09:0437-021
5511 Harney Place, 1915, Site #DO09:0432-040
5508 Howard, 1927, Site #DO09:0432-049
5320 Jackson Street, 1923, Site #DO09:0430-024
5170 Jones Street, 1919, Site #DO09:0429-102
5636 Jones Street, 1920, Site #DO09:0430-095
5644 Leavenworth, 1926, Site #DO09:0430-091

Leo J. Dvorak (1937-1945)

409 South 49th Street, 1922, Site #DO09:0431-099
537 South 50th Avenue, 1939, Site #DO09:0429-046
664 North 57th Avenue, 1939, Site #DO09:0436-053
515 South 51st Street, 1940, Site #DO09:0429-026
107 North 53rd Street, 1948, Site #DO09:0434-065
312 South 57th Street, 1940, Site #DO09:0432-084
670 North 59th Street, 1940, Site #DO09:0436-096
690 North 59th Street, 1940, Site #DO09:0438-129
4910 Capitol Avenue, 1949, Site #DO09:0433-181
5101 Hamilton Street, 1939, Site #DO09:0439-059
651 J.E. George Boulevard, 1941, Site #DO09:0436-108
689 J.E. George Boulevard, 1940, Site #DO09:0438-133
5528 Leavenworth, 1945, Site #DO09:0430-082
5311 Western Avenue, 1940, Site #DO09:0438-163

309 South 49th Avenue, 1941, Site #DO09:0431-100
511 South 51st Avenue, 1940, Site #DO09:0429-024
501 South 51st Street, 1940, Site #DO09:0429-025
516 South 51st Street, 1940, Site #DO09:0429-027
301-303 South 53rd Street, 1941, Site #DO09:0432-157
321 South 57th Street, 1940, Site #DO09:0432-079
685 North 59th Street, 1941, Site #DO09:0438-117
692 North 59th Street, 1941, Site #DO09:0438-130
4816 Davenport Street, 1939, Site #DO09:0433-141
5103 Izard Street, 1940, Site #DO09:0437-080
657 J.E. George Boulevard, 1941, Site #DO09:0436-106
5152 Jones Street, 1941, Site #DO09:0429-028
5105 Western Avenue, 1939, Site #DO09:0437-022
5512 Underwood Avenue, 1940, Site #DO09:0436-012

Herman J. Erkorn

673 North 59th Street, 1936, Site #DO09:0438-123

Richard Everett (1916-1917, 1920-1930)

310 South 49th Avenue, 1919, Site #DO09:0431-099
107 South 50th Street, 1923, Site #DO09:0431-009
315 South 51st Street, 1919, Site #DO09:0431-102
530 South 52nd Street, 1919, Site #DO09:0431-200
506 South 57th Street, 1920, Site #DO09:0430-147
620 South 57th Street, 1920, Site #DO09:0430-140
512 South 58th Street, 1920, Site #DO09:0430-121
517 South 58th Street, 1920, Site #DO09:0430-130
548 South 58th Street, 1920, Site #DO09:0439-115
5122 Capitol Avenue, 1924, Site #DO09:0433-160
4909 Cass Street, 1919, Site #DO09:0433-066
5006 Chicago Street, 1919, Site #DO09:0433-081
5019 Cuming Street, 1919, Site #DO09:0437-114
5632 Emile Street, 1920, Site #DO09:0430-059
513 South Happy Hollow Boulevard, 1920, Site #DO09:0430-109
4806 Harney Street, 1919, Site #DO09:0431-103
4814 Harney Street, 1919, Site #DO09:0431-105

103-105 South 50th Street, 1923, Site #DO09:0431-008
109 South 50th Street, 1923, Site #DO09:0431-010
320 South 52nd Street, 1919, Site #DO09:0431-166
540 South 52nd Street, 1919, Site #DO09:0430-198
610 South 57th Street, 1920, Site #DO09:0430-142
506 South 58th Street, 1920, Site #DO09:0430-123
513 South 58th Street, 1920, Site #DO09:0430-128
521 South 58th Street, 1920, Site #DO09:0430-132
5012 Burt Street, 1916, Site #DO09:0437-184
4905 Cass Street, 1919, Site #DO09:0433-068
4914 Cass Street, 1920, Site #DO09:0435-155
5008 Chicago Street, 1918, Site #DO09:0433-082 (Everett & Dodds)
4913 Davenport Street, 1916, Site #DO09:0433-110
325 South Happy Hollow Boulevard, 1920, Site #DO09:0432-063
517 South Happy Hollow Boulevard, 1920, Site #DO09:0430-108
4810 Harney Street, 1919, Site #DO09:0431-104
5013 Izard Street, 1917, Site #DO09:0437-191

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5014 Nicholas Street, 1919, Site #DO09:0437-185
5120 Nicholas Street, 1919, Site #DO09:0437-044
5117 Underwood Avenue, 1916, Site #DO09:0435-102
5012 Western Avenue, 1918, Site #DO09:0439-060

5021 Nicholas Street, 1917, Site #DO09:0437-054
5113 Underwood Avenue, 1916, Site #DO09:0435-171
5007 Western Avenue, 1919, Site #DO09:0437-028
5014 Western Avenue, 1918, Site #DO09:0439-039

H.A. Flesher (1909)

104 South 50th Avenue, 1917, Site #DO09:0431-106
5114 Capitol Avenue, 1916, Site #DO09:0433-156

316 South 54th Street, 1924, Site #DO09:0432-122
5601 Jones Street, 1922, Site #DO09:0430-102

H.C. Fraenkel

725 J.E. George Boulevard, 1940, Site #DO09:0438-107

H.D. Frankfurt (1910-1920)

Properties listed on the National Register of Historic Places in the City of Omaha include: the Berkeley Apartments (listed 7-19-96) 649 S. 19th Street and the Melrose Apartments (listed 11-29-89) 602 N. 33rd Street.

408 South 49th Street, 1920, Site #DO09:0431-107
310 South 51st Avenue, 1915, Site #DO09:0431-108
108 North 55th Street, 1916, Site #DO09:0434-037
5019 Nicholas Street, 1917, Site #DO09:0437-053

706 North 50th Street, 1917, Site #DO09:0435-006
108 South 52nd Street, 1916, Site #DO09:0432-179
4914 Dodge Street, 1916, Site #DO09:0433-012

A.B. Griffith (1925-1926)

101 South 51st Avenue, 1921, Site #DO09:0431-015
15121 Burt Street, 1919, Site #DO09:0435-031
5405 Nicholas Street, 1924, Site #DO09:0438-185

115 South 52nd Street, 1921, Site #DO09:0431-048
5009 California, 1916, Site #DO09:0435-129
5001 Underwood Avenue, Site #DO09:0435-003

Joseph P. Guth (1891-1928)

Properties listed on the National Register of Historic Places in the City of Omaha include: the Prague Hotel (listed 7-9-87) 1402 S. 13th Street, and the Eggerss-O'Flyng Building (listed 12-13-93) 801 S. 15th Street.

308 South 52nd Street, 1923, Site #DO09:0432-172

5116 Nicholas Street, 1922, Site #DO09:0437-042

Warren Hamilton

106 S. 51st Street, 1915, Site #DO09:0431-109

Bert B. Hene (1934)

651 North 57th Avenue, 1929, Site #DO09:0436-048
670 North 57th Avenue, 1933, Site #DO09:0436-055
720 North 57th Avenue, 1929, Site #DO09:0438-045
116 North 49th Street, 1923, Site #DO09:0433-021
606 South 52nd Street, 1928, Site #DO09:0431-197
117 South 53rd Street, 1931, Site #DO09:0432-159
506 South 53rd Street, 1925, Site #DO09:0430-179
115 North 54th Street, 1929, Site #DO09:0434-053
107 South 54th Street, 1923, Site #DO09:0432-137
301 South 54th Street, 1932, Site #DO09:0432-132
668 North 55th Street, 1927, Site #DO09:0436-005
602 South 55th Street, 1923, Site #DO09:0430-166
664 North 56th Street, 1927, Site #DO09:0436-015
725 North 56th Street, 1927, Site #DO09:0438-004
1121 North 56th Street, 1940, Site #DO09:0438-152
654 North 57th Street, 1932, Site #DO09:0436-030
711 North 57th Street, 1931, Site #DO09:0438-019
723 North 57th Street, 1933, Site #DO09:0438-017
730 North 57th Street, 1926, Site #DO09:0438-028
4901 Capitol Avenue, 1923, Site #DO09:0433-022
5404 Cuming Street, 1929, Site #DO09:0438-210
5505 Dodge Street, 1925, Site #DO09:0432-012
5604 Farnam Street, 1929, Site #DO09:0432-015
5335 Iazard Street, 1926, Site #DO09:0438-201
5316 Iazard Street, 1924, Site #DO09:0438-196
5421 Nicholas Street, 1933, Site #DO09:0438-181

663 North 57th Avenue, 1928, Site #DO09:0436-043
672 North 57th Avenue, 1935, Site #DO09:0436-056
113 South 50th Avenue, 1926, Site #DO09:0431-049
530 South 52nd Street, 1929, Site #DO09:0431-200
124 North 53rd Street, 1928, Site #DO09:0434-060
309 South 53rd Street, 1925, Site #DO09:0432-154
103 North 54th Street, 1923, Site #DO09:0434-058
105 South 54th Street, 1923, Site #DO09:0432-138
126 South 54th Street, 1928, Site #DO09:0432-116
200 North 55th Street, 1937, Site #DO09:0434-072
680 North 55th Street, 1928, Site #DO09:0436-006
651 North 56th Street, 1939, Site #DO09:0436-036
680 North 56th Street, 1927, Site #DO09:0436-019
714 North 56th Street, 1928, Site #DO09:0438-011
651 North 57th Street, 1936, Site #DO09:0436-029
680 North 57th Street, 1937, Site #DO09:0436-035
714 North 57th Street, 1933, Site #DO09:0438-024
727 North 57th Street, 1929, Site #DO09:0438-015
702 North 58th Street, 1935, Site #DO09:0438-076
5122 Cass Street, 1926, Site #DO09:0435-152
5208 Davenport Street, 1931, Site #DO09:0434-020
5620 Emile Street, 1924, Site #DO09:0430-062
5119 Hamilton Street, 1928, Site #DO09:0439-066
5317 Iazard Street, 1924, Site #DO09:0438-204
5416 Iazard Street, 1926, Site #DO09:0438-181
5303 Nicholas Street, 1928, Site #DO09:0438-192

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5316 Nicholas Street, 1926, Site #DO09:0438-172
1124 North Happy Hollow Boulevard, 1931, Site #DO09:0438-168

708 North Happy Hollow Boulevard, 1928, Site #DO09:0436-168
5502 Webster Street, 1928, Site #DO09:0436-020

Reinholdt F. Hennig (1926, 1919-1931)

Properties listed on the National Register of Historic Places in the City of Omaha include: Selby Apartments, (listed 12-30-04) 830 S. 37th Street.

657 North 57th Avenue, 1928, Site #DO09:0436-046
523 North 52nd Street, 1928, Site #DO09:0435-161
308 South 53rd Street, 1931, Site #DO09:0432-147
534 South 58th Street, 1929, Site #DO09:0430-116
656 North 59th Street, 1933, Site #DO09:0436-090
4817 Chicago Street, 1928, Site #DO09:0433-006
715 J.E. George Boulevard, 1927, Site #DO09:0438-108
5020 Lafayette Street, 1924, Site #DO09:0439-021
5115 Lafayette Street, 1931, Site #DO09:0439-035
5107 Western Avenue, 1926, Site #DO09:0437-021
5119 Western Avenue, 1925, Site #DO09:0437-017

113 South 50th Street, 1925, Site #DO09:0432-072
671 North 58th Street, 1937, Site #DO09:0436-064
723 South 56th Street, 1940, Site #DO09:0430-206
748 North 58th Street, 1933, Site #DO09:0438-086
4914-4916 Capitol Avenue, 1929, Site #DO09:0433-016
4903 Underwood Avenue, 1926, Site #DO09:0435-003
5018 Lafayette Street, 1924, Site #DO09:0439-022
5104 Lafayette Street, 1931, Site #DO09:0439-061
5310 Nicholas Street, 1929, Site #DO09:0438-171
5113 Western Avenue, 1926, Site #DO09:0437-019

Henningson Engineering Company

313 South 53rd Street, 1921, Site #DO09:0432-153

324 South 54th Street, 1921, Site #DO09:0432-126

Emil Holstrom

686 North 58th Street, 1939, Site #DO09:0438-075

655 North 59th Street, 1939, Site #DO09:0436-087

Herman Hult

728 North 58th, 1935, Site #DO09:0438-082

John Hyde, Jr. (1937-1939, 1942)

762 North 57th Avenue, 1957, Site #DO09:0438-214
540 South 58th Street, 1940, Site #DO09:0430-117
409 North Happy Hollow Boulevard, 1939, Site #DO09:0434-073
683 J.E. George Boulevard, 1940, Site #DO09:0438-136

1117 North 56th Street, 1945, Site #DO09:0438-151
660 North 59th Street, 1941, Site #DO09:0436-091
5101 IZard Street, 1938, Site #DO09:0437-015
687 J.E. George Boulevard, 1941, Site #DO09:0438-134

L.M. Jensen

669 North 57th Avenue, 1935, Site #DO09:0436-041

Howard E. Jepsen (1936-1942)

762 North 57th Avenue, 1935, Site #DO09:0438-046

5008 Underwood Avenue, 1941, Site #DO09:0435-174

H.L. Jones

707 J.E. George Boulevard, 1939, Site #DO09:0438-110

H.P. Jones

664 North 58th Street, 1939, Site #DO09:0436-077
667 North 59th Street, 1941, Site #DO09:0436-083
679 North 59th Street, 1941, Site #DO09:0438-140
671 J.E. George Boulevard, 1940, Site #DO09:0436-100

676 North 58th Street, 1941, Site #DO09:0438-071
671 North 59th Street, 1939, Site #DO09:0436-081
683 North 59th Street, 1941, Site #DO09:0438-118
5315 Western Avenue, 1941, Site #DO09:0438-162

Stuart Knutson (1940)

5412 Leavenworth Street, 1945, Site #DO09:0430-079

Birger Kvenild (1916-1945)

120 South 50th Avenue, 1922, Site #DO09:0431-111
309 South 51st Avenue, 1919, Site #DO09:0431-112
705 North 57th Avenue, 1931, Site #DO09:0438-039
119 South 52nd Street, 1921, Site #DO09:0431-115
522 South 52nd Street, 1919, Site #DO09:0430-202
105 North 53rd Street, 1917, Site #DO09:0434-064
102 North 54th Street, 1918, Site #DO09:0434-043
104 North 54th Street, 1921, Site #DO09:0434-044

122 South 51st Avenue, 1919, Site #DO09:0431-122
674 North 57th Avenue, 1932, Site #DO09:0436-057
303 South 51st Street, 1917, Site #DO09:0431-114
506-508 South 52nd Street, 1934, Site #DO09:0431-013
704 South 52nd Street, 1924, Site #DO09:0430-196
321 South 53rd Street, 1919, Site #DO09:0432-150
103 North 54th Street, 1917, Site #DO09:0434-058
113 North 54th Street, 1920, Site #DO09:0434-054

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672 North 56th Street, 1925, Site #DO09:0436-017
672 North 57th Street, 1928, Site # DO09:0436-034
710 North 58th Street, 1932, Site #DO09:0438-078
5114 California Street, 1919, Site #DO09:0435-172
5202 California Street, Site #DO09:0436-130
5114-16 Chicago Street, 1934, Site #DO09:0433-036
5202-04 Cuming Street, 1936, Site #DO09:0438-001
5502 Farnam Street, 1923, Site #DO09:0432-013
5620 Howard Avenue, 1927, Site #DO09:0432-059
5302 Izard Street, 1929, Site #DO09:0438-193

306 South 56th Street, 1936, Site #DO09:0432-001
710 North 57th Street, 1925, Site #DO09:0438-023
711 North 58th Street, 1928, Site #DO09:0438-064
5118 California Street, 1919, Site #DO09:0435-138
5102 Cass Street, 1932, Site #DO09:0435-147
5203-05 Chicago Street, 1936, Site #DO09:0434-001
5302 Davenport, 1923, Site #DO09:0434-017
5185 Jones Street, 1920, Site #DO09:0429-047
5111 Izard Street, 1924, Site #DO09:0437-077
4909 Webster, 1916, Site #DO09:0435-054

Matthew John Lahr (1923-1925)

531 South 52nd Street, 1922, Site #DO09:0429-013
5010 Lafayette Street, 1923, Site #DO09:0439-062

521 South 53rd Street, 1925, Site #DO09:0430-193
5012 Lafayette Street, 1923, Site #DO09:0439-063

C. MacEnnis

5307 Izard Street, 1925, Site #DO09:0438-205

T.H. Maenner (1925)

668 North 57th Avenue, 1926, Site #DO09:0436-054
754 North 57th Avenue, 1928, Site #DO09:0438-051
670 North 57th Street, 1927, Site #DO09:0436-033
658 North 58th Street, 1927, Site #DO09:0436-074
674 North 58th Street, 1926, Site #DO09:0438-070
706 North 58th Street, 1925, Site #DO09:0438-077
727 North 58th Street, 1926, Site #DO09:0438-060
736 North 58th Street, 1926, Site #DO09:0438-084
759 North 58th Street, 1928, Site #DO09:0438-054
677 North 59th Street, 1936, Site #DO09:0438-121
668 North 59th Street, 1926, Site #DO09:0436-095
5108 Burt Street, 1921, Site #DO09:0437-193
5124 Cuming Street, 1923, Site #DO09:0437-103
417 South Happy Hollow Boulevard 1926, Site #DO09:0432-060
5110 Izard Street, 1922, Site #DO09:0437-186
5204 Izard Street, 1931, Site #DO09:0438-219
735 J.E. George Boulevard, 1925, Site #DO09:0438-105
5620 Jones Street, 1924, Site #DO09:0430-208
5102 Lafayette Street, 1924, Site #DO09:0439-064
5618 Nicholas Street, 1925, Site #DO09:0438-091
5805 Nicholas Street, 1925, Site #DO09:0438-098
5812 Nicholas Street, 1927, Site #DO09:0438-094
5811 Nicholas Street, 1926, Site #DO09:0438-099
5115 Western Avenue, 1925, Site #DO09:0437-182
5411 Western Avenue, 1923, Site #DO09:0438-158
5619 Western Avenue, 1928, Site #DO09:0438-143

678 North 57th Avenue, 1925, Site #DO09:0438-041
661 North 57th Street, 1927, Site #DO09:0436-028
665 North 58th Street, 1926, Site #DO09:0436-067
668 North 58th Street, 1928, Site #DO09:0436-078
678 North 58th Street, 1925, Site #DO09:0438-072
709 North 58th Street, 1926, Site #DO09:0438-065
732 North 58th Street, 1926, Site #DO09:0438-083
755 North 58th Street, 1926, Site #DO09:0438-055
763 North 58th Street, 1925, Site #DO09:0438-053
662 North 59th Street, 1926, Site #DO09:0436-092
688 North 59th Street, 1936, Site #DO09:0438-128
5019 Cass Street 1922, Site #DO09:0433-055
5021 Hamilton Street 1927, Site #DO09:0439-006
730 North Happy Hollow Boulevard, Site #DO09:0438-007
5119 Izard Street, 1928, Site #DO09:0437-074
5602 Jackson Street, 1923, Site # DO09:0430-207
747 J.E. George Boulevard, 1926, Site #DO09:0438-102
5628 Jones Street, 1923, Site #DO09:0430-097
5610 Nicholas Street, 1927, Site #DO09:0438-089
5803 Nicholas Street, 1926, Site #DO09:0438-087
5806 Nicholas Street, 1926, Site #DO09:0438-093
5814 Nicholas Street, 1926, Site #DO09:0438-095
5819 Nicholas Street, 1928, Site #DO09:0438-101
5116 Western Avenue, 1925, Site #DO09:0439-047
5611 Western Avenue, 1927, Site #DO09:0438-145
5629 Western Avenue, 1927, Site #DO09:0438-141

Joseph G. McArthur (1920-1932)

Properties listed on the National Register of Historic Places in the City of Omaha include: Redick Tower (listed 6-21-84) 1504 Harney Street.

107-111 North 50th Street, 1926, Site #DO09:0433-183
522 South 53rd Street, 1921, Site #DO09:0430-183
310 South 56th Street, 1919, Site #DO09:0432-093
5205 Izard Street, 1925, Site #DO09:0438-211

109 North 53rd Street, 1948, Site #DO09:0434-066
302 South 56 St. 1919, Site #DO09:0432-090
5649 Emile Street, 1923, Site #DO09:0430-055

Burd F. Miller (1909-1917)

106 North 53rd Street, 1916, Site #DO09:0434-062
5605 Harney Street, 1915, Site #DO09:0432-034

101 South 54th Street, 1915, Site #DO09:0432-139

Zell Mills

711 J.E. George Boulevard, 1940, Site #DO09:0438-109

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Jacob M. Nachtigall (1909-1945)

Properties listed on the National Register of Historic Places in the City of Omaha include: Father Flannigan's House (listed 9-6-79) W. Dodge Street, Immaculate Conception Church (listed 5-6-98) 1024 S. 24th Street.

322 South 54th Street, 1928, Site #DO09:0432-125

F.A. Nelson (1918)

307 South 52nd Street, Site #DO09:0431-115

Nye (Charles) & Robinson (C.N.) (Nye-1913-1923, 1928, Robinson-1914-1916)

302 South 52nd Street, Site #DO09:0432-174

5204 Burt Street, 1919, Site #DO09:0438-217

5106 Capitol Avenue, 1907, Site #DO09:0433-017

5106 Izard Street, 1919, Site #DO09:0437-067

5015 Nicholas Street, 1924, Site #DO09:0437-189

5117 Nicholas Street, 1923, Site #DO09:0437-194

5003 Western Avenue, 1922, Site #DO09:0437-190

5008 Western Avenue, 1922, Site #DO09:0439-038

5017 Western Avenue, 1923, Site #DO09:0437-025

5627 Western Avenue, 1934, Site #DO09:0438-142

312 South 51st Street, 1918, Site #DO09:0431-116

5204 California Street, 1915, Site #DO09:0436-129

5203 Cuming Street, 1919, Site #DO09:0438-015

5004 Nicholas Street, 1919, Site #DO09:0437-188

5113 Nicholas Street, 1921, Site #DO09:0437-048

5001 Western Avenue, 1922, Site #DO09:0437-030

5005 Western Avenue, 1922, Site #DO09:0437-029

5010 Western Avenue, 1922, Site #DO09:0439-064

5021 Western Avenue, 1924, Site #DO09:0437-191

Oscar Olson

721 North 58th Street, 1930, Site #DO09:0438-062

R.H. Parks Company

722 North 57th Street, 1925, Site #DO09:0438-026

Fred Peterson (1909-1917)

4965 Dodge Street, 1916, Site #DO09:0431-044

321 South Happy Hollow Boulevard, 1915, Site #DO09:0432-065

4821 Farnam Street, 1916, Site #DO09:0431-036

5119 Webster, 1916, Site #DO09:0435-076

John F. Peterson

691 J.E. George Boulevard, 1941, Site #DO09:0438-132

Harvey C. Peterson (1920, 1925-1940)

510 S. 56th Street, 1924, Site #DO09:0430-210

Lewyn J. Prestwick (1936-1942)

502-04 S 50th St, 1942 2-4 rm apts for John McCarville, Site #DO09:0429-029

510-12 S 50th St, 1942 2-4 rm apts for John McCarville, Site #DO09:0429-031

522-24 S 50th St, 1942 2-4 rm apts for John McCarville, Site #DO09:0429-033

506-08 S 50th St, 1942 2-4 rm apts for John McCarville, Site #DO09:0429-030

518-20 S 50th St, 1942 2-4 rm apts for John McCarville, Site #DO09:0429-032

538-40 S 50th St, 1942 2-4 rm apts for John McCarville, Site #DO09:0429-034

Rasp Brothers

659 North 58th Street, 1928, Site #DO09:0436-070

677 North 58th Street, 1927, Site #DO09:0436-061

670 North 58th Street, 1929, Site #DO09:0436-080

Henry A. Raapke (1908-1942)

109 S. 50th Avenue, 1917, Site #DO09:0431-026

665 North 56th Street, 1926, Site #DO09:0436-010

306 S. 54th Street, 1923, Site #DO09:0432-118

105 South Happy Hollow Boulevard, 1918, Site #DO09:0432-182

Charles W. Rosenberrry (1923-1934, 1937)

108 South 49th Avenue, 1927, Site #DO09:0431-003

109 South 51st Avenue, 1921, Site #DO09:0431-026

301 South 51st Avenue, 1923, Site #DO09:0431-021

105 South 51st Street, 1922, Site #DO09:0431-118

104 South 52nd Street, 1927, Site #DO09:0432-180

116 South 52nd Street, 1927, Site #DO09:0432-176

319 South 52nd Street, 1928, Site #DO09:0431-119

521 South 52nd Street, 1921-Site #DO09:0429-012

509 South 53rd Street, 1929, Site #DO09:0430-195

314 South 54th Street, 1923, Site #DO09:0432-121

112 South 50th Avenue, 1924, Site #DO09:0431-053

121 South 51st Avenue, 1922, Site #DO09:0431-117

519 South 51st Avenue, 1921, Site #DO09:0431-035

118 South 51st Street, 1921, Site #DO09:0431-050

105 South 52nd Street, 1921, Site #DO09:0431-039

310 South 52nd Street, 1930, Site #DO09:0432-171

505 South 52nd Street, 1923, Site #DO09:0429-036

102 South 53rd Street, 1928, Site #DO09:0432-140

110 South 54th Street, 1924, Site #DO09:0432-111

321 South 54th Street, 1923, Site #DO09:0432-128

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113 South 55th Street, 1931, Site #DO09:0432-101
656 North 56th Street, 1927, Site #DO09:0436-014
673 North 56th Street, 1928, Site #DO09:0436-008
665 North 57th Street, 1928, Site #DO09:0436-027
681 North 57th Street, 1928, Site #DO09:0436-023
658 North 57th Street, 1928, Site #DO09:0436-051
676 North 57th Street, 1928, Site #DO09:0436-058
514 South 58th Street, 1921, Site #DO09:0430-120
668 North 58th Street, 1928, Site #DO09:0436-079
681 North 58th Street, 1931, Site #DO09:0438-068
681 North 59th Street, 1932, Site #DO09:0438-119
5026-28 Cass Street, 1939, Site #DO09:0435-022
4804 Davenport Street, 1925, Site #DO09:0433-043
5606 Farnam Street, 1924, Site #DO09:0432-016
103 North Happy Hollow Boulevard, 1922, Site #DO09:0434-023
503 South Happy Hollow Boulevard, 1923, Site #DO09:0430-113
5606 Howard Avenue, 1923, Site #DO09:0432-056
5406 Izard Street, 1923, Site #DO09:0438-198
5311 Jackson Street, 1921, Site #DO09:0430-38
5022 Lafayette Street, 1923, Site #DO09:0439-020
5632 Leavenworth Street, 1923, Site #DO09:0430-208
5304 Nicholas Street, 1929, Site #DO09:0438-169
5414 Nicholas Street, 1933, Site #DO09:0438-179
5301 Western Avenue, 1928, Site #DO09:0438-165
716 North 57th Avenue, 1929, Site #DO09:0438-044
717 North 57th Avenue, 1936, Site #DO09:0438-036

Schraeder Investment Company

650 North 57th Avenue, 1932, Site #DO09:0436-049
725 North 57th Avenue, 1931, Site #DO09:0438-035
744 North 57th Avenue, 1931, Site #DO09:0438-049
5816 Webster Street, 1935, Site #DO09:0438-113

Jesse L. Schroeder

715 North 58th Street, 1931, Site #DO09:0438-063

Ernest F. Schreiber (1923-1932)

323 South 51st Avenue, 1922, Site #DO09:0431-120
301 South 52nd Street, 1923, Site #DO09:0431-123
114 South 54th Street, 1923, Site #DO09:0432-113
5315 Cumming Street, 1924, Site #DO09:0438-005
5327 Izard Street, 1924, Site #DO09:0438-202
5627 Jackson Street, 1923, Site #DO09:0430-028
5109 Western Avenue, 1925, Site #DO09:0437-020

George M. Scudder

663 J.E. George Boulevard, 1939, Site #DO09:0436-103

Edward J. Sessinghaus (1926-1945)

114 South 49th Avenue, 1930, Site #DO09:0431-121
527 South 58th Street, 1939, Site #DO09:0430-133
5306 Izard Street, 1925, Site #DO09:0438-194
5410 Izard Street, 1922, Site #DO09:0438-199
406 North 49th Street, 1928, Site #DO09:0433-015
5312 Cumming Street, 1923, Site #DO09:0438-209
5312 Izard Street, 1923, Site #DO09:0438-195
5315 Nicholas Street, 1923, Site #DO09:0438-189

Leonard F. Sloan, (1933-1935)

684 North 59th Street, 1933, Site #DO09:0438-126

501 South 55th Street, 1937, Site #DO09:0430-178
671 North 56th Street, 1929, Site #DO09:0436-009
726 North 56th Street, 1929, Site #DO09:0438-013
673 North 57th Street, 1929, Site #DO09:0436-025
656 North 57th Street, 1927, Site #DO09:0436-031
660 North 57th Street, 1927, Site #DO09:0436-032
510 South 58th Street, 1921, Site #DO09:0430-122
658 North 58th Street, 1929, Site #DO09:0436-075
672 North 58th Street, 1929, Site #DO09:0438-069
663 North 59th Street, 1930, Site #DO09:0436-084
5022-24 Cass Street, 1939, Site #DO09:0435-021
4922 California Street, 1922, Site #DO09:0435-002
5616 Emile Street, 1923, Site #DO09:0430-063
101 North Happy Hollow Boulevard, 1926, Site #DO09:0434-022
900 North Happy Hollow Boulevard, 1931, Site #DO09:0438-207
5510 Howard Avenue, 1923, Site #DO09:0432-050
5608 Howard Avenue, 1923, Site #DO09:0432-183
5170 Jackson Street, 1923, Site #DO09:0429-037
5204 Jones Street, 1923, Site #DO09:0430-078
5023 Lafayette Street, 1922, Site #DO09:0439-032
5313 Howard Avenue, 1927, Site #DO09:0430-021
5320 Nicholas Street, 1930, Site #DO09:0438-173
5427 Western Avenue, 1924, Site #DO09:0438-155
5815 Nicholas Street, 1929, Site #DO09:0438-100
735 North 58th Street, 1929, Site #DO09:0438-058
737 North 57th Avenue, 1929, Site #DO09:0438-032

684 North 57th Avenue, 1932, Site #DO09:0438-042
732 North 57th Avenue, 1931, Site #DO09:0438-047
657 North 58th Street, 1936, Site #DO09:0436-071

311 South 50th Street, 1923, Site #DO09:0431-121
103 South 53rd Street, 1923, Site #DO09:0432-184
661 North 56th Street, 1924, Site #DO09:0436-011
5706 Harney Street, 1923, Site #DO09:0432-027
5215 Jackson Street, 1919, Site #DO09:0430-042
5648 Jones Street, 1924, Site #DO09:0430-093
5429 Western Avenue, 1923, Site #DO09:0438-154

685 J.E. George Boulevard, 1939, Site #DO09:0438-135

(The next six were completed for John McCarville)
505 South 50th Avenue, 1938, Site #DO09:0429-039
511 South 50th Avenue, 1938, Site #DO09:0429-041
530 South 50th Avenue, 1939, Site #DO09:0429-043
501 South 50th Avenue, 1938, Site #DO09:0429-038
509 South 50th Avenue, 1938, Site #DO09:0429-040
522 South 50th Avenue, 1939, Site #DO09:0429-042

4909 Cass Street, 1937, Site #DO09:0433-066

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Steele, Sandham, Steele (1938-1940)

5210 Jones Street, 1949, Site #DO09:0430-076

Charles W. Steinbaugh (1914-1945) (did Presbyterian Church in Dundee 1927)

306 South 52nd Street, 1922, Site #DO09:0432-173

313 South 50th Street, 1923, Site #DO09:0431-122

526 South 51st Street, 1924, Site #DO09:0429-045

320 South 54th Street, 1923, Site #DO09:0432-124

636 South 57th Street, 1927, Site #DO09:0430-136

5505 Farnam Street, 1926, Site #DO09:0432-019

5205 Jones Street, 1920, Site #DO09:0430-065

528 South 52nd Street, 1919, Site #DO09:0430-201

525 South 51st Street, 1924, Site #DO09:0429-044

316 South 53rd Street, 1922, Site #DO09:0432-148

509 South 57th Street, 1924, Site #DO09:0430-211

509 South Happy Hollow Boulevard, 1925, Site #DO09:0430-111

5309 Jackson Street, 1924, Site #DO09:0430-039

5312 Underwood, 1927, Site #DO09:0436-001

Frederick Stott (1920-1929)

Properties listed on the National Register of Historic Places in the City of Omaha: St. John's A.M.E. Church, (listed 5-29-80) 2402 N. 22nd Street.

5121 Cuming Street, 1920, Site #DO09:0437-104

5319 Howard Avenue, 1928, Site #DO09:0430-020

William E. Stockam -1908-1909, 1913-1916, 1920-1921, 1925-1931, 1936-1940) & Baker (together 1917-1918, 1923)

108 South 51st Street, 1917, Site #DO09:0431-124

4808 California Street, 1919, Site #DO09:0435-118

William E. Sype (1931, 1938, 1941)

111 South 50th Avenue, 1919, Site #DO09:0431-051

507 South 58th Street, 1941, Site #DO09:0430-209

Noel Wallace (1929-1945)

121 South 49th Avenue, 1950 (one story masonry school addition on the 1940 building by John and Alan McDonald) - Site #DO09:0431-001

539 South 52nd Street, 1922, Site #DO09:0429-020 (Allan & Wallace)

671 North 57th Avenue, 1932, Site #DO09:0436-040 (Allan & Wallace)

668 North 58th Street, 1935, Site #DO09:0436-068

5515 Harney Street, 1928, Site #DO09:0432-038

304 North 54th Street, 1941, Site #DO09:0434-074

677 North 56th Street, 1930, Site #DO09:0436-007 (Allan & Wallace)

684 North 58th Street, 1929, Site #DO09:0438-074 (Allan & Wallace)

5420 Nicholas Street, 1937, Site #DO09:0438-180

O.A. Wiegand (1918-1921)

4806 Webster Street, 1922, Site #DO09:0435-056

Mrs. Leslie E. Wilkie

675 North 59th Street, 1941, Site #DO09:0438-122

J.E. George Boulevard, 1941, Site #DO09:0438-111

689 North 59th Street, 1941, Site #DO09:0438-115

Lloyd Willis (1909-1917)

113 South 51st Avenue, 1916, Site #DO09:0431-018

122 South 51st Street, 1916, Site #DO09:0431-052

5122 Webster Street, 1917, Site #DO09:0435-074

106 South 52nd Street, 1915, Site #DO09:0432-004

5122 Burt Street, 1915, Site #DO09:0437-135

5201 Webster Street, 1917, Site #DO09:0436-116

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Name of Property

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Bibliography

*Denotes sources consulted but not cited.

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*Koyl, George S. *American Architects Directory*. New York: R.R. Bowker Company, 1962.

*Larson, Lawrence H. and Barbara J. Cottrell. *The Gate City: A History of Omaha*. Boulder, CO: Pruett Publishing Company, 1982.

*McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1984.

*Meyer, Lynn. City Planner, City of Omaha Planning Department, Omaha, Nebraska. Multiple conversations with Marisa Kosobucki September 2004-March 2005. Notes on file at Heritage Research, Ltd., Menomonee Falls, Wisconsin.

"Multiple Dwellings Study." Prepared by the City of Omaha Planning Department, February 1989. Document on file at the City of Omaha Planning Department, Omaha, Nebraska.

"Reconnaissance Survey of Selected Neighborhoods in Omaha, Nebraska," Prepared for the City of Omaha Planning Department and the Nebraska State Historical Society by Mead and Hunt, Inc., April 2003.

Rock, Dan, ed. *Dundee, Neb.: A Pictorial History*. Omaha, NE: Shurson Publishing, 2000.

Spencer, Jeffrey S. and Kristine Gerber. *Building for the Ages: Omaha Architectural Landmarks*. Omaha, NE: Omaha Books, 2003.

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Dundee/Happy Hollow Historic District

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UTM References (continued).

| | Zone | Easting | Northing | | Zone | Easting | Northing |
|----|------|---------|----------|----|------|---------|----------|
| E. | 15 | 0249494 | 4571282 | K. | 14 | 0750900 | 4572300 |
| F. | 15 | 0249479 | 4570872 | L. | 14 | 0751021 | 4572664 |
| G. | 14 | 0751235 | 4570897 | M. | 14 | 0751161 | 4572907 |
| H. | 14 | 0751055 | 4571125 | N. | 15 | 0249146 | 4572094 |
| I. | 14 | 0751144 | 4571538 | O. | 15 | 0249153 | 4573085 |
| J. | 15 | 0249153 | 4572292 | | | | |

Boundary Description

See attached map.

Boundary Justification

The Dundee/Happy Hollow Historic District is bounded by Western Avenue and Hamilton Street from the north, 50th and 48th Streets from the east, Howard and Leavenworth Streets to the south, and Happy Hollow and J.E. George Boulevards to the west. The boundary was drawn to include all properties historically associated with the original subdivisions of Dundee and Happy Hollow, as well as those properties included within the subdivisions of Edgewood, Evanston and Lockwood and numerous other smaller neighborhoods. The additional subdivisions were added as their historical physical development and architectural character corresponded to that of Dundee and Happy Hollow. The boundary was drawn on the north to incorporate the northern edge of the original Dundee neighborhood and Happy Hollow. The eastern boundary was drawn to include the eastern edge of the original Dundee plat that includes the grid-like, streetcar commercial areas as well the similar, yet smaller subdivisions to the south of Dundee. The southern boundary was made to include those additional subdivisions such as Edgewood Lockwood as well as various, smaller plats. The western boundary was drawn to incorporate the curvilinear streets/boulevards that create the purely residential plats of Edgewood, Evanston, and Happy Hollow.

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Section Photos Page 1

Photographs:

The following information pertains to all photographs:

Dundee/Happy Hollow Historic District

Douglas County, Nebraska

Photographers: Brian J. Faltinson / Marisa Kosobucki / John N. Vogel-Heritage Research, Ltd.

May 2004/ October 2004/ January 2005

Negatives in the collection of the Nebraska State Historic Preservation Office

| Photograph | Description of Photograph | View | Photographer |
|------------|--|------|--------------|
| 1 of 46 | Dundee street view/ Underwood Avenue commercial area | SW | Kosobucki |
| 2 of 46 | Dundee street view/ Looking onto Cass Street from North 51 st Street | W | Kosobucki |
| 3 of 46 | Dundee street view/ Looking across Dodge Street onto 54 th Street | N | Kosobucki |
| 4 of 46 | Dundee street view/ Looking on South 52 nd Street from Howard Street | NW | Kosobucki |
| 5 of 46 | Dundee street view/ South side of IZARD Street between 51 st and 52 nd streets | SE | Faltinson |
| 6 of 46 | Dundee street view/ North side of California Street between North 50 th and North 49 th streets (includes 4908 California Street, third house from the left--the original Dundee School) | NE | Faltinson |
| 7 of 46 | Dundee street view/ North side of Cass Street (looking at 5106 and 5108 Cass Street) | NE | Kosobucki |
| 8 of 46 | Dundee street view/ West side of South 54 th Street | SW | Faltinson |
| 9 of 46 | Dundee street view/ West side of South 52 nd Street from Farnam Street | NW | Kosobucki |
| 10 of 46 | Dundee street view/ East side of South 51 st Avenue standing in front of 111 South 51 st Avenue | NE | Kosobucki |
| 11 of 46 | Dundee street view/ West side of South 50 th Street | NW | Faltinson |
| 12 of 46 | Dundee/Queen Anne--Walter L. Selby residence/4808 Davenport Street | NE | Faltinson |
| 13 of 46 | Dundee/ American Foursquare duplexes/ 4801-4807 Chicago Street | SW | Faltinson |
| 14 of 46 | Dundee/ Colonial Revival residence/ 313 South 53 rd Street | SE | Faltinson |
| 15 of 46 | Dundee/ Georgian Revival residence (Stone duplex in background)/ 5208 Cumming Street | NE | Kosobucki |
| 16 of 46 | Dundee/ Georgian Revival residence/ 5203 IZARD Street | SW | Kosobucki |
| 17 of 46 | Dundee/ Italian Renaissance Revival residence/ 5205 IZARD Street | SW | Faltinson |
| 18 of 46 | Dundee/ Neoclassical Revival duplex/5206-5208 Farnam Street | NW | Kosobucki |
| 19 of 46 | Dundee/ Craftsman residence/ 5203 Burt Street | S | Kosobucki |
| 20 of 46 | Dundee/ Prairie duplex building / 501 North 51 st Street | SE | Kosobucki |
| 21 of 46 | Dundee/ Art Moderne building/ 661 North 50 th Street | NE | Vogel |
| 22 of 46 | Dundee/ Front-Gabled residence/ 5010 Webster Street | NW | Vogel |
| 23 of 46 | Dundee/ Ardmore Terrace (Rowhouses)/ 4902 California Street | NW | Kosobucki |
| 24 of 46 | Dundee/ Buckingham Manor apartments/4817 Chicago Street | S | Kosobucki |

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Dundee/Happy Hollow Historic District

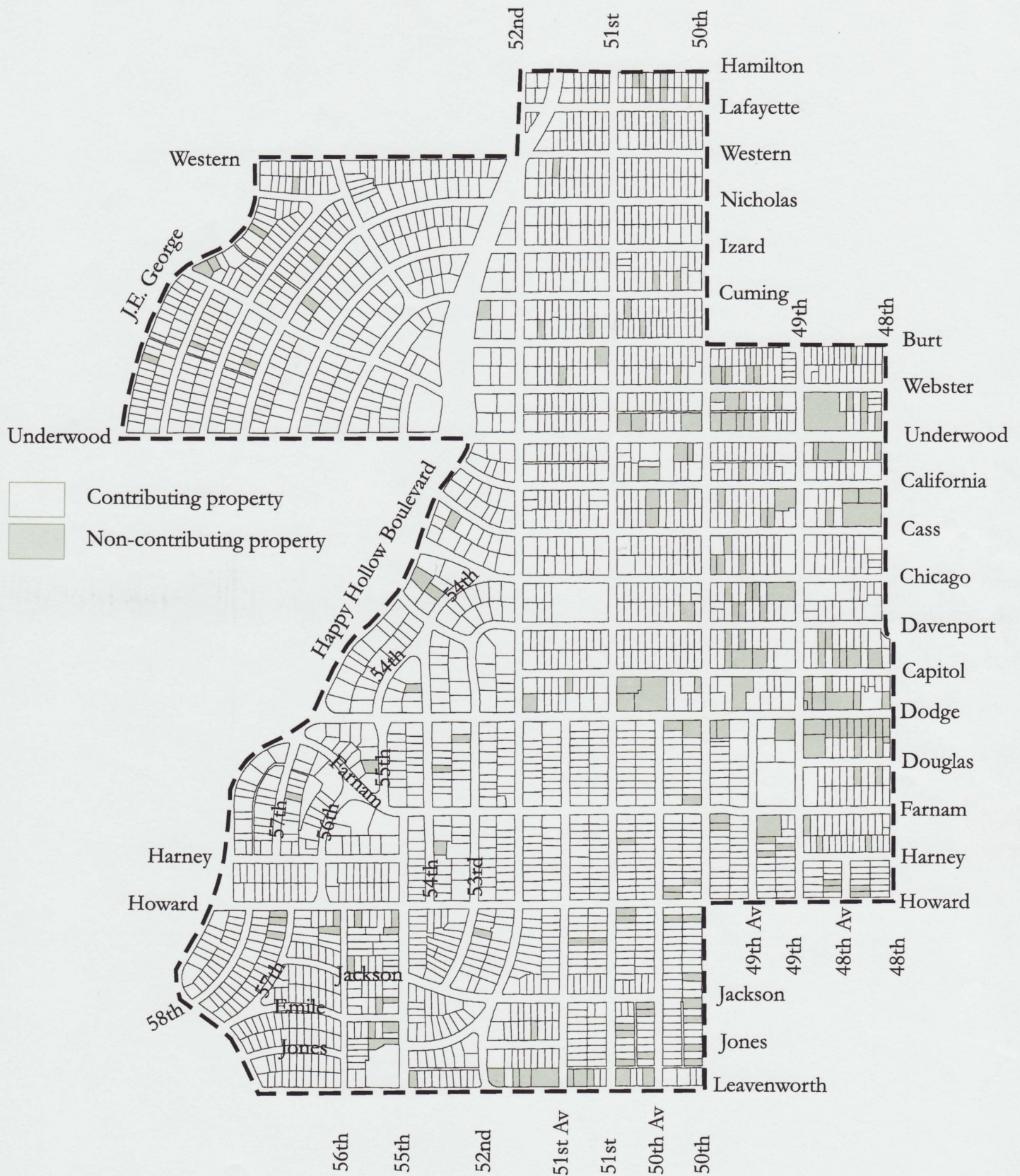
Name of Property

Douglas County, Nebraska

County and State

Section Photos Page 2

| | | | |
|----------|---|----|-----------|
| 25 of 46 | Dundee/ Glenarlo Terrace apartments/ 5106 Capitol Avenue | NW | Faltinson |
| 26 of 46 | Dundee/ Harte Block building/ 5001 Underwood Avenue | SW | Faltinson |
| 27 of 46 | Dundee/ The original St. Margaret Mary School/ 608 North 50 th Street | NW | Kosobucki |
| 28 of 46 | Dundee/ Fire Station/ 4923 Underwood Avenue | S | Kosobucki |
| 29 of 46 | Happy Hollow street view/ Looking onto Nicholas Street from 56 th Street | NE | Kosobucki |
| 30 of 46 | Happy Hollow street view/ Looking onto 57 th Street from Webster Street | SW | Kosobucki |
| 31 of 46 | Happy Hollow street view/ Looking onto 57 th Street from Webster Street | NW | Kosobucki |
| 32 of 46 | Happy Hollow street view/ Looking onto Chicago Street from Happy Hollow Boulevard | SE | Kosobucki |
| 33 of 46 | Happy Hollow/ Tudor Revival residence/ 900 North Happy Hollow Boulevard | N | Kosobucki |
| 34 of 46 | Happy Hollow/ Dutch Colonial & Eclectic Revival residence/ 5201 California Street | SW | Kosobucki |
| 35 of 46 | Evanston street view/ West side of South 53 rd Street | SW | Faltinson |
| 36 of 46 | Edgewood street view/ East side of South 58 th Street | SW | Kosobucki |
| 37 of 46 | Edgewood / Spanish Colonial Revival residence/ 552 South 58 th Street | W | Faltinson |
| 38 of 46 | Greanlea Addition/ Bungalow residence/ 5623 Jackson Street | S | Kosobucki |
| 39 of 46 | Bauman's First Addition/ East side of 56 th Street | NE | Faltinson |
| 40 of 46 | Lockwood street view/ Looking on the south side of Jones Street from 55 th Street | SE | Kosobucki |
| 41 of 46 | Lockwood street view/ West side of South 53 rd Street | NW | Kosobucki |
| 42 of 46 | Lockwood / Tudor Revival duplex/ 505 South 53 rd Street | E | Kosobucki |
| 43 of 46 | Lockwood /Contemporary residence/ 5210 Jones Street | N | Kosobucki |
| 44 of 46 | Lockwood / Tudor Revival duplex / 504 South 52 nd Street | SW | Faltinson |
| 45 of 46 | Lockwood / French Eclectic Residence/ 541 South 52 nd Street | SE | Faltinson |
| 46 of 46 | Richmond / Commercial buildings on the north side of Leavenworth Street between 51 st Street and 51 st Avenue | NE | Kosobucki |



Dundee-Happy Hollow National Register Historic District

--- Boundary



















































