Reconnaissance Level Survey For:

Selected
Mid-Century
Modern
Neighborhoods

Omaha Historic Building Survey 2010
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Selected Mid-Century Modern Neighborhoods

Omaha Historic Building Survey
2010

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Executive Summary

Project Background
The City of Omaha Certified Local Government (Omaha CLG), in cooperation with the Nebraska State Historical Society (NSHS), contracted with Alley Poyner Macchietto Architecture P.C. to conduct a reconnaissance level Omaha Historic Buildings Survey (HBS) of the following areas of Omaha:

- Mapleview
- Indian-Hills/Broadmoor
- North Keystone/Hargleroads
- Sunny Slope

The survey areas contain:

- A total of 1.87 square miles of area
- A total of 2,388 properties
- Resources in the survey area included:
  - Buildings
  - Structures
  - Objects
  - Sites
- Property types in the survey area were:
  - primarily residential
  - limited commercial, civic, industrial, recreational, educational and commercial
- 0 resources previously surveyed by the Omaha CLG
- 0 resources previously surveyed by NSHS
- 0 resources previously listed on the National Register of Historic Places (NRHP)

Contents of this Report

- Chapter 1 summarizes the history of these neighborhoods
- Chapter 2 explains the methods and processes used to conduct the field investigation, create the database and analyze the information gathered during this survey
- Chapter 3 presents recommendations for resources to be listed individually or as a group on the National Register of Historic Places and recommendations for future planning efforts
- Chapter 4 explains the Omaha CLG and the NSHS, and their roles in local preservation efforts
- Appendix A includes a list of resources entered into the Omaha NeHBS database
- Appendix B provides additional sources for those interested in learning about other preservation efforts and activities
- Appendix C provides a glossary of terms used in this report

Summary of Results

- 1,003 resources inventoried
- 21 recommended as potentially eligible on an individual level
  - All are recommended to be listed at a local level
- 4 proposed historic districts
Summary of Recommendations

- Enhance existing preservation guidelines to better preserve listed resources
- Continue GIS integration and expand accessibility of information to the public
- Broaden survey for mid-century modern resources

Acknowledgements

We are grateful to many people for their assistance during this project. This report could not have been completed without the additional efforts of those members of the public such as Dennis Brown, Stan How, James Maenner, Sandy Nielsen, Dorothy Norton, Nan Schwers, and Bob Wear, and countless others who attended the public meeting and/or offered information during the survey. We were also assisted by Mike Leonard, Jim Krance, Gail Knapp and Mike Schonlau of the Omaha Planning Department, and Bob Puschendorf, Patrick Haynes and Jessie Nunn of the Nebraska State Historic Preservation Office, and Gary Rosenberg of the Douglas County Historical Society, as well as the staff of the Nebraska Historical Archives and the University of Nebraska – Lincoln Love Library.

Administration and Funding

Nebraska Historic Building Survey (NeHBS) projects are administered by the Nebraska State Historic Preservation Office (NeSHPO), a division of the Nebraska State Historical Society (NSHS). This study is funded in part with the assistance of a federal grant from the U.S. Department of the Interior, National Park Service. However, the contents and opinions expressed in this publication do not necessarily reflect the views or policies of the United States Department of the Interior. Regulations strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity or facility operated by a recipient of federal assistance should write to: Director, Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, D.C. 20240.

Chapter 1: Historic Overview of Selected Mid-Century Modern Neighborhoods of Omaha

Introduction
This chapter provides an historic overview of the history of Selected Mid-Century Modern Neighborhoods of Omaha and provides a context in which to consider the various types of resources examined in this survey.

Omaha’s Founding
Nebraska was officially open for settlement in 1854 with the signing of the Kansas-Nebraska bill. During that same year, the city of Omaha was founded by members of the Council Bluffs and Nebraska Ferry Company. After incorporation in 1857, Omaha went through a number of transformations. Within the first decade and a half, the city expanded in area as well as population and developed into Nebraska’s largest city.¹

Omaha’s site on the western side of the Missouri River was chosen by the Council Bluffs and Nebraska Ferry Company because of its natural terraces and narrow flood plain.² Its favorable geography and location on the river made it a natural receiving and distribution center that helped the city become a “springboard for western expansion.”³ When the eastern terminus for the Union Pacific Railroad was established in Omaha in 1865, it brought increased traffic and new industries to the city. Union Pacific joined with the Central Pacific Railroad to build the nation’s first transcontinental rail line.

The railroad firmly established Omaha’s importance as a major distribution and retail center for Nebraska and states westward to the coast.⁴ It also provided Omaha with expanded business opportunities, including the development of the Union Pacific Shops in the late 1860s, smelting works in the 1870s, the stockyards in the 1890s, grain exchanges in the 1900s and 1910s, telecommunication expansion in the 1920s, and the growth of insurance giants in the 1930s.

Omaha’s Growth
The original town plat of Omaha encompassed 5.5 square miles and by 1870 extended to present-day 36th Street. The city continued to grow by annexing surrounding land and by 1880 totaled almost 10 square miles of land bounded on the west by 48th Street. By 1887 that number had grown to 25 square miles. During this time, Omaha’s population continued to escalate, doubling between 1870 and 1880 to 30,000 and reaching approximately 90,000 people by 1890.⁵

¹ (Larsen 1982) p 31
² (Clayburn 1925) p 71
³ (Chudacoff 1972) p 12
⁴ (Pilgrim 1996) Continuation Sheet, Section 8, Page 19
⁵ There is some confusion regarding the population for Omaha in 1890. Some records indicate the population reached approximately 140,000 but the lower figure of 90,000 is accepted as accurate.
As with other cities throughout the nation, the economic slowdown in the 1890s delayed development in Omaha. The population continued to escalate, but not at the previous rate. By 1900 Omaha had reached a population of 102,000 people. After the turn of the century and throughout the following decades, Omaha would again move toward expansion, but it would be at a steadier rate.

With the Missouri River as its eastern boundary, Omaha’s growth has always displayed a strong tendency towards decentralization growing in the north, south and west directions. Many technological and social forces helped shaped the city, but the interrelationships between the city’s core and early suburban developments such as the Gold Coast, Hanscom Park and Field Club neighborhoods was most greatly impacted by improved transportation systems. Horse cars, cable cars and streetcars were the first to allow Omaha’s population to spread into lower density developments. By the 1920s, the popularity and availability of automobiles provided nearly unlimited mobility within the city.

By 1917, additional annexations increased Omaha’s total land area to 34.6 square miles with the inclusion of areas like South Omaha, Dundee, Benson and Florence. Expansion continued and with the post-World War I housing boom, considerable development took place in areas immediately to the west and southwest of the City. Approximately 830 acres were annexed by the city of Omaha between 1925 and 1926. With the decline in construction and development during the depression and war years, Omaha was ripe for further growth after World War II.

**Omaha after World War II**

After the Second World War a number of previously established or newly established industries grew and flourished in Omaha. These included Continental Can Company, C.A. Swanson and Sons, Western

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6 (City of Omaha Planning Department November, 1988) p 8
7 (City of Omaha Planning Department 197- ) p 4
Electric, Omar Bread Company, and Mutual of Omaha. In addition, Omaha continued to serve as a transportation hub, an important warehouse and wholesaling center, livestock exchange and telecommunications center. Omaha's economic fortunes were further advanced when Offutt Air Force Base, located south of Omaha in Bellevue, Nebraska, became the headquarters of the Strategic Air Command.

By the late 1950s Omaha had a diversified labor force working in manufacturing (21%), services (19%), retail (18%), transportation (13%), finance (9%), wholesale (9%), construction (6%), government (5%) and other trades. Omaha had become both a service and processing center for the surrounding agricultural region while still retaining a broad diversification of its economic base with its transportation, communication, services, wholesale trade, military and insurance facilities.

Omaha's post World War II suburban home construction boom was the result of many of the same factors impacting communities throughout the nation. It was created by a flourishing American economy, an increasing birth rate and a population shift as many people migrated from rural areas and smaller communities to larger cities. In addition, more home financing options became available, the results of liberalized mortgage insurance policies by the Federal Housing Administration and the Serviceman's Readjustment Act (G.I. Bill).

Continually increasing rates of automobile ownership also made it possible for many of these homes to be constructed at a considerable distance from employment opportunities. Neighborhoods no longer needed to be densely populated and planned at a pedestrian-scale. Therefore residential lots increased dramatically in size. Better quality roadways, highways and a well-connected interstate highway system provided rapid access to the city's core.

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8 (Economic Survey of Omaha, Nebraska May 1958) p 3
9 (Economic Survey of Omaha, Nebraska May 1958) p 2
10 In addition to Omaha's suburban fringe development, the city experienced new construction in the pockets of land east of 72nd Street. Further research would indicate if this growth is associated with urban renewal efforts.
These factors enabled families to achieve the dream of owning a single family home in a quiet, uncrowded neighborhood with the ability to get wherever they needed to go quickly. Suburban life also provided economic and racial homogeneity which added to the feeling of security. The suburb provided a good place to raise a family in "a nice, quiet area with congenial neighbors, and opportunities for recreation and relaxation."\textsuperscript{11}

At the same time people began to locate their homes further and further away from Omaha's Central Business District, commercial and industrial developments requiring extensive floor space also began developing in outlying districts.\textsuperscript{12} High land values in the city center and the growing importance of trucks for shipping goods also began to spur the migration of industry from the city's core west past 72\textsuperscript{nd} Street.

The consequence was large and rapid suburban development and annexation. By 1950 the city covered 40.7 square miles, by 1960, 51.2 square miles, and by 1970, the total jumped to 76.6 square miles. As a result, the city nearly doubled in size within twenty years. The land encompassed in the four survey areas included in this study was annexed between 1956 and the 1980s.

\textsuperscript{11} (Mill Levy Cuts into Affluency 1970)
\textsuperscript{12} (Baltensperger n.d.) p 253
Indian Hills/Broadmoor

The first survey area to be annexed by the city of Omaha was the Indian Hills area. The survey area is bounded on the north by Dodge Street, the south by Pacific Street, the west by 90th Street and the east by 84th Street and is approximately 0.49 square miles in size. It contains an estimated 417 properties. Originally the location of an 18 hole golf course constructed in 1941, the Indian Hills area is composed of three major plats, Indian Hills Village, Broadmoor Heights and the Greenacres Addition.

Broadmoor Heights was the first to be platted and recorded in November of 1948. Primarily residential in nature, Broadmoor Heights features a park that was previously a portion of the golf course. The second to be platted and recorded was the Greenacres Addition in June of 1950. Located just north of Pacific Street, the area was dedicated by husband and wife, Laurance H. and Virginia L. Meyers, and the Catholic Arch Bishop, Gerald T. Bergan. Included in the original development was Christ the King Catholic Church, its associated school and Countryside Village, currently one of Omaha’s oldest shopping centers. The remaining lots were primarily dedicated to residential purposes.

Indian Hills Village was the last in this survey area to be platted; recorded in October of 1957. Owned by the Swanson brothers, Gilbert C. and W. Clarke (see inset), the land included in the plat was located directly south of Dodge Street. When the plans for development of the area were publicized prior to the official plat in 1953, the 135 acre development was advertised as an “ultra-modern area of business and apartment campuses and high-class residences.” The Leo A. Daly Company was given full

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13 Based on information from the City of Omaha and the Douglas County Assessor.
14 See section on “Significant Figures” at the conclusion of this report.
15 (11-Acre Site will be Park Use 1957)
Gilbert C. and W. Clarke Swanson were the sons of C.A. Swanson, a founder in the Jerpe Commission Company. The company became one of the largest suppliers of poultry and eggs to the military during World War II. After the war ended the company was renamed C.A. Swanson & Sons and in 1949 the brothers took over the company. Under their leadership the company flourished, introducing a frozen chicken pot pie and the innovative TV dinner. In 1955, the company was sold to Campbell Soup Company of which Gilbert served as vice-president and W. Clarke was a director. In October of 1958 the brothers purchased the well-known century-old Omaha firm, Paxton and Gallagher Company. The company produced food products under the Butter-Nut label.

The business campus is located on twenty-six acres along Dodge Street and on an 11 1/2 acres site south of Indian Hills Drive. Office buildings constructed during the initial development that still remain include the Guarantee Mutual Life Company Building, the Leo A. Daly Company headquarters and the Swanson Professional Center. The Swanson building was designed to serve as a retaining wall for the thirty-four foot hill on the property.

Office buildings were not the only commercial structures to be located along West Dodge Road. A large Cinerama theater (no longer extant) and luxury hotel were also situated in the upscale development. The Indian Hills Inn was built by Barten H. Ford and his son Michael J. The $1.3 million dollar luxury motor hotel, operated by Schimmel Hotels, featured over 200 rooms, a dining room that seated 250, two cocktail lounges, a landscaped garden terrace, and swimming pool. Ford, owner of the Ford Grain Door company, a successful manufacturer of railroad boxcar grain liners and doors, hired architect Stanley J. How (see inset) and contractors Peter Kiewit Sons Company to oversee the design and construction of the building that later was honored by the Chamber of Commerce for adding “beauty to the city, on a major approach route.”

![Figure 8: Indian Hills Inn (DO09:0769-002). Photograph courtesy of Stanley J. How.](image-url)
Residential buildings range in size but are typically single family in nature. They were developed on an individual basis and in 1957 values were placed between $30,000 and $100,000. A few duplexes, apartments and condominiums were constructed, with the most notable being Swanson Towers. The building, designed by Stanley J. How and Associates, was originally constructed as luxury apartments. The six-story building featured eight two-bedroom 2,288 square foot units and four one-bedroom 1,092 square foot units on each floor with an underground parking garage, main-floor lounge, free-form outdoor swimming pool, wading pool, and sun deck. Today the apartments have been converted to condominiums.

In addition to residential and commercial construction, the neighborhood development also included two churches and an elementary school. The Carl A. Swanson Elementary School was built in 1959 at a cost of $410,000. The 13-room brick structure was split into two separate buildings in response to the sloping terrain. Designed by Leo A. Daley Company, the one-story buildings feature laminated beams supporting sloped roofs. The building and associated playground and parking area was constructed on a portion of the Indian Hills Golf course.

Figure 11: Swanson Towers (DO09:0769-005). Rendering courtesy of Stanley J. How.

Figure 10: 205 South 89th Street (DO09:0767-010). Photograph courtesy of Stanley J. How.

22 (11-Acre Site will be Park Use 1957)
23 According to the Consumer Price Index what cost between $30,000 and $100,000 in 1957 would cost approximately $226,031 and $753,438 in 2009. Source http://www.westegg.com/inflation/infl.cgi
24 Howard Lapham Associates of Palm Springs, California served as design consultants on the project and the general contractor was Pieter Kiewit Sons Company.
25 (Ground Broken for Apartments 1962)
26 (Sample Luxury Apartment Built 1962)
27 (New School is Dedicated 1959)
28 (86th Harney School Site 1958)
The second survey area to be annexed by the city of Omaha was the area around North Keystone and Hargleroads. The survey area is bound by Fort Street on the north, Boyd Street and Keystone Drive on the south, Little Papillion Creek on the west and Military Road on the east. Approximately 0.53 square miles in size, it contains an estimated 790 properties. The Hargleroads-Military Addition is the largest plat in the area, with Richland Acres to the southwest and Pinecrest to the northeast. Smaller plats were also recorded in the area including Keystone Heights, Keystone Park, Murrays Kayden Valley, Grabos, Kesslers First Subdivision, Gill’s Addition, and the Cherrycroft Addition. The area is primarily residential in nature with some commercial, civic and industrial uses located along the major thoroughfares.

At one point early in its history most of the survey area was owned by William A. Paxton, Sr., an Omaha businessman prominent in the early development of the city. The land was later deeded to his son, William A. Paxton, Jr., who in 1884 developed it into an estate, Keystone Stock Farms. It was here that he raised, bred, and raced horses. After approximately 15 years, he surveyed and replotted the estate, and in 1908 he began selling parcels of land.

Seven years later Richland Acres was platted from one of these parcels and recorded near Little Papillion Creek along Boyd Avenue and Ames Avenue. Original lot sizes in this area ranged from three to four acres with one lot as large as nine acres. Some homes were constructed. Beginning in 1956, the land was replotted and subdivided to create new neighborhood streets and smaller lots.

29 Based on information from the City of Omaha and the Douglas County Assessor.
30 Paxton (1837-1907) is credited with founding the Union Stock Yards, Union Truck Company, Paxton-Gallagher wholesale grocers and Paxton-Vierling Iron Works. In addition to other political offices, he served in both houses of the Nebraska legislature.
The third section of land to be platted and recorded was Pinecrest, dedicated by husband and wife William and Beatrice Pamp in May of 1925. Their home and farm buildings were located in the area of Keystone Village at 78th and Military Avenue. Lots in this area are typically larger in size than those found elsewhere in the North Keystone and Hargleroads survey area and are located along Fort Street, Camden Avenue and Brown Street between North 84th Street and Military Avenue. Homes in this area were built as early as 1926 although most were constructed after 1940. Some lots have been subdivided, but most still retain their original boundaries.

The largest development in the area is the Hargleroads-Military Addition. The area extends from Military Avenue on the east to Little Papillion Creek on the west and from the northwest portion of Fort Street to Fowler Avenue and Meredith Avenue on the south. The addition was dedicated in six phases by William B. Hargleroad, Jr., (see inset) over a four-year time period beginning in 1956. The first plats recorded were located on the east side of the addition and proceeded west as time progressed. Lots are typically larger towards the east of the addition with lot frontages of 120 feet. Lots towards the west have lot frontages as narrow as 65 feet.

A number of builders purchased individual lots from Hargleroad including builder Ward Smith and Strauss Brothers Construction. In the late 1950s Smith started with construction of ten homes from 78th and Military to 81st Street and Templeton Drive. Strauss Brothers built a series of what was termed as “trend" homes in 1958. They were responsible for erecting 350 home in the neighborhood. In 1960 a community pool was constructed at 84th Street and Templeton Drive. Construction of the pool was covered by the purchase of memberships. Hargleroad purchased the first 200 memberships and the community bought another 200. By 1971 homes were valued between $10,000 to $45,000.

The area is served by a number of community churches and one public school, Boyd Elementary. Democracy Park, located along Little Papillion Creek, was constructed after 1972.

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31 (Peters 2004) p 9
32 See sidebar on adjacent page.
33 (Peters 2004) p 9
34 (New Neighborhoods, Number 10: Keystone Involved 1971)
35 (House to House 1961)
36 (Peters 2004) p 9
The area referred to as Mapleview was annexed by the city of Omaha in 1964 and includes an area of approximately 0.50 square miles and contains an estimated 690 properties.\textsuperscript{38} Bounded by Maple Street on the north, Blondo Street on the south, North 102nd Street on the west and North 90th Street on the south, the Mapleview area was not officially platted and recorded until the late 1950s. The area consists of the following plats: Mapleview, West Dale, Maple Hill, Meadowview, Camelot Village along with three smaller additions, Burlwood Estates, Saxton, and Brym-Joy Place.

The earliest of these plats is Maple Hill located on the southeast corner of the intersection at North 102nd and Maple Streets. The land was dedicated by husband and wife Lloyd M. and Laura E. Peterson in July of 1958. Peterson was a builder and president of Peterson Brothers Realty Company. He constructed a home at 2801 North 100th Avenue built from plans by architect John Hyde, Jr.\textsuperscript{39}

\textsuperscript{38} Based on information from the City of Omaha and the Douglas County Assessor.

\textsuperscript{39} (Omaha World Herald 1962)
The largest plat in this survey area is the Mapleview plat bounded on the north by Maple Street, on the south by Ohio Street, on the west by North 97th Avenue and on the east by North 90th Street. Recorded in December of 1960 and March of 1961, the area was known as the Jo-Be Dairy Farm. In 1960, it was purchased from Joseph P. Muller by Hargleroad Maenner, Inc. for $200,000.40 W.B. Hargleroad, of the Hargleroad-Military addition and John (Jack) R. Maenner, son of prominent Omaha builder and developer T.H. Maenner (see inset), were the project developers. Lots along North 90th Street were commercial in nature while lots along North 93rd Street were multi-family. This arrangement provided a buffer for the single family residences to the east. Residential lots average seventy-foot frontages.

Contractors, Strauss Brothers were responsible for building a number of homes in the area based on designs by Lincoln architect, Sid Campbell.41 The three and four bedroom models that were constructed ranged upward from one-thousand square feet and featured attached single and double car garages.

Meadowview located between North 102nd and North 97th Streets and Cady and Blondo Streets was platted and recorded by John R. Maenner in August of 1962. These homes were similar in size and scale to the Mapleview addition to the north and other T.H. Maenner Company developments to the south.

Although there are a few multi-family homes constructed throughout the survey area, the largest concentration is located in the Camelot Village area. The Camelot Village plat was dedicated by Sheldon J. and Janice R. Harris in 1966. Harris was a successful Omaha attorney who also served as trustee for the eventual developers. In addition to a number of apartment buildings, the development included a club house with indoor and outdoor swimming pools, sauna and exercise rooms, tennis courts, locker rooms and showers, a kitchen area, meeting room, fireplace and outdoor deck. When the city was considering annexation of the area in late 1969, the facility was referred to by a City Council Board member as the area’s “country club.”42

John (Jack) R. Maenner

Although the career of T.H. Maenner has previously been documented, the career of his son John has yet to be discussed.41 A graduate from University of Omaha, John took the reins of Maenner-Bilt Construction Company in 1955. By 1960 he was also the president of T.H. Maenner Co.

The companies built “over a thousand homes in the 1950s in 20 subdivisions.”42 Eventually the focus moved from construction, to land purchase and subdivision development. Jack Maenner oversaw many Omaha developments including Regency, Maenner Meadows, Barrington Park and Linden Estates. He was involved in the National Association of Realtors and president of the Nebraska Realtors Association. In 1991 John’s sons David H. and James W. Maenner took over the family business. Jack passed away in January, 1997.
The last survey area to be annexed by Omaha, Sunny Slope did not become a part of the city until 1973. Covering approximately 0.35 square miles and containing an estimated 491 properties, the Sunny Slope survey area is bound by Fort Street on the north, Boyd Street on the south, North 108th Street on the east and Interstate 680 on the west. Sunny Slope’s First Addition was platted in August 1956, bounded by Fowler Avenue on the north, Boyd Street on the south, North 108th Street on the west and Crestline Drive on the east. Replots and more additions during the next ten years expanded Sunny Slope north to Fort Street and east to Interstate 680. Wear’s Sunny View addition in the northwest corner of the survey area is the only other addition in the survey area.

Sunny Slope and its additions and replots were dedicated by husband and wife, Howard C. and Maxine Jort Larsen. Larsen was a residential and commercial real estate developer. When he began developing Sunny Slope on a 179-acre farm, it was in a then-isolated section of northwest Omaha. Approval of the plat was placed on hold until the path of the proposed interstate highway could be coordinated with the new neighborhood. The Douglas County Board finally approved the plat however in July of 1959.

Larsen’s construction company, Howard Larsen Construction Company was responsible for construction of 170 houses priced at the time between $20,950 and $65,000. Newspaper articles of the time

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45 See adjacent sidebar.
46 Larsen also developed the Millard Heights and Sky Park additions near the Millard Airport. He served as president of the Omaha Homebuilders Association and chairman of the Nebraska Aeronautics Commission. He also founded Millard Warehouse Company, now Millard Refrigerated Services. Sunnyslope was his first development undertaking.
47 (Death Claims Howard C. Larsen, Suburban Real Estate Developer 1982)
48 (Planners Okay Sunny Slope Plat 1959)
49 According to the Consumer Price Index what cost between $20,950 and $65,000 in 1962 would cost approximately $146,972 and $455,999 in 2009. Source http://www.westegg.com/inflation/infl.cgi
promote that Sunny Slope's curving streets do not have any "look-alike" houses. The development later included a swimming pool, tennis court, park and playground. Two homes built by Larsen were publicized in the Omaha World Herald shortly after their construction. The first was Larsen's own home at 4312 Ridgeway Road and the second was directly adjacent to the north at 4404 Ridgeway Road.

Wear's Sunny View Addition was platted in 1966 and dedicated by brothers Frank J. Wear and Robert E. The brothers founded Wear Construction Company in 1952. After purchased outlying Omaha farms, the company would have the land platted for a neighborhood development, sell half the lots and construct homes on the remaining half. In addition to Sunny Slope, the firm was responsible for Cornish Heights, Wear's West Benson and Wear's West Pacific developments.

Howard C. Larsen

Howard C. Larsen did not begin his residential and commercial real estate career until later in life. A native of Kennard, Nebraska he was a farmer in Washington County for twenty years before a flood in 1941 ended his farming career. Shortly after, he relocated to Lincoln, Nebraska and acquired a job driving a bus for Trailways. During his spare time he began remodeling houses.

After moving to Omaha in the late 1950s he undertook the development of Sunny Slope. He branched into apartment development, built the Millard Shopping Center and developed the Millard Heights and Sky Park additions near Millard Airport. In 1961 he started the Millard Warehouse Co., a frozen food warehousing business. Larson was a past president of the Omaha Homebuilders Association and a member of the Omaha-Douglas County Health Board. He was an avid aviator and served five years on the Nebraska Aeronautics Commission. Howard passed away in 1982.

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50 [Howard C. Larsen, Driving Bus in 1950, Now is Major Builder of Homes and Apartments 1962]
51 [Sadler 1962]
52 [Sadler 1959]
53 [Wear 2010] Prior to coming to Omaha, Frank J. operated a ranch near Burwell, NE. In 1955, Frank J. went on to found real estate company Wear Co., later known as Century 21 Wear Company. He also served on the Omaha Public Power District board. Robert E. served on the Omaha Home Builders Association. Their father John Wear was a long-practicing Omaha attorney.
Chapter 2: Survey Methods and Results

Introduction
This chapter describes the methods employed to conduct the survey, the means used to analyze the gathered information and the results that emerged following that analysis.

Each year, the Omaha Certified Local Government (CLG) in conjunction with the Nebraska State Historical Society (NSHS) devotes some of its funding to a reconnaissance level survey within a portion of the city of Omaha. The purpose is to identify resources with potential historic and/or architectural significance. Once complete, the end products of the survey are used for planning purposes by the Omaha Planning Department, by the Omaha CLG and by the Nebraska State Historical Society (NSHS). Recommendations identified in these surveys also provide a list of resources potentially eligible to the National Register of Historic Places (NRHP) and/or Omaha's Landmark designation program. Finally, awareness of these resources may lead to their rehabilitation through private development. See Chapter 4 for additional details.

In 2008, the Omaha CLG began recognizing the importance of post-World War II construction in Omaha (1945-1965). This time period encompasses significant changes in city planning, housing, commercial and institutional design. The 2010 reconnaissance level survey work continues the city's quest to survey the recent past in four areas; Indian Hills - Broadmoor, North Keystone/Hargleroads, Mapleview and Sunny Slope. These areas did not contain any properties previously surveyed by the Omaha CLG, the NSHS, listed on the NRHP, or locally landmarked by the Omaha Landmark's designation program.

Objective
The objective of this project was to complete a detailed reconnaissance level survey of the four areas mentioned above. During this survey, teams of investigators identified historic, architectural and landscape resources within the survey area that met the Nebraska Historic Building Survey (NeHBS) standards. These resources included buildings, structures, objects and sites.

Survey Areas
This report contains four survey areas; Indian-Hills/Broadmoor, North Keystone/Hargleroads, Mapleview and Sunny Slope. Most of these areas were platted between 1948 and 1966, with the main exception being portions of the North Keystone/Hargleroads area. All four survey areas contain resources that are buildings, sites, objects and structures. Most areas were platted and built to serve residential needs although there are some commercial zones. They include a range of middle class housing, built out in a relatively short period of time within suburban layouts that also include some business, shopping, educational, institutional and religious buildings. Finally, none of these four survey areas contain resources that were previously surveyed by the Omaha CLG, were previously surveyed by NSHS, or were previously listed on the National Register of Historic Places (NRHP). Altogether, the areas contain approximately 1.87 square miles of area and an estimated 2,388 properties.

The Indian-Hills/Broadmoor survey area is bound by Dodge, 84th, Pacific and 90th Streets. Like Mapleview, 20/20 Omaha suggested the area and its potential was confirmed by personnel of Mead and Hunt, NSHS and Omaha City Planning Department. The area contains approximately 0.49 square miles of area and an estimated 417 properties.
The North Keystone/Hargleroads survey area is bound by Fort Street, Military Road, Keystone Drive, Boyd Street and Little Papillion Creek. Personnel of the Omaha CLG believed this area had similar potential to the neighborhoods listed above. The area contains approximately 0.53 square miles of area and an estimated 790 properties.

The Mapview survey area is bound by Maple, 90th, Blondo and 102nd Streets. The contemporary advocacy group 20/20 Omaha suggested the area might contain historic resources. A windshield survey by personnel of Mead and Hunt, NSHS and Omaha City Planning Department confirmed the area's potential. The area contains approximately 0.50 square miles of area and an estimated 690 properties.

Finally, the Sunny Slope survey area is bound by I-680, 108th, Fort and Boyd Streets. Personnel of the Omaha CLG understood that this area was a post-World War II subdivision and had similar potential to the neighborhoods listed above. The area contains approximately 0.35 square miles of area and an estimated 491 properties.

Methodology

Research and Field Work

Alley Poyner Macchietto Architecture P.C. conducted this reconnaissance level survey in accordance with the Secretary of the Interior's Standards for Archaeology and Historic Preservation along with Standards for Identification and Evaluation and the NeHBS standards. In order to develop an awareness of potentially significant buildings, structures and objects in the survey areas and to understand the unique aspects of each area's history and development, research was begun prior to the commencement of field work. This included visiting and collecting information from local and state resources, such as Love Library and Architecture Library at the University of Nebraska at Lincoln, the Nebraska State Historical Society Library and Archives, the Douglas County Historical Society and the Omaha Public Library. At this time, a detailed bibliography of potential information sources was completed and general notes were taken for reference in the field.

A public meeting was held while field work was underway. Meeting notifications were publicized in neighborhood newsletters explaining the project to the public and encouraging residents to share information about local history and properties associated with historic events or people with the survey team. In addition, field investigators provided contact information to insure those who could not attend the meeting could still share their information with the survey team.

Field work began in March and finished in April of 2010. In the field, teams of investigators traveled each public road in the survey area to ensure a complete inventory. Investigators identified and surveyed properties that met the following criteria:

- A minimum of 40 years old
- Retained their physical integrity
- Situated in their original location

Although the National Register sets 50 years as a minimum age for nominated resources, this survey utilized 40 years as a minimum age criteria. This allows the survey to remain valid for several years into the future. Given the number of years between surveys in the same area, the data needs to remain viable as long as reasonably possible.
A high level of historic integrity gives a resource authenticity by continuing to present the physical characteristics it possessed during its period of historical significance. According to the National Park Service, historic physical integrity is comprised of seven aspects: location, setting, design, workmanship, materials, feeling and association. These aspects are defined as follows:

- **Location** is the place where the historic resource was constructed or the place where the historic event occurred.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a resource.
- **Setting** is the physical environment of a historic resource.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic resource.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a resource's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic resource.

Integrity is affected by changes to the original materials and features, such as the in-fill of windows and the installation of modern replacement siding materials. In some cases however, changes to a resource have been in place long enough to have gained historic integrity. For example, asbestos siding was frequently installed between 1930 and 1970 and in many cases has been in place long enough to be considered historically significant.

Standards of integrity were applied most rigorously to residential buildings due to the number of extant examples available for survey. Likewise, younger resources were held to a higher standard. On commercial properties, alterations to the first floor were expected and buildings were not discounted if the alterations were minor or had gained historic integrity over time. Resources such as manufacturing plants with multiple buildings, structures and objects were surveyed as a single entity in which the primary buildings, structures or objects were required to meet the evaluation criteria listed above. Secondary buildings such as garages and sheds were surveyed only when they added to the feeling and association of the primary building.

**Biases**

Because a reconnaissance level survey is primarily based on visual observation of the resources from the public right-of-way, those resources obscured by foliage or other obstructions were not able to be surveyed. Furthermore, the visual nature of a reconnaissance level survey gives greater weight to those resources which are architecturally significant or which have a clear and obvious historic significance, such as a city hall or school. Those resources with low physical integrity but high historic significance were included when brought to the attention of the survey team by interested public parties, or when uncovered during research for the historic context of this survey.

**Inventory Numbering System**

Resources within the survey area that met these standards were entered into a database for future reference. Once within the database, surveyed resources were each assigned a unique inventory
Figure 20: Above Left, Indian Hills Broadmoor. Above Right, Sunny Slope. Below, Mapleview. Map of each Survey Area Overlaid with the Omaha-Douglas County HBS Inventory Numbering System: Maps by Douglas County Assessor's Office, Overlay by APMA 2010.
number. In Omaha, the inventory number is composed of three sets of digits (xxxx-yyyy-zzz). The first set begins with an abbreviation for the county and a two-digit number for the city. Because all resources in this survey are located in Douglas County (DO) and Omaha (09), the first set of numbers is always DO09. The second set of numbers indicates a subsection of land within the Public Land Survey System of Douglas County, as numbered by the Omaha CLG. The final set of numbers is a unique three digit number for each resource. For example, the NeHBS inventory number for Swanson Towers, located in the Indian Hills/Broadmoor survey area, is DO09:0769-005. Within this report, inventory numbers are supplied with the name or address of each resource discussed within the text.

Post Field Activity
Information collected in the field by teams of investigators was entered into a database for record keeping and analysis. Inventory numbers were assigned at this time. Database entries for surveyed resources included basic location information, physical features and characteristics as well as identifying information.

Two color digital photos were taken of each resource in the field. Photos were then downloaded and renamed with the newly assigned inventory numbers.

Additionally, several maps were created in order to better understand and analyze the survey area. The first outlined major plats of the survey area. Then for all properties in the survey area, two maps were created. One illustrated properties by façade material and another illustrated properties by construction date.

After the first draft of the database, photographs and maps were completed, the Principal Investigator and the Field Supervisor reviewed all of the collected information. Each database entry was verified and information was added for materials, historic contexts and property types. Photos were reviewed for clarity and their ability to illustrate the features of the resource. The maps were reviewed for accuracy and for density. A dense area might indicate a potential historic district.
Figure 22: Survey Results for Indian Hills/Broadmoor Survey Area: Resources highlighted in brown (medium grey) were inventoried as Further Information Needed. Those in dark blue (dark grey) were inventoried as Individually Eligible and those with hatch marks were too young to be included in the survey. Map by APMA 2010.
Analysis

National Register of Historic Places

Resources were next evaluated for their potential to be listed individually or as contributing to an historic district in the National Register of Historic Places. The National Register of Historic Places is "the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources." Included in the list are buildings, sites, structures, objects and districts which are at least 50 years old, have sufficient integrity and which are significant under one of four criteria:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of significant persons in or past; or
C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. That have yielded or may be likely to yield, information important in history or prehistory.

According to the National Park Service, "ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register." However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
b) A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
d) A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
g) A property achieving significance within the past 50 years if it is of exceptional importance.

Resources in this survey were divided into three classifications according to their potential to be listed on the National Register of Historic Places. Resources were marked Not Eligible, More Information Needed, or Eligible – Individually or as contributing to an Historic District.
Figure 23: Survey Results for North Keystone/Hargleroads Survey Area: Resources highlighted in brown (light grey) were inventoried as Further Information Needed, those in dark blue (dark grey) were inventoried as Individually Eligible and those with hatch marks were too young to be included in the survey. Map by APMA 2010.
Chapter 2: Survey Methods and Results

- **Not Eligible** – Resources in this classification were generally properties surveyed due to their historic merit that did not meet the standards for physical integrity after a final evaluation.

- **Further Information Needed** – The bulk of the resources surveyed were identified as More Information Needed. They were not clearly individually architecturally or historically significant, or within an area of enough density to be potentially eligible as an historic district. However, they did meet the survey criteria and could be listed if further research reveals a compelling statement of significance. Since this survey is biased towards those resources which can be visually identified as significant, if listed, most buildings in this category would be listed under Criterion A as associated with broad patterns of history or Criterion B, as associated with the life of a significant individual.

- **Eligible** – Individually or as contributing to a Historic District – These resources were clearly architecturally or historically significant, or within an area of enough density to be potentially eligible as an historic district.

**End Products**
The color digital photographs and completed database were copied onto CDs for delivery to the Omaha CLG and the NeSHPO.

Resources entered into the database were input into the Omaha GIS system. Several layers were created, highlighting resources that were considered too new to be included in the survey, resources that were included in the final inventory as Further information Needed, and resources that were eligible individually or as a potential district.

Finally, the results of this survey were compiled into this survey report. The report includes additional research undertaken during and after field work to further understand and describe the historic context of the survey area. An historic overview of the study area was developed, concentrating on areas of significance relevant to the broad history of each survey area. Highlighted within this study were local resources which were connected to each of the themes discussed. Additionally, the report contains survey results and recommendations and further information as outlined in the executive summary.

**Survey Results**

**Inventoried Resources**
After review of all 2,388 properties in the survey areas of Indian-Hills/Broadmoor, North Keystone/Hargleroads, Maplevieu and Sunny Slope, the 2010 survey documented 1,003 properties (42%) as potentially historically significant. This is in line with previous surveys of Omaha, although they vary widely. Resources documented as potentially eligible in the previous five reconnaissance level surveys of Omaha have ranged between 4% and 40%. The large percentage of surveyed resources in the current survey is due in part to the large number of Mid-century resources in the survey area.

**Analysis of Building Construction**
Based on information from the county assessor, buildings in the four survey areas were primarily constructed after 1950. Very few buildings (2%) were constructed in the survey areas before 1950. Those that were constructed before 1950 can primarily be found in the North Keystone / Hargleroads
Figure 24: Survey Results for Mapleview Survey Area: Resources highlighted in brown (light grey) were inventoried as Further Information Needed, those in dark blue (dark grey) were inventoried as Individually Eligible and those with hatch marks were too young to be included in the survey. Map by APMA 2010.
survey area. In contrast, the Sunny Slope survey area does not have any resources constructed before 1950. Buildings constructed during and after 1971 are located throughout the survey areas; however, they are less than 40 years old and were therefore too young to be included in this inventory. Buildings of this age represent 19% of the overall building stock in the survey areas with the largest concentration being in the Mapleview (7%) and Sunny Slope area (8%).

In general, most properties in the four survey areas of Indian-Hills/Broadmoor, North Keystone/Hargleroads, Mapleview and Sunny Slope are utilized for residential purposes. Of those buildings that were surveyed and inventoried, approximately 98% were residential in nature. Wood frame buildings finished in siding accounted for the largest percentage (55%) of building stock constructed prior to 1971. The construction and finish type was closely followed by frame construction with vinyl finish and frame construction with aluminum finish (20% and 13% respectively). Buildings of masonry construction constituted approximately 12%. All construction and finish types were found throughout the four survey areas.

**Analysis of Inventoried Resources**

Typical of Omaha surveys, residential buildings dominate the inventory. Although there are a small percentage of buildings in the survey area constructed before 1950, many of these resources were constructed in the preceding decade. The few remaining resources constructed before 1940 have been modified to such an extent they were not included in the inventory. Therefore the final inventory primarily includes representatives of the mid-century period of construction and architectural styles with many being variations of ranch-style housing.

The most typical variation of the ranch-style building type found throughout the four survey areas is the Standard Ranch (35%). A number of the buildings inventoried in the Indian Hills/Broadmoor survey area fit this building type. Many of these homes are larger than the typical Standard Ranch but do not take on the telescoping nature of the In Line or Rambling Ranch.

![Figure 25: Ranch building types found in Indian Hills/Broadmoor survey area. Graph by APMA 2010.](image)

![Figure 26: Ranch building types found in North Keystone/Hargleroads survey area. Graph by APMA 2010.](image)
Figure 27: Survey Results for Sunny Slope Survey Area; Resources highlighted in brown (light grey) were inventoried as Further Information Needed, those in dark blue (dark grey) were inventoried as Individually Eligible and those with hatch marks were too young to be included in the survey. Map by APMA 2010.
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The "L", "T" or "U" floor plan of the Composite Ranch is the second most common inventoried residential resource (23%) with the majority found in the North Keystone/Hargleroads survey area. Resources fitting the Raised Ranch building type were also surveyed (14%) with many located in the Mapleview survey area. A number of the duplexes located on the eastern side of the Mapleview survey area utilized the Raised Ranch building type.

During the late 1950s, 60s and 70s, Split-Level and Bi-Level Ranches were growing in popularity. Despite this, these ranch building types constitute only 6% and 10% of the residential inventory. Inventoried Split-Level ranches are mainly located in the North Keystone/Hargleroads and Sunny Slope survey areas while the majority of Bi-Level ranches were found in the Mapleview and Sunny Slope areas. Less common ranch building types, such as the Massed Ranch, Contemporary Ranch and In Line Ranch, constitute a small percentage of the residential building types inventoried, approximately 1% each. In addition few minimal ranch homes were found in the survey areas which may indicate the developers’ desires to appeal to upper and upper middle-class families wishing to have larger homes.

Approximately half of the homes inventoried in the Indian Hills/Broadmoor survey area were constructed in the early 1950s with another quarter constructed between 1960 and 1964. Viewed and marketed as an upscale neighborhood, over 80% of these homes were constructed with an attached two-car garage at a time when individual family ownership of the automobile was only beginning to become common.

To compare, over 60% of the homes inventoried in the Mapleview and North Keystone/Hargleroads survey areas were constructed in the early 1960s. Very few (1% and 4% respectively) were constructed in the early 1950s. Only half of the surveyed homes in these two areas were constructed with two-car garages. The other half were a mix of one-car attached and detached garages. Although most homes in the Sunny Slope survey area were constructed with two-car attached garages (over 90% of those inventoried), these homes primarily built later between 1960 and 1970.
The small number of non-residential buildings found in the survey area are primarily churches or schools. Ten such resources are included in this inventory and are scattered throughout the four survey areas. There are also a few commercial or professional service buildings included in the inventory. Three resources are located in both the Indian Hills/Broadmoor and Mapleview survey areas each; two are found in the North Keystone/Hargleroads survey area. There were not any commercial or professional service buildings found eligible in the Sunny Slope survey area; many of these structures were constructed during the late 1970s and 1980s therefore too young to be included in the survey.
Chapter 3: Recommendations

Recommendations for Resources to be Listed Individually

During the course of the reconnaissance survey, twenty-one resources were identified as potentially eligible individually for the National Register of Historic Places (NRHP). These evaluations were based primarily on the resource’s physical character and integrity as determined from visual observations. In general, the limited nature of a reconnaissance survey only allows for evaluation based on architectural significance under Criterion C, as described in Chapter 2.

Recommendations made within this reconnaissance survey do not constitute eligibility for inclusion in the NRHP. The property must first be reviewed by the Omaha CLG administrator and the Nebraska State Historic Preservation Office (NeSHPO) before the listing process is formally pursued. See the contacts listed at the back of this book for whom to contact and Chapter 4 for further information on the NRHP.

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<td>DO09:0767-019</td>
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<td>8737</td>
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<td>Swanson Towers</td>
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<td>Indian Hills Dr</td>
<td>Settlement of Metropolitan Areas</td>
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</tr>
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<td>DO09:0769-003</td>
<td>Leo A. Daly</td>
<td>8600</td>
<td>Indian Hills Dr</td>
<td>Professional Services</td>
<td>Office Buildings, Private</td>
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<td>DO09:0763-054</td>
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<td>S 84th St</td>
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<td>S 89th St</td>
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<tr>
<td>DO09:0767-010</td>
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<td>S 89th St</td>
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<tr>
<td>DO09:0767-001</td>
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<td>S 89th St</td>
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<tr>
<td>DO09:0769-002</td>
<td>Nebraska Methodist</td>
<td>8501</td>
<td>W Dodge Rd</td>
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<td></td>
<td>Hospital</td>
<td></td>
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<td>W Dodge Rd</td>
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Selected Mid-Century Modern Neighborhoods

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<tr>
<th>Mapleview</th>
<th>DO09:0780-005</th>
<th>All Saint's Episcopal Church</th>
<th>9302 Blondo St</th>
<th>Episcopal Church in Nebraska</th>
<th>Settlement of Metropolitan Areas</th>
<th>Single Family Detached House</th>
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<tr>
<td>DO09:0893-034</td>
<td>Building</td>
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<td>Settlement of Metropolitan Areas</td>
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<td>DO09:0782-026</td>
<td>Maple View</td>
<td>9006 Ohio St</td>
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<td>Health Care</td>
<td>Health Services</td>
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<tr>
<td>Sunny Slope</td>
<td>DO09:0902-029</td>
<td>House 4312 Ridgeway Road</td>
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<td>4404 Ridgeway Road</td>
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<td></td>
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</table>

Table 1: Properties Recommended as Individually Eligible to the NRHP.

Within the survey, properties were categorized by historic context and property type as outlined in the NeHBS Manual. This framework provides a way to understand a particular resource when compared to others with a similar history and/or physical features. Following is a brief illustrated discussion of applicable historic contexts for individually eligible resources as they apply to the four survey areas.

Residential Resources

Because much of the survey area was developed primarily during the mid-century, there are a number of individually eligible homes constructed between 1950 and 1970 that are outstanding examples of mid-century design and the ranch home building type.

Although there are a few individually eligible residential resources in the Mapleview and Sunny Slope survey areas, most are located in the Indian Hills/Broadmoor survey area. This area differs from the other survey areas because it was occupied by some of Omaha's wealthiest families such as the Swanson's and the Ford's, who hired some of Omaha's up and coming modernist architects. Although many other developments featured great mid-century homes, the individualized design and manner of construction differ.

Since much of the survey area was farmland prior to development during the mid-century, there are few pre-1900 residential buildings in the four survey areas. Those residential buildings that are still extant have not retained sufficient integrity to be included in this survey.
Professional Service Resources

There are a number of outstanding examples of mid-century professional service buildings that have retained integrity and are included in this survey. Most were identified as eligible for the NRHP individually under Criterion C. Some arguments can also be made for a few under Criterion A, such as the offices of Leo A. Daly (DO09:0769-003) due to the company’s local, state and national importance in engineering and architectural design.

Religious Resources

Because many of the neighborhoods in the survey areas were residential in nature, there were also a number of resources serving the religious needs of the community. Many of these buildings reflect the mid-century aesthetic while some utilized traditional design elements. Religious properties must meet a special set of criteria for inclusion on the National Register and are generally eligible based on their architectural character or historical importance. They are not eligible based on the merits of a particular doctrine.
Figure 31: Potential historic district for Indian Hills/Broadmoor Survey Area; Resources highlighted in green were inventoried as contributing to the district, those shown with a cross hatch were not considered contributing because they do not meet the age requirements. Map by APMA 2010.
Chapter 3: Recommendations

Recommendations for Resources to be Listed as Contributing to an Historic District

In addition to identifying individual properties that are potentially eligible for the NRHP, the survey evaluated concentrations of historic properties for their cohesiveness as potential historic districts. While the criteria for a property to be included in an historic district are not as stringent as achieving National Register listing individually, the property still must contribute to the overall historic integrity of the district. Such properties are considered contributing properties. Those properties that lack architectural significance and integrity, but are within the boundaries of an historic district are deemed non-contributing. By definition an historic district must contain more contributing than non-contributing properties.

The proposed Indian Hills Historic District encompasses much of the original Indian Hills plat. The area includes eighty-four surveyed properties. The district is representative of an upscale suburban development with its business, residential and civic structures. The district represents architectural styles popular during the mid-century and most of the commercial and civic structures represent the design work of Leo A. Daly.

The proposed Hargleroads-Military Historic District is situated in the Hargleroads-Military Additions platted between 1956 and 1960. The area includes 257 surveyed properties. Distinctive features of the district include use of similar architectural styles, building materials, and setbacks. The district represents architectural styles popular during the mid-century. Styles are variations of the ranch home building type. Many homes in the area were also constructed by Strauss Brothers Construction in the "trend home" fashion.

Located along Miami Street and Brownley Drive between North 96th and North 93rd Streets, the Mapleview Historic District is also proposed. The area includes fifty-one surveyed properties. Home in the district were built during the mid to late 1960s to appeal to middle-class families. The district represents a cohesive group of standard ranch, raised ranch and bi-level ranch homes built between 1963 and 1970. The majority of homes in the district have similar relationships with the street and are constructed of the same materials, wood frame and siding.

Howard C. Larsen’s first and second Sunny Slope additions represent a collection of developer/contractor homes. The area includes seventy-four surveyed properties. Developed and constructed by Howard C. Larsen as one of his first developments, the district represents architectural styles popular during the mid-century.

Preservation Planning and Economic Development Recommendations

Successful preservation of historic properties always depends upon people willing and able to take the initiative to save those properties. Omaha is fortunate enough to have numerous city employees and residents who possess a love of history and their community. Following are several recommendations to assist their efforts.

Expand Existing Preservation Guidelines

In order to preserve and enhance resources listed on the National Register, Omaha should strongly consider refining their existing historic preservation guidelines. People tend to purchase historic properties because they enjoy the character of these resources. Improving the existing guidelines and broadening their application would be one way to ensure that this character is maintained.
Figure 32: Potential historic district for North Keystone/Hargleroads Survey Area: Resources highlighted in green (light grey) were inventoried as contributing to the district, those shown with a cross hatch were not considered contributing because they do not meet the age requirements. Map by APMA 2010.
Figure 33: Potential historic district for Mapleview Survey Area; Resources highlighted in green (light grey) were inventoried as contributing to the district, those shown with a cross hatch were not considered contributing because they do not meet the age requirements. Map by APMA 2010.

Figure 34: Potential historic district for Sunny Slope Survey Area; Resources highlighted in green (light grey) were inventoried as contributing to the district; those shown with a cross hatch were not considered contributing because they do not meet the age requirements. Map by APMA 2010.
Studies by economists suggest that preservation guidelines work; especially in historic neighborhoods. They ensure neighborhood stability and protect property owners from potential value-reducing actions that other property owners might take. Buildings in historic districts with preservation guidelines have higher property values than those in similar historic districts without preservation guidelines. Furthermore, preserving and enhancing the character of Omaha’s National Register listed properties would enhance their reputations and in turn add to their appeal to both potential home owners and to tourists interested in seeing Omaha’s history.

Ideally, preservation guidelines should apply to properties listed individually as well as those listed in historic districts. They should regulate several things. At an individual building level, they should guide changes in exterior appearance. This would include changes to the details that create a building’s character, such as siding and windows. They should also address changes to the overall massing and scale of the building. At a community level, they should address massing, scale and the general form of infill buildings.

Enhance Access to Information

The Omaha Planning Department and the Douglas County Assessor’s Office have been working together over the past several years to integrate identification of resources listed on the National Register of Historic Places and local Landmarks with their online GIS system, online Assessor’s Data and building permit and review process. This has enhanced public awareness of historic resources and helped to ensure that certified historic resources are taken into consideration during construction planning. As the system continues to evolve, this component should continue to evolve with it.

The current GIS system could be augmented with two helpful tools. The first would require integrating information for resources listed as potentially eligible for the NRHP or for local Listing. Making this information searchable would enable developers to better locate and consider potential projects. The second would expand the information included on the web to allow access to copies of the original Nominations and Survey Reports. This would provide new owners and interested local citizens with easy access to the history of the resources in the Omaha area and help to promote public awareness of the history we share.

Recommendations for Further Study

Outside of the four survey areas are additional Mid-century modern resources that appear to have historic and architectural significance. The Omaha CLG should continue its efforts to survey and inventory these resources. Most are at high risk for loss of integrity as they are not generally seen as historically significant yet.
Chapter 4: Preservation in Omaha

Omaha Certified Local Government

The city of Omaha qualified as a Certified Local Government in 1985. The Certified Local Government (CLG) program is a federal program of the National Park Service, administered by the Nebraska State Historic Preservation Office. As a CLG, the city of Omaha promotes preservation at the local level under the administration of the Omaha Urban Planning Division. The Planning Department's Preservation Administrator manages the program. A chief responsibility of a CLG is to maintain a survey of local historic properties. The survey gathers data related to the city's historic resources. A survey defines the historic character of a community or particular area and can provide the basis for making sound judgments in local planning.

Since the adoption of the city of Omaha's preservation ordinance in 1977, the Landmark Heritage Preservation Commission staff has been involved in ongoing survey activities. CLG grant funds have been used to conduct historic surveys in the Omaha area for many years. The Omaha-Douglas County Historic Buildings Survey contains data on more than 7,000 buildings in the city's jurisdictional area. This computerized catalog system includes information concerning property location, ownership, use, date of construction, architectural style, and other pertinent information. Historic survey data is now integrated into the city of Omaha's Geographic Information System (GIS). Survey data is accessible to the public, although certain information such as the location of vacant properties or archaeological sites may be restricted to the public.

In addition to conducting surveys and studies the CLG encourages preservation education, designates landmarks, and assists the Omaha Landmarks Heritage Preservation Commission.

The advantages of Omaha being a CLG include:

- Being eligible to receive matching funds from the NPS Historic Preservation Fund that are unavailable to non-CLGs.

- Contributing buildings within local landmark districts may be eligible for financial incentives to assist with rehabilitation without being listed in the National Register.

- Through the use of their landmark and survey program, the CLG has an additional tool when considering planning, zoning, and land-use regulations relating to historic properties.

- the CLG has access to a nationwide information network of local, state, federal, and private preservation institutions.

- Finally, the CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, Omaha's history.

Omaha Landmarks Heritage Preservation Commission

In 1977 the Omaha City Council adopted the Landmarks Heritage Preservation Ordinance, the first comprehensive preservation ordinance in Nebraska. Patterned after legislation that had proved successful in Seattle, New York, and Savannah, the Omaha ordinance contained provisions for the creation of a commission that has the ability to designate structures and districts of local significance;
regulate work done on designated buildings; and identify and implement overall goals and objectives for preservation in the city.

The 1977 ordinance created the Landmarks Heritage Preservation Commission (Commission). Nine members compose the Commission: an architect, a curator, a professional historian, three members active in a preservation-related field, two laypersons, and an owner or operator of a business or property within a landmark heritage preservation district. Commission members are appointed by the Mayor for terms of three years, subject to confirmation by the City Council. The Commission selects its own chairman and rules of procedure. The body generally meets monthly, with special meetings held by call of the chairman. The Landmarks Heritage Preservation Commission's primary purpose is to:

- To designate, preserve, protect, enhance and perpetuate those structures and districts which reflect significant elements of the city's heritage;
- To foster civic pride in the beauty and accomplishments of the past;
- To stabilize or improve the aesthetic and economic vitality and values of such structures and districts;
- To protect and enhance the city's attraction to tourists and visitors;
- To promote the use of outstanding structures or districts for the education, stimulation and welfare of the people of the city; and
- To promote and encourage continued private ownership and utilization of such buildings and other structures now so owned and used, to the extent that the objectives listed above can be attained under such a policy.

The Omaha Municipal code contains specific requirements and procedures for the Landmarks Heritage Preservation Board. Please visit the online version of the Omaha Municipal Code and see Chapter 24, Article II for the Landmarks Heritage Preservation ordinance.

For more information contact the Preservation Administrator at the Omaha Planning Department.

**Nebraska State Historic Preservation Office**

The Nebraska State Historic Preservation Office (NeSHPO) administers a wide range of preservation programs that are of benefit to Omaha residents. The duties required of the NeSHPO are set out under the National Historic Preservation Act and include the following:

- Conducting and maintaining a statewide historic resources survey.
- Administering the National Register of Historic Places (National Register) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments as Certified Local Governments under the NPS program.
- Providing guidance and administering the federal tax incentives program for the preservation of historic buildings.
- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.
• Providing preservation education, training, and technical assistance to individuals and
groups and local, state, and federal agencies.

**National Register of Historic Places**
One of the goals for conducting surveys is to identify properties that may be eligible for listing in the National Register. The National Register is our nation’s official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties and objects may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local-, state-, or national-levels.

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed. It is important to note what listing a property in the National Register means, or perhaps more importantly does not mean.

The **National Register** **DOES NOT:**

- Restrict, in any way, a private property owner’s ability to alter, manage or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner’s objection.
- Allow the listing of an historic district over a majority of property owners’ objections.

Listing a property on the **National Register** **DOES:**

- Provide recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available.

Many properties in Omaha are already listed in the National Register. For a list of National Register properties in Douglas County, go to: [http://www.nebraskahistory.org/histpres/nebraska/index.htm](http://www.nebraskahistory.org/histpres/nebraska/index.htm) For more information, contact the National Register Coordinator in Nebraska State Historic Preservation Office at (402) 471-4787 or by email at nshs.hp@nebraska.gov.

**Federal Historic Rehabilitation Tax Credit Program**
Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register Historic District, or a local landmark/historic district that have been certified by the Secretary of the Interior.
A certified rehabilitation is one that conforms to the Secretary of the Interior’s Standards for Rehabilitation. The Standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and the community. The program does not necessarily require a property to be reconstructed or restored to its original condition, but historically significant materials, features, finishes, and spaces should be retained to the greatest extent possible.

The Federal Historic Tax Credit program (FHTC) in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.
- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- Helping to broaden the tax base.
- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.
- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property—usually be listing the property in the National Register—and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office. For more information, contact the Project Coordinator at the Nebraska State Historic Preservation Office at (402) 471-4787 or by email at nshs.hp@nebraska.gov.

**Valuation Incentive Program (VIP)**

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska’s historic buildings. After the project is completed, the assessed valuation of a historic property is frozen for eight years at the value when rehabilitation started, known as the “base” valuation. The taxable valuation then rises to its actual value over a four year period. To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local government ordinance.
- Be substantially rehabilitated, which means the project must be worth at least 25 percent of the property’s “base” assessed value.
- Be rehabilitated in accordance with the Secretary of the Interior’s Standards for Rehabilitation.
- Buildings must be a qualified historic structure and the NeSHPO must receive an application in order for expenditures to qualify. The tax freeze benefits the owners of the historic properties and the community by:
Chapter 4: Preservation in Omaha

- Providing a real economic incentive to rehabilitate historic buildings.
- Increasing the long-term tax base of a community.
- Helping stabilize older, historic neighborhoods and commercial areas.
- Encouraging the promotion, recognition, and designation of historic buildings.
- Allowing participation by local governments that enact approved historic preservation ordinances.

For more information, contact the Project Coordinator at the Nebraska State Historic Preservation Office at (402) 471-4787 or by email at nshs.hp@nebraska.gov.

Public Outreach and Education
The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spends considerable time conducting public meetings and workshops and disseminating information to the public.

The NeSHPO’s goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

As all NeSHPO programs originate from a common source—the National Historic Preservation Act—they work best when they work together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve . . . the public.

For more information about the NeSHPO or the programs discussed, call (402) 471-4787 or (800) 833-6747. Additional information is available at the Nebraska State Historical Society web page at www.nebraskahistory.org.
Chapter 4: Preservation in Omaha

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