United States Department of the Interior  
National Park Service  
National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter “N/A” for “not applicable.” For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

**1. Name of Property**

<table>
<thead>
<tr>
<th>Historic name</th>
<th>The Memmen Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other names/site number</td>
<td>DO09:0136-041</td>
</tr>
<tr>
<td>Name of related multiple property listing</td>
<td>N/A</td>
</tr>
</tbody>
</table>

(Enter “N/A” if property is not part of a multiple property listing)

**2. Location**

<table>
<thead>
<tr>
<th>Street &amp; Number</th>
<th>2214, 2216, 2218, and 2220 Florence Boulevard</th>
</tr>
</thead>
<tbody>
<tr>
<td>City or town</td>
<td>Omaha</td>
</tr>
<tr>
<td>State</td>
<td>Nebraska</td>
</tr>
<tr>
<td>County</td>
<td>Douglas</td>
</tr>
</tbody>
</table>

Not for publication [ ] Vicinity [ ]

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property [X] meets [ ] does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: [ ] national [ ] statewide [X] local

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

______________________________  _____________________________
Signature of certifying official/Title:  Date

Nebraska State Historical Society

State or Federal agency/bureau or Tribal Government

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

______________________________  _____________________________
Signature of Commenting Official  Date

______________________________  _____________________________
Title  State of Federal agency/bureau or Tribal Government

**4. National Park Service Certification**

I, hereby, certify that this property is:

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

______________________________  _____________________________
Signature of Keeper  Date of Action
5. Classification

<table>
<thead>
<tr>
<th>Ownership of Property (Check as many boxes as apply)</th>
<th>Category of Property (Check only one box)</th>
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</thead>
<tbody>
<tr>
<td>[x] Private</td>
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<td>[ ] District</td>
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<td>[ ] Public-state</td>
<td>[ ] Site</td>
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<tr>
<td>[ ] Public-federal</td>
<td>[ ] Structure</td>
</tr>
<tr>
<td></td>
<td>[ ] Object</td>
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Number of Resources within Property (Do not include previously listed resources in the count.)

<table>
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<tr>
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<th>Contributing</th>
<th>Noncontributing</th>
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</thead>
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<tr>
<td>Sites</td>
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<tr>
<td>Structures</td>
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<tr>
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<td>0</td>
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</tbody>
</table>

Number of contributing resources previously listed in the National Register

6. Function or Use

<table>
<thead>
<tr>
<th>Historic Functions (Enter categories from instructions.)</th>
<th>Current Functions (Enter categories from instructions.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic – Multiple Dwelling</td>
<td>Domestic – Multiple Dwelling</td>
</tr>
</tbody>
</table>

7. Description

Architectural Classification (Enter categories from instructions.)

Late Victorian: Queen Anne

Materials (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: brick
Walls: brick
Roof: asphalt/built-up
Other: concrete
M Avenue, approximately one and a half miles north of downtown Omaha, Nebraska. The 11,760 sq. ft., rectangular-shaped brick building was constructed in 1889.1 The building was constructed as a row house-type of apartment building, and brick basement foundation located on the west side of Florence Boulevard (Photo 1), between Burdette Street and Willis Avenue. The building is constructed of brick load-bearing walls atop a brick, raised basement foundation. The east (front facade) elevation exhibits a running bond brick pattern, while the northern and southern (sides) elevations have a six-course, common bond pattern. The west (rear) elevation and the garden-level walls below the water table on the east front-facing elevation have stucco on brick. The flat, built-up roof slopes to the rear of the building. A short parapet wall projects above the roof along the front façade, while a stepped parapet follows the slope of the roof on the sides. The east facing façade of the Memmen apartments consists of four, three story row house units, each of two unequal bays. The façade of the garden level is of stuccoed brick painted dark grey. A rusticated concrete block water table course visually separates the garden level from the upper stories, which are brick painted light gray. A rusticated concrete block water table course visually separates the garden level from the upper stories, which are brick painted light gray. The entryway to the garden-level apartment (of what was originally three windows) of the garden level apartment has been filled in with stuccoed brick (Photo 3). The windows at the garden level have concrete sills.

The Memmen Apartments building is a Queen Anne-style, two-story, multi-family, masonry apartment building on a raised brick basement foundation located on the west side of Florence Boulevard (Photo 1), between Burdette Street and Willis Avenue, approximately one and a half miles north of downtown Omaha, Nebraska. The 11,760 sq. ft., rectangular-shaped brick building was constructed in 1889. The building was constructed as a row house-type of apartment building, and retains many of its original exterior features, such as its dogtooth and basket weave pattern brick detailing, four sets of stairs constructed of rusticated concrete blocks, and four porches with flat roofs supported by concrete Doric columns on fluted urns, supported by square, rusticated concrete block piers.

The narrowest (southernmost) bay of the southern row house (2214) contains a raised portico entry for the first and second floor apartments, under which is located the entry to the garden-level apartment (Photo 2). The wider bay contains either a tripartite window on the first and second floors, or a set of three windows at the garden level. The windows have been resized and are filled with replacement sashes and aluminum storm sashes, as are most windows throughout all the row houses. The façade of the garden level is of stuccoed brick painted dark grey. A rusticated concrete block water table course visually separates the garden level from the upper stories, which are brick painted light gray. The entryway to the garden level apartment is filled with a metal replacement door, and is hidden beneath the stairs leading to the entrance portico for the upper apartments. Two one-over-one windows are located to the right of the entry: the northernmost window (of what was originally three windows) of the garden level apartment has been filled in with stuccoed brick (Photo 3). The windows at the garden level have concrete sills.

Memmen Apartments

The principal entry for the first and second floor apartments is through a single-lite, glazed paneled wood door located under a classizided portico on the southern end of the facade. It is unknown if the wood doors are original, but they appear to be historic. The transom above the door has been filled in with a wood panel, as have those throughout all the row houses. The porticos across the front facade each consist of a projecting eave flat roof supported on a wooden architrave. The architrave is supported by concrete Doric columns with fluted urn bases and dentil ornamented capitals. Rusticated concrete block piers support the columns and are connected to the main walls of the house by precast concrete balustrades. Concrete steps with rusticated concrete block railings connect the portico to ground level (Photo 4). On the second story, a single one-over-one window is located above the entryway. A brick jack arch spans above the window, which has rusticated concrete sills, as do all the first and second story windows on the east front-facing facade. Adjacent to the entryway on the first floor is a tripartite window composed of three one-over-one double-hung sashes separated by Doric style pilaster millions. Above the windows is a flat-headed basket arch which springs from concrete blocks with floral ornamentation. A similar tripartite window is located on the second floor; however, this window is narrower in width than the first floor tripartite window. It is surmounted by a brick jack arch springing from concrete blocks with floral ornamentation. A three-course band of dogstooth brick ornamentation runs below the wood cornice, which supports a basket weave bonded brick parapet wall. A brick pilaster at the southernmost end of the building corbels into the east front-facing facade immediately to the left of the second story single window (Photo 5).

The northern row house (2220) is a mirror image of the southern row house, with the entry portico located on the north side of the facade. On the basement level, none of the window openings have been filled, however, the basket weave bonded brick parapet wall of this row house appears to have been damaged in two places at some point in the past and repaired in a running bond pattern.

The southernmost center row house (2216) also has two unequal bays. The narrower (northernmost) bay contains a raised portico entry for the first and second floor apartments, under which is located the entry to the garden-level apartment. The wider bay contains either a tripartite window on the first and second floors, or a set of three windows at the garden level. The facade of the garden level is of stuccoed brick painted dark grey. A rusticated concrete block water table course visually separates the garden level from the upper stories, which are brick painted light gray. The entryway to the garden-level apartment is filled with a metal replacement door, and is hidden beneath the stairs leading to the entrance portico for the upper apartments. Three one-over-one windows are located to the left of the entry. The windows at the garden level have concrete sills. The northernmost center row house (2218) has the same exact design as the one at 2216. The basket weave bonded brick parapet wall, however, is mostly intact.

The north and south sides of the building have identical, asymmetric fenestration patterns (Photo 6). The windows have brick sills, and the garden-level sections of the exterior walls are stuccoed with a smooth finish. Three small, irregular windows are located at the garden level. The windows are filled with single- or multiple-light wood sashes and iron bars. There are four windows on the first floor: two have segmental brick arches and are filled with single-light, double-hung sashes and aluminum storm sashes. A similar window, providing light to the landing outside the second-floor apartment entry, is found on the second-floor. The other two windows on the first floor, one slightly higher than the other, have jack-arches and are filled with single-light wood sashes. A similar window is located on the second floor.

A non-historic, circa late-20th century wood deck/porch extends along the entire rear of the building. Wood stairs approximately between the 2214 and 2216 and the 2218 and 2220 row houses lead from the garden level/back lawn to the first and second floors. The shed roof and decking of the porches is supported by square, pressure-treated wood posts. Wood handrails and balusters run the length of both the first and second floors of the building, returning to the exterior rear walls. The first- and second-floor apartments have a single-leaf rear door and adjacent paired windows with one-over-one, double hung sashes. All of these windows appear to have been resized and filled with replacement sashes; in one unit, the paired windows have been resized with a set of vinyl casement sashes. Most of the windows have aluminum storm sashes. The garden-level apartments have two windows: one small, square window and a larger window with a double-hung sash for the rear bedroom. The entryways exhibit wood doors and most also have aluminum or wood screen doors. As with the front doors, some appear to be replacement wood doors, and others appear to be historic. A brick chimney projects outward from the exterior wall and above the roof between the 2218 and 2220 units, and a masonry firewall projects upward from the roof between the 2216 and 2218 units. A small shed-roofed, stucco-clad addition was constructed behind the garden-level apartment at 2218 between 1918 and 1934 for heating and other mechanicals (Photo...
The Memmen Apartments at 2214-2220 Florence Boulevard in Omaha’s Near North Side neighborhood retains a high degree of exterior integrity as a late 19th century apartment building. The overall footprint of the building has remained relatively static (except for the addition of the rear mechanical addition, and the front porches) since 1889. The building is an unusual example of exterior integrity, the exterior of the building, and the main, east façade in particular, retain a high degree of integrity.

Interior
The first and second floor apartments are accessed from the entry halls and enclosed stairwells (Photo 8). On each end of the building, the stairwells are lit by three windows: two at the bottom/front entry, and one at the second floor landing. Wooden treads rise to the second floor landing, at which the stairs make a 90 degree turn, rising to another landing at the second floor apartment door. As with the apartments themselves, the stairwells retain at least some original or historic fabric such as door and window casing, treads, light fixtures, and newel posts. In other instances, it appears that other elements have been replaced, such as doors into apartments, door and window casings, stair balusters (on the second floor landing), and lighting fixtures. The garden level apartments are accessed directly by entries located under the porches of the first floor apartments.

The apartments share a similar floor plan (Figure 1) with small variations. All the plans feature a front entry into a large front room (a parlor or living room), which is divided from a similarly sized middle room (possibly intended as a dining room) by two half walls (Photo 9). The front room features tripartite windows, or, in the garden level, a group of three windows. A small room or closet is located off the front room, under, above, or adjacent to the stairwells. This room is smaller on the first floor and larger in the basement and second floor apartments because it is unencumbered by the stairwells. A small bathroom (which may or may not have been an original feature) is located to one side off the middle room. A small rear room (bedroom) with a window is located on one side of the rear of the apartment, with a kitchen located on the other side (Photo 10). The kitchen has a rear entry and another small window, except as previously noted (garden level 2218 apartment).

The walls are covered in lath and plaster over brick or framed walls (Photo 11). The floors of the garden level are concrete, and those on the first and second floors are wood. The interiors retain some original or historic elements: the half walls dividing the two main rooms, steam radiators (Photo 12), some fluted casing around doors and windows (Photo 13), and some of the original or historic entry doors. Although the apartments originally had fireplaces (Photo 12), many of these have been removed. A few still retain their original brick mantles, but have been enclosed. The garden level apartments also have a built-in corner cabinet located in the middle room (Photo 14). There are, however, many alterations to the interiors: the windows have been replaced, and the original window transoms have been enclosed when the ceilings of the first and second floor apartments were lowered. Some window and door casings have been replaced throughout the building. In many cases, even the original wood floors have been covered with newer materials. The bathroom fixtures appear to be at least partially replaced. None of the kitchens retain much original fabric beyond the walls and rear entry doors and casings.

Summary
The Memmen Apartments at 2214-2220 Florence Boulevard in Omaha’s Near North Side neighborhood retains a high degree of exterior integrity as a late 19th century apartment building. The overall footprint of the building has remained relatively static (except for the addition of the rear mechanical addition, and the front porches) since 1889. The building is an unusual example of exterior integrity, the exterior of the building, and the main, east façade in particular, retain a high degree of integrity.
Memmen Apartments

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.
X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield information important in prehistory or history.

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

Property is:
A Owned by a religious institution or used for religious purposes.
B Removed from its original location.
C A birthplace or a grave.
D A cemetery.
E A reconstructed building, object, or structure.
F A commemorative property.
G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

Architecture

Period of Significance
1889- ca. 1901

Significant Dates
1889 - initial construction
Ca. 1901 – porches added

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

Cultural Affiliation
N/A

Architect/Builder
Findley, William Elliott
Shields, Alexander

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Memmen Apartments are eligible for the National Register of Historic Places under Criterion C: Architecture at the local level of significance. Designed by local Omaha architects William Elliott Findley and Alexander Shields and constructed in 1889, the apartments are a significant example of stylistically eclectic row houses constructed during Omaha’s late 19th century urban expansion. The row houses are attributed to the Omaha architecture firm of William Elliott Findley and
Memmen Apartments

Name of Property: Memmen Apartments

County and State: Douglas County, Nebraska

Alexander Shields and were constructed in 1889. The Memmen Apartments are an example of Free Classic Queen Anne style applied to four, three-unit row house apartments. The period of significance begins in 1889, the year in which the Memmen Apartments are constructed and continues to ca. 1901, when the four distinctive front porches were first indicated in that year’s Sanborn Fire Insurance map.

Narrative Statement of Significance

(Provide at least one paragraph for each area of significance.)

The Memmen Apartments is locally significant under National Register for Historic Places Criterion C. Constructed in 1889, the building is architecturally significant as a rare example in the Near North Side of Omaha, Nebraska of a transitional subtype of the Queen Anne architectural style, which was nationally popular at the time of its construction. It retains many of its exterior decorative details, such as rusticated concrete block steps, classicized front porches, and basket weave and dogtooth brick ornamentation. It is one of several surviving buildings designed by local Omaha architects William Elliott Findley and Alexander Shields. The building is also significant for being one of the earliest buildings constructed in “Franklin Square,” a subdivision of property in Omaha platted by Alvin Saunders. Saunders was one of Omaha’s earliest settlers and had been previously appointed by President Abraham Lincoln to be Nebraska’s Civil War-era Territorial Governor. The period of significance for the Memmen Apartments corresponds to its date of construction in 1889 to circa 1901, when the distinctive front porches were constructed.

Criterion C: Architecture – Queen Anne – Free Classic Subtype

The Memmen Apartments are an excellent example of a late-19th century urban/suburban town-house apartment building constructed in the Queen Anne style. By the mid- to late 19th century, industrialization and improvements in transportation allowed for the production and shipment of “many complex housing components...to be mass-produced...and shipped throughout the country.... Victorian styles clearly reflect these changes through their extravagant use of complex shapes and elaborate detailing” which had previously been reserved for wealthy. Mass-produced pattern books contained house plans of various styles, which became popular during the mid- to late 19th century; this often led prospective architects and builders to select architectural details from multiple architectural styles for a single building “with a spirit of invention characteristic of the era.”

Although it may have been nearing the end of its influence by 1889, the Queen Anne style was still nationally popular at the time. Queen Anne style buildings (most often houses) were usually constructed of wood, but when masonry construction was undertaken, Queen Anne style embellishments such as patterned brick and precast concrete details were frequently employed. While projecting bay windows and multiple gables are a common feature of historic Queen Anne houses, the Memmen building is more restrained: tripartite windows may substitute for the typical three-window projecting bay, and a flat roof, instead of the gables in a typical Queen Anne, is hidden by a patterned parapet wall.

There are several examples of surviving masonry Queen Anne style row house apartment buildings in Omaha designed by Findley and Shields, the same firm that designed the Memmen building. One of the more elaborate of these is the Georgia Row house (1890), at 1040-1044 N. 29th Street. It has an asymmetrical façade, the ground floor and raised basement sheathed in rusticated stone, prominent stone window arches and belt courses, prominent circular and polygonal corner towers, the latter with a conical roof, shingled roofs, and bands of decorative brick and terra cotta.

The Free Classic Subtype, to which the Memmen building belongs, is so called because classical or classically-inspired columns, balustrades, cornice-line dentils and other details were often employed. The porches of the Memmen

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2 Honebrink, page 29.
3 McAlester, page 239.
5 McAlester, page 264.
6 McAlester, page 264.
Memmen Apartments

Name of Property

Apartments appear to have been added sometime before 1901, according to a review of available Sanborn maps. It is very likely the porches of the Memmen Apartments were influenced by buildings at Omaha’s Trans-Mississippi Exposition, which heavily featured a collection of Neoclassical building designs, held in 1898.

Property History

Alvin Saunders owned the property on which the Memmen Apartments currently sits in 1888. Saunders had emigrated west from Kentucky with his parents, first to Illinois and then later to Iowa, where he was elected a state senator in 1854. He was appointed Territorial Governor of Nebraska by President Lincoln in 1861, and re-appointed in 1865. Saunders was elected to the U.S. Senate in 1877, where he worked to finalize the northern boundary of Nebraska with the Dakota Territory. He also worked hard to secure an important Union Pacific Railroad bridge across the Missouri River at Omaha. Still later, Saunders helped organize the Omaha & Southwestern Railroad, for which he was once its Vice President, and the Omaha Smelting Works.7

In April, 1888, Saunders subdivided the approximately five-acre tract along the west side of 19th Street (now Florence Boulevard) bounded on the south by Grace Street, the west by 20th Street, and the north by Willis Avenue; he named this subdivision “Franklin Square” (Figure 2). The property was divided into rectangular lots of approximately the same size: Lots 1-6 and 19-25 on the north side and Lots 7-11 and 12-18 on the south side of an extension of Burdette Street, for which Saunders had provided a 30 foot right-of-way, with an 18 foot alley running north-south behind the lots in both blocks.8 Saunders sold Lot 2 and the north 34 feet of Lot 3 of the Franklin Square addition to Jens and Carrie Jensen in on September 7, 1889.9

Available property records do not clearly indicate if Saunders or Jensen built the row houses: the deed between Saunders and Jensen states the sale included “any tenements” on the land in question. Legal documents from a subsequent lawsuit (1892) involving the Jensens, however, strongly suggest Jensen constructed the row houses after purchasing the land from Saunders. The suit was brought by John, Walter, and William Jeffries, real estate agents and brokers from Boston, Massachusetts. Several Omaha businesses, including an investment company, a hardware company, a paint and glass company, a lumber company, and a roofing company, were named as Jensen’s co-defendants, all of whom had filed mechanic’s liens against Jensen’s property.

Legal documents associated with the Jeffries lawsuit support the position that Jensen was the primary force behind the construction of the apartments: in a cross bill of complaint filed by Mc Cleod, Holmes Hardware Company, doing business previously as Himebaugh & Taylor Hardware Company, the company stated that on September 6, 1889, it entered into a verbal contract with Jens Jensen to supply materials for the construction of “two story and basement brick dwelling houses or flats” located on Lots 2 and the north 34 feet of Lot 3 in the Franklin Square addition to the city of Omaha.10 Additional legal complaints arising from the construction of the apartments corroborate the position that Jensen was the primary force behind the construction of the apartments. In the 1891 city directory, Jensen is listed as a carpenter living at 1618 N. 19th Street.11 The 1890 Sanborn Fire Insurance Map for this area indicates the row houses were addressed as “1614-1616-1618-1620 North 19th Street,” and that the front porches had not yet been built (Figure 3).12

8 Douglas County Clerk. Deed Book 106. Omaha, Nebraska: t888, page 617.
Memmen Apartments

The court’s final decision in the lawsuit brought by the Jeffries family called for the property to be sold at public auction on May 28, 1892 (Figure 4). After that auction, a deed transferred the property from D.H. Mercer, the Special Master in Chancery of the United States Circuit Court for the Nebraska District, to Edward E. Holmes for $13,230.13 A few days later, Holmes, who must have been acting as a local agent for the Jeffries family, sold the property to them for the same amount.14 The Jeffries family retained ownership of the property until 1898, when they sold it to Lysle J. Abbott;15 Abbott then sold the property to Tjark F. Memmen in 1907 for $13,000.16 The ca. 1901 Sanborn Fire Insurance map for Omaha indicates the front porches had been completed by that time, and that the address had been changed to “2214-2216-2218-2220 North 19th Street” (Figure 5).17

Opportunistic speculation most likely led Jensen to build an apartment building in this part of Omaha; the Sanborn maps of the area north of downtown indicates the area north of downtown Omaha up to Florence was being increasingly subdivided and developed between 1887 and 1901. Development came to the area slowly at first: as late as 1885, 19th Street/Florence Boulevard had not been extended north to what is today Willis Avenue, leaving the Memmen property without street frontage (Figure 6). Omaha’s Trans-Mississippi Exposition, held in 1898 in the area that is today known as Kountze Park, north of the Memmen Apartments, had not even been under consideration as early as 1888, when Saunders subdivided the property. Public transportation reached this part of the city at least by the time of the Exposition in 1897, when a map indicates North 16th (named Sherman Avenue in 1897) to the east and North 20th Streets immediately west of the Memmen property were on the local streetcar lines between the exposition grounds and downtown Omaha (Figure 7).

Tjark F. Memmen was born in 1857 to German immigrants in Minonk, Illinois. He remained in Illinois through at least 1880, at which time he was a salesman.18 By 1900, he had moved to Kearney, Nebraska, where he worked in a “pop factory.”19 By 1910, he and his family moved to Lincoln, Nebraska, where he was the proprietor of a pool hall.20 As Memmen was living in Lincoln in 1910, the purchase of the apartment building in Omaha from Abbott must have been an investment. In 1920, the 62 year old Memmen was apparently widowed and perhaps in poor health; in that census, he’s listed as single and lodging in a home in Leesburg, Florida.21 He died in 1923 and the property was transferred to his daughter, Mae Memmen Riddle, as part of the settlement of his estate.22 The rear addition to the apartments was constructed during Riddle’s ownership as the 1934 Sanborn Fire Insurance Map documents for the first time the single story “heating plant” addition on the rear of the building (Figure 8). In addition, the property’s address changed again, this time to the current listing: “2214-2220 Florence Boulevard.”23 Mae Riddle lost ownership of the apartments in 1945, when the property was seized for non-payment of taxes and sold at public auction, although it continued to be called the Memmen Apartments (per city directories) through successive owners until 1972. In 1974 it was sold to the current owner, Arethea Reames, and her husband, R.A. Reames.24

Architects

The architects of record for the Memmen Apartments are William Elliott Findley and Alexander Shields.25 From a review of the city directories for the period, Findley and Shields appear to have been partners from 1889 to circa 1893.26 As a firm, they appear to have designed mostly houses and apartment buildings. Many of their apartment buildings were designed in the “row house” style.

16 Douglas County Clerk. Deed Book 308. Omaha, Nebraska: 1907, page 323.
19 United States Census. Buffalo County, Nebraska: 1900.
26 Murphy, David. “1908 Corn Exposition – Omaha.” Email to Patrick Thompson: February 20, 2014.
Memmen Apartments

Name of Property

Douglas County, Nebraska

County and State

Findley was born in 1849 in Chillicothe, Ohio and was educated at the Western Military Institute and then at what is today known as Miami University (Ohio). He practiced architecture in Dayton, Ohio, during which time he also worked as a journalist until 1882, when he again turned to architecture, first in Fremont, Ohio, and later in Omaha, Nebraska. Less is known about Shields, who was born in 1851 in Pennsylvania. He arrived in Omaha by 1887, but his practice in Omaha was limited to less than a decade as he is no longer listed in city directories after 1895.

Including the Memmen Apartments, at least ten buildings have been attributed to the firm:

1. Building, 2122 Spencer Street, 1889 (no longer extant);
2. House, 3010 Mason Street, 1889;
3. Memmen Apartments, 2213-2220 Florence Boulevard, 1889;
4. Georgia Row Houses, 1040-1044 South 29th Street, 1889;
5. Henry H. Stephens House, 3647 Charles Street, 1889;
6. Pacific Street Row house, 2959-2969 Pacific Street 1890;
7. W.D. Mead, Jr. Duplex, 1029 South 30th Street, 1890;
8. Building, 1001-1011 North 29th Street, 1890;
9. House, 1733 South 10th Street, 1893; and
10. W.M Bell House, 1134 S. 32nd Street, 1893.

(Buildings 1, 2, 4, 5, 6, 7, 9, and 10 attributed by David Murphy; Buildings 3, 4, 8 attributed by Jennifer Honebrink).

With few exceptions, the majority of Findley & Shields’ designs appear to adhere to a Queen Anne design aesthetic. The Stephens and Bell houses both still retain some of their original Queen Anne details such as fish-scale shingles. The Pacific Street building exhibits all the decorative details of a masonry Queen-Anne style row house: multiple front gables with decorative details, bands of stone, and rusticated stone window arches and sills. The Georgia Row Houses include Queen Anne-style towers and extensive use of rusticated stone.

While the Georgia and Pacific Street row houses are far more elaborate than the Memmen, it appears to be part of the same stylistic tradition: rusticated stone is reserved for the front façade window sills and water table, but dogstooth and basket weave patterned brick break up the front façade, and large tripartite windows mimic the bay windows of the more elaborate Queen Anne buildings. The building at 1001-1011 North 29th Street is even starker compared to the Georgia and Pacific Street buildings: rusticated stone water tables, sills, and lintels, along with corbelled pilasters that spring from rusticated stone blocks to simple paneled cornices provide the only decoration on this masonry row house style apartment building.

After their partnership ended, Findley continued to practice in Omaha until his death. He was commissioned to design several private homes, but he also designed duplexes for what were very likely personal investments of his own, on property he owned property on the edge of Hanscom Park. Six buildings have been attributed to Findley after 1893:

1. William Findley duplex, 1701 -1703 Park Avenue, 1901;
2. William Findley duplex, 1705-1707 Park Avenue, 1901;
3. W.F. Negele House, 3515 Hawthorne Avenue, 1905;
4. House, 4106 Izard Street, 1906;
5. 1306-1308 Park Avenue, 1906; and
6. National Corn Exposition Building, ca. 1907(no longer extant).29

28 Honebrink, page 29.
29 Murphy, 2014.
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The earliest of these buildings were designed a full ten or more years after the Memmen Apartments, and appear to represent a change in Findley’s design aesthetic. By 1900, the Queen Anne style was no longer as nationally popular as in the previous decades, having been replaced by a general return to classicism. The more subdued styling of Colonial Revival, Neoclassical, and Italian Renaissance can be found in many of these later Findley designs. While both the Chicago World’s Fair (1893) and Omaha’s own Trans-Mississippi Exposition (1898) both extensively featured buildings in the Neoclassical style, the former ignited the move among architects and their patrons in the United States to adopt Neoclassic style. Even if Findley didn’t attend the Chicago fair, he very likely attended the one in Omaha, and like his fellow architects throughout Omaha and the nation as a whole, Findley’s work changed as his patrons’ tastes changed.

The five buildings Findley designed on his own that have survived have more in common with each other than Findley’s earlier designs with Shields, in that they spring from the same classical aesthetic. Several of these buildings exhibit Neoclassical and Italian Renaissance styling details: usually with symmetrical façades gabled dormers, Doric columns, and details like brick pilasters and corbelling brackets or pilasters that delineate cornices that features dentils and brackets.

Findley died in December, 1908, just days after the closing of the National Corn Exposition in Omaha, for which he had also designed buildings.30

9. Major Bibliographic References

Bibliography (Insert bibliography here – cite the books, articles and other sources used in preparing this form.)


--. Deed Book 126. Omaha, Nebraska: 1889.
--. Deed Book 166. Omaha, Nebraska: 1892.
--. Deed Book 291. Omaha, Nebraska: 1906.
--. Deed Book 308. Omaha, Nebraska: 1907.
--. Miscellaneous Book 126. Omaha, Nebraska: 1924.

Honebrink, Jennifer. Attached Dwellings in Omaha, Nebraska, 1880-1962, Multiple Property Documentation Form: 2009.


30 Omaha Morning World-Herald, December 22, 1908, page 5.
Memmen Apartments  
**Name of Property**

Douglas County, Nebraska  
**County and State**


Murphy, David. “1908 Corn Exposition – Omaha.” Email to Patrick Thompson: February 20, 2014.


--. Buffalo County, Nebraska: 1900.
--. Lancaster County, Nebraska: 1910.
--. Lake County, Florida: 1920.


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

**Primary location of additional data:**
- ___ State Historic Preservation Office
- ___ Other State agency
- ___ Federal agency
- ___ Local government
- ___ University
- ___ Other (Name of repository)

Historic Resources Survey Number (if assigned): **DO09:0136-041**
Memmen Apartments                       Douglas County, Nebraska
Name of Property                          County and State

10. Geographical Data

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**UTM References**

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**Verbal Boundary Description** (Describe the boundaries of the property.)

The property is located at 2214-2220 Florence Boulevard, Omaha, Nebraska. The legal description is: Lot 2 and the north 34 feet of Lot 3 in the Franklin Square Addition to the City of Omaha, Douglas County, Nebraska.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary includes all of the property historically associated with the Memmen Apartments.

11. Form Prepared By

<table>
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<tr>
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<th>Patrick Thompson</th>
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**Additional Documentation**

Submit the following items with the completed form:

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

Figure 1 of 9. Floor plans of the first and second floor apartments. Drawn by Linda Williams/ShotgunHaus Designers and used with permission.
Figure 2 of 9. Plat of the subdivision of Saunders' property into the Franklin Square addition. The Memmen Apartment property is Lot 2 and part of Lot 3 in the upper right corner.
Memmen Apartments

Figure 3 of 9. Detail of 1890 Sanborn Fire Insurance Map. The Memmen Apartments are indicated by the area bordered in red. Note the addresses are indicated as “1614-1620 N. 19th Street” and the front porches are not indicated on this map. Sanborn Fire Insurance Maps. Omaha, Nebraska: 1890, Volume 2, Sheet 128. Available at the Omaha Public Library.

Figure 4 of 9. Notice of the public auction of the Memmen Apartment property, Lot 2 and the north 34 feet of lot 3, Franklin Square addition, Omaha, Nebraska. Omaha Mercury: 22 April 1892. Page 9.
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Figure 5 of 9. Detail of 1901-1918 Sanborn Fire Insurance Map. The Memmen Apartments are indicated by the area bordered in red. Note the addresses are indicated as “2214-2220 N. 19th Street” and the front porches are indicated on this map. Sanborn Fire Insurance Maps. Omaha, Nebraska: 1901-1918, Sheet 52. Available at the Omaha Public Library.
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Figures 6 and 7 of 9. Detail of 1883 (left) and 1897 (right) maps showing locations of the Franklin Square property (in red) before and after it was subdivided and adjacent rights-of-way were granted and streets constructed. In the 1897 map, note the proximity to the 1897 Trans-Mississippi Exposition and street routes (red lines) to the Franklin Square property. George P. Beamis Real Estate Agency’s Map of the City of Omaha: 1883. Megeath Stationery Company’s Trans-Mississippi & International Exposition Map of Omaha: 1897. Both maps available from the Omaha Public Library.
Figure 8 of 9. Detail of 1934 Sanborn Fire Insurance Map. The Memmen Apartments are indicated by the area bordered in red. Note the addresses are indicated as “2214-2220 Florence Boulevard” and the rear mechanical addition is indicated on this map. Sanborn Fire Insurance Maps. Omaha, Nebraska: 1934. Volume 2, Sheet 240. Available at the Omaha Public Library.
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Figure 9 of 9. Historic photo; detail of the west façade, ca. 1930. Camera facing north
Memmen Apartments

Photographs
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.

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

Photo 1 of 14. NE_DouglasCounty_Memmen_Apartments_0001
East façade. Camera facing west.

Photo 2 of 14. NE_DouglasCounty_MemmenApartments_0002
Garden level passage along east façade. Camera facing north.

Photo 3 of 14. NE_DouglasCounty_MemmenApartments_0003
East façade. Camera facing west/northeast.

Photo 4 of 14. NE_DouglasCounty_MemmenApartments_0004
Detail of east façade. Camera facing west.

Photo 5 of 14. NE_DouglasCounty_MemmenApartments_0005
Detail of southeast corner of east façade. Camera facing west/southwest.

Photo 6 of 14. NE_DouglasCounty_MemmenApartments_0006
South (side) and west (rear) façades. Camera facing northeast.

Photo 7 of 14. NE_DouglasCounty_MemmenApartments_0007
West façade. Camera facing east.

Photo 8 of 14. NE_DouglasCounty_MemmenApartments_0008
Detail of interior stairwell. Camera facing west.

Photo 9 of 14. NE_DouglasCounty_MemmenApartments_0009
Interior view of a first floor apartment, looking from front to middle rooms. Camera facing west/northwest.

Photo 10 of 14. NE_DouglasCounty_MemmenApartments_0010
Interior view, looking from middle room into kitchen (left) and rear bedroom (right). Camera facing west/southwest.

Photo 11 of 14. NE_DouglasCounty_MemmenApartments_0011
Detail of brick and lath-and-plaster walls. Camera facing west.
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Photo 12 of 14. NE_DouglasCounty_MemmenApartments_0012
View of an historic cast iron radiator in a first floor apartment. Camera facing northwest.

Photo 13 of 14. NE_DouglasCounty_MemmenApartments_0013
Detail of a first floor apartment, showing surviving fluted casing around doors and windows. Camera facing southwest.

Photo 14 of 14. NE_DouglasCounty_MemmenApartments_0014
Detail of a garden-level apartment, showing surviving brick mantle and wood corner cabinet. Camera facing southeast.
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Photographs:

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Photo 2 of 14.
Memmen Apartments  
Name of Property

Douglas County, Nebraska  
County and State

Photo 4 of 14.
Memmen Apartments  Douglas County, Nebraska

Name of Property  County and State

Photo 5 of 14.
United States Department of the Interior  
National Park Service / National Register of Historic Places Registration Form  
NPS Form 10-900  

Memmen Apartments  
Douglas County, Nebraska  

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Photo 6 of 14.
Memmen Apartments

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Photo 7 of 14.
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Name of Property

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Photo 9 of 14.
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Photo 10 of 14.
Memmen Apartments

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Photo 12 of 14.
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Photo 14 of 14.