

1916

Architectural Designs

H. D. Frankfurt

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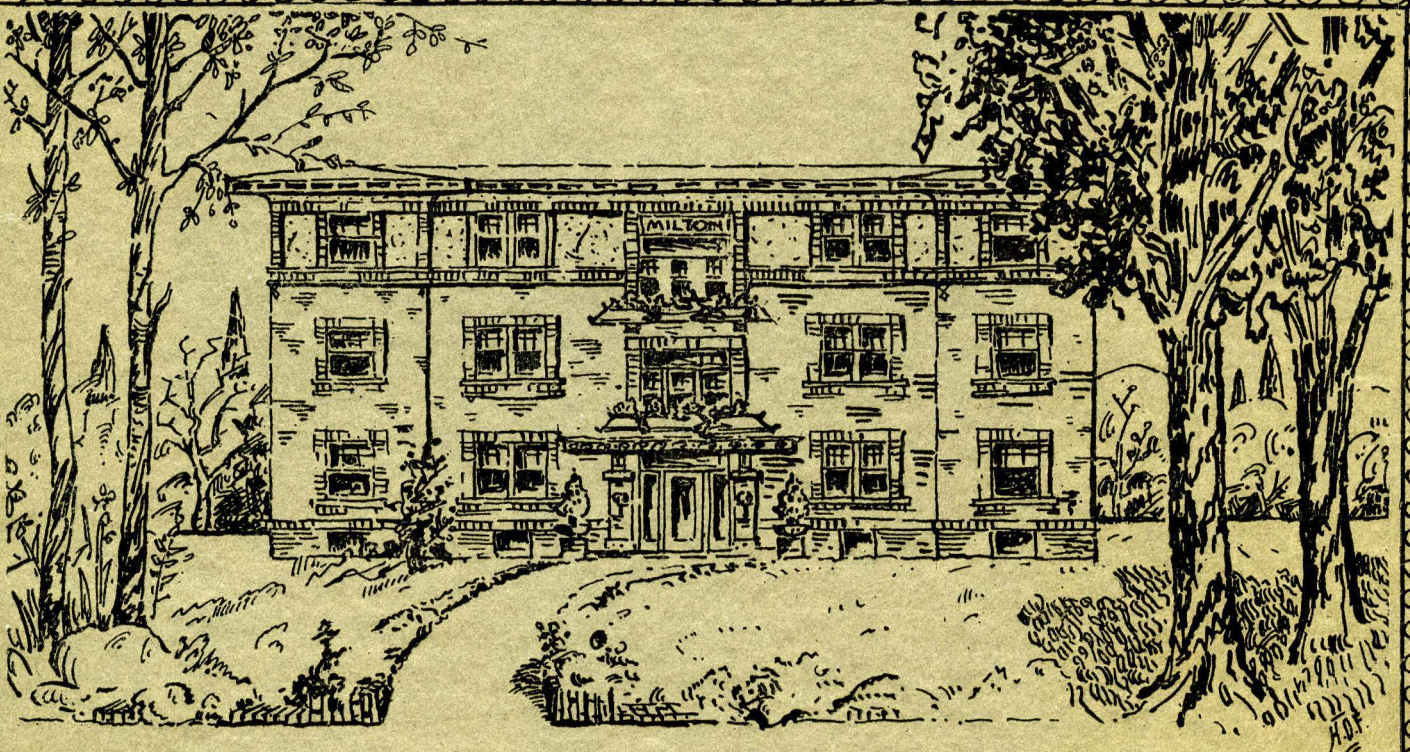


William Lewis

ARCHITECTURAL DESIGNS.

By.

H. D. FRANKFURT.
Architect.



Published by
Architectural Department.
of
HASTINGS & HEYDEN.
1614 Harney Street.
Omaha Neb.

Architectural Designs

PUBLISHED BY THE

ARCHITECTURAL DEPARTMENT
OF
HASTINGS & HEYDEN

1614 HARNEY STREET

1916

OMAHA, NEBRASKA

The designs shown in this book have been selected from work designed and planned by H. D. Frankfurt, Architect.

It was the publisher's aim to place before the public a high class book, showing modern and artistic buildings of various classes, which show the different styles of architecture, treated in different ways, and to suit various circumstances, as each individual location has its peculiarities and necessitates an entirely different class and design of building.

With the sixteen years of practical experience and technical training Mr. Frankfurt has had, the Architectural Department of Hastings & Heyden hope to give its clients the very best possible service that can be obtained, and this Department is open at all times to give information or make sketches for our prospective clients, and give estimates on cost of buildings. Investment possibilities, rental value, etc., will also be cheerfully given without charge. We will be glad to submit floor plans for any design shown in this book. We also have over two hundred stock plans of various designs of houses and buildings on file in our office, which you can select from, and if no changes are made can be secured for a very small amount.

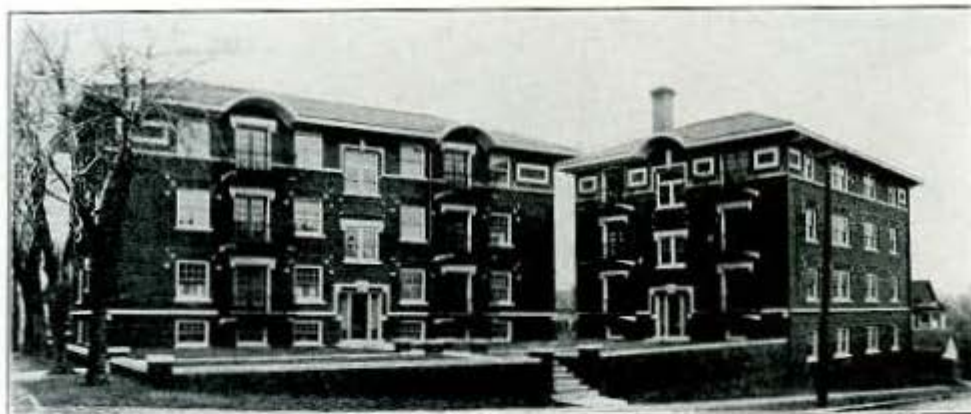
PRICE \$1.00



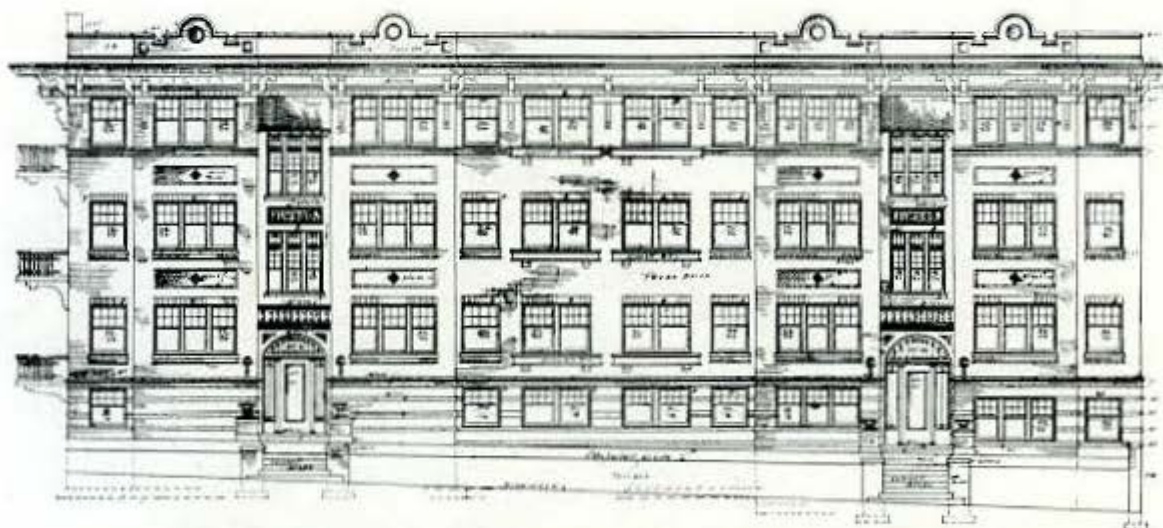
No. 200—Victoria Apartments, located on the northeast corner of Twenty-seventh and Harney Streets. Built and owned by Hastings & Heyden. Has fourteen apartments, six 4-room apartments and eight 3-room apartments. The 4-room apartments have sun rooms and large private porches. (Thomas Rieh, plumbing contractor. Omaha Structural Steel Co. furnished iron. Milton Rogers furnished refrigerators and finish hardware. American Electric Company furnished fixtures and installed wiring. Monarch weather stripping used. American Plaster Board lath used. Building faced with Hytex Rustico No. 911-12. Fourteen Murphy In-A-Door beds used.)



No. 201—Dewey Apartments, located on the southwest corner of Thirty-third and Dewey Avenue. Built and owned by Hastings & Heyden. Has fourteen 3-room apartments. (Thomas Rieh, plumbing contractor. American Electric Company furnished fixtures. National Roofing Company furnished tile roof. American Plaster Board lath and American Gypsum tile partitions used. Milton Rogers furnished refrigerators and finish hardware. Twenty-eight Murphy In-A-Door beds used. Omaha Structural Steel Co. furnished iron. Building faced with Hytex Quivers press brick.)



No. 202—Stratford Terrace, twelve apartments, located at Park Avenue and Jackson Street. Owned by C. B. Moser. It is one of the most up-to-date, attractive apartments in Omaha. Each apartment has 5 rooms, tile bath, marble wainscoting, fire place, reinforced concrete and steel balconies. (L. E. Hiefner, heating and plumbing. National Roofing Company furnished roof. Burgess-Grandon Company furnished electrical fixtures. Building faced with Sunderland's Brazil X face brick.)



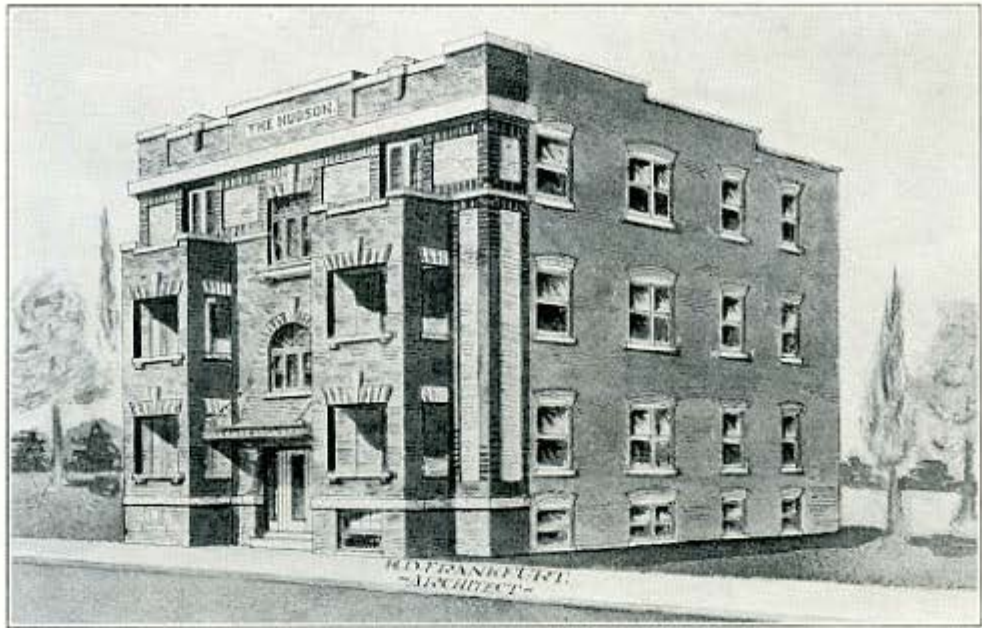
No. 203—Elwood Apartments. Building to be built on the southeast corner of Twenty-ninth Avenue and Dodge Street for G. W. Elwood. There will be nineteen 6-room apartments. Each apartment will have sun-room, private wall safe, and each apartment to have garage in rear of building.



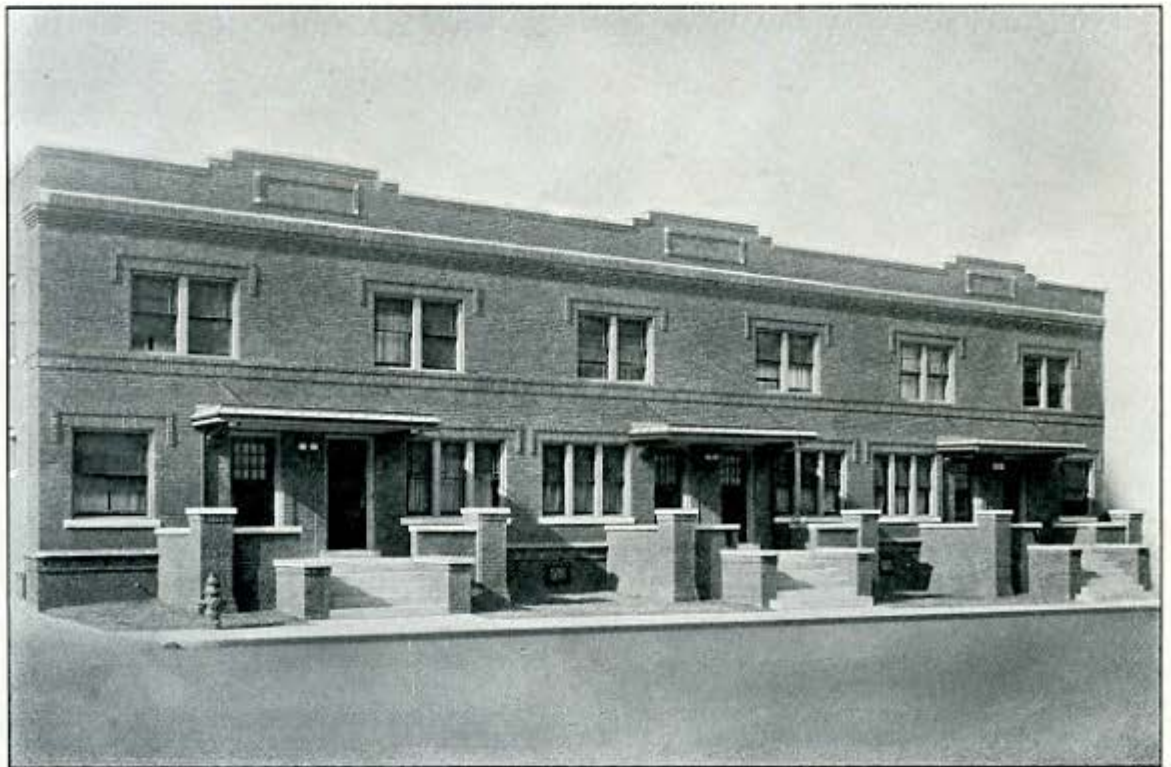
No. 204—Evans Hotel, built at Columbus, Nebraska, at a cost of \$75,000.00, is four stories high, has 72 sleeping rooms, all fire-proof construction and modern in every respect. (American Gypsum block and plaster board used.)



No. 205—Harney Apartments, located on Harney Street between Twenty-ninth Avenue and Thirtieth Street. Built and owned by Hastings & Heyden. Has six 4-room apartments and two 2-room apartments. (Thomas Rich, plumbing contractor. Eight Murphy In-A-Door beds used. American Electric Company furnished fixtures. Milton Rogers furnished refrigerators. Monarch weather stripping used. Faced with Sunderland's Brazil X face brick.)



No. 206—Hudson Apartments, located on Twenty-sixth Avenue between Farnam and Douglas Streets. Each apartment has 5 rooms and private porch. This building was erected by Hastings & Heyden as an investment. (Monarch weather stripping used. American Plaster Board lath used throughout. National Roofing Company installed gravel roof. Faced with Sunderland's pavers. Milton Rogers furnished refrigerators.)



No. 207—Paxton Court Terraces, located on west side of Paxton Court. Has six 5-room apartments. Built and owned by Hastings & Heyden. (National Roofing Company furnished roof. American Electric Company furnished fixtures. L. E. Heifner, plumbing contractor. American Plaster Board lath used. Glauber brass used throughout. Buildings faced with Sunderland's Navago rugs.



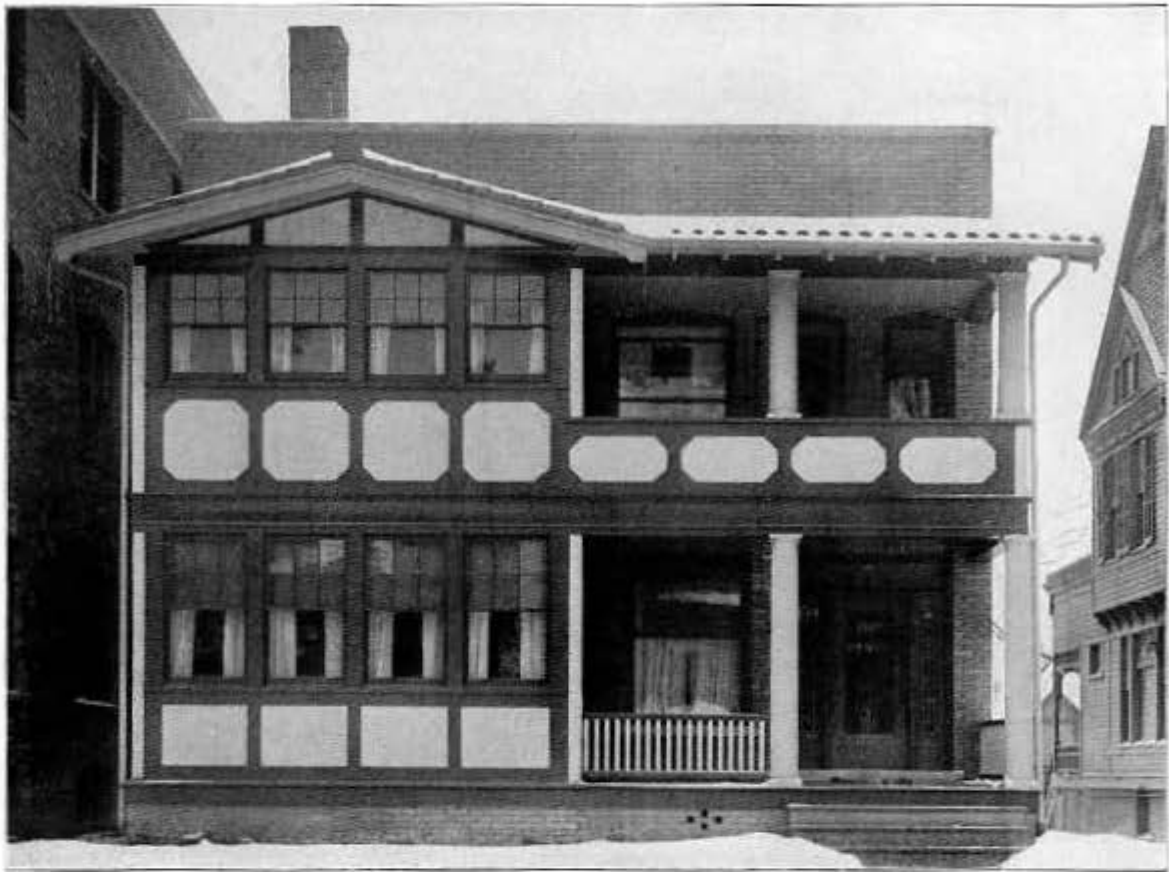
No. 208—Leigh Apartments, located on Twenty-fifth Avenue, between Farnam and Douglas Streets. Has twelve 4-room apartments. Is owned by Sam Mort. (American Electric Company furnished fixtures and wiring. Twelve Murphy In-A-Door beds used. Building faced with Hytex No. 550 dark press brick. Glauber brass ware used.)



No. 209—Mayfair Apartments, located on Jackson Street, between Twenty-second and Twenty-third Streets. Owned by B. G. Bilz. Has twelve 3-room apartments, each apartment having private balconies. (Twenty-six Murphy In-A-Door beds used. National Roofing Company furnished tile and gravel roof. Milton Rogers furnished hardware. American Gypsum block partitions and American Plaster Board lath. American Electric Company furnished fixtures and wiring. Monarch weather strips used for windows. Building faced with Sunderland's Brazil X press brick.)



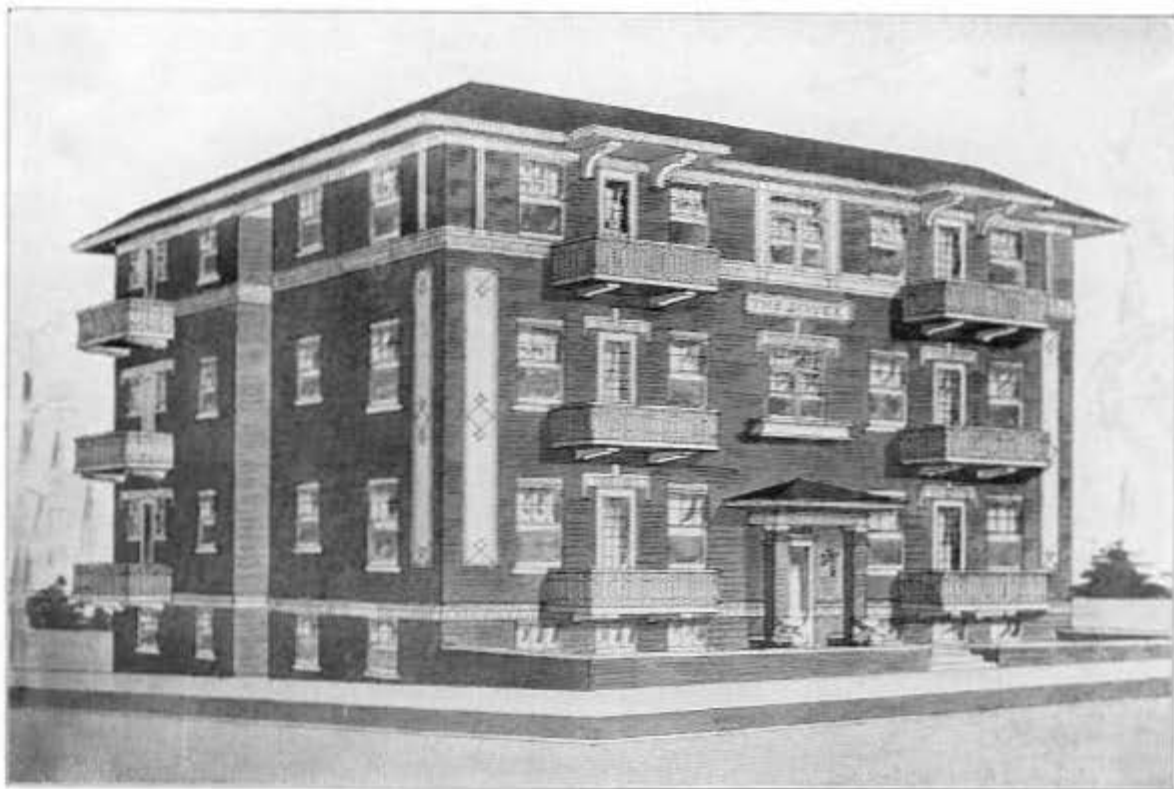
No. 210—Claremont Inn, located at Seventeenth and Jackson Streets. Owned by the Coad Real Estate Company. Has forty-eight sleeping rooms, four 2-room apartments, public dining room and kitchen. (Schollman Brothers, plumbing and heating. Monarch weather stripping used. Glauber brass ware used. Four Murphy In-A-Door beds used. Milton Rogers furnished refrigerators. Building faced with Sunderland's Brazil X press brick.)



No. 211—San Mateo Apartments, containing four apartments, each having 3 rooms and sun room. Owned by B. G. Bilz, and is located east of the Mayfair Apartments. (National Roofing Company furnished roof. Eight Murphy In-A-Door beds used. Milton Rogers furnished refrigerators and finish hardware. American Electric Company furnished fixtures and electric wiring. Windows have Monarch weather stripping. Building faced with Sunderland's No. 1034 face brick.)



No. 212—Hillcrest Court, located at Twenty-fourth and Jones Streets. To be built by Hillcrest Building Company. Containing forty-four 2 and 3-room apartments. (Murphy In-A-Door beds used. Kerner "Built in the Chimney" incinerator used.)



No. 213—Joyce Apartments, containing twelve 3-room apartments, each apartment having private balconies, dressing room and two Murphy In-A-Door beds. Building equipped with Kerner incinerators. Private wall safes.

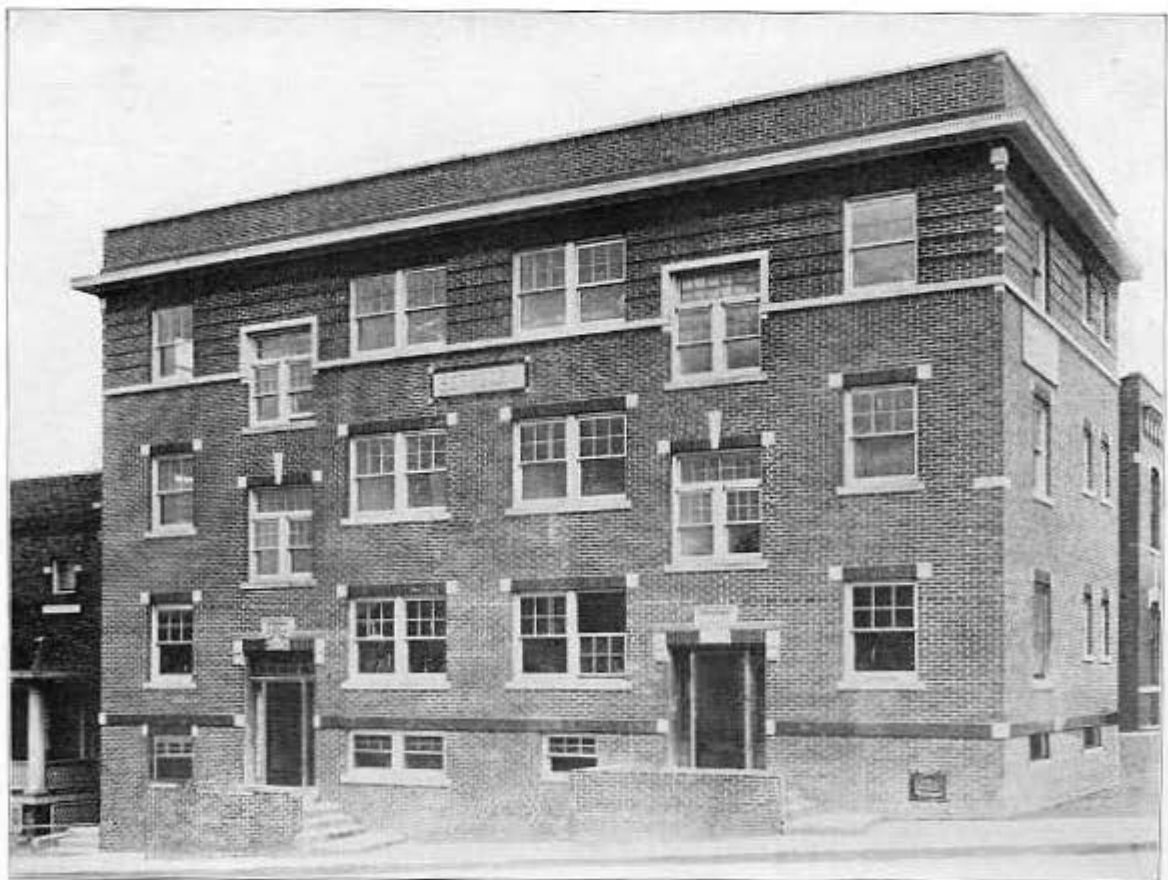


No. 214—Idalia Apartments, located on Thirty-third Street, between Dodge and Davenport Streets. Built and owned by Hastings & Heyden. Containing twelve 4-room apartments, each with large sun room. (Kerner incinerators used. L. E. Heifner, plumbing and heating. Milton Rogers, refrigerators. Monarch adjustable weather stripping. American Plaster Board lath used. Building faced with Sunderland's face brick. Glauber brass ware used.)

PLAN of APT
 for
 HASTINGS & HEYDEN
 333 California Street.
 OMAHA 1922



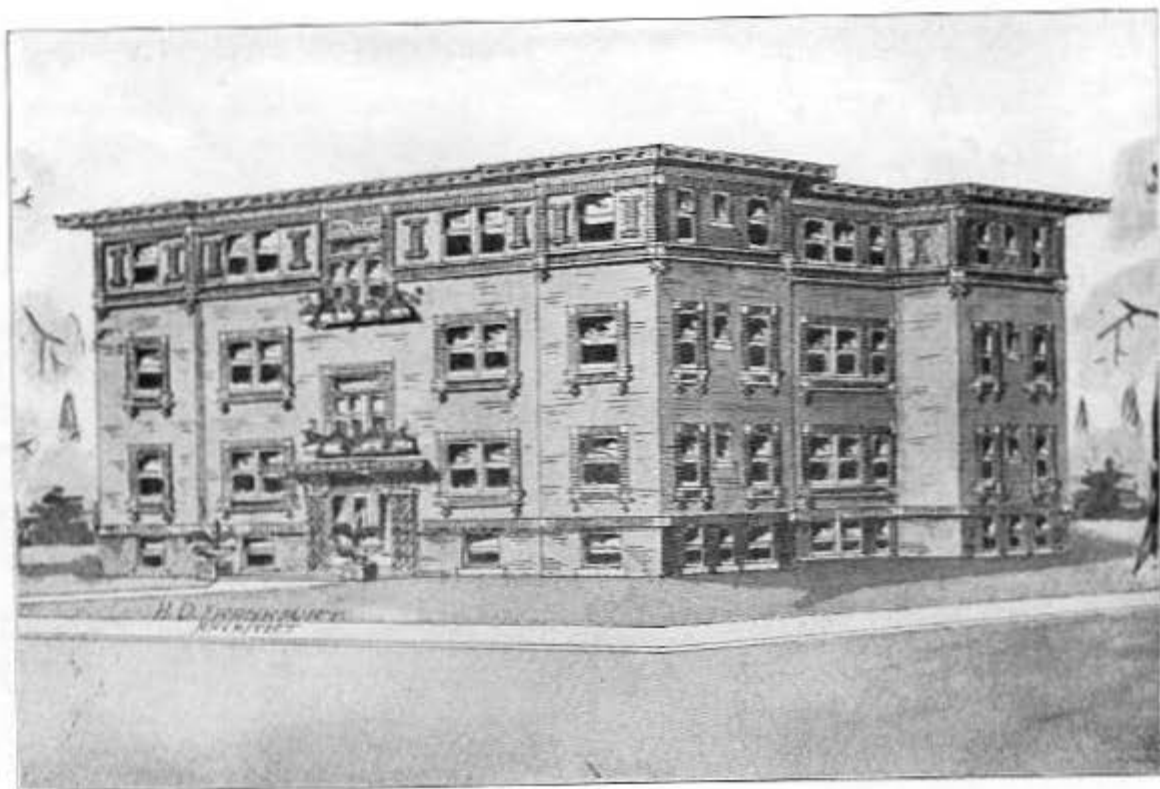
No. 215—Melrose Apartments, located at the northwest corner of Thirty-third and California Street. Built and owned by Hastings & Heyden. Contains six 3-room apartments and six 4-room apartments, each apartment having individual front porches. (Thomas Rich, plumbing. Milton Rogers furnished hardware, refrigerators and gas stoves. Murphy In-A-Door beds used. Kerner incinerators used. Faced with Hytex face brick.)



No. 216—Berkeley Apartments, located on the northeast corner of Nineteenth Avenue and Jones. Owned by O. B. Williams. Contains twelve 2-room apartments, each apartment having a large dressing room and equipped with Murphy In-A-Door beds. (Schollman Brothers, plumbing and heating. Milton Rogers, refrigerators and gas stoves, and finish hardware. Omaha Structural Steel Works furnished iron. Burgess-Grandon, electric fixtures. Building faced with Hytex No. 430 face brick.)



No. 217—Leeton Apartments, located at Forty-ninth and Dodge Streets. Has six 5-room apartments, each apartment having large private sun-room. Faced with Hytex No. 900 press brick.



No. 218—Milton Apartments, located at the northwest corner of Nineteenth Avenue and Jones Street. Built and owned by Hastings & Heyden. Containing thirteen 3-room apartments and seven 2-room apartments. Each apartment having a large dressing room, equipped with Murphy In-A-Door beds. (Monarch adjustable weather stripping used. Burgess-Grandon furnished electrical fixtures. Milton Rogers furnished refrigerators. Building faced with Sunderland's Golden Rod Brocade with No. 1148 trimming. Kerner incinerator used.)



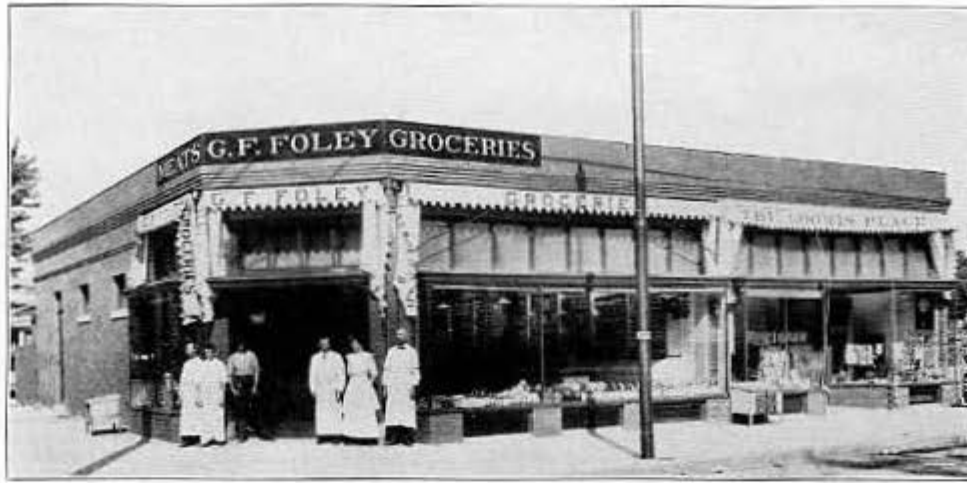
No. 219—This Double Apartment, located on Park Avenue, between Howard and Jackson Streets, is owned by Frank Carey. Contains two apartments of 6 rooms each. Each apartment has sun-room and sleeping porch. The building is faced with Hytex face brick.



No. 220—Paxton Court Terraces No. 2, located at the east side of Paxton Court and contains six 5-room apartments. Building erected and owned by Hastings & Heyden. (Glauber brass ware used. Murphy In-A-Door beds used. American Electric Company furnished fixtures. Faced with Hytex No. 430 face brick.)



No. 221—Wayne Apartments, located on Dewey Avenue, east of Twenty-eighth Street, containing eighteen apartments of 3 rooms each. (Thew & Lahr installed electric wiring. Omaha Structural Steel Works furnished iron. Eighteen Murphy In-A-Door beds. Burgess-Grandon Company furnished electric fixtures. Faced with Hytex press brick.)



No. 221½—This Double Store was erected for Mr. Kinnard at Twenty-fourth and Wirt Streets for \$6,000. It has large plate glass windows and pressed brick front.



No. 222—The Harte Building is located at Twenty-fourth and Lake Streets and has two store rooms on first floor and four apartments on the second floor. Cost of building, \$18,000.



No. 223—A Motion Picture Theatre and Store combined, built for J. Marks at Military Avenue and Burdette Street, and cost \$8,500.



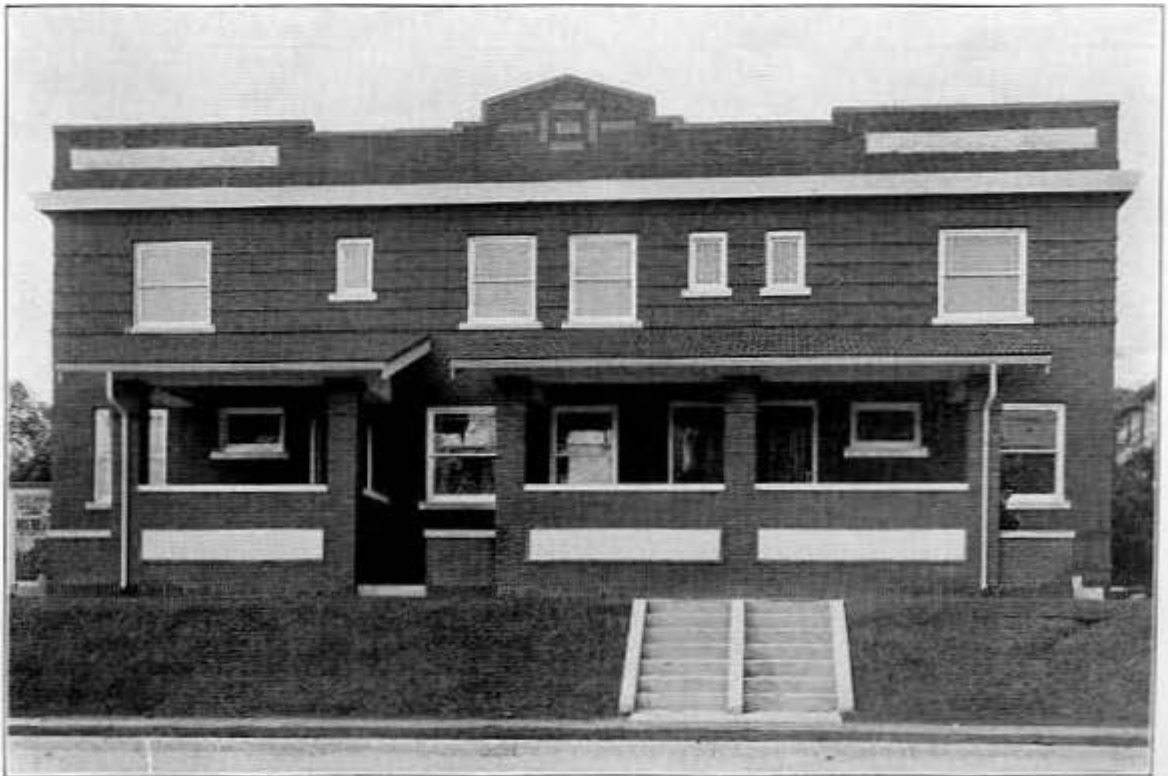
No. 224—This Double Brick Apartment is located on Nineteenth and Leavenworth Streets. Each apartment has five rooms and bath. Cost of building, \$6,500.



No. 225—Two Family Apartments, built at Thirty-third and Burt Streets for Hastings & Heyden at a cost of \$6,000. Each apartment has five rooms and sleeping porch and all modern conveniences.



No. 226—This **St. Louis Stucco Flat** was built for G. A. Greenough at Ninth and Williams Streets. It has two apartments of five rooms each and cost \$6,000. This is a very good type of apartment for a narrow inside lot.



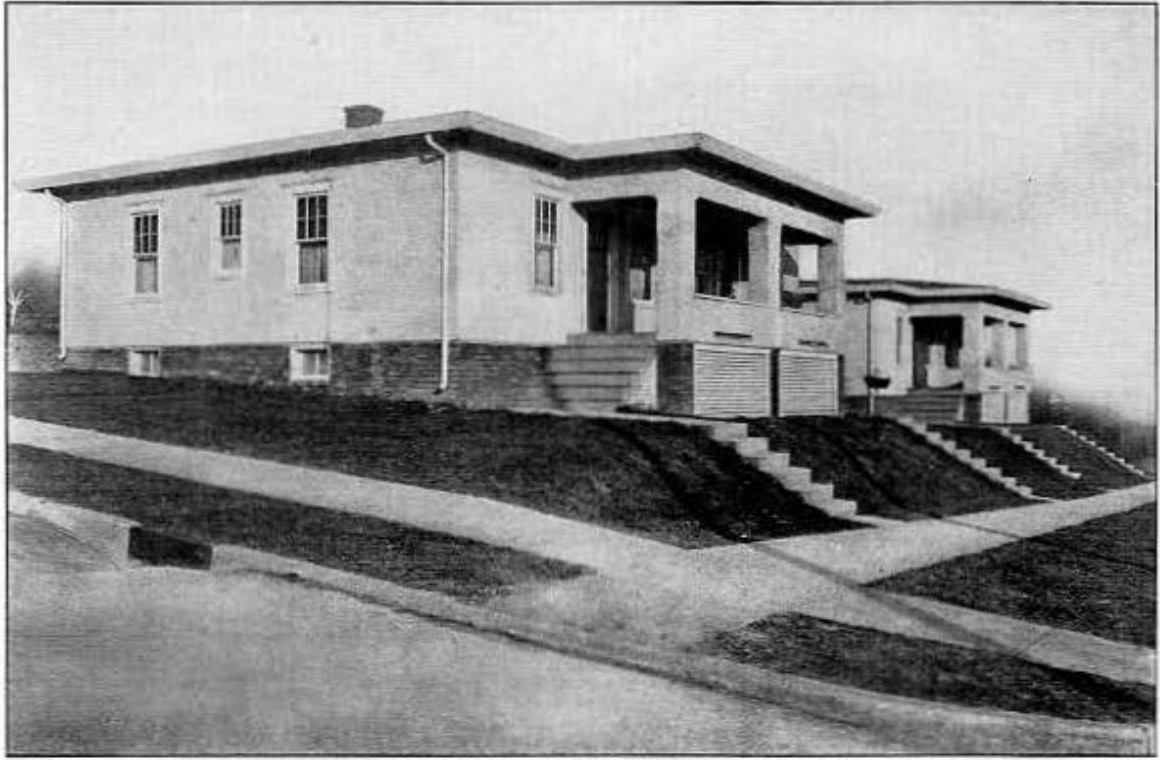
No. 227—This **Three-Family Apartment** was built for J. Bash at Thirty-third and California Streets at a cost of \$8,500. Each apartment has five rooms and sun-room with all modern improvements throughout.



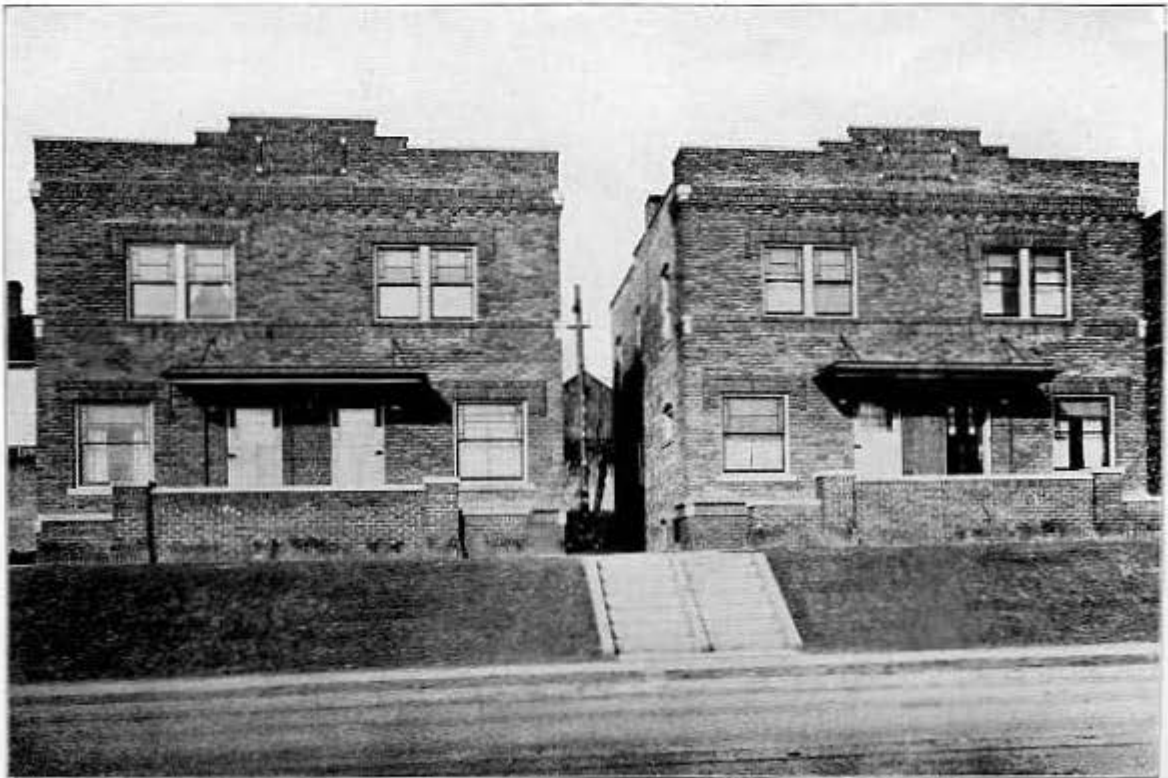
No. 228—This Duplex Brick and Stucco Combination Apartment is owned by H. D. Frankfurt, and located at Twenty-seventh and Poppleton Avenue. Each apartment has 5 rooms and sun-room, individual porches, upper part faced with pebble dash stucco. (L. E. Heifner, plumbing contractor. Glauber brass ware used. Milton Rogers furnished hardware. National Roofing Company furnished gravel roof. Burgess-Grandon furnished fixtures. Thew & Luhr furnished electrical wiring. Building faced with Hytex No. 207 press brick.)



No. 229—Two St. Louis Flats, 562-4-6-8 South Twenty-sixth Avenue, each apartment consisting of five rooms and bath and private front porch.



No. 230—Two Double Stucco Buildings, located at Twenty-fifth and Hickory Streets. Each building contains two 4-room apartments. Built for C. F. Hastings. (Schollman Brothers, plumbing. Glauber brass ware used. National Roofing Company furnished gravel roof.)



No. 231—Two Double Flats, located at Thirty-third and California Streets. Each apartment containing 5 rooms. All rooms have outside light. These buildings were erected by Hastings & Heyden for investment. (American Electric Company furnished fixtures. Thomas Rich, plumbing contractor. Building faced with Hytex press brick.)



No. 232—A Double Brick Apartment like this has very little up-keep and is a safe investment. The apartment is owned by Mr. Roach and is located at Eighth and Williams Streets, and cost \$6,500. Each apartment has five rooms and bath. Furnace heat.



No. 233—These Two St. Louis Apartments are located on Sherman Avenue and Ohio Street. Each has five rooms and bath with private porch and furnace heat; each costing \$5,000.



No. 234—This Brick Residence, located in Dundee, contains nine rooms, two baths, sleeping porch, and is modern in every detail. (Burgess-Grandon furnished electrical fixtures. Building faced with Hytex No. 900 Rustico press brick.)



No. 235—For a Moderate Priced House this is a very good example. With its hip roof, wide cornice and gable porch it is very attractive. There are six rooms and bath in this house and the building is 24x26 feet, outside measurements, with a 10-foot porch. Can be built for \$2,800.

OUR RENTAL DEPARTMENT

The growth of our Rental Department has been remarkable, which we believe is due to the system we employ in taking care of our clients' accounts promptly and minimizing the cost of maintenance of the property in our charge.

Our Miss Catherine Shields, the rental manager, has two very able assistants, one who confines his entire time to the office and the other on the outside.

OUR SLOGAN—"Omaha's Largest Rental **AGENCY**" is amply applied to this Department, as we believe that we handle more accounts than any other agency in the city.

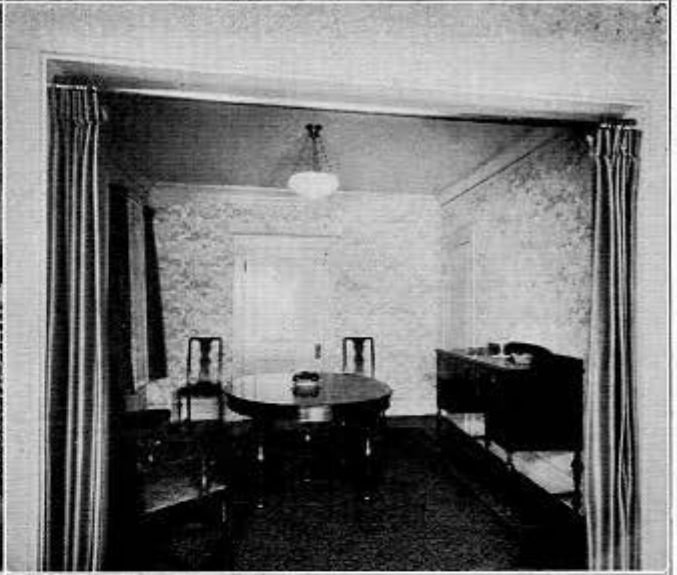
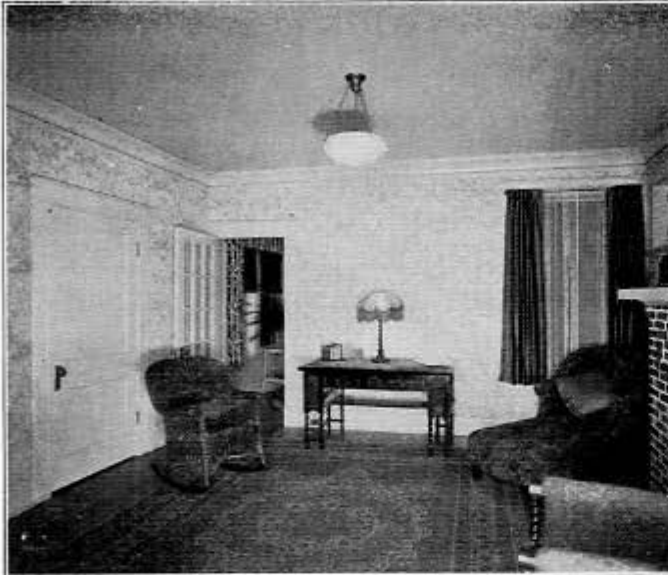
Our staff of repair men have been with us for five or six years and are thoroughly familiar with the requirements of this department and have learned that the minimum cost is what the client desires and at the same time please the tenant.

If you are contemplating buying or building an investment of any kind, it will pay you to consult our Rental Department, as not only will they be able to tell you what the tenants desire, but how to get it at the least possible expense. They can give you information as to the maintenance that will be of interest and value to you and they gladly offer their services to you. We trust that you will take advantage of the first opportunity you have to call and consult with them.

HASTINGS & HEYDEN

1614 HARNEY STREET

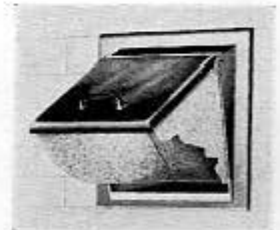
Five Phones - Tyler 50



Cuts Above Show Interior Views of Living Room With Concealed Wall Bed.



Closed Hopper Door



Open Hopper Door

Above Cuts Show Three Separate Views of Garbage Incinerators.



No. 236—This Modern Eight-room Residence was built by E. T. Heyden for a home, located at 1904 Spencer Street. It features a large front porch, which extends around side of house and also the large sun-room at the rear. This home was built at a cost of \$6,000. Has eight rooms and bath.

No. 237—For a Center Entrance Plan this illustration is very good. It is 33x30 feet and has four rooms on the first floor and four on the second floor. This style of roof gives very large attic with plenty of ventilation. Cost \$6,000.



No. 238—The Hip Roof Square House is always a popular type of house and gives a very pleasing appearance. This house is 24x28. Has seven rooms and bath and can be built for \$3,000. Also has large dormer.



No. 239—For an Investment, a plain substantially built house is always very desirable. Large windows, large front porch and seat in dining room adds greatly to the appearance of the house.

No. 240—This Type of House is very popular and has a character of its own. Main roof sloping over porch gives the house a squatty appearance and still leaves ample space for bed rooms on second floor.



No. 241—This Beautiful House is 26x24 in size, has 7 rooms and sun-room, and designed for a moderate priced lot. Is built of frame with a press brick foundation.



No. 242—This Design gives a two-story bungalow effect, which is a very popular design. Heavy brackets support verge boards and bungalow siding is used around porch and base of building.

No. 243—This Six-room House is 24x26, and very well arranged on the inside, having an additional den and sleeping porch, colonade opening and can be built for \$3,000. Has wood cornice and built-in seat, and plate rail and panel strips.



No. 244—These Two Residences show for themselves the variation in style appropriate for two lots. Each house has seven rooms and bath, full basement and modern plumbing; furnace heat.

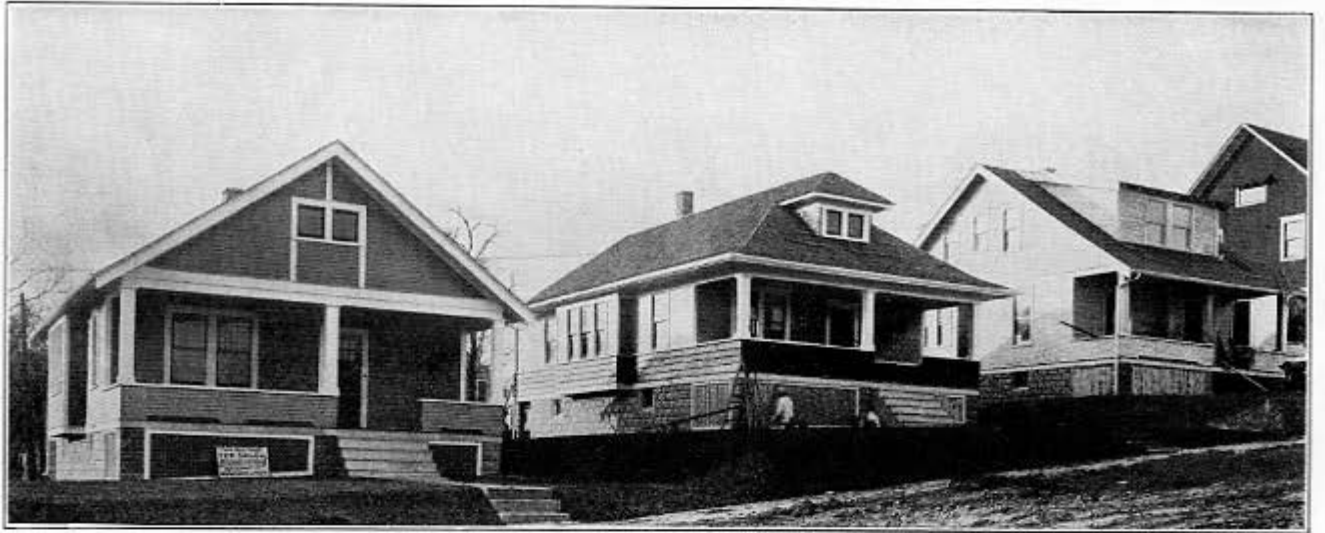


No. 245—The Ground Plan of This House is 26x28. Has seven rooms, large attic, sleeping porch at rear, and large front porch. The upper part of house is stucco and is roofed with asbestos shingles, which makes a fire-proof construction.

No. 246—This Design is similar to No. 239, but this house can be built for considerable less money and still is an attractive looking house. All our house designs have built-in China cases, pantries, closets and other modern conveniences.



No. 247—This Gable-roof House is inexpensive to build and also gives plenty of attic room with windows at each end. It has six rooms and can be built for \$3,500.



No. 248—This Row of Bungalows are built on South Twenty-fifth Avenue. Each have five rooms and give a good example for investment proposition. Each building can be erected for \$2,400.00.



No. 249—Two Modern Houses of six rooms each, built in Dundee. Very attractive and well planned on interior. Have furnace heat, modern plumbing, built-in China cases, seat and buffet.

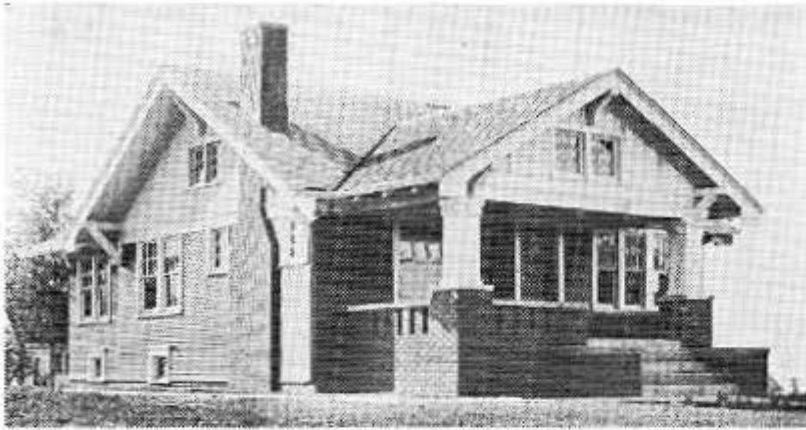


No. 250—This Handsome Bungalow is erected on Forty-first and Wakley Streets. Has four rooms on first floor and two rooms on second floor; is 38x30 feet in size. The massive brick pillars and gable of front porch with stucco panel gives the exterior a very massive effect.

No. 251—This is Another Type of Bungalow which has met with approval and can be built at a very moderate price. It has five rooms on the first floor and large attic on second floor, and can be built for \$2,500.

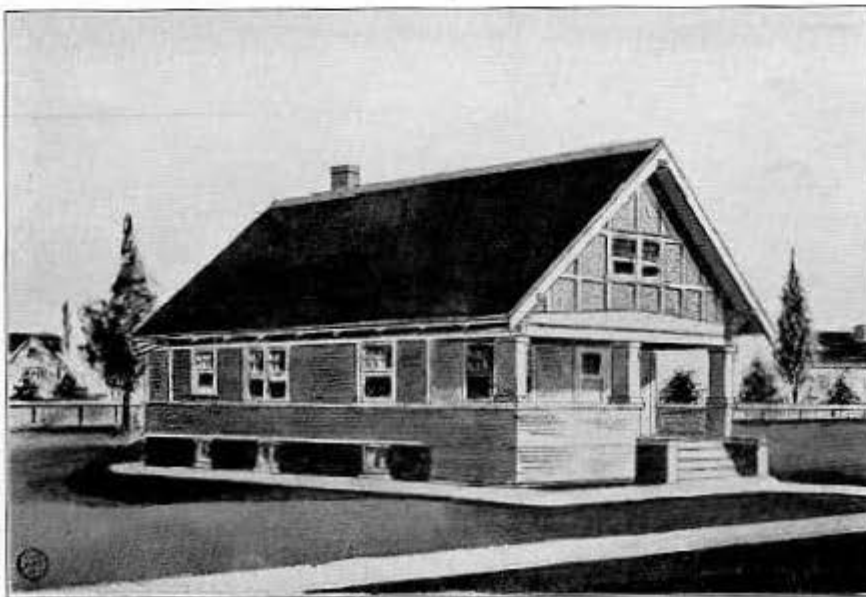
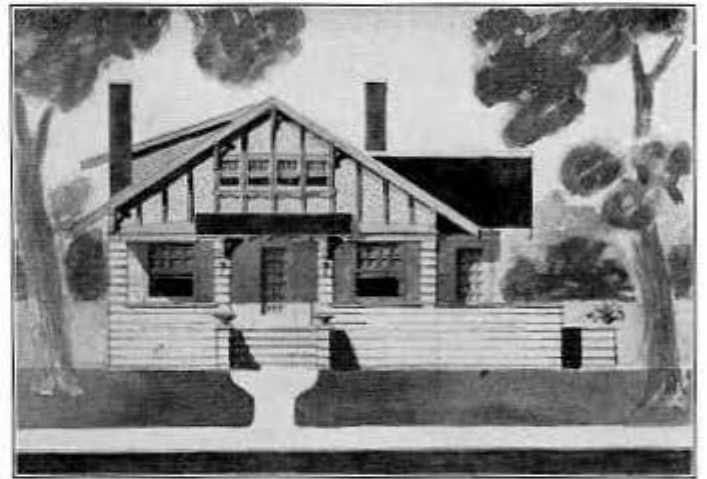


No. 252—The Feature of This House is the individual entrance and private sun-room on first floor. It makes a very attractive exterior and is inexpensive to build. Has six rooms, sleeping porch and rear entry.



No. 253—For a Moderate Priced Bungalow, having pleasing lines, large front porch with massive pillars, fire-place, pressed brick foundation and modern in every way this design is very popular.

No. 254—Having Five Rooms on the first floor with fire-place, colonade opening, beamed ceiling, large front porch, and terrace. This bungalow is without a doubt a model of its kind.



No. 255—A Bungalow of This Type is within reach of most any family regardless of their means. Has five rooms and can be erected for \$2,400. Attic is floored and gives ample storage space.

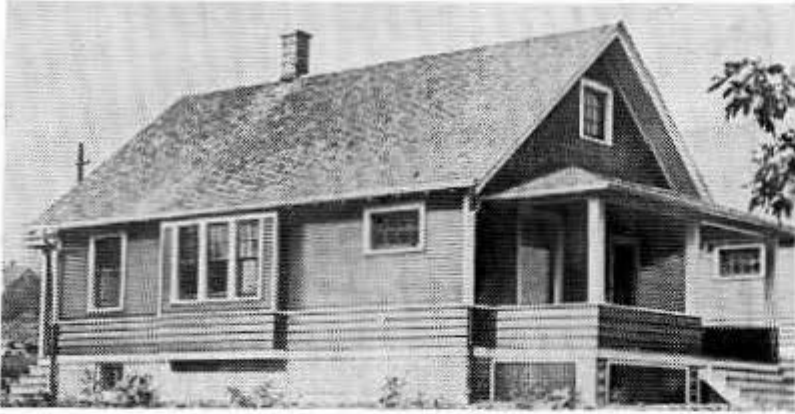


No. 256—These Cottages were designed for suburban property where a limited amount is expended for construction of building. Although very simple in design they are very practical for certain localities.

No. 257—This Five-room Cottage is always in demand for small families, who do not care to spend extra money in exterior decorating. It can be built for \$2,200. Size 24x36.



No. 258—An Attractive and Inexpensive Bungalow with gable end porch; heavy brackets; cement block foundation. Has five rooms and can be erected for \$2,200.



No. 259—This is Another Five-room Cottage suitable for an inexpensive lot and designed to give the most building for the least possible amount. It is 24x34.

No. 260—Acreage Property demands four-room, inexpensive cottage of which this is a very good example. It is 24x30 and can be erected for \$1,800. Has brick foundation and finished in Yellow Pine.



No. 261—This is a Very Good Illustration of a hip-roof, five-room cottage with main roof extending over front porch. The large dormers in attic give ample room for finishing off one good-sized bed room.



No. 262—Two Very Attractive Bungalows with gable roof extending over front porch. These have five rooms each and can be built for \$2,400. Have large attic with windows at each gable, giving plenty of light and ventilation.

No. 263—In Selecting a Design proportions must be considered. This illustration gives a good example of a well planned house of five rooms and can be erected for \$2,700.



No. 264—These Two Cottages are suitable for moderate priced lots, or suburban property. They are very sensible in appearance, each having five rooms, large front porch and full basement.



No. 265—This is Another Type of House where main roof extends over front porch. The ends of gables are stucco wood-panel, which gives a very pleasing effect. Has six rooms and bath.



No. 266—This Cottage is built in Benson Gardens, which is located one mile west of the city of Benson. It has four rooms and bath, same making an ideal home for city farmers. This house can be built for about \$1,600 00.



No. 267—This Cottage is planned similar to No. 266. It is also built in Benson Gardens, but would make an ideal home for a moderate priced lot in the city.

BESIDES the large number of plans for local clients, Mr. Frankfurt has also furnished plans and specifications for many out-of-town buildings, among them the following:

Four-story Apartment Building, A. M. Hargis, \$40,000	Grand Island, Neb.
Four-story Building, Hord School, \$20,000	Central City, Neb.
Catholic Church, \$16,000	St. Edwards, Neb.
Maennerchor Hall, \$12,000	Columbus, Neb.
Three-story Store Building, Wm. Pesch	Columbus, Neb.
Garage for Kopac Bros., \$10,000	Clarkson, Neb.
Picture Theatre, Sam Goldsmith, \$8,000	Omaha, Neb.
Bank of North Bend, \$8,000	North Bend, Neb.
Telephone Exchange, \$4,500	North Bend, Neb.
Gerrard Store Building, \$4,500	Columbus, Neb.
Brick Residence, A. C. Anderson, \$8,000	Columbus, Neb.
Residence, Theo. Johnson, \$5,000	Rosalia, Neb.
Residence, Wm. Sheldorf, \$5,000	Manning, Ia.
Residence, J. S. Bell, \$4,500	Bellwood, Neb.
Residence, C. N. Lamb, \$2,500	Albion, Neb.
Residence, J. S. Greiner, \$3,000	Columbus, Neb.
Residence, Mrs. M. Banish, \$3,000	Columbus, Neb.
Residence, M. G. Needham, \$3,500	Albion, Neb.
Residence, J. P. Shirley, \$5,000	Albion, Neb.
Residence, J. B. Ware, \$4,000	Ashland, Neb.
Residence, Frank Misko, \$4,500	Ord, Neb.