

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 of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name NA other names/site number Steiner Rowhouse #1 (D009:0122-053)

2. Location

street & number 638-40-42 South 19th Street N/A not for publication city, town Omaha N/A vicinity state Nebraska code NE county Douglas code 055 zip code 68102

3. Classification

Ownership of Property: [X] private, [] public-local, [] public-State, [] public-Federal. Category of Property: [X] building(s), [] district, [] site, [] structure, [] object. Number of Resources within Property: Contributing (1), Noncontributing (0 buildings, 0 sites, 0 structures, 0 objects, 0 Total). Name of related multiple property listing: N/A. Number of contributing resources previously listed in the National Register: 0.

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. [] See continuation sheet. Signature of certifying official: James A. Peterson, Director, Nebraska State Historical Society. Date: May 17, 1991.

In my opinion, the property [] meets [] does not meet the National Register criteria. [] See continuation sheet. Signature of commenting or other official: State or Federal agency and bureau.

5. 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 the Keeper, Date of Action.

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/multiple dwelling

Current Functions (enter categories from instructions)

Work in progress

7. Description

Architectural Classification
(enter categories from instructions)

Other: Early 20th century 3-8 unit
rowhouse aligned parallel to
street.

Materials (enter categories from instructions)

foundation Brick
walls Brick

roof Asphalt
other Limestone

Describe present and historic physical appearance.

The Steiner Rowhouse #1 was built in 1909 near the edge of downtown Omaha as a three-unit rowhouse structure. The simply detailed two-story brick building exemplifies the rowhouse property type formally and functionally, and exhibits elements associated with the early twentieth century Renaissance Revival style. A certified historic rehabilitation of the property for use as apartments is currently underway.

Constructed in 1909, this three-unit rowhouse is situated on a hill just south of Omaha's central business district. Building permit information indicates that the structure was built by Joseph Kettner for Dr. H. F. Steiner. Although not listed on the permit, it is likely that the architect was Joseph Guth, as Guth is known to be the designer of a nearly identical structure built by Kettner for Steiner adjacent to this building two years later.

The two-story, flat-roofed, brick structure is rectangular in plan and measures approximately 60 feet along the street side by 30 feet deep. Functionally, the building consists of three attached dwelling units, each divided from its neighbor by a solid-masonry, load-bearing party wall in the standard rowhouse configuration. Each unit is accessed by a door on the street-side and a door at the rear. An interior stair near the front entrance of each unit leads to the second floor.

Two one-story porches with square brick columns and low-pitched hipped roofs shelter the buildings entrances. Situated on a corner lot, the two street-facing elevations feature simple details that are generally associated with the Renaissance Revival style. Limestone and corbelled brick form a cornice just below the building's parapet. Brick of a contrasting color is used to form a belt course that links the segmentally-arched second story windows. Corners of the second-floor windows are highlighted with limestone trim, which is also employed for coping, sills and the enlarged keystones of the round-arched porch grilles. A turret marks the corner of the structure. Wooden

See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

double-hung windows are used throughout, most with their original
12 over 1 configuration.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)
Architecture

Period of Significance
1909

Significant Dates
1909

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder

Guth, Joseph

Kettner, Joseph

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Steiner Rowhouse #1 -- significant under Criterion C, architecture -- embodies the distinctive characteristics of a property type important in Omaha history, the rowhouse. A popular form of multi-family housing in the late nineteenth and early twentieth centuries, the rowhouse has been identified as a notable multiple-dwelling type associated with the historic context topic "Dwelling in Dispersed and Clustered Settlement" in the Nebraska Cultural Resource Plan, the principal preservation planning document for the state.

As the largest metropolitan area in Nebraska, Omaha contains the greatest number and variety of rowhouses in the state. "Rowhouses in Omaha", a property type analysis report based on a sample of 110 surveyed structures, defines several rowhouse formal types and related general eras of stylistic influence. Steiner Rowhouse #1 exemplifies one of six specific formal sub-types identified in the report (3- to 8-unit rowhouse structures aligned parallel to the street) and it represents one of three distinct stylistic periods outlined, specifically the influence of the Renaissance Revival style as applied to rowhouses built in Omaha between 1900 and 1915.

The primary incidence of rowhouse construction in Omaha coincides closely with two periods of economic boom in the city--the first from approximately 1886 to 1890 and the second during much of the first quarter of the twentieth century. Both periods saw tremendous growth in commerce, industry, population and construction accompanied by a critical need for housing of various types. The rowhouse type of multi-family dwelling was utilized extensively during both boom periods.

The basic component of the rowhouse in Omaha is a one to three

See continuation sheet

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 2

story single-family dwelling unit of simple rectangular massing most generally sheltered by a flat roof concealed by a parapet. Individual units from the late 1880's and early 1890's range in size from 22 to 24 feet wide by 35 to 40 feet deep and are slightly larger than those built after the turn-of-the-century. Rowhouse units were combined in a number of ways, from groups of two to eight aligned parallel to the street, to units arranged around landscaped courts in L-shaped and U-shaped configurations, to rowhouse complexes. Generally, the entrance to each rowhouse is defined by either a one-story porch or a simple canopy.

Stylistically, rowhouses fall into three general categories related to specific time periods. Late 19th century rowhouses primarily exhibit elements of one or more of the following styles: Italianate, Eastlake, Richardsonian Romanesque, and Queen Anne. Of the post-1900 rowhouses surveyed, the vast majority built between 1900 and 1915 were designed, in varying degree, in the Renaissance Revival style or in some way exhibit its influence. Rowhouses that date from the period 1916 to 1927 predominately exhibit elements of the Prairie, Arts & Crafts and Spanish Colonial Revival styles.

The registration requirements outlined in the property type analysis for rowhouses in Omaha indicates that rowhouses considered for the National Register should be compared with rowhouses of the same formal type and stylistic influence, utilizing the categories in the report as a guide. The 3-unit Steiner Rowhouse #1 is comparable to seven other surveyed structures. All are rowhouses comprised of between 3 and 8 units aligned parallel to the street (comparable formal type), and all were built between 1900 and 1915 and exhibit Renaissance Revival style elements to some degree (comparable era and stylistic influence).

Although the seven comparable rowhouses are essentially the same form, the extent to which they display the influence of the Renaissance Revival style varies. Two structures, as originally designed, are more elaborate than the Steiner Rowhouse #1, two are simpler and three are very similar in level of detail. While the Steiner Rowhouse #1 is not the most elaborate structure in its comparison group, it is nevertheless a good representative of its particular formal type and stylistic period, particularly

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 3

since it retains a higher degree of integrity than the more elaborate structures with which it was compared.

The Steiner Rowhouse #1, built at the height of the post-1900 boom period in Omaha, exhibits all requisite elements, as outlined in the property type analysis "Rowhouses in Omaha", of a specific rowhouse sub-type in its historical associations, massing, configuration, style and construction. It retains integrity of location, design, setting, workmanship and feeling, and retains a high percentage of its original materials. Of the seven comparable rowhouses, two have a higher degree of integrity than the Steiner Rowhouse #1, two have a lesser degree, and three have approximately the same level of integrity.

The registration requirements outlined in the property type analysis report on rowhouses suggests that each of the several rowhouse configurations and stylistic trends described in the report should be represented in the National Register in order to best portray the evolution of the type in Omaha. Presently, only one Omaha rowhouse (of nearly 200 surveyed structures) is listed in the Register, representative of a different era and stylistic period than the Steiner Rowhouse #1. The Steiner Rowhouse #1, and an adjacent structure, the Steiner Rowhouse #2 (which is being nominated separately) are the first two rowhouses of their particular sub-type to be nominated.

9. Major Bibliographical References

City of Omaha Building Permit.

Multiple Dwelling Study, Omaha City Planning Department, 1989.

Omaha City Directory, 1909.

Rowhouses in Omaha, Property type analysis, Omaha City Planning Department, 1989.

Sanborn Insurance Company Maps of Omaha.

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Omaha City Planning Department

10. Geographical Data

Acres of property less than one

UTM References

A

1	5
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2	5	3	6	2	0
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4	1	7	0	8	3	0
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 Zone Easting Northing

C

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B

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 Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

East 24.7' Lot 11 and Lot 12, Rogers-Milton Place, Omaha, Douglas County, Nebraska.

See continuation sheet

Boundary Justification

The area includes all historically associated property.

See continuation sheet

11. Form Prepared By

name/title Lynn Meyer, Preservation Administrator
 organization Omaha City Planning Department date January, 1991
 street & number 1819 Farnam Street telephone (402) 444-5208
 city or town Omaha state NE zip code 68183

