

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 18).

1. Name of Property

historic name NA other names/site number Steiner Rowhouse #2 (D009:0122-050)

2. Location

street & number 1906-08-10 Jones Street city, town Omaha state Nebraska code NE county Douglas code 055 zip code 68102

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/site/structure/object categories.

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 nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official Date 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

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**6. Function or Use**

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Historic Functions (enter categories from instructions)  
DOMESTIC/multiple dwelling

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Current Functions (enter categories from instructions)  
work in progress

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**7. Description**

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Architectural Classification  
(enter categories from instructions)Other: Early 20th century 3-8 unit  
rowhouse aligned parallel to  
street.

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Materials (enter categories from instructions)

foundation Brick  
walls Brick  
roof Asphalt  
other Limestone

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**Describe present and historic physical appearance.**

This three-unit brick rowhouse was designed by architect Joseph Guth for Dr. N. F. Steiner in 1911. Joseph Kettner was the builder. The structure exemplifies the rowhouse property type formally and functionally, and exhibits elements associated with the early twentieth century Renaissance Revival style.

The two-story, flat-roofed, brick structure is rectangular in plan and measures approximately 65 x 35 feet. 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 building's entrances. The street-facing elevation features simple Renaissance Revival details. Limestone and corbelled brick 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 grilles located at the sides of the porches. Wooden double-hung windows are used throughout.

A certified historic rehabilitation of the property for use as apartments is currently underway.

**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

1911  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1911  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

Guth, Joseph  
Kettacker, Joseph  
\_\_\_\_\_

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

The Steiner Rowhouse #2 -- 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 #2 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.

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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

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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 #2 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 #2, two are simpler and three are very similar in level of detail. While the Steiner Rowhouse #2 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

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

The Steiner Rowhouse #2, 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 #2, 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 #2. The Steiner Rowhouse #2, and an adjacent structure, the Steiner Rowhouse #1 (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, 1911.  
Rowhouses in Omaha, Property type analysis, Omaha City Planning Department, 1989.  
Sanborn Insurance Company Maps of Omaha.

See continuation sheet

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location 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	0	0
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4	5	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 6' Lot 8 and Lot 9 & 10, and West 4' Lot 11, Rogers-Milton Place, Omaha, Douglas County, Nebraska.

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**Boundary Justification**

The area includes all historically associated property.

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**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

