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 #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  
   Ownership of Property: [X] private  
   Category of Property: building(s)  
   Number of Resources within Property: 1  
   Contributing: 0 buildings  
   Noncontributing: 0 sites  
   0 structures  
   0 objects  
   Total: 1

   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 [X] 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:  
   State or Federal agency and bureau: 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:  
   Date: 

5. National Park Service Certification  
   I, hereby, certify that this property is:  
   [X] entered in the National Register.  
   [X] See continuation sheet.

   [ ] determined eligible for the National Register.  
   [X] See continuation sheet.

   [ ] determined not eligible for the National Register.

   [ ] removed from the National Register.

   [ ] other, (explain):  
   Signature of the Keeper:  
   Date of Action: 

   [ ] See continuation sheet.
This three-unit brick rowhouse was designed by architect Joseph Guth for Dr. N. F. Steiner in 1911. Joseph Kettnacker 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.
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.

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
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
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.

10. Geographical Data

Acreage of property less than one

UTM References

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Primary location of additional data:

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

Specify repository:

Omaha City Planning Department

Verbal Boundary Description

East 6' Lot 8 and Lot 9 & 10, and West 4' Lot 11, Rogers-Milton Place, Omaha, Douglas County, Nebraska.

Boundary Justification

The area includes all historically associated property.
View of main façade looking northwest. Photo by Lynn Meyer, 1989, Omaha City Planning Department