RESOLUTION-EXHIBIT 1
THE SHERMAN APARTMENTS
LANDMARKS HERITAGE PRESERVATION COMMISSION

RESOLVED BY THE LANDMARKS HERITAGE PRESERVATION COMMISSION OF THE CITY OF OMAHA:

WHEREAS, Mrs. K.R.M. Turner is the owner of the Sherman Apartments building; and,

WHEREAS, The owner, on July 7, 1984 requested that the Sherman Apartments building be designated as a Landmark under the City of Omaha's Landmarks Heritage Preservation Ordinance; and,

WHEREAS, The Sherman apartment building was built in 1897 for the Eastern Realty Company; and,

WHEREAS, George H. Payne, developer of the Sherman, was one of the eleven board of directors of the Trans-Mississippi and International Exposition of 1898 and is locally and nationally known for his investment and developmental activities; and,

WHEREAS, The Sherman derives its name from Sherman Avenue, the former name of North 16th Street; and,

WHEREAS, The Sherman is significant to Omaha as a fine example of the Neo-Classical Revival style of architecture, taking formal inspiration from the 1893 World's Columbian Exposition of Chicago and the approaching Trans-Mississippi Exposition of 1898; and,

WHEREAS, The Sherman was one of the first three apartment buildings built in Omaha and is the oldest remaining apartment building in Omaha; and,

WHEREAS, this case application and supporting data are attached hereto as exhibits, and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE LANDMARKS HERITAGE PRESERVATION COMMISSION OF THE CITY OF OMAHA:

THAT, The Sherman Apartment building, 2501 North 16th Street be designated as a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission
DEPARTMENT RECOMMENDATION

INSPECTION DATE
November 5, 1984

REQUEST CATEGORY
X Landmark Designation District
__ Landmark Heritage __ Building
__ District Designation __ Structure
__ Certificate of Approval to Perform Work __ Site
__ Object

APPLICANT
Mrs. K.R.M. Turner

LOCATION OF PROPOSED DESIGNATION OR WORK
2501-03 North 16th Street

PRESENT USE
Apartment Building

CONFORMANCE WITH COMPREHENSIVE PLAN FOR HISTORIC PRESERVATION
In conformance - shown as potential individual landmark and as part of potential landmark district.

CONFORMANCE WITH OTHER MASTER PLANS
In conformance - staff master plan review committee.

NEIGHBORHOOD CHARACTER
Existing:
The building is located within the historic North 16th Street apartment area. It is comprised of a mixture of late 19th and early 20th century apartment houses including the Terrace Garden Apartments to the South.

Probable future effect on neighborhood if designation is granted or work is approved.
The Sherman Apartment Building is individually one of the most important structures along North 16th Street. Designation will help protect this important Landmark, encourage continued neighborhood revitalization and reinforce efforts to designate the surrounding area a historic district.

PLANNING DEPARTMENT RECOMMENDATION
Approval

ADDITIONAL DATA
Building appears to meet criteria for listing in the National Register of Historic Places.
Landmarks Heritage Preservation Commission

APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic

and/or Common

SHERMAN APARTMENTS

LOCATION
Street and Number
2501 -03 North 16th Street

CLASSIFICATION

<table>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building(s)</td>
<td>Public</td>
<td>Occupied</td>
<td>Agriculture</td>
</tr>
<tr>
<td>Structure</td>
<td>Private</td>
<td>Unoccupied</td>
<td>Commercial</td>
</tr>
<tr>
<td>Site</td>
<td>Both</td>
<td>Work in Progress</td>
<td>Educational</td>
</tr>
<tr>
<td>Object</td>
<td>Public Acquisition</td>
<td>Accessible</td>
<td>Entertainment</td>
</tr>
</tbody>
</table>

OWNER OF PROPERTY

Name K. Turner
Street and Number 2501-03 no 16. 2
City, State and Zip Code Omaha, Nebr 68110

Representative
Street and Number 132488, C. 247 247
City, State and Zip Code Kent, Wa 98042

LEGAL DESCRIPTION

Lots 28 to 31, Washington Square
Douglas County, Omaha, Nebr.

Signature of Owner/Representative

Date 7-10-84
REPRESENTATION IN EXISTING SURVEYS

- Historic Omaha Building Survey, Landmarks Heritage Preservation Commission. (Local)
- **X** A Comprehensive Plan for Historic Preservation in Omaha, Landmarks Heritage Preservation Commission, 1980. (Local)
- Omaha City Architecture, Landmarks, Inc., 1977. (Local)
- Survey of Douglas County, Nebraska State Historical Society, 1978. (State)
- Other:

DESCRIPTION

**SEE ATTACHED**

SIGNIFICANCE

**SEE ATTACHED**

---

Specific Dates
Architect
Builder
United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic        The Sherman Apartments   DO09: 0137-004

and/or common   Same

2. Location

street & number  2501 North 16th Street

not for publication

city, town       Omaha

vicinity of

state            Nebraska

code

county          Douglas

code

3. Classification

<table>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>building(s)</td>
<td>public</td>
<td>occupied</td>
<td>agriculture</td>
</tr>
<tr>
<td></td>
<td>private</td>
<td>unoccupied</td>
<td>commercial</td>
</tr>
<tr>
<td></td>
<td>both</td>
<td>work in progress</td>
<td>educational</td>
</tr>
<tr>
<td>structure</td>
<td></td>
<td></td>
<td>entertainment</td>
</tr>
<tr>
<td>site</td>
<td>Public Acquisition</td>
<td></td>
<td>government</td>
</tr>
<tr>
<td>object</td>
<td>in process</td>
<td>yes: restricted</td>
<td>industrial</td>
</tr>
<tr>
<td></td>
<td></td>
<td>yes: unrestricted</td>
<td>military</td>
</tr>
<tr>
<td></td>
<td></td>
<td>no</td>
<td>other:</td>
</tr>
</tbody>
</table>

4. Owner of Property

name               Mrs. K.R.M. Turner ETAL

street & number    13248 S.E. 247th Street

vicinity of

state            Washington

code            98042

5. Location of Legal Description

courthouse, registry of deeds, etc.        Register of Deeds, Omaha/Douglas County Civic Center

street & number 1819 Farnam Street

city, town       Omaha

state            Nebraska

code            68183

6. Representation in Existing Surveys

title            1984 Omaha/Douglas County Historic Building Survey

has this property been determined eligible?  X yes  no

date             1984-on going

federal           state          county      X local

depository for survey records Cmha City Planning Department & Nebraska State Historical Society

city, town       Omaha & Lincoln

state            Nebraska
7. Description

<table>
<thead>
<tr>
<th>Condition</th>
<th>Check one</th>
<th>Check one</th>
</tr>
</thead>
<tbody>
<tr>
<td>excellent</td>
<td>neutral</td>
<td>X original site</td>
</tr>
<tr>
<td>X: good</td>
<td>unaltered</td>
<td>moved date</td>
</tr>
<tr>
<td>fair</td>
<td>altered</td>
<td></td>
</tr>
<tr>
<td></td>
<td>ruinais</td>
<td></td>
</tr>
<tr>
<td></td>
<td>unexposed</td>
<td></td>
</tr>
</tbody>
</table>

Describe the present and original (if known) physical appearance

Functionally, the Sherman is a large apartment building built in 1897 for the Eastern Reality Company; structurally it is of masonry bearing wall and light wood framing; formally the building is three stories, rectangular in plan and designed in the Neo-Classical Revival Style of architecture.

The Sherman is a large three-story apartment building measuring 53'-4"x111'-4". Exterior load-bearing walls are of solid masonry construction with intermediate internal solid masonry load-bearing walls. The first, second and third floors and flat roof are all structured of a light wood framing system with the basement floor being a concrete slab on grade. At the western facade, two large wood columned porticos sit atop one story brick entrance pavilions. Wood balconies at the three floor levels are framed into these portico structures.

Functionally the building is divided into four zones by three interior brick bearing walls which run from the west to east facades. An apartment is inserted into each of these zones at the 1st, 2nd & 3rd floors. With three additional apartments located in the basement, the building has a total of fifteen apartments.

Entrance to the building is gained by stairs passing through two brick entry pavilions, at the north and south ends of the 16th Street facade, to vestibules beyond. Vertical circulation is provided by stairs located in a foyer immediately beyond the entrance vestibules. Secondary vertical circulation is accomplished by three sets of exterior wood stairs at the recesses of the eastern facade. The balconies located directly above the entrance pavilion are accessible via doors at the landings of each floor.

Formally, the Sherman is rectangular in plan. Two projecting pavilions, attached to the north and south end of the west facade, enhance this long elevation while three deep interspaces allow light, air and access to the rear (east) of the building.

Stylistically the building is of the Neo-Classical Revival Style. The principal facades, the west, north and south, are of dark, smooth face brick and contain all the building's embellishments and details. The eastern rear facade is of construction grade brick and is unadorned.

A rusticated first story is separated from the smooth upper stories by two bands of stone molding, the lower of which is carved in a labyrinth or key pattern. Between the stone bands at the center of the western facade is an inset stone plaque into which is carved "The Sherman".

Architectural focus is given by two colossal pedimented porticos of the Roman Doric order located at each end of the western facade. These porticos contain enriched dentilled entablatures and raking cornices, and are set upon rusticated brick bases with arched openings. The dentilled cornice continues from the entablature and surrounds the building at the north, west and south facades.

The building's facades are punctuated by regularly spaced double-hung windows deeply set in jack arched openings with stone sills. All the windows are simple single-light sashes save for curvilinear leaded glass lights at windows and arched door transoms at the building entrances and balconies.

Interior finishes of the Sherman are ordinary, consisting of plain plastered walls and ceilings, hardwood floors, trim and open balustered stairs.

The integrity of the structure is good for a rental property of this age and location, although some minor remodelling has occurred. The rear stairs have been enclosed with plywood, the exterior masonry as well as interior woodwork has been painted, and paneling has been applied at some interior locations.
8. Significance

<table>
<thead>
<tr>
<th>Period</th>
<th>Areas of Significance—Check and justify below</th>
<th>Builder/Architect</th>
</tr>
</thead>
<tbody>
<tr>
<td>1897-1898</td>
<td>Specific dates</td>
<td>Gustav Peterson - Contractor</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Architect - Unknown</td>
</tr>
</tbody>
</table>

Statement of Significance (in one paragraph)

The Sherman apartment building is architecturally significant to Omaha both as a fine and well preserved example of the Neo-Classical Revival style of architecture, and as the oldest extant example of apartment building architecture in Omaha. The Sherman was built in 1897 by George H. Payne, locally prominent and nationally known for his developmental activities.

The three-story Sherman apartment building at 2501 North 16th Street was built in 1897 for George H. Payne, president of Eastern Realty Company and financier of many development projects locally and nationally. The building derives its name from Sherman Avenue, the former name of North 16th Street - which had developed in the 1860’s as a country drive to estates on the dramatic bluffs north of the City.

Prior to the 1890's, the erection of buildings specifically for apartments had not occurred in Omaha. Up until this period "St. Louis flate" (a building with commercial space on the first floor and living spaces on the upper floors) were the predominate apartment form. By the mid 1890's land values had risen to a point where large apartment house buildings were becoming profitable, especially due to speculation along transportation routes such as street car lines. The site of the Sherman was just such a case. It was located at the intersection of two important street car lines and was on the direct route to the entrance of the impending Trans-Mississippi and International Exposition of 1898.

The significance of the Sherman is derived from its associations with this period of apartment development in Omaha. Before 1900 Omaha had only eleven apartment buildings (Timberg, Judith...). The Sherman is the oldest and one of two survivors of these first eleven. In fact, George H. Payne developed three of Omaha's first apartment buildings - The Sherman (1897), The Normandie (1102 Park Ave. - 1898) and The Wymona (504 So. 26th Ave. - 1898; razed 1972) (Omaha Chamber of Commerce...). The Normandie is the other extant apartment building from this period.

Further significance is gained by the properties association with George H. Payne, "one of Omaha's most prominent citizens" (Wakeley, Arthur...). Payne, born in Galesburg, Illinois on October 6, 1864 came to Omaha in 1885 and established himself in the real estate business in 1891. Soon he was the president of Eastern Realty Company, president of Fidelity Trust Company, president of New England Loan and Trust Company, and was one of the founders of the Omaha Chamber of Commerce. Payne was one of eleven men elected to the Trans-Mississippi and International Exposition Company's board of directors in 1896 and served as the Chairman of the Stock Soliciting Committee for Teachers, Musicians and Artists, also for the Exposition (Haynes, James B....). Payne gained a national reputation with the Payne Investment Company, organized in 1901. One of Payne Investment Company's largest projects was the draining of a large southern Minnesota Lake and subdividing it. Today it is Albert Lea, Minnesota. (Omaha Sun)

Architecturally the Sherman is a finely preserved example of the Neo-Classical Revival. It is unique in the City, exhibiting the influence of the 1893 World's Columbian Exposition and a style chosen in the Trans-Mississippi and International Exposition of 1898. In its use of classical elements, but also anticipates later apartment buildings with its simple, rectangular brick form.

Continued
While the architect of the Sherman is unknown, evidence suggests that locally prominent architect F.A. Henninger might have executed the design. George H. Payne used the team of Henninger and builder Gus Peterson on his other two apartment buildings - The Normandie and The Wynona - with Gus Peterson also building The Sherman. (Building Permits)
Apartment Building Research File. Omaha City Planning Department, Omaha, Nebraska.


Building Permit Records. Omaha City Planning Department, Omaha, Nebraska.


Omaha City Directory. Omaha, 1895-1899.

Omaha Sun Newspapers, Nov. 14, 1968.


Timberg, Judith "North 16th Street Apartment District." Unpublished typewritten manuscript, 1983. Omaha City Planning Department


9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property: 0.48

Quadrangle name: Omaha North

Quadrangle scale: 1:24000C

UTM References

<table>
<thead>
<tr>
<th>A</th>
<th>Zone</th>
<th>Easting</th>
<th>Northing</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>Zone</td>
<td>Easting</td>
<td>Northing</td>
</tr>
<tr>
<td>C</td>
<td>Zone</td>
<td>Easting</td>
<td>Northing</td>
</tr>
<tr>
<td>D</td>
<td>Zone</td>
<td>Easting</td>
<td>Northing</td>
</tr>
<tr>
<td>E</td>
<td>Zone</td>
<td>Easting</td>
<td>Northing</td>
</tr>
<tr>
<td>F</td>
<td>Zone</td>
<td>Easting</td>
<td>Northing</td>
</tr>
<tr>
<td>G</td>
<td>Zone</td>
<td>Easting</td>
<td>Northing</td>
</tr>
</tbody>
</table>

Verbal boundary description and justification:

Lots 28 to and including 31 of Washington Square Addition, City of Omaha, Douglas County, Nebraska which are the Historic Boundaries for this property.

List all states and counties for properties overlapping state or county boundaries

<table>
<thead>
<tr>
<th>state</th>
<th>code</th>
<th>county</th>
<th>code</th>
</tr>
</thead>
</table>

11. Form Prepared By

name/title: Dan Worth, Architect/Planner

organization: Omaha Planning Department

date: October, 1984

street & number: 1819 Farnam Street, Suite 1110

telephone: (402) 444-4927

city or town: Omaha

state: Nebraska

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

- [ ] national
- [ ] state
- [x] local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title: 

date: 

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

date

Attest:

date

Chief of Registration
LHFC Case No. H1-84-6, APPLICANT: Mrs. K. R.M. Turner requests LANDMARK DESIGNATION for 2501-03 North 16th Street. AREA TO BE DESIGNATED IS SHADED. (Sherman Apartments)
SHERMAN APARTMENTS
(D009-137-4)
OMAHA, DOUGLAS COUNTY, NEBRASKA
ZONE 15
E 254040
N 4514000
February 12, 1985

H1-85-6

Honorable President

and Members of the City Council,

This proposed Ordinance designates the Sherman Apartments, 2501 North 16th Street, as a Landmark. The owner, K. Turner, is the applicant.

DEPARTMENT RECOMMENDATION: Approval.

SUMMARY OF TESTIMONY AT THE PLANNING BOARD PUBLIC HEARING: At the Public Hearing held January 2, 1985, no one appeared in favor of or in opposition to this request for landmark designation.

PLANNING BOARD ACTION: Approval 7-0.

SUMMARY OF TESTIMONY AT THE LANDMARKS HERITAGE PRESERVATION COMMISSION MEETING: At the Public Hearing and Administrative Meeting held December 20, 1984, a visual overview of the architectural and historical significance of the Sherman Apartments was presented. It was explained that the owner lives out of town and could not attend this meeting.

No one appeared in opposition to this request. Full summary of proceedings attached.

LANDMARKS HERITAGE PRESERVATION COMMISSION ACTION: Approval 5-0.

Respectfully submitted,

[Signature]

Martin H. Shukert, AICP
Planning Director

4C14:19

[Mayor's Office/Title]
PLANNING BOARD MINUTES

H1-84-6
K. Turner
REQUEST: Landmark Designation of Sherman Apartments
LOCATION: 2501 North 16th Street

At the Public Hearing held January 2, 1985, Martin Shukert, Planning Director, stated that this landmark designation, approved by the Landmarks Heritage Preservation Commission on December 20, 1984, would designate the Sherman Apartments at 16th and Lake Streets as a landmark for the City of Omaha. He said the building is located in the 16th Street Redevelopment area, and its proposed rehabilitation and preservation is consistent with both the Historic Preservation Comprehensive Plan and the North 16th Street Redevelopment Plan.

No one appeared in opposition to this request.

At the January 9, 1985 Administrative Meeting, Martin Shukert, Planning Director, stated that the Planning Department recommends this request be approved.

Mr. Fahey moved to APPROVE this request for Landmark Designation of 2501 North 16th Street, more commonly known as the Sherman Apartments. Ms. Latimer seconded the motion which carried 7-0.

LANDMARKS HERITAGE PRESERVATION COMMISSION MINUTES

H1-84-6
Sherman Apartments
REQUEST: Landmark Designation
LOCATION: 2501-03 North 16th Street

At the Public Hearing and Administrative Meeting held December 20, 1984, Lynn Meyer gave a visual overview of the Sherman Apartments, which were built in 1897. Mr. Meyer related the following general history of the structure.

The building gets its name from Sherman Avenue, which was the former name for 16th Street. The street developed from a country road, beginning as early as the 1860's. The Sherman is important because it is one of only two pre-1900 apartment structures that still exist in Omaha. The other is The Normandy at 1102 Park Avenue.

Prior to the 1890's, buildings built specifically as apartments could not be found in Omaha. The predominant apartments from that time were called the St. Louis flats, that is, a building that generally contained commercial space on the first floor and had living space above. By the mid 1890's land values were such that apartment structures were becoming more profitable particularly along major transportation routes, such as North 16th Street. One of those speculating in apartments at the time was George Payne, who owned three of Omaha's earliest apartment buildings. He was president of his own realty company as well as two trust companies. He was also one of the founders of the Omaha Chamber of Commerce and one of the Board of Trustees for the 1898 Trans-Mississippi Exposition.

Nationally, the Payne Investment Company was known for its work in subdivision development in Minnesota, and particularly the development of Albert Lea, Minnesota, where a large lake area was drained to develop that community.
Mr. Meyer pointed out that architecturally the Sherman is a fine example of Neo-Classical Revival Architecture. The architect isn't known for sure, but is thought to be F.A. Henninger, as he worked with Payne on his two other apartment projects. The designer took inspiration from both classical and renaissance architecture popular at the time. Both those styles were the mandated styles for the nearby Trans-Mississippi Exposition, which was to follow the next year. Mr. Meyer pointed out the important classical and renaissance features of the building that include the two story pedimented portico, the rusticated base, the use of the round arch and classical detailing such as the Doric columns and the use of ballasters.

Mr. Meyer stated that the building is generally in good condition.

Mr. Meyer informed the Commission that Mrs. Rusty Turner, the owner of the building and the applicant for the designation, lives out of town and could not attend the meeting.

No one appeared in favor of the designation.

No one appeared in opposition to the designation.

There being no further discussion, Mr. Harmsen moved that the Sherman Apartments located at 2501-03 North 16th Street be designated as a Landmark of the City of Omaha. Seconded by Mr. How. Carried 5-0.
AN ORDINANCE to designate the Sherman Apartments, located at 2301 North 16th Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

Section 1. That the Sherman Apartments is located at 2301 North 16th Street, which is on the following described land, to wit:

All of Lots 28, 29, 30 and 31, Washington Square Addition, as surveyed, platted and recorded in Douglas County, Nebraska.

Section 2. That for the reasons recited in Landmarks Heritage Preservation Commission Resolution attached hereto as Exhibit I, and made a part hereof as if fully set forth herein, the architectural characteristics of the Sherman Apartments are hereby deemed significant and worthy of preservation.

Section 3. That the "Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings", as may be from time to time amended, are hereby adopted as the design standards to be applied in the enforcement of this Ordinance and Chapter 24, Article II of the Omaha Municipal Code.

Section 4. That the Sherman Apartments is hereby designated pursuant to Section 24-61 of the Omaha Municipal Code, and hereby subject to all of the provisions of Landmark Heritage Preservation, Ch. 24, Art. II of the City of Omaha.

Section 5. That this Ordinance shall be in full force and take effect fifteen (15) days from and after the date of its passage.

INTRODUCED BY COUNCILMEMBER

APPROVED:

PASSED FEB 26 1985 6-0

ATTEST:

APPROVED AS TO FORM:

PL/84/14:27
ORDINANCE NO. 30605

AN ORDINANCE to designate the Sherman Apartments, located at 2501 North 16th Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st reading FEB 12 1985 - Hearing

2/12/85

Hearing FEB 19 1985 - Own

2/19/85

Final Reading FEB 26 1985

Passed 6-0

Mary Collins, Common