RESOLUTION
STEINER ROWHOUSES
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, Hillcrest Apartments, LTD. is the owner of the Steiner Rowhouses; and,

WHEREAS, this owner requested that the Steiner Rowhouses be designated as Landmarks under the City of Omaha’s Landmarks Heritage Preservation Ordinance; and,

WHEREAS, rowhouses were a very popular form of multi-family housing in America in the late nineteenth and early twentieth centuries; and,

WHEREAS, rowhouses are an important property type in Omaha’s architectural history; and,

WHEREAS, the greatest number and variety of rowhouses in the state of Nebraska are located in Omaha; and,

WHEREAS, the Steiner Rowhouses, constructed in 1909 and 1911, are representative of typical early twentieth century Omaha rowhouses in terms of function, form, style and construction; and,

WHEREAS, the Steiner Rowhouses retain a high degree of their original characteristics; and,

WHEREAS, the Steiner Rowhouses are listed in the National Register of Historic Places and have been completely rehabilitated; 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 Steiner Rowhouses, 1906-10 Jones Street and 638-42 South 19th Street, be designated as Landmarks of the City of Omaha.
RESOLUTION
STEINER ROWHOUSE NO. 1
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, Hillcrest Apartments, LTD. is the owner of Steiner Rowhouse No. 1; and,

WHEREAS, this owner requested that Steiner Rowhouse No. 1 be designated as a Landmark under the City of Omaha’s Landmarks Heritage Preservation Ordinance; and,

WHEREAS, rowhouses were a very popular form of multi-family housing in America in the late nineteenth and early twentieth centuries; and,

WHEREAS, the rowhouse is an important property type in Omaha’s architectural history; and,

WHEREAS, the greatest number and variety of rowhouses in the state of Nebraska are located in Omaha; and,

WHEREAS, Steiner Rowhouse No. 1, constructed in 1909, is representative of a typical early twentieth century Omaha rowhouse in terms of function, form, style and construction; and,

WHEREAS, Steiner Rowhouse No. 1 retains a high degree of its original characteristics; 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, Steiner Rowhouse No. 1, 638-42 South 19th Street, be designated as a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission

APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE

Historic

and/or Common

Steiner Rowhouse #1

LOCATION

Street and Number

638-40-42 South 19th Street

CLASSIFICATION

<table>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
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<tr>
<td>Building(s)</td>
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<tr>
<td>Site</td>
<td>Public Acquisition</td>
<td>Work in Progress</td>
<td>Educational</td>
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<tr>
<td>Object</td>
<td>In Process</td>
<td>Accessible</td>
<td>Entertainment</td>
</tr>
</tbody>
</table>

| Museum |
| Park   |
| Private Residence |
| Religious |
| Scientific |
| Transportation |
| Other (Apartment) |

OWNER OF PROPERTY

Name
Hillcrest Apt. LTD.

Street and Number
(Same Below)

City, State and Zip Code

Representative
Jerald Metzger

Street and Number
Pawnee Route 1, Box 103C

City, State and Zip Code
Honey Creek, IA 51542

LEGAL DESCRIPTION

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

Hillcrest Apt. #70 by J ALME 12.P. Nov 21, 91

Signature of Owner/Representative

Date
REPRESENTATION IN EXISTING SURVEYS

____ Historic Omaha Building Survey, Landmarks Heritage Preservation Commission. (Local)
____ 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

SIGNIFICANCE

Specific Dates
Architect
Builder
# 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**
Steiner Rowhouse #1 (D008:0122-053)

## 2. Location

<table>
<thead>
<tr>
<th>Street &amp; number</th>
<th>638-40-42 South 19th Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>City, town</td>
<td>Omaha</td>
</tr>
<tr>
<td>State</td>
<td>Nebraska</td>
</tr>
<tr>
<td>Code</td>
<td>NE</td>
</tr>
<tr>
<td>County</td>
<td>Douglas</td>
</tr>
<tr>
<td>Code</td>
<td>055</td>
</tr>
<tr>
<td>Zip code</td>
<td>68102</td>
</tr>
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## 3. Classification

<table>
<thead>
<tr>
<th>Ownership of Property</th>
<th>Category of Property</th>
<th>Number of Resources within Property</th>
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<tbody>
<tr>
<td>X private</td>
<td>X building(s)</td>
<td>1 Contributing</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0 Noncontributing</td>
</tr>
</tbody>
</table>

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 certifying official: __________________________ Date: __________

For the State or Federal agency and bureau:

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official: __________________________ Date: __________

For the 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: __________
The Steiner Rowhouse #1 was built in 1909 near the edge of downtown Omaha as a three-unit rowhouse structure. The simply detailed two-storied 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 Kettnacker 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 Kettnacker 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 building’s 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.
double-hung windows are used throughout, most with their original 12 over 1 configuration.
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
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
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.
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.

10. Geographical Date

Acreage of property less than one

UTM References
A 1,5 215,36,2,0 417,08,3,0
B Zone Easting Northing
C Zone Easting Northing
D Zone Easting Northing

Verbal Boundary Description

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

Boundary Justification

The area includes all historically associated property.

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

U.S.GPO:1988-0-223-918
Case No. H1–91–1, APPLICANT: Richard Knudson requests LANDMARK DESIGNATION FOR Steiner Rowhouse #1, 638-42 South 19th Street. AREA TO BE DESIGNATED IS SHADED.

Map From:
Omaha/Douglas County Historic Building Survey, Site #D009:0122-053

Scale: 1"=100'
RESOLUTION
STEINER ROWHOUSE NO. 2
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, Hillcrest Apartments, LTD. is the owner of Steiner Rowhouse No. 2; and,

WHEREAS, this owner requested that Steiner Rowhouse No. 2 be designated as a Landmark under the City of Omaha's Landmarks Heritage Preservation Ordinance; and,

WHEREAS, rowhouses were a very popular form of multi-family housing in America in the late nineteenth and early twentieth centuries; and,

WHEREAS, the rowhouse is an important property type in Omaha's architectural history; and,

WHEREAS, the greatest number and variety of rowhouses in the state of Nebraska are located in Omaha; and,

WHEREAS, Steiner Rowhouse No. 2, constructed in 1911, is representative of a typical early twentieth century Omaha rowhouse in terms of function, form, style and construction; and,

WHEREAS, Steiner Rowhouse No. 2 retains a high degree of its original characteristics; 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, Steiner Rowhouse No. 2, 1906-10 Jones Street, be designated as a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission
APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic

and/or Common
Steiner Rowhouse #2

LOCATION
Street and Number
1906-08 Jones Street

CLASSIFICATION

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<td>Commercial</td>
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<tr>
<td>Site</td>
<td>Public Acquisition</td>
<td>Work in Progress</td>
<td>Educational</td>
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<td>Object</td>
<td>In Process</td>
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<tr>
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<td>No</td>
<td>Military</td>
</tr>
</tbody>
</table>

Other (Apartment)

OWNER OF PROPERTY
Name
Hillcrest Apt. LTD.

Street and Number
(SEE BELOW)

City, State and Zip Code

Representative
Jerald Metzger

Street and Number
Rural Route 1, Box 103C

City, State and Zip Code
Honey Creek, IA 51542

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

Signature of Owner/Representative
Hillcrest Apt LTD

Date
Nov 21, 91
REPRESENTATION IN EXISTING SURVEYS

- Historic Omaha Building Survey, Landmarks Heritage Preservation Commission. (Local)
- 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

SIGNIFICANCE

Specific Dates
Architect
Builder
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
   other names/site number Steiner Homestead #2 (U1090:0122-050)

2. Location
   street & number 1906-08-10 Jones Street
   city, town Omaha
   state Nebraska code NE county Douglas code 655 zip code 68102

3. Classification
   Ownership of Property
   □ private
   □ public-local
   □ public-State
   □ public-Federal
   Category of Property
   □ building(s)
   □ district
   □ site
   □ structure
   □ object
   Number of Resources within Property
   Contributing Noncontributing
   1 0 buildings
   0 0 sites
   0 0 structures
   0 0 objects
   1 0 Total
   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 65.
   In my opinion, the property □ meets □ does not meet the National Register criteria. □ See continuation sheet.

   Signature of certifying official Date
   State or Federal agency and bureau

   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.
   □ See continuation sheet.
   □ determined eligible for the National Register. □ See continuation sheet.
   □ determined not eligible for the National Register.
   □ removed from the National Register.
   □ other, (explain): ____________________________

   Signature of the Keeper Date of Action
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 1800 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.
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.

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

Acreage of property: less than one

UTM References
A 1.5 2.5 3.6 0.0 4.5 7.0 8.3 0.0
Zone Easting Northing

B Zone Easting Northing

C

D

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.

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
city or town Omaha
state NE zip code 68183
Case No. H1-91-2, APPLICANT: Richard Knudson requests LANDMARK DESIGNATION FOR Steiner Rowhouse #2, 1906-10 Jones Street. AREA TO BE DESIGNATED IS SHADED.

Map From:
Omaha/Douglas County Historic
Building Survey, Site #D009:0122-050

Scale: 1" = 100'
Landmarks Heritage Preservation Commission
Case No. H1-91-1 & H1-91-2. APPLICANT: Hillcrest Apt. LTD. requests LANDMARK DESIGNATION FOR the Steiner Rowhouses, 1906-10 Jones Street and 638-42 South 19th Street. AREA TO BE DESIGNATED IS SHADED.
February 25, 1992

H2-91-1
H2-91-2

Honorable President

and Members of the City Council,

The proposed Ordinance designates the Steiner Rowhouses, located at 1906-10 Jones Street and 638-42 South 19th Street as a landmark. The owner, Hillcrest Apartments, LTD., is the applicant.

DEPARTMENT RECOMMENDATION: Approval.

SUMMARY OF TESTIMONY AT THE PLANNING BOARD PUBLIC HEARING: At the public hearing January 8, 1992 the Planning Director presented the request. He stated that the Landmarks Heritage Preservation Commission has recommended the historic designation.

No one appeared either in favor or opposed to the request. Full summary of proceedings attached.

PLANNING BOARD RECOMMENDATION: Approval 7-0.

SUMMARY OF TESTIMONY AT THE LANDMARKS HERITAGE PRESERVATION COMMISSION MEETING: At the public hearing/administrative meeting March 13, 1991 Lynn Meyer presented a slide program as background for the designation.

No one spoke in favor of or opposed to the request. Full summary of proceedings attached.

LANDMARKS HERITAGE PRESERVATION COMMISSION RECOMMENDATION: Approval 4-0-1.

Respectfully submitted,

Gary L. Pryor
Planner/indor

0963
CERTIFICATION OF PUBLICATION:


MEMBERS PRESENT:  
Michael Fenner, Chairman  
Catherine Ferguson  
Joan Flinspach  
Al Macchietto  
Barbara J. Wickman

MEMBERS ABSENT:  
Bryan LeBeau  
Paul Jeffrey

ALSO PRESENT:  
Lynn Meyer, Preservation Administrator  
Kent Behrens, Planning Department  
Ken Bunger, Asst. City Attorney, Law Department  
Susan Kelley, Chief Building Inspector, Permits and Inspections Division

The meeting was called to order at 1:30 p.m. by Mr. Fenner with five members present and two members absent.

LANDMARKS DESIGNATION/NATIONAL REGISTER NOMINATION

Case No. H1-91-1  
H1-91-2  
Richard J. Knudsen, Jr.

REQUEST: Approval of Landmarks Designation and National Register Nomination  
LOCATION: 638-42 South 19th Street and 1906-08 Jones Street

Mr. Lynn Meyer gave a slide presentation as background for Landmark Designation and National Register Nomination for the Steiner Rowhouses at 638-42 South 19th Street and 1906-08 Jones Street.

As the largest metropolitan area in Nebraska, Omaha contains the greatest number and variety of rowhouses in the state. Mr. Meyer said that over 700 extant multi-family buildings have been identified in Omaha that are over 50 years old of which 187 are rowhouses. The primary incidence of rowhouse construction in Omaha coincides closely with two periods of economic boom in the City, the first from approximately 1886-1890 and the second from 1900-1925. Both periods saw tremendous growth in commerce, industry, population and construction accompanied by a critical need for housing of various types.

Mr. Meyer said that the Georgia Rowhouse at 1040-44 South 29th Street is the only rowhouse property that is locally designated and on the National Register.
The Steiner Rowhouses embody the distinctive characteristics of a property type important in Omaha history, the rowhouse. A popular form of multi-family housing in the late 19th and early 20th 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.

The three-unit brick rowhouse at 1906-08 Jones Street was designed by Joseph Guth and built by Joseph Kettnacker for Dr. N. F. Steiner in 1911. The three-unit rowhouse at 638-42 South 19th Street was built in 1909 on a hill just south of Omaha's central business district. City of Omaha building permit information indicates that the structure on South 19th Street was built by Joseph Kettnacker for Dr. H. W. Steiner. Although not listed on the permit, it is likely that the architect was Joseph Guth, as Guth designed the nearly identical rowhouse at 1906-08 Jones Street, which is adjacent to the South 19th Street rowhouse.

The simply detailed two-story buildings exemplify the rowhouse property type formally and functionally, and exhibit elements associated with the early 20th century Renaissance Revival style. A certified historic rehabilitation of the properties for use as apartments is currently underway. There will be no changes to the exteriors and the interiors will remain intact with the exception that each unit will be divided into an upper and lower level apartment.

Both row houses are two-story, flat-roofed, brick structures rectangular in plan (the South 19th Street building is 60 feet by 30 feet and the Jones Street building is 65 feet by 35 feet). Each building consists of three attached dwelling units and is 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. The buildings' street-facing elevations feature simple details 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 ground level arched porch grills. Wooden double-hung windows are used, most with their original 12 over 1 configuration.

Mr. Meyer advised that Richard Knudson, owner and developer of the two rowhouses, initiated the designations but was unable to attend today's meeting.

In response to Mr. Fenner regarding the white turret on the structure at 638-42 South 19th Street, Mr. Meyer said the turret is wooden and he felt that it may be a transitional element from the Queen Anne period. He explained that the turret had vinyl siding, which has been removed as part of the renovation.
Minutes
Landmarks Heritage Preservation Commission
March 13, 1991
Page 3

MOTION: Mr. Macchietto moved to APPROVE Landmark Designation for 638-42 South 19th Street and 1906-08 Jones Street. Ms. Ferguson seconded the motion.

There being no further discussion, roll was called.

YEA: Macchietto, Flinspach, Ferguson, Fenner
ABSTAIN: Wickman
MOTION APPROVED: 4-0-1

MOTION: Mr. Macchietto moved to APPROVE National Register Nomination for 638-42 South 19th Street and 1906-08 Jones Street. Ms. Flinspach seconded the motion.

There being no further discussion, roll was called.

YEA: Macchietto, Flinspach, Ferguson, Fenner
ABSTAIN: Wickman
MOTION APPROVED: 4-0-1

CERTIFICATES OF APPROVAL

Case No. H3-91-3
Mark Goodrich

REQUEST: Approval of replacement windows
LOCATION: 1210-14 Howard Street
(Old Market Historic District)

Mr. Goodrich advised that Midwest Architectural Wood Products, Ltd., Davenport, Iowa, will replace the sash units with insulated glazing. He circulated pictures of the existing windows to demonstrate their present condition. He explained that the windows will be made of pretreated wood which is primed and ready to be finished after installation.

Mr. Goodrich explained that the lug detail is the only architectural detail that has been changed. Regarding the mullions, he stated, that the difference is in the thickness of the glazing. The original glass was single pane and the new panes will be insulated 3/8" glass. In addition, he said, they propose to use a "low e" hardcoat glass which does not have a reflective pattern. Mr. Goodrich circulated a sample of the new glass, stating that all windows in the rear and in the front will have sash replacements. He also stated that they will redo the framing as far as sanding and clean-up in accordance with the Guidelines.

In response to Mr. Fenner, Mr. Goodrich agreed that the new windows would be very similar to the existing windows. He pointed out that the only difference is that the new panes will be insulated glazing units.

In response to Mr. Macchietto about the "muntin" down the center of each window, Mr. Goodrich said that would be done on the rear units. He pointed out that the front units have an iron, sash retainer bar that goes behind the windows and that it is needed because each unit weighs 285 pounds.
PLANNING BOARD MINUTES

HI-89-17
Melrose Limited Partnership

REQUEST: Approval of Landmark Historic Designation
LOCATION: 620 North 33rd Street, Melrose Apartments

HI-90-16
James Kean

REQUEST: Approval of Landmark Historic Designation
LOCATION: 1102 Park Avenue, Normandie Apartments

HI-91-1
Hillcrest Apartments, LTD.

REQUEST: Approval of Landmark Historic Designation
LOCATION: 1906-10 Jones Street and 638-42 South 19th Street, Steiner Rowhouses

HI-91-19
1413 Leavenworth Historic, L.P.

REQUEST: Approval of Landmark Historic Designation
LOCATION: 801 South 15th Street, The Egggers-O’Flying Building

These requests were heard concurrently due to agreeing interests.

At the Planning Board meeting held on January 8, 1992, Mr. Gary Pryor Planning Director, presented these requests.

Mr. Pryor stated that the Landmarks Heritage Preservation Commission has reviewed all of these requests, and have recommended that they be given a Historic Designation. Two of these properties are currently on the National Register.

No one appeared in opposition to this request.

Mr. Pryor stated that these designations are consistent with the City's Master Plan.

Mr. Lopez moved to APPROVE the Landmark Historic Designation of 620 N. 33 Street, Melrose Apartments; 1102 Park Avenue, Normandie Apartments; 1906-10 Jones Street and 638-42 S. 19 Street, Steiner Rowhouses; and 801 S. 15 Street, The Egggers-O’Flying Building. Mr. Scarpello seconded the motion which carried 7-0.

880/r
AN ORDINANCE to designate the Steiner Rowhouses, located at 1906-10 Jones Street and 638-42 South 19th Street as a Landmark pursuant to the Landmark Preservation Ordinance of the City of Omaha.

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

Section 1. That the Steiner Rowhouses are located at 1906-10 Jones Street and 638-42 South 19th Street, which is on the following described land, to wit:

East 24.7 foot Lot 11 and all of Lot 12, Rogers-Milton Place, as surveyed, platted and recorded in Douglas County, Nebraska.

and

The East 6 feet of Lot 8, Lot 9, Lot 10, and the West 4 feet of Lot 11, Rogers-Milton Place, 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 Steiner Rowhouses 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 Steiner Rowhouses are hereby designated pursuant to Section 24-61 of the Omaha Municipal Code, and hereby subject to all of the provisions of this Ordinance and Chapter 24, Article II of the Omaha Municipal Code.
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

Joseph L. Finney

APPROVED BY:

[Signature]
MAYOR OF THE CITY OF OMAHA

PASSED MAR 17 1992 7-0

ATTEST:

[Signature]
CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY

8817t

I hereby certify that the foregoing is a true and correct copy of the original document now on file in the City Clerk's office.

[Signature]
CITY CLERK

( )
ORDINANCE NO. 32398

AN ORDINANCE to designate the Steiner Rowhouses, located at 1906-10 Jones Street and 638-42 South 19th Street as a Landmark pursuant to the Landmark Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st Reading FEB 25 1992

Hearing MAR 3 1992 over to 3/19/92
pursuant to City Council Rub With

Final Reading MAR 17 1992
passed 7-0

Mary Elwynn Barnes
CITY CLERK