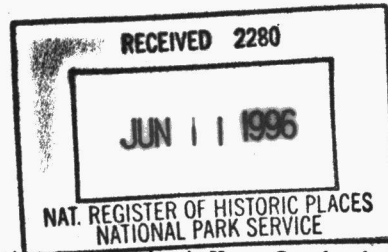


United State Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Rose Realty-Securitates Building

other names/site number Securities Building/NeHBS # DO09:0123-075

2. Location

street & number 305 S. 16th Street

not for publication [N/A]

city or town Omaha

vicinity [N/A]

state Nebraska

code NE

county Douglas

code 055

zip code 68102

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Lawrence Samuels

Signature of certifying official

6/3/96
Date

Director, Nebraska State Historical Society

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. 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): _____

Edson H. Beall

Entered in the
National Register

7-19-96

Signature of Keeper

Date of Action

Rose Realty-Securities Building
Name of Property

Douglas, Nebraska
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

☒ private
☐ public-local
☐ public-state
☐ public-Federal

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed
in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instruction)

COMMERCE: business

WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN
MOVEMENTS: Sullivanesque

foundation CONCRETE, BRICK
walls BRICK

roof CONCRETE, ASPHALT
other TERRA COTTAL, METAL: bronze

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1916

Significant Dates

1916

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Fredrick A. Henninger

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 for Additional Data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:

Omaha City Planning Department

Rose Realty-Securities Building
Name of Property

Douglas, Nebraska
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References (place additional UTM references on a continuation sheet).

	Zone	Easting	Northing		Zone	Easting	Northing
1.	15	253960	4571280	3.			
2.				4.			

☐ See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Stacey C. Pilgrim, Planner Specialist

organization Omaha City Planning Department

date March 1996

street & number 1819 Farnam, Suite 1100

telephone 402-444-5210

city or town Omaha

state NE

zip code 68183

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name/title Securities Building Limited Partnership

street & number 1704 S. 10th Street

telephone 402-345-8450

city or town Omaha

state NE

zip code 68108

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended, (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United State Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Rose Realty-Securities Building

Name of Property

Douglas, Nebraska

County and State

Section 7 Page 1

7. Narrative Description

The Rose Realty- Securities Building at 305 S. 16th Street is a commercial/office building constructed in 1916 by the Rose Realty Company. Technically, it is constructed of reinforced concrete frame, floors, and roof with 12 inch, brick curtain walls. Built of fireproof construction materials, the building is a unique design in Omaha. The building's design borrows heavily from the prominent American architect Louis Sullivan. Many of the building's design elements are Sullivanesque. The Securities Building is a rectangular, brick, six-story building situated on the corner of Farnam and 16th Streets in downtown Omaha. This building is articulated on two of its four facades and has been used as commercial and office space.

The Securities Building was constructed as a speculative commercial/office structure built in 1916 by the Rose Realty Company. The structure was designed by F. A. Henninger and built of reinforced concrete, limestone, and terra cotta by John H. Harte for a cost of \$200,000. Originally the site of a one-story office block, the 86' x 152' building is located on the Southeast corner of Farnam and 16th Streets, in the heart of Omaha's Central Business District. Original architectural plans indicate that the building was designed as a four-story structure, with several references to a six-story option.¹

The building is a six-story, plus basement and sub-basement, rectangular structure of reinforced concrete framing and floors. Only the west and north facades are articulated. The exterior treatment above the first floor is terra cotta over masonry-faced concrete bearing walls. Henninger employed Louis Sullivan's method of giving unity to a multi-storied building through the use of the tripartite scheme of dividing the articulated elevations into "base," "shaft," and "capital," analogous to a classical column.² A continuous horizontal band of projecting terra cotta detailing divides the base (first floor) and shaft (second through sixth floors). The second floor consists of Chicago-style windows divided by the horizontal terra cotta faced piers. The significant intricate fascia, soffit and cornice detailing are Sullivanesque in design and are typical of an innovative era in Omaha architecture and exist in only a very few extant buildings.

Only the west and north facades are articulated. The west facade is divided into seven vertical sections separated by protruding terra cotta-faced piers. Each of these bays contains two double-hung sash windows, except for the first and second floors. The third through fifth floors are further divided by continuous, round, terra cotta pilasters topped with Doric capitals. The sixth floor is also subdivided by small, round, terra cotta, Doric pilasters. Recessed terra cotta spandrels provide horizontal separation between the levels. The spandrels separating the third and sixth floors extend under two windows and are embellished by carved Sullivanesque medallions.

The most prominent feature of the west facade is the Napier's Bootery storefront. The street level exterior treatment contains a marble faced storefront with large display windows framed by bronze. The bronze framing above the display windows is heavily detailed with Sullivanesque details. In addition are the apparently original, curved glass side panels on the display windows. The side panels of the other businesses were angled, but currently only a few of the original display windows remain.

The north facade is designed in the same manner as the west facade, described above. This facade is narrower and thus there are only three bays separated by continuous pilasters. These bays have three double-hung sash windows that are separated by two terra cotta columns. As on the west facade the recessed spandrels horizontally divide the levels, but on the third and sixth floor spandrels, there are two carved Sullivanesque medallions.

¹Rose Realty Architectural drawings. Permits and Inspection Division, Omaha City Planning Department.

²John Zukowsky, editor. *Chicago Architecture 1872-1922: Birth of a Metropolis*. p. 73.

United State Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Rose Realty-Securities Building

Name of Property

Douglas, Nebraska

County and State

Section 7,8 Page 2

7. Narrative Description (continued)

The remaining two facades face the adjacent buildings and are undecorated. Both facades consist of simple brick curtain walls and double-hung sash windows. The windows are set into square moldings with terra cotta transoms and brick sills. Some of these windows have been covered over. The exterior covering is brick with no embellishment.

The main entrance to the building's upper floors is centrally located on the west facade, adjacent to the Napier's Bootery storefront. Entrances to approximately nine street level stores are found at various locations along the two articulated facades. The majority of the entrances are constructed in the form of a vestibule with recessed entry. The main entrance vestibule is decorated with marble tile flooring in a star pattern. The original doors have been replaced by modern glass doors.

The Securities Building has remained relatively undisturbed since its construction. Building permits indicate several cosmetic changes to many of the storefronts. Much of this, however, is veneer and can be removed to reveal the original structure. Also aluminum siding was placed over the articulated, cantilevered cornice in an apparent attempt to "modernize" the building and, possibly, to protect this detail from deterioration. The structure of the building, however, has not been altered. The window openings, although some may contain replacement windows, are original to this building as is the bronze and terra cotta detailing.

The interior spaces are still intact. The first floor entrance continues the marble flooring that is found in the exterior vestibule. A marble staircase with cast iron rails leads to the upper floors. Elevators are set into marble surrounds and are highlighted by Art Deco features. The angular light fixtures and steel and black angled Art Deco designs are later additions to the entry, but it is unclear as to when they were added.

The first floor consists of individual shops which all have exterior entrances. The remaining floors are separated into individual offices with entrances off the main hall ways. The upper floor office spaces still retain the original textured glass windows and doors set into wood surrounds. Some of the original marble tile detailing is still visible along the walls of the upper floor hallways and the floor plan layout has not been altered. The hall floors on these levels are of mosaic tiles. The store flooring is mainly wood or tile. Some changes have occurred to the interior spaces, but the majority of these are cosmetic.

8. Statement of Significance

Under National Register Criterion C, the Securities Building is architecturally significant to Omaha as a unique adaptation of the Sullivanesque style, being the only office building of this style in Omaha. The Securities Building is an early example of the tripartite method of the multi-storied design inspired by Louis Sullivan. Designed by Omaha architect F.A. Henninger, the Securities Building is an example of a typical office building found in this area of downtown Omaha during the early half of the twentieth century. Much of the original fabric of the Securities Building still remains and the building retains a high degree of architectural integrity.

The Securities Building is architecturally significant because it is the only Sullivanesque building found in the city of Omaha. Although other buildings of the same era may have Sullivanesque ornamentation, the Securities building is the only one that completely follows Louis Sullivan's style in design and detailing.

Louis Sullivan created a new form of architecture during the early decades of the twentieth century. As an alternative to the Art Nouveau style, Sullivan used ornamentation that contained more elements of the Gothic style.³ Foliage

³Ibid. p. 195.

United State Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Rose Realty-Securities Building

Name of Property

Douglas, Nebraska

County and State

Section 8 Page 3

8. Statement of Significance (continued)

ornamentation is one of the major contributing features found in styles of Louis Sullivan.⁴ Sullivan influenced a number of architects and designs of the early twentieth century. This influence of Sullivan was felt only slightly in Omaha. Few architects designed buildings with Sullivanesque details and only Henninger designed a true Sullivanesque building, the Securities Building.

The Sullivanesque style is distinguished by its rich ornamental detailing in terra cotta and classical elements made popular by Chicago architect Louis Sullivan.⁵ Usually Sullivanesque buildings have flat roofs and boldly projecting cornices.⁶ The Securities Building displays all the characteristics of this style and is unique to the Omaha downtown. The classical elements found on the securities building include pilasters and columns, but the true evidence of this classicism is found in the tripartite style of base, shaft, and capital. The capital of the building is ornamented by a projecting cornice, which in itself is a strong element of Sullivanesque.

Downtown Omaha experienced a considerable building boom in the second and third decades of the 20th century. New office, retail, hotel and civic construction was concentrated within a few blocks between 15th and 18th Streets. These new multi-storied buildings produced the skyline of Omaha and became the heart of downtown for many decades. A variety of styles and methods were used in constructing these buildings, but the Securities Building is the only building in the area designed in the Sullivanesque style. The only other buildings in Omaha that have Sullivanesque detailing are a few apartment buildings. The Sullivanesque details on these buildings are limited to small, terra cotta ornaments, but they lack the tripartite scheme needed to be true Sullivanesque. These apartments are located near the downtown area and were all built by Drake Realty Company during the second decade of the twentieth century. They include the Turner Court Apartments (212-004), Terrace Court Apartments (205-018), the Drake Court Apartments (0112-008) and 3 Cheers Bar (formerly an apartment 320-017).

The building remained nameless during the design drawing stage, as the title block on original drawings reads "Building for the Rose Realty Company". However, City Directories indicate it was formally called the Rose Building from 1916-1917. As early as 1918, the building was officially referred to as the Securities Building, probably in an effort to draw loan, investment, and securities services, popular tenants in the neighboring First National Bank building (NR 1982). Although the Securities building is somewhat dwarfed by the First National Bank building across 16th Street to the West, it was still one of the tallest at the time of its construction.

Built specifically to provide rental office space in the downtown area, the building has housed several businesses over the years. Historically, the upper floors were occupied by a variety of service and office uses; while the ground floor store fronts have been occupied by billiard parlors, coffee shops, furriers, and shoe stores. From 1917 to 1941, the corner of 16th and Farnam housed the Union Pacific ticket office which also serviced ticket sales for several of the other lines that ran through Omaha.

The Securities Building was designed by Omaha architect Frederick A. Henninger. Although most noted for his work on private homes, Henninger also designed several other downtown business buildings including the United State National Bank Building, the Farm Credit Union, and the Omaha Grain Exchange Building. Henninger received his architectural training at the Art Institute of Chicago.⁷ After training, Henninger moved to Lincoln, Nebraska where he worked as an architect until the early 1890's

⁴John J. G. Blumenson. *Identifying American Architecture: A Pictorial Guid to Styles and Terms, 1600-1945*. p. 65.

⁵Ibid. p. 65.

Marcus Whiffen. *American Architecture Since 1780, A Guide to the Styles*. p. 191.

⁷Lynn Meyer. Haven-Page House National Register Nomination, October 7, 1982.

United State Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Rose Realty-Securities Building

Name of Property

Douglas, Nebraska

County and State

Section 8,9,10 Page 4

8. Statement of Significance (continued)

when he moved to Omaha.⁸ By 1895, he established himself as an architect for F.C. Ledebink. The following year Henninger purchased the business from Ledebink.⁹ Henninger worked in the Omaha area from 1887 until 1937, designing many residences and apartment complexes. After his retirement in 1937, his son took over control of the firm and practiced in Omaha until 1941.

9. Bibliography

Blumenson, John J. G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*. New York: W.W. Norton and Company, Inc., 1981.

Bostwick-Frohardt Photograph Collection, owned by KMTV on permanent loan to Western Heritage Museum.

City Directories. Omaha Public Library, W. Dale Clark Branch.

City of Omaha Building Permits. Omaha City Planning Department, Division of Permits and Inspection.

Meyer, Lynn. Haven-Page House National Register Nomination, 1982.

Rose Realty Architectural Drawings. City of Omaha Planning Department, Division of Permits and Inspection.

Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles*. Cambridge, Massachusetts: The M.I.T. Press, Massachusetts Institute of Technology, 1969.

Zukowsky, John. *Chicago Architecture 1872-1922: Birth of A Metropolis*. Munich, Germany: Prestel-Verlag, in association with The Art Institute of Chicago, 1987.

10. Geographical Data

Verbal Boundary Description

The nominated property is a tract of land described as lot 4 block 139 of the City Lots, Omaha, Douglas County, Nebraska.

Boundary Justification

The boundary includes all property historically associated with the Rose Realty-Securities Building.

⁸Ibid.

⁹Ibid.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Rose Realty--Securities Building

MULTIPLE
NAME:

STATE & COUNTY: NEBRASKA, Douglas

DATE RECEIVED: 6/11/96 DATE OF PENDING LIST: 6/25/96
DATE OF 16TH DAY: 7/11/96 DATE OF 45TH DAY: 7/26/96
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 96000766

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 7-19-96 DATE

ABSTRACT/SUMMARY COMMENTS: Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



5.8/

12/3

PHOTO #1

ROSE REALTY SECURITIES BUILDING

305 S. 16TH STREET

OMAHA, DOUGLAS COUNTY, NEBRASKA

NE HRS # D009: D123-076

PHOTO: JAMES KRANKE, OMAHA CITY

PLANNING DEPARTMENT; 1996

VIEW FACADE LOOKING SE



PHOTO # 2

ROSE REALTY-SECURITIES BUILDING
305 S. 16TH STREET

OMAHA, DOUGLAS COUNTY, NEBRASKA
NEHBS # DD09: D123-D75

PHOTO: JAMES KRANLE, OMAHA

CITY PLANNING DEPARTMENT, 1996

VIEW SULLIVANESQUE DETAIL
LOOKING EAST

71

3/22



PHOTO # 3

ROSE REALTY-SECURITIES BUILDING

305 S. 16TH STREET

OMAHA, DOUGLAS COUNTY, NEBRASKA

NEHBS#DDD9: D123-D75

PHOTO: JAMES KRANLE, OMAHA CITY

PLANNING DEPARTMENT, 1996

VIEW INTERIOR VESTIBULE

LOOKING EAST

2

1/2/1



PHOTO #4

ROSE REALTY-SECURITIES BUILDING
305 S. 16TH STREET

OMAHA, DOUGLAS COUNTY, NEBRASKA
NEHBS # DD09: D123-D75

PHOTO: JAMES KRANLE, OMAHA CITY
PLANNING DEPARTMENT, 1996

INTERIOR VIEW OF STORE LOOKING WEST

J.E.

22/1



PHOTO # 5

ROSE REALTY-SECURITIES BUILDING

303 S. 16TH STREET

OMAHA, DOUGLAS COUNTY, NEBRASKA

NEHRS # DDM: D123 D75

PHOTO: JAMERANCE, OMAHA CITY

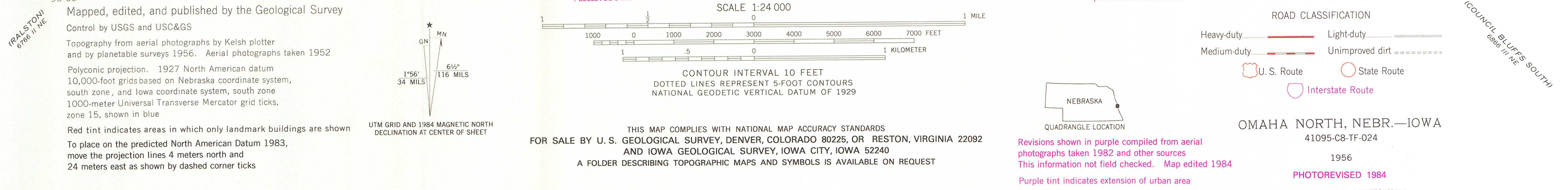
PLANNING DEPARTMENT; 1996

VIEW OF SULLIVANESQUE STOREFRONT

LOOKING EAST

8/1/7

OMAHA NORTH QUADRANGLE
NEBRASKA—IOWA
7.5 MINUTE SERIES (TOPOGRAPHIC)



NEBRASKA STATE HISTORIC PRESERVATION BOARD MEETING
May 3, 1996, 1 pm
City Building, 400 E Military Ave., Fremont

Please print clearly your name and address.

John Sanders
Name
5432 Saylor
Address JFOA-47
Lincoln, NE 68506
City/State/Zip

CARI W. MANTHEY
Name
1310 So. 40th St
Address JFOA-47
Lincoln
City/State/Zip
NE 68510

Mrs. Carl W. Manthey
Name
1310 So. 40th St
Address JFOA-47
Lincoln, Ne. 68510
City/State/Zip

RALPH & LEEANN ADAMS
Name
503 MAIN ST
Address PT05-22
HUMPHREY, NE
City/State/Zip

Thomas J. Kulantich
Name DO09:122-A
1773 N. 102 AVE
Address
Omaha, NE, 68114
City/State/Zip

REPRESENTING MAYOR HAL DAUB OF OMAHA
JEAN DUNBAR, CITY OF OMAHA HISTORIAN
Name
CIVIC CENTER
Address DO09: H.D., 117-12,
122-4, 122-52,
123-75
OMAHA NE 68102
City/State/Zip

Name
Address
City/State/Zip

Name
Address
City/State/Zip

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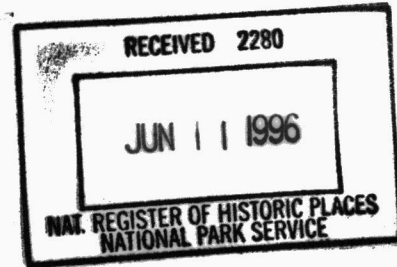


NEBRASKA STATE HISTORICAL SOCIETY

1500 R STREET, P.O. BOX 82554, LINCOLN, NE 68501-2554
(402) 471-3270 Fax: (402) 471-3100 Museum Fax: (402) 471-3314

June 3, 1996

Ms. Carol Shull
Chief of Registration
National Register of Historic Places
1100 L Street, NW
Washington, DC 20240




RE: Rose Realty-Securities Building
305 South 16th, Omaha, Douglas County, Nebraska

Dear Ms. Shull:

Please find enclosed the National Register of Historic Places nomination form for the above property. This nomination has met all notification and other requirements as established in 36 CFR Part 60.

If you have any questions concerning this nomination, please let me know.

Sincerely,


L. Robert Puschendorf
Deputy State Historic Preservation Officer

DO09:0123-075

REVIEW SHEET
Historic Preservation Certification Application--Rehabilitation

Property: SECURITIES BUILDING Project No.: NE-96-00005

Certified Historic Structure? yes ☒ no

Type of Request: ☒ Proposed rehabilitation ☐ Final certification (Part 2 previously reviewed)
☐ Final certification (Part 2 not previously reviewed)

4-04-96 date initial application received by State 4-11-96 date(s) additional information requested by State

4-22-96 date complete information received by State

4-25-96 date of this transmittal to NPS

Inspection of property by MICHAEL RINDONE of State staff. Date(s): 3-19-96

NUMBER
1

- ☒ There is adequate documentation enclosed to evaluate the overall rehabilitation project.
☐ There is insufficient documentation to evaluate the project adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this documentation. Copies of documentation requests are enclosed.

NUMBER
2

This project involves:

- ☐ an individually designated NHL ☒ substantial interior alterations
☒ substantial demolition ☐ problematic window treatments
☐ new addition(s) ☐ precedent-setting issues
☒ other major work items (specify) STOREFRONT REHAB

NUMBER
3

Official State Recommendation

The project has been reviewed according to established NPS procedures by MICHAEL RINDONE, a professionally qualified architect, architectural historian, or historian on my staff and appears:

- ☐ to meet the Standards.
☒ to meet the Standards but with concerns/reservations listed on reverse.
☒ to meet the Standards only if the specific conditions listed on reverse are met.
☐ not to meet Standards 1 2 3 4 5 6 7 8 9 10 for the reasons listed on the reverse
☐ to warrant denial for lack of information.
☐ This application is being forwarded without recommendation.

For completed work previously reviewed, also check as appropriate:

- ☐ completed rehabilitation conforms to work previously approved.
☐ completed rehabilitation differs substantively from work previously approved (describe divergences from Part 2 application on reverse).

NUMBER
4

In the space below, describe the project and justify your recommendation. Include a description of the inspection of the property and any negotiations between the State and the applicant. Where approval with conditions is recommended, list the conditions. Distinguish between conditions that must be met to bring the project into conformance with the Standards and recommended changes that would improve the project but are not required for approval. Where denial is recommended, fully explain the reasons why the project does not meet the Standards for Rehabilitation. Continue on separate page if necessary.

Summary and Evaluation of Project:

THE PROJECT INVOLVES THE CONVERSION OF AN EXISTING COMMERCIAL OFFICE BUILDING INTO A MIXED USE OF HOUSING AND COMMERCIAL ACTIVITIES. HOUSING WILL BE CREATED FROM THE SECOND TO THE SIXTH FLOORS, WHILE COMMERCIAL BUSINESSES WILL OCCUPY THE FIRST FLOOR. THE BASEMENT WILL BE CONVERTED INTO SUBTERRANEAN PARKING WITH ACCESS THROUGH THE NORTHEAST CORNER OF THE BUILDING AT STREET LEVEL. IN OUR OPINION, THE PROPOSED WORK MEETS THE STANDARDS WITH, HOWEVER, CONCERNS AND RECOMMENDATIONS ON CONDITIONS LISTED BELOW.

NPS Comments

Concerns/Reservations/Recommendations:

SEE ATTACHED COMMENT SHEET

Conditions for Approval:

SEE ATTACHED COMMENT SHEET

Reasons for Denial:

___ See attachments:

___ Items sent separately: ___ plans ___ specifications ___ photographs ___ others:

___ Other documentation on file in State:

4/25/96 Bob Roschenberg DSHPC
Date State Official Signature

Date NPS Reviewer

DATE OF RECEIPT

Form 10-168a

ON HOLD 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR

Bureau Historic Preservation Office

Approved No. 1024-0009

OFF HOLD

NATIONAL PARK SERVICE

RECEIVED APR 04 1996

TRANSMITTED TO REGION

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 - DESCRIPTION OF REHABILITATION

#137

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project

NE-96-00005

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property: The Securities BuildingAddress of property: Street 305 South 16th StreetCity OmahaCounty DouglasState NEZip 68102☐ Listed individually in the National Register of Historic Places; give date of listing: _____☐ Located in a Registered Historic District; specify: _____Has a Part 1 Application (Evaluation of Significance) been submitted for this project? ☒ yes ☐ noIf yes, date Part 1 submitted: 3-14-96

Date of certification: _____

NPS Project Number: _____

2. Data on building and rehabilitation project:

Date building constructed: 1917Total number of housing units before rehabilitation 0Type of construction: concreteNumber that are low-moderate income: 0Use(s) before rehabilitation: office/commercialTotal number of housing units after rehabilitation: 35Proposed use(s) after rehabilitation: housing/commercial/Number that are low-moderate income: 35Estimated cost of rehabilitation: \$2,993,500Floor area before rehabilitation: 47,000 s.f.This application covers phase number 1 of 1 phasesFloor area after rehabilitation: 47,000 s.f.Project/phase start date (est.): March 1996Completion date (est.): December 1996

3. Project contact:

Name Perry L. Poyner c/o Alley Poyner Architecture, P.C.Street 1213 Jones StreetCity OmahaState NEZip 68102Daytime Telephone Number (402)341-1544

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C.1001.

Name Todd HeistandSignature Todd HeistandDate 4-1-96Organization Securities Building Limited PartnershipSocial Security or Taxpayer Identification Number 47-0795209Street 1704 South 10th StreetCity OmahaState NEZip 68108Daytime Telephone Number (402)345-8450

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application - Part 2" for the above-named property and has determined:

- ☐ that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.
- ☐ that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- ☐ that the rehabilitation or proposed rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

CERTIFICATION APPLICATION— PART 2

NPS Office Use Only

Securities Building

Property Name

305 South 16th Street, Omaha

Property Address

Project Number:

5. DETAILED DESCRIPTION OF REHABILITATION/PRESERVATION WORK—Includes site work, new construction, alterations, etc. Complete blocks below.

NUMBER

1

Architectural feature terra cotta veneer

Approximate date of feature 1917

Describe existing feature and its condition:

Terra cotta veneer in generally good condition. Select areas, especially 2nd floor sills and beltcourse over store front transoms need extensive repair.

Photo no. 1-3, 5-14, 16-21 Drawing no. A-5, 6

Describe work and impact on existing feature:

Miscellaneous terra cotta panels and sills to be replaced with glass-fiber reinforced concrete to match existing. Terra cotta panels that have been chipped, drilled or minorly damaged shall be patched.

OK

NUMBER

2

Architectural feature brick veneer

Approximate date of feature 1917

Describe existing feature and its condition:

Brick on east and south facades generally in good condition. Some terra cotta window heads on east side broken up due to freeze/thaw.

Photo no. 3, 4, 23 Drawing no. A-6

Describe work and impact on existing feature:

Repoint areas on east and south facades. Existing terra cotta window heads in light well to be replaced with precast members.

OK

NUMBER

3

Architectural feature wood windows

Approximate date of feature 1917

Describe existing feature and its condition:

Original wood windows on 3rd through 6th floors, north and west facades, in fair to good condition. Some sills and miscellaneous window elements show signs of rot.

Photo no. 1, 2, 3, 16, 21, 47, 48, 56, 61, 66 Drawing no. A-5, 6, 9

Describe work and impact on existing feature:

Refurbish all wood windows to include:

- existing glass replaced with 1/2" insulated glass.
- refurbish ropes/weights/hardware.
- scrape/paint interior and exterior.
- weatherstripping ?
- replace rotted components as required.

OK → See note

NUMBER

4

Architectural feature steel windows

Approximate date of feature 1917

Describe existing feature and its condition:

Original steel windows on 3rd through 6th floors, south and east facades in fair to good condition.

Photo no. 3, 4, 49, 50, 51, 68, 77 Drawing no. A-6

Describe work and impact on existing feature:

Refurbish all original steel windows to include:

- existing glass replaced with 1/2" insulated glass.
- refurbish ropes/weights/hardware.
- scrape/paint interior and exterior.
- weatherstripping.

OK

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 2

NPS Office Use Only

Securities Building

Property Name

305 South 16th Street, Omaha

Property Address

Project Number:

NUMBER

5

Architectural feature Second floor windows

Approximate date of feature 1917 - present

Describe existing feature and its condition:

Portions of original cast iron frames exist with steel, aluminum and wood framing and bracing members. Glazing currently mix of plexiglass, glass and plywood infill.

Photo no. 1,2,3,5,12,18,19,23,41,46 Drawing no. A-2,5,6,16

Describe work and impact on existing feature:

Remove all existing members of second floor windows and replace with new aluminum windows and storefront system with insulated glass.

OK

NUMBER

6

Architectural feature Old Napier's storefront

Approximate date of feature 1928

Describe existing feature and its condition:

Ornate cast bronze storefront with art glass transoms, patterned terrazzo entries and carved wood display backing in good condition.

Photo no. 14,18,19,20 Drawing no. A-1,5,15

Describe work and impact on existing feature:

Bronze storefront area to be cleaned and repaired. Missing broken glazing to be replaced. Roof over display areas replaced with membrane roof. Stone base repaired, reapplied to structure.

See note.

NUMBER

7

Architectural feature Misc. Storefronts

Approximate date of feature 1950s-1970s

Describe existing feature and its condition:

Miscellaneous storefronts composed of aluminum, glass, tile, 4" brick, thin brick, plywood, turn metal, plastic/metal grid veneer over plywood, backlit signboard and miscellaneous other signage.

Photo no. 1-3;5-13;22 Drawing no. A-1,5,6,13,14,15,16

Describe work and impact on existing feature:

Storefronts removed to reveal any remaining building detail. Terra cotta medallions and portions of stone base uncovered but no original transom or storefront construction exists. New aluminum transom and storefront construction with stone base; terra cotta medallions patched/cleaned.

See Note

NUMBER

8

Architectural feature Main entry

Approximate date of feature 1930

Describe existing feature and its condition:

Marble art deco entrance covered by fiber-glass panels and interior-lit entrance sign/canopy. Patterned terrazzo floor, stone base and cast bronze storefront in fair to good condition.

Photo no. 14,15,17,29 Drawing no. A-1,5,16

Describe work and impact on existing feature:

Construction at transom level removed and existing marble face restored. Existing cast-metal signage cleaned. Construction at recessed entry removed to marble at transom height. New entry construction to incorporate existing transom work. Arched plaster ceiling patched/repared.

OK - see notes on #5

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 2

NPS Office Use Only

Securities Building

Property Name

305 South 16th Street

Property Address

Project Number:

NUMBER

9

Architectural feature Parking garage entry

Approximate date of feature 1950s-1970s

Describe existing feature and its condition:

Large backlit signboard over marlite panel/
aluminum storefront; hollow metal door and
frame set in stud wall under plaster art
deco detail under marlite panel infill.

Photo no. 1,2,5,6, Drawing no. A-1,6,12,14

Describe work and impact on existing feature:

Existing storefront removed to reveal intact
terra cotta medallion and panels. Additional
GFRG panels to match terra cotta at door
surround. New aluminum transoms and storefront
overhang to match new miscellaneous storefront
construction.

OK See Note #7

NUMBER

10

Architectural feature Cornice

Approximate date of feature late 1950s

Describe existing feature and its condition:

Red sheet metal wrapper in good condition.
Existing wrapper installed after original
cornice and part of adjoining concrete
structure were sledgehammered off in the
late 1950s.

Photo no. 1,2,16 Drawing no. A-4,5,6

Describe work and impact on existing feature:

Existing sheet metal wrapper to be removed.
New wood structure with dimensions similar
to original, clad with ornamental metal and
break metal in configuration as shown on
original (microfilm) drawings.

OK

NUMBER

11

Architectural feature Ground floor lobby

Approximate date of feature 1930

Describe existing feature and its condition:

Art deco elevator lobby in good condition.
This stone/faux stone/metal and terrazzo-
floored lobby was a remodel of an original
marble/ornamental plaster lobby.

Photo no. 27-33 Drawing no. A-1,8,9

Describe work and impact on existing feature:

Faux stone to be repaired/repainted. Terrazzo
floor to be patched/repainted. Wood-grain
vinyl adhesive over steel doors to be removed.
New baked enamel door in one location; painted
gyp. board infill in 2nd location. Ornamental
stair rail to be repaired, cleaned and painted.

OK

NUMBER

12

Architectural feature Ground floor interiors

Approximate date of feature varies

Describe existing feature and its condition:

Various partition walls/lay-in ceilings
at tenant bays. Napier's space, with
ornament intact from 1930s, in fair to
good condition.

Photo no. 24,25,26,34-39 Drawing no. A-1

Describe work and impact on existing feature:

Miscellaneous tenant bays and service spaces
gutted to original structure. New gyp. board
ceiling installed above transom head height.
Walls and floors left for tenant finish.
Existing walls and ceilings in Napier's space to
be patched and painted. Light fixtures/
medallions removed prior to construction to be
reinstalled.

OK

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 2

NPS Office Use Only

Property Name _____

Project Number: _____

Property Address _____

NUMBER

17

Architectural feature _____

Approximate date of feature _____

Describe work and impact on existing feature:

Describe existing feature and its condition:

Photo no. _____ Drawing no. _____

NUMBER

18

Architectural feature _____

Approximate date of feature _____

Describe work and impact on existing feature:

Describe existing feature and its condition:

Photo no. _____ Drawing no. _____

NUMBER

19

Architectural feature _____

Approximate date of feature _____

Describe work and impact on existing feature:

Describe existing feature and its condition:

Photo no. _____ Drawing no. _____

NUMBER

20

Architectural feature _____

Approximate date of feature _____

Describe work and impact on existing feature:

Describe existing feature and its condition:

Photo no. _____ Drawing no. _____

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 2**

NPS Office Use Only

Securities Building

Property Name

305 South 16th Street, Omaha

Property Address

Project Number:

NUMBER

13

Architectural feature Floors 2-6 (general)

Approximate date of feature 1917

Describe existing feature and its condition:

Office spaces were built and remodeled through the years to suit each tenant with no consistency between spaces. Corridors in fair to good condition with original marble wainscot removed in very recent years.

Photo no. 40-42; Drawing no. A-2,3,4,7,8,9
44-46;52-56;58;62-77

Describe work and impact on existing feature:

Due to the change of use from office to housing, as well as the required placement of a new interior stair, the main corridor will remain and the short "wings" (varies by floor) will be removed. Office windows and transoms into corridors to remain. New high density particle board wainscot installed with marble base reattached. All miscellaneous office partitions removed to accomodate apartments. *OK*

NUMBER

14

Architectural feature Elevator enclosures

Approximate date of feature 1917

Describe existing feature and its condition:

Cast-iron and glass elevator enclosure in fair to poor condition. Interior and exterior of structure have been painted over the years. Numerous pains of glass broken or missing. Cast iron structure still sound.

Photo no. 43,63, Drawing no. A-8,9
69,71,74

Describe work and impact on existing feature:

Interior and exterior of structure to be cleaned and repaired. Interior of structure to be painted. New shaft wall to be built within existing structure to meet current codes. East set of elevator doors to be replaced with new doors with stencilled design. West set of elevator doors repaired and fixed in place. New call station installed over existing to meet current codes. *OK*

NUMBER

15

Architectural feature Stone and metal stair

Approximate date of feature 1917

Describe existing feature and its condition:

Cast iron and marble stair from 2nd floor to roof in fair to good condition. Marble wainscot missing but base remains.

Photo no. 57,59, Drawing no. A-2,3,4,7,8
60,72,76

Describe work and impact on existing feature:

Stair enclosed in rated enclosure to meet code. Doors into stair large and on hold-opens to encourage tenant use of stair. High density particle board wainscot installed with marble base reattached. Ornamental railing repaired/cleaned/re-painted.

NUMBER

16

Architectural feature _____

Approximate date of feature _____

Describe existing feature and its condition:

Describe work and impact on existing feature:

Photo no. _____ Drawing no. _____

UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE

REVIEW SHEET

Historic Preservation Certification Application--Significance

Property: SECURITIES BUILDING Project No. NE-98-00005

Historic District: _____

3-12-96 date initial application received by State _____ date(s) additional information requested by State

3-12-96 date complete information received by State _____

3-14-96 date of this transmittal to NPS _____

Inspection of property by State staff? no X yes date(s): 12-07-95

X There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

_____ There is insufficient documentation to evaluate the property adequately. The application is missing the following items.

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER
1

This property involves:

- | | |
|---|--|
| _____ Extensive loss of historic fabric | _____ Obscured or covered elevation(s) |
| _____ Substantial alterations over time | _____ Moved property |
| <u>X</u> Preliminary determination of listing | _____ State recommendation inconsistent with |
| _____ for district | _____ NR documentation |
| <u>X</u> for individual property | _____ Recommendation different from the |
| _____ Significance less than 50 years old | _____ applicant's request |

NUMBER
2

Complete item(s) below as appropriate.

- (1) The documentation on file with the National Register cites the period(s) of significance of this historic district as _____
- (2) The property _____ contributes _____ does not contribute to the historic significance of this registered historic district in:
 - _____ location _____ design _____ setting _____ materials _____ workmanship _____ feeling _____ association
 - _____ Property is mentioned in the NR or State or local district documentation in Section _____, page _____.
- (3) For properties less than 50 years old:
 - _____ the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.
 - _____ the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing.
 - _____ there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.
- (4) For preliminary determinations:
 - The status of the nomination for the property/historic district:
 - _____ Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.)
 - _____ Nomination was submitted to the NPS on _____.
 - X Nomination will be submitted to the State review board within twelve months.
 - _____ Nomination process likely will be completed within thirty months.
 - _____ Other, explain: _____
 - Evaluation of the property:
 - X Property is individually eligible and meets National Register Criteria for Evaluation
 - _____ Property is located within a potential registered district that meets National Register Criteria for Evaluation: A B C D
 - Criteria Considerations: A B C D E F G
- (5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and:
 - _____ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.
 - _____ does not appear to contribute to the period(s) or area(s) of significance of the district.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 — EVALUATION OF SIGNIFICANCE

NPS Office Use Only

NPS Office Use Only

NRIS No:

NE-46-00005

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: Securities Building

Address of property: Street 305 S. 16 St.

City Omaha County Douglas State Nebraska Zip 68102

Name of historic district: _____

- ☐ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☐ certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☒ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact:

Name Tammy Barrett, President, THI, Inc., Nu-Style Realty & Development, Inc.

Street 1704 S. 10 St. City Omaha

State Nebraska Zip 68102 Daytime Telephone Number (402) 345-8450

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name Tammy Barrett, President Signature Tammy Barrett Date 3/11/96

Organization THI, Inc., Nu-Style Realty & Development, Inc.

Social Security or Taxpayer Identification Number 47-0795209

Street 1704 S. 10 St. City Omaha

State Nebraska Zip 68108 Daytime Telephone Number (402) 345-8450

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application — Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No:

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1

Securities Building

Party Name

305 S. 16 Street

Party Address

Description of physical appearance:

The Securities Building is a commercial/office building constructed in 1916 by the Rose Reaky Company. It is constructed of reinforced concrete frame, floors, and roof with 12 inch brick curtain walls. Built of fireproof materials, the building is unique in its design, following Louis Sullivan's style known as Sullivaneseque. The rectangular, brick, terra-cotta, six-story building situated on the corner of Farnam and 16th Streets is articulated on two of its four faces and has been used as commercial and office space.

The building is a six-story, plus basement and sub-basement, rectangular structure with ornamentation found on the north and west facades. The exterior treatment above the first floor is terra cotta over masonry-faced concrete frame. Plans indicate the street level exterior treatment as being marble faced storefronts with large display windows framed by bronze. The bronze framing above the display windows is heavily detailed with Sullivaneseque ornaments and antefixae. Omitted from the plans are the apparently original, curved glass side panels on the display windows of the former Napier's Bootery. The side panels of the other businesses were angled, but only a few of the original display windows remain.

Henninger employed Louis Sullivan's method of giving unity to a multi-storied building through the use of the tripartite scheme of dividing the articulated elevations into "base," "shaft," and "capital," analogous to a classical column. The intricate fascia, soffit and cornice detailing are Sullivaneseque in design and are typical of an innovative era in Omaha architecture and found on very few buildings in Omaha. A continuous horizontal band of projecting terra cotta detailing divides the base (first floor) and shaft (second through sixth floors). The capital of the tripartite style is the cornice which, at one time, was embellished with Sullivaneseque detailing.

Date of Construction: 1916 Source of Data: Building Permit records

Date(s) of Alteration(s): 1918, 1930, 1942, 1971

Has building been moved? ☐ yes ☒ no. If so, when? _____

Statement of significance:

Under Criterion C, the Securities Building is architecturally significant to Omaha as a unique adaptation of the Sullivaneseque style, being the only office building of this style in Omaha. An early example of the tripartite method of the multi-storied design inspired by Louis Sullivan, the Securities Building represents the variety of architectural styles found in Omaha. Designed by Omaha architect F.A. Henninger, the Securities Building is representative of a typical office building found in this area of downtown during the early half of the twentieth century. Although altered over the years, much of the original fabric still remains and the building retains a high degree of architectural integrity.

Downtown Omaha experienced a considerable building boom in the second and third decades of the 20th century. The new office, retail, hotel and civic construction was concentrated within the few blocks between 15th and 18th Streets. These new multi-storied buildings produced the skyline of Omaha and became the heart of downtown for many decades. A variety of styles and methods were used in constructing these buildings, but the Securities Building is the only building in the area designed in the Sullivaneseque style. Very few Sullivaneseque buildings exist in the Omaha area, but this style helps to show the variety of architecture of the early twentieth century. The only other buildings in Omaha that have Sullivaneseque detailing are a few apartment buildings which are located near the downtown area and include the Turner Court Apartments (212-004), Terrace Court Apartments (205-018), the Drake Court Apartments, and 3 Cheers Bar (originally an apartment 320-017).

The Securities Building was designed by Omaha architect F. A. Henninger. Although most noted for his work on private homes, Henninger also designed several other downtown business buildings including the United State National Bank Building, the Farm Credit Union, and the Omaha Grain Exchange Building. Henninger worked in the Omaha area from 1887 until 1937, designing many residences and apartment complexes. After his retirement in 1937, his son took over control of the firm and practiced in Omaha until 1941.

Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☐ yes ☒ no

NATIONAL PARK SERVICE
RECEIVED 2255

#91

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

RECEIVED MAR 23 1996

MAR 20 1996

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

NE-96-0000 5 (128)

HERITAGE PRESERVATION

Instructions: Read the instructions carefully before completing application. No certification should be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or separate sheets.

Securities Building

1. Name of property: _____

Address of property: Street 305 S. 16 St.

City Omaha County Douglas State Nebraska Zip 68102

Name of historic district: _____

- ☐ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☐ certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☒ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact:

Name Tammy Barrett, President, THI, Inc., Nu-Style Realty & Development, Inc.

Street 1704 S. 10 St. City Omaha

State Nebraska Zip 68102 Daytime Telephone Number (402) 345-8450

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name Tammy Barrett, President Signature Tammy Barrett Date 3/11/96

Organization THI, Inc., Nu-Style Realty & Development, Inc.

Social Security or Taxpayer Identification Number 47-0795209

Street 1704 S. 10 St. City Omaha

State Nebraska Zip 68108 Daytime Telephone Number (402) 345-8450

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☒ contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☒ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

3/20/96 Michael J. [Signature]

202/343-9599
National Park Service Office/Telephone No.