

JUN 17 2016

United States Department of the Interior  
National Park Service

National Register of Historic Places Registration Form

Nat. Register of Historic Places  
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. 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.

1. Name of Property

Historic name Danish Brotherhood in America National Headquarters Building

Other names/site number DO09-0319-086

Name of related multiple property listing \_\_\_\_\_

2. Location

Street & Number 3717 Harney Street

City or town Omaha

State Nebraska

County Douglas

Not for publication  Vicinity

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:  national  statewide  local

Applicable National Register Criteria:  A  B  C  D

Melanie J. Smith SHPO/Director 05-31-2016  
Signature of certifying official/Title: Date  
Nebraska State Historical Society  
State or Federal agency/bureau or Tribal Government

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

\_\_\_\_\_  
Signature of Commenting Official Date  
\_\_\_\_\_  
Title State of Federal agency/bureau or Tribal Government

4. 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): \_\_\_\_\_

Joe Salter 7-22-2016  
Signature of Keeper Date of Action

Danish Brotherhood in America Headquarters Building  
**Name of Property**

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**5. Classification**

**Ownership of Property** (Check as many boxes as apply)

- Private
- Public-local
- Public-state
- Public-federal

**Category of Property** (Check only **one** box)

- Building(s)
- District
- Site
- Structure
- Object

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

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	Buildings
<u>          </u>	<u>          </u>	Sites
<u>          </u>	<u>          </u>	Structures
<u>          </u>	<u>          </u>	Objects
<u>1</u>	<u>0</u>	Total

**Number of contributing resources previously listed in the National Register** 0

**6. Function or Use**

**Historic Functions** (Enter categories from instructions.)

COMMERCE/TRADE: Organizational  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions** (Enter categories from instructions.)

COMMERCE/TRADE: Professional  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification** (Enter categories from instructions.)

Modern Movement: National Romanticism  
Modern Movement: Postmodern  
\_\_\_\_\_  
\_\_\_\_\_

**Materials** (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: CONCRETE  
Walls: STONE: marble  
Roof: OTHER: terra cotta tiles  
Spire: METAL: copper

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## Description

### Summary Paragraph

The Danish Brotherhood in America (DBA) building is a two-story, early postmodern office building with historicist Danish architectural details on a concrete foundation located on the southeast corner of 38<sup>th</sup> and Harney Streets, approximately one and a half miles west of downtown Omaha, Nebraska. The approximately 6,000 square foot, rectangular two-story building was constructed in 1966 as the national headquarters for the DBA, a Danish-American benevolent society and insurance company. The building retains many of its original interior (floorplan, fixtures, paneling, and furniture) and exterior (copper spire, terra cotta tile-covered hip roof, concrete window boxes, and façade entrance plaza) architectural features. The building was previously listed as noncontributing to the Gold Coast Historic District in 1997 due to its age (31 years old).

### Narrative Description

#### Site

The DBA building is located in the Midtown section of Omaha, Nebraska. The area, known as Omaha's "Gold Coast," was an early suburb and contained the large mansions of Omaha's wealthy elite, many of which date from the late 19<sup>th</sup> to the early 20<sup>th</sup> centuries. Originally more residential, the immediate area around the building has become more commercial since the mid-20<sup>th</sup> century, especially as commercial growth extended west from downtown along Harney and Farnam Streets. Single- and multiple-story 20<sup>th</sup> century commercial and multi-family residential buildings, parking lots, and a few 19<sup>th</sup> century homes comprise the immediate developed area around the building. The DBA building is positioned parallel to Harney Street, which extends east-west along the north (front) of the property; the other boundaries include 38<sup>th</sup> Street, which extends north-south along the west side of the building, and an unnamed alley that extends north-south along the east side of the building. An empty lot, part of the DBA property, is located immediately south of the building, and a multi-family residence extends along the south side of the DBA property line.

#### Exterior

The DBA building is constructed of concrete block load-bearing exterior walls covered with random ashlar Tennessee marble atop a concrete foundation (Photograph 1). The flat-on-hip roof is covered with dark orange terra cotta tiles. A copper spiral spire extends upward from the center of the flat portion of the roof. The two-story, rectangular, five-bay building has two windows at regular intervals on either side of a central, double-leaf main entry, which is accessed from a small stoop. A large carved stone panel above the entrance features the symbol of the Brotherhood: an anchor and key, and "D B" on a shield, with the circular inscription "The Danish Brotherhood in America, Founded 1882" (Photograph 6). Integral concrete cast window boxes project from the ground floor windows. Wall dormers on the façade and sides all have a stepped parapet gable (Photographs 5, 7). The dormers on the rear elevation have shed roofs. The dormers break the straight line of the eave at regular intervals around the building. Stone panels between the first and second floor windows feature the initials "D B" and two branches with three leaves on stylized shields. A projecting, corbeled water table encompasses the building.

The first floor windows on the front and sides are filled with rectangular, single-light fixed aluminum sashes. The façade and side dormers feature pentagonal windows. The original plans (Figure 1) indicate all these windows were to be filled with multi-light sashes, and possibly with the anchor/shield symbol of the Danish Brotherhood in the center of each. It appears the existing windows, however, are original: newspaper photographs (Figure 2) taken soon after the building was completed, indicate these were not installed. The east and west ends contain tripartite windows: a larger central fixed, sash flanked by smaller, fixed sashes.

The rear of the building has a mix of original casement and tripartite windows with wood sashes, the latter of which are located in three shed dormers on the second floor (Photographs 3, 4). A small stone chimney projects from near the center of the rear of the building. The central shed dormer on the rear includes a centered opening for a utility space that contained the condenser. The opening was originally filled with aluminum louvers but is now enclosed and covered with siding. A single-leaf entry on the south end of the reception area opens onto a small concrete patio. The door has a

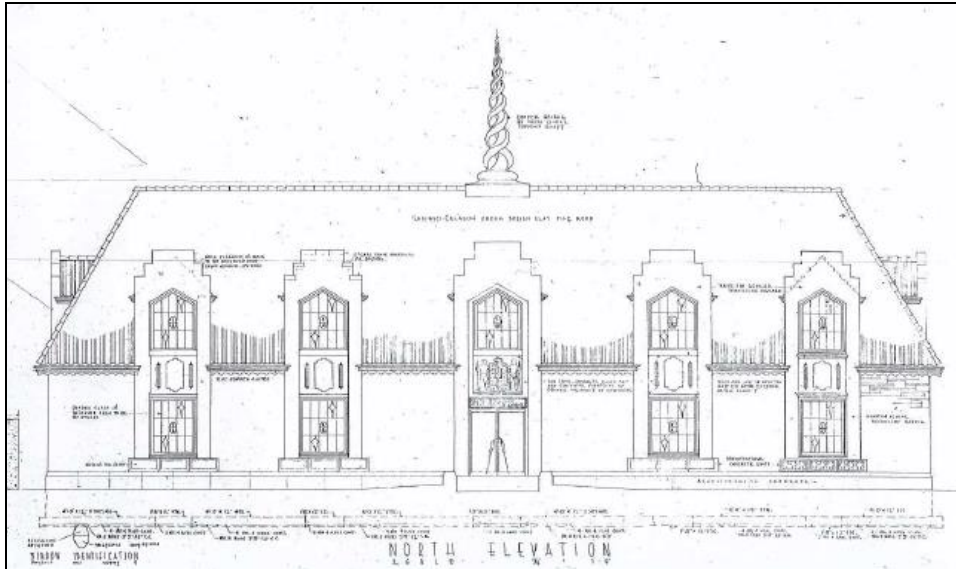
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single-light aluminum framed glass door, which is flanked by full-length windows with single-light fixed aluminum sashes (Photograph 10). Another single-leaf entry on the south end of the board room (near the southwest corner) opens onto another small concrete patio. It features a door similar to that in the reception area, flanked by narrow full-length windows with single-light fixed aluminum sashes (Photograph 11).



**Figure 1: Danish Brotherhood in American headquarters building, architect's rendering of north (front) facade. From the City of Omaha Planning Department.**



**Figure 2: Newspaper photograph of the Danish Brotherhood building, 1966. Note the single-light, fixed sashes in the windows. From the Omaha World-Herald archives.**

The steeply-pitched, hipped roof is sheathed in red terra cotta tiles with the eave broken at regular intervals by the dormers on the façade and sides, and the shed dormers on the rear. The copper spiral finial on the cupola is copied

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from a similar detail on the 17th-century stock exchange building in Copenhagen, Denmark.<sup>1</sup> The rear patio/sidewalk extends from just outside the reception area, and extends west to the boardroom, connecting to the sidewalk along the western end of the building. A concrete block retaining wall, with two stepped decorative privacy screens for the reception area in the center and at the boardroom in the southwest corner delineate the southern boundary of the original property line (Photographs 8, 9). Small parking areas are located on the east and west ends of the building. The front of the building opens onto a small entrance plaza featuring a pair of flagpoles flanking the entrance, several antique reproduction streetlights, and four circular and four polygonal raised planters (Photograph 13). The sidewalk is decorated with geometric patterns of concrete and red tile.

**Interior**

The first floor interior originally featured a central reception area, with a cross hall leading to a large open office space on the east side and a restroom, kitchenette, boardroom, half bathroom, and office on the west end (Figure 3). The second floor was originally divided into a central hall, small utility spaces, and two large open offices on both the east and west ends of the building (Figure 4). The double-leaf main entry opens into a small square entry foyer (Photographs 14, 15). The foyer's floor is terrazzo as is the floor in the adjacent stairwell, which can be accessed via a door on the east side of the foyer or from the cross hall that extends east-west through the center of the building. The walls are clad in marble. An elevator is located on the west wall of the foyer. The room has small niches in each corner. The ceiling is covered with a bronze mirror with recessed lighting. A small brass plaque in the southwest corner states " Ceiling Mirror Donated by: Mrs. Hulda Jensen [and] Mrs. Joan Madsen, in memory of their husbands J.M. Jensen and Chris Madsen, Past National Director."

Another set of glass doors leads into the reception area/cross hall (Photograph 16). The floor is carpeted and the walls are covered in wallboard. A commercial dropped ceiling and replacement fluorescent lights are visible here and throughout the building, except as noted. A reception desk, with inlaid wood and laminates, features the Danish Brotherhood crest. Other furniture that appears to be original to the building is found throughout the building as indicated. A shallow, wall-mounted console table and wall-mounted credenza are on the east wall. The south wall of the reception area features a glass door flanked by full-length, single-light windows. Various doors off the cross hall all feature a wood door with carved moldings to form square panels. All original doors all feature an unusual metal and wood door knob assembly (Photograph 17).

On the east side of the first floor, the cross hall leads to the stairwell and a small office on the north side, another small office adjacent to the reception area and the duplicating room on the south side. The duplicating room retains original cabinets and stainless-steel countertop (Photograph 18). The duplicating room provides access to the large vault, located in the southeast corner of the building. The vault appears to have been renovated (shelving installed) for storage, but appears to retain its original light fixtures (Photograph 19). The northeast corner of the building, originally a large open office, has been subdivided (circa 1995) into two smaller offices: one is a small rectangular room that includes one of the north-facing windows; the other is L-shaped and includes large window on the east end of the building.

West of the reception/entry areas in, the first floor includes a women's restroom immediately adjacent to the reception area on the south side of the hall. The restroom features a small rectangular room in the southwest corner with two metal stalls, toilets, and a small casement window. Ceramic tiles partially cover the walls. The floor is tiled. A sink and original cabinetry is located in the northwest corner of the room (Photograph 20). The sink area features the same wall and floor tiles found in the toilet section. The eastern half of the room is carpeted, and an accordion-style partition separates the north and south ends of the carpeted area. Adjacent to the restroom on the south side of the building is a small, rectangular break room, labelled "buffet" on the original plans. This room includes a small original kitchenette in the southwest corner: It includes a small electric stove, oven, a sink, and a small refrigerator, all built as a single piece (Photograph 21). It includes a bank of upper metal cabinets. The room has a single casement window. The room appears to retain original acoustic ceiling tiles.

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<sup>1</sup> "10 Buildings are Official Beauties," *Omaha World-Herald* 8 Oct. 1967: F-1

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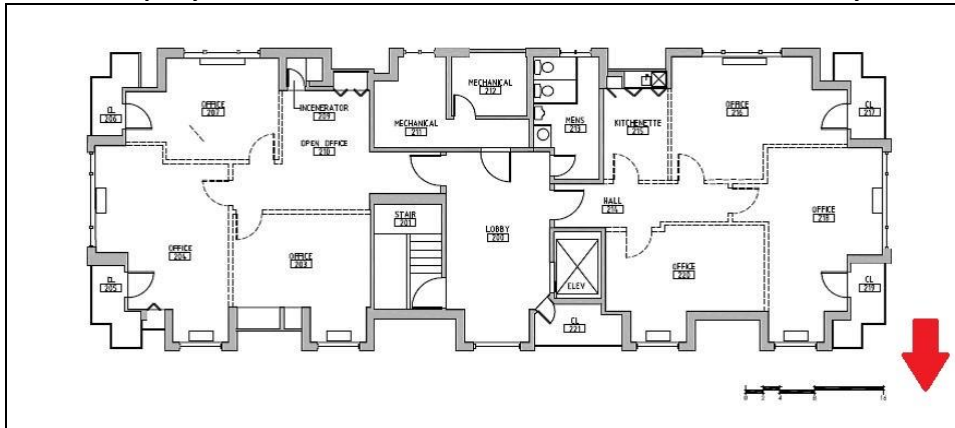


Figure 3: Danish Brotherhood in American building, first floor: current configuration (dashed lines represent walls added after 1994). North indicated by red arrow. From AO, 2016.

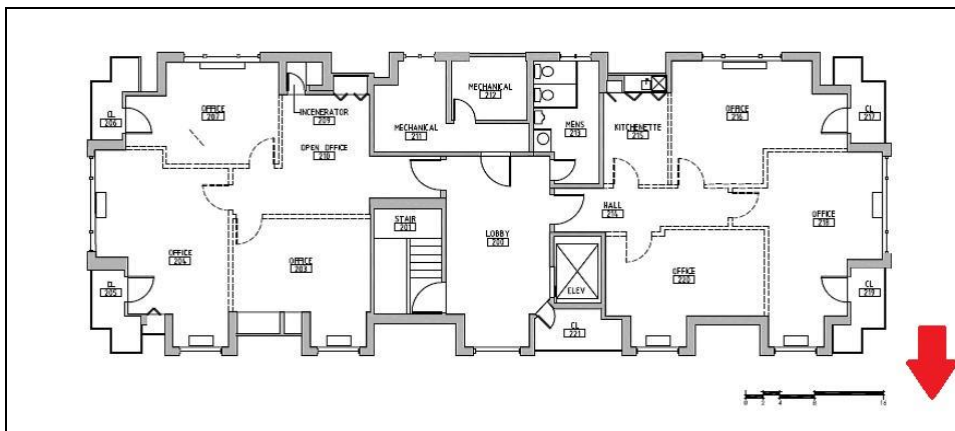


Figure 4: Danish Brotherhood in American building, second floor: current configuration (dashed lines represent walls added after 1994). North indicated by red arrow. From AO, 2016.

The west end of the cross-hall features a single door leading to the boardroom (Photographs 22). This room makes up most of the west end of the building, and is dominated by the large window in the west exterior wall. It is carpeted and paneled in a reddish-brown walnut paneling. A decorative frieze with a stylized “shield” and scrollwork encompasses the room (Photograph 23). It appears to retain the original conference table, chairs, and some side tables. The south end features a slightly recessed exterior entry with a glass door flanked by full-length, single-light windows. The coffered ceiling is also covered in wood paneling. The room has four original light fixtures and a series of recessed lights. The four corners of the room feature triangular closets with paired doors with octagonal instead of square panels. The north end of the room has a sliding door into a small service area: upper and lower cabinets, with a sink and laminate countertops (Photograph 25). A small half bathroom (sink and toilet) is located in the northwest corner, accessible through the service area. The half bathroom features cabinets and tiles similar to those in the other restrooms in the building (Photograph 26). The service area retains its original acoustic ceiling tiles, and leads to another large office on north side of the building, west of the entry vestibule and elevator. It includes a small closet in the northeast corner of the office. A door leads back out into the cross hall.

The stairwell (Photograph 27) features four short flights of steps: one from the main floor up to the first landing; another flight to a second landing; then another to a third landing; and finally another up to the landing at the door leading into foyer of the second floor (Photograph 28). The foyer features one of the pentagonal shaped windows (the one above the entry) on the north wall, and a short cross hall leading to the east and west ends of the building (Figure 4). The men’s restroom is located near the southwest corner of the foyer. Immediately above the women’s restroom below, it is narrower, featuring two toilets in metal cubicles, a urinal, and a sink. A single casement window is located on the south wall. It contains tile, cabinets and other fixtures similar to those in the women’s restroom (Photograph 29). Immediately

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adjacent (east) of the restroom is a series of utility spaces along the rear (south) side of the building. One of these is the condenser room mentioned above. From the boiler room, a wooden ladder leads up to the attic. The attic shows some of the building's structural elements, including the wooden roof structure (Photograph 30). The elevator shaft protrudes up near the center of the attic, which, aside from the elevator shaft and air ducts, is a fairly large and open space.

Back on the second floor, the original large open office spaces on the west and east sides of the building have been subdivided into smaller, individual offices, with new partition walls (Photograph 31). Immediately adjacent on the west side of the men's restroom, another small breakroom has been constructed. While not on the original plans, it features a small kitchenette similar to that on the first floor (Photograph 32). The west end of the building has been divided into three offices with partition walls. The west side has likewise been subdivided into three rooms. Several contain small closets that appear to be original, and one room, adjacent to the utility rooms along the rear of the building, contains a small room that houses an electrical panel as well as the original incinerator. This room corresponds to the small chimney that extends from the rear roof.

**Summary**

The DBA building at 3717 Harney Street in Omaha retains a great degree of exterior and internal architectural integrity for a building of its age. No additions to the building were made by its original or subsequent owners. The sole change to the exterior is a small, painted wood sign over the front entry that says "Law Offices," covering the original carved sign/DBA symbols over the entry. Interior modifications were limited to subdividing three originally large, open offices (one on the ground floor and two on the second floor). In many areas the original finishes have been retained (walls, ceilings, floors/carpets), including original furnishings (reception and board rooms) and fixtures (duplicating room, restrooms, kitchenettes). Where changes were made to the interior, a great deal of care was taken to make the changes sympathetic to the original design aesthetic: baseboards and other wood trim was milled to be as close to the original as possible, and wood trim applied to new doors gave them the appearance of original doors. The only item that could not be duplicated was the unusual wood and metal doorknobs (Photograph 17) originally used.

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**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.  
A reconstructed building, object, or structure.
- E** A commemorative property.
- G** Less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

Architecture

**Period of Significance**

1965-1966

**Significant Dates**

1966

**Significant Person**

(Complete if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Architect: Edward J. Sessinghaus, for Teig & Johnson, Omaha, Nebraska

Builder: Peterson Brothers Construction, Omaha, Nebraska

**Statement of Significance Summary Paragraph**

The Danish Brotherhood in America National Headquarters building is eligible for the National Register of Historic Places under Criterion C: ARCHITECTURE at the local level of significance. Designed by the Omaha architect, Edward J. Sessinghaus for the firm of Teig & Johnson and constructed in 1966, the building is an intact example of a stylistically eclectic early Postmodern/Late National Romantic office building with one-of-a-kind Danish historicist architectural details such as the copper spiral cupola, integral stepped dormers, and terra cotta tile roof. The period of significance begins in 1965 when the DBA purchased the property at 3717 Harney Street and construction began and continues to 1966 when construction was completed.



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## Narrative Statement of Significance

### Criterion C: ARCHITECTURE

The DBA building is a rare example in Omaha, Nebraska of a small, mid-20<sup>th</sup> century National Romantic/Postmodern office building, which contrasts against contemporary modern buildings. Buildings were constructed in Omaha using “modern” styling after World War II, especially in suburban domestic and commercial architecture. One of the most well-known commercial examples of modern architecture in Omaha was the Indian Hills Cinerama, previously located on the south side of Dodge Street between 72<sup>nd</sup> and 84<sup>th</sup> Streets, constructed in 1962<sup>2</sup>. During the mid- to late-1960s, large commercial and civic projects increasingly used the modern style, both nationally and locally. The Woodmen Tower, designed by Omaha’s Leo A. Daly architectural firm in 1965-66, emphasizes its height with unbroken vertical lines of white concrete and glass.<sup>3</sup> Throughout the 1960s, Omaha’s commercial class was following, if not at the forefront of, the expanding application of the clean modernist aesthetic to both large- and small-scale commercial and even public projects, such as the City-County Building, constructed immediately west of the Douglas County Courthouse in 1969-70.

The building’s design combines two modern architectural styles or traditions: National Romanticism, imported from Scandinavia, and Postmodernism, a reaction to the dominant corporate or minimalist international style which came to dominate commercial architecture in the 1950s and early 1960s. National Romanticism was an architectural trend from the early 20<sup>th</sup> century that looked to national styles for inspiration, drawing upon traditional architectural styles and craftsmanship, which were combined with modern technology and concepts of scale, massing, and use.<sup>4</sup> Closely related to and inspired by contemporary styles such as Richardsonian Romanesque, the Arts and Crafts movement, and Art Nouveau, the style became associated with Scandinavia, and led to the design and construction of significant buildings in Denmark, Sweden, and Finland.<sup>5</sup> The style was associated with a desire to assert unique cultural and ethnic identities in these countries.<sup>6</sup> Buildings such as Copenhagen Town Hall (1892-1902) and Stockholm Town Hall (1909-1923) incorporated architectural elements that were considered characteristic of their corresponding national or cultural traditions, such as the use of brick, copper roofs, towers, spires, domes, and other medieval or baroque elements. The style, however, was not purely eclectic or historicist as architects such as Eliel Saarinen and Peter Jensen-Klint designed buildings, such as Klint’s Grundvig Church, that utilized traditional elements and motifs in a modern manner. This included simplification and abstraction of traditional elements. These buildings would have been familiar to the architect of the DBA Headquarters Building.

The second style present in the building is Postmodernism. Beginning in the mid- to late 1960s, this new style, eventually called “Postmodernism,” developed as architects and theorists began to seek ways to refresh what Robert Venturi, in his 1966 book, *Complexity and Contradiction in Architecture* (quoted here by Crawford, et al), called the “puritanically moral language of orthodox Modern architecture.”<sup>7</sup> The culture of the 1960s bombarded architects as well as the public generally with images “from Pop Art, advertising, television and new forms of art,” and it is likely that something like Postmodernism was bound to develop, as buildings began to look like “collages of earlier styles” or designs that made “knowing references to famous designs.” Truly thoughtful Postmodern designs, sought to “reconcile history and local precedent with Modern design.”<sup>8</sup> Postmodern designs are, in essence, “Modern” designs, but which incorporate historic elements or details, even stylized ones, into the overall design. A good example is the AT&T (now Sony) Building. It was designed in 1984 by Modern architecture pioneer Phillip Johnson. It features a soaring seven-story arched recessed entry, which is mirrored in the Chippendale-style “broken pediment” that surmounts the building.

<sup>2</sup> “Indian Hills Cinerama Theater Planned,” *Omaha World-Herald*, 17 May 1962: 16

<sup>3</sup> “Tower will have Deck, Restaurant and Parking,” *Omaha World-Herald*, 9 Jan. 1966: J-1

<sup>4</sup> William J. R. Curtis, *Modern Architecture since 1900*, 3<sup>rd</sup> Edition (London: Phaidon, 1996), 132.

<sup>5</sup> Curtis, 134.

<sup>6</sup> Curtis 135.

<sup>7</sup> Crawford 2008: 116

<sup>8</sup> Glancey 2013: 306

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Designed in 1965, the DBA building (Figure 5) is a well-preserved, unique example of architect Edward J. Sessinghaus' utilization of National Romantic themes in a postmodern manner. This combination allowed for construction of a modern building that incorporated historicist architectural details that were requested by his client, the Danish Brotherhood in America. Sessinghaus was born in 1892 in Jefferson City, Missouri and was educated in local schools, graduating in 1908. He was, in essence, a self-taught architect, having taken architecture and engineering courses through correspondence schools and landing his first job as a draftsman under Jefferson City architect, F.B. Miller in 1911. Beginning in 1916, he held several other drafting jobs, including one at Liberty Ship Building in Wilmington, North Carolina and a brief stint in Omaha, before returning to Jefferson City and Miller's firm in 1920. He moved permanently to Omaha in 1920-21,<sup>9</sup> earning commissions at first for single-family houses: the first building specifically credited to Sessinghaus in the *Omaha World-Herald* is a two-story brick home (1922) at 5410 Izard Street, Omaha.<sup>10</sup> He was later awarded larger, commercial commissions and continued to design houses throughout the 1930s and 1940s. His output waned in the 1950s, and by the mid-1960s, he was working at Teig & Johnson, under his former draftsman, Robert Teig. He continued working until the mid-1970s, and died in 1981.<sup>11</sup>

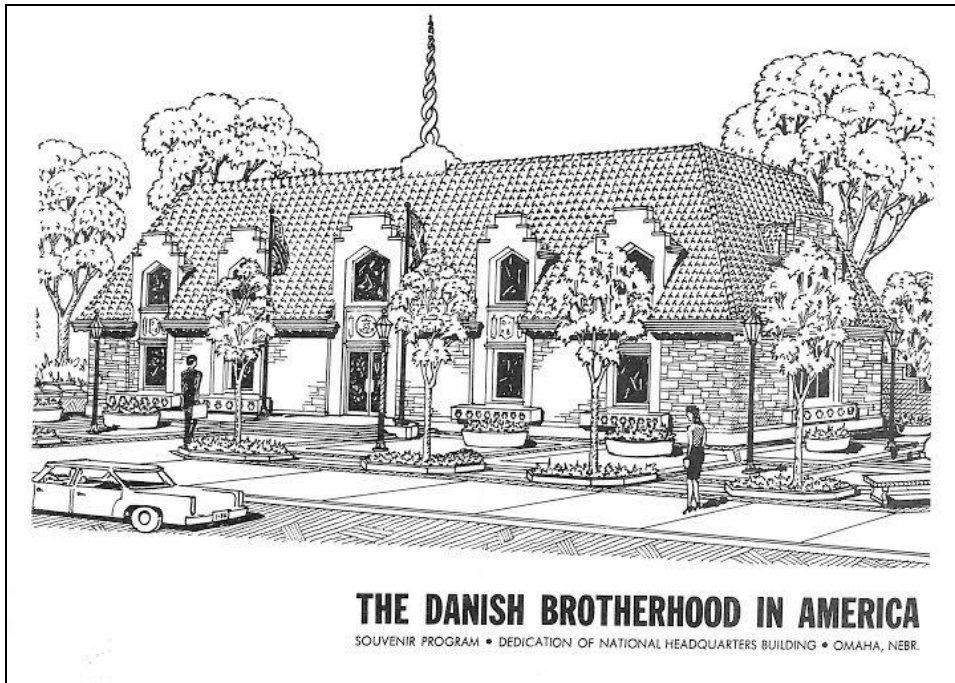


Figure 5: Danish Brotherhood in America building, architectural or artist's rendering, from the souvenir program for its dedication. From Danish American Archives and Library.

<sup>9</sup> State of Nebraska: 1940

<sup>10</sup> "Happy Hollow's New Addition," (advertisement) *Omaha World-Herald*, 8 Oct. 1922: 15

<sup>11</sup> "Deaths and Funerals," *Omaha World-Herald* 30 May 1981: 32

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**Figure 6: H.E. Snyder House (1928), Columbus, Nebraska. From Google Streetview.**

Some of Sessinghaus' later designs, including the DBA building, share details with some of his earlier projects, perhaps suggesting he preferred certain materials or structural systems. One of his earlier projects, the 1928 H.S. Snyder House at 2522 16<sup>th</sup> Street (entered on the NRHP on July 10, 1986, ID No. 86001552), was designed in the Tudor Revival style that was nationally popular at the time, with "half timbering" and windows and doors with the pointed "Tudor arch," but that also featured windows with flat jack arches more common to modern buildings. Unlike many roof systems that used shingles during that time, however, the Snyder house features a hip roof clad in red terra cotta tiles (Figure 6). Sessinghaus' 1931 Roosevelt Apartments is more Neo-Classical, with a two-story rounded portico supported by simple Corinthian, fluted columns. The façade features carved stone panels with a diamond pattern, flat jack arches with stone or precast concrete keystones, and the projecting bay windows feature a flat roof with a crenellated parapet. As with the Snyder house and the DBA building, the hip roof is clad in red terra cotta tiles (Figure 7). The house Sessinghaus designed (1948) at 704 North 72<sup>nd</sup> Avenue may not be the first Ranch house in Omaha, but is certainly a large one for so early: the two-car garage at the north end of the building and bedrooms at the south end are set at angles to take advantage of the curving lot. In so doing, the house almost forms a "V" shape around an all-weather room in the center of the rear. As with the DBA building, the exterior is clad in Ashlar stone. Unlike the DBA and other Sessinghaus designs, however, the shallow hip roof was originally clad, as it is today, in composition shingles (Figure 8).



**Figure 7: Roosevelt Apartments (1931), Omaha, Nebraska. From Google Streetview.**

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**Figure 8: 704 North 72nd Avenue (1948), south end, Omaha, Nebraska. From Google Streetview.**

In many ways, Sessinghaus designed a typical small office building for the DBA headquarters: it is similar to many of the ranch homes that were then being constructed in suburban Omaha (and nationally, as well) and which Sessinghaus had designed since the end of World War II. The lower part of the building in particular has a horizontality common to many of these suburban ranch houses. In other ways, it is unique both to Omaha and to its time. The building represented a break from Sessinghaus' earlier works, such as the Art Deco-inspired Sokol Auditorium, also in Omaha, which features arched windows delineated by vertical pilasters. Although it is contemporaneous with Sessinghaus' Blair, Nebraska Masonic Hall, it differs in that the DBA building is two stories, more compact, and features a symmetrical fenestration pattern. The two buildings share, however, Sessinghaus' use of geometric shapes in these late-career designs: the Masonic Hall has octagonal windows and pentagonal doors and arches in the portico (Figure 9); the DBA features pentagonal windows in the dormers as a counterpoint to the rigidity of the stepped, parapet dormers (Photographs 1, 2, 5, and 7). Even on the interior of the DBA building, Sessinghaus played with geometric shapes: the interior doors contain three panels delineated by concentric squares, while each of the paired doors of the corner closets in the boardroom features five octagonal panels (Photograph 24). The DBA building contrasts with other buildings being constructed around this time in Omaha, which were decidedly more Modern. The 1967 Burke Senior High School designed by Leo A. Daly Co. is a flat-roofed horizontal box of precast concrete infilled with brick panels,<sup>12</sup> and the 1968 Continental Office Building designed by Stanley J. How and Associates is a square "woven box" supported by pyramidal concrete piers, with dominant vertical and secondary horizontal cast concrete delineating sections of full-length windows.<sup>13</sup> The 1966 Woodmen Tower, erected above a multi-story podium, features alternating bands of stone and glass similar to the Continental building that, at 30 stories, accentuates the building's height.



**Figure 9: Blair Masonic Hall (1965), Blair, Nebraska. From Google Streetview. (PLACEHOLDER)**

<sup>12</sup> Puderbaugh 1977: 146

<sup>13</sup> Puderbaugh 1977: 196

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Figure 10: The Børsen (completed, 1640), Copenhagen, Denmark. From visitcopenhagen.com.

Being such a unique building, it is more than likely the only building in Nebraska, if not the Midwestern United States, that blends the Modern architectural style with National Romantic, historicist Danish details into an early Postmodern design: its tall, hipped roof covered with red terra cotta tiles, stepped, parapet dormers, and a spiral, copper spire inspired by the Børsen in Copenhagen. The unusual design and the September 21, 1965 meeting minutes of the DBA executive leadership meeting with Sessinghaus indicates the design process was a collaborative one between Sessinghaus (modern design aesthetic) and the DBA leadership (historicist Danish details). The Børsen (Figure 10), the 17th century stock exchange building in Copenhagen, Denmark was the inspiration for at least some of the details of the DBA building, and was both a convenient and conscious choice: its symmetry and rectangular shape easily lent itself to modern interpretation, and its role as an early center of Danish commerce and key architectural details (stepped gables and spire) appealed to the Brotherhood's sense of heritage and desire to construct a distinctive building.

The Børsen is over 400 feet long, and approximately 70 feet wide. The spire rises over 150 feet above street level. The exterior is primarily of brick and stone. The gable ends of the building, with stepped parapet gables, contain elaborate, projecting entries with columns, carved figures, and statuary. The exterior features both horizontal and vertical bands of stone, breaking up the brick exterior walls into a grid. Four stepped wall dormers extend north-south on both sides of the large central pavilion. The building has a copper gable roof, surmounted by the large spire. DBA building's spire is a stylized version of the Børsen's: four entwined dragons with their heads pointing in the cardinal directions and their bodies/tails entwined to form the spiral's tip.<sup>14</sup> Sessinghaus, in the tradition of the National Romantic architects such as Klint, appropriated the characteristic elements of the Børsen, simplified them, and utilized them to create a new building that evokes "Danishness." The building is not a direct copy, nor is does it utilize the elements of gables, roof, spire, and massing in the same manner as an early 20<sup>th</sup> century eclecticist building, but instead falls under a post-modern reaction, where the elements are simplified into their basic geometries and combined into a new building that acknowledges history but is also thoroughly modern.

The DBA building, while following the modern aesthetic in many ways, does not fall neatly into Sessinghaus' canon. Many of the building's details - the central spire, stepped dormers, tile roof, and window boxes - are simply not found on other contemporary buildings. It could be argued the DBA building represents an early example of proto-Postmodern architecture in Omaha. Designs such as these often incorporate historicist details to an otherwise "modern" building. As Postmodern architecture developed in the mid- to late-1960s, architects often incorporated historicist details, often stylized in some way, into their designs. The German-American Society building (circa 1966) at 3717 South 120<sup>th</sup> Street, Omaha, Nebraska is a similar example of a modern design with historicist details. In this case, the stylized Mansard roof mimics the gable-on-hip roofs typically found on German hausbarns.

<sup>14</sup> O'Shea 1918: 1570

Danish Brotherhood in America Headquarters BuildingDouglas County, Nebraska**Name of Property****County and State****The Firm of Teig & Johnson**

The DBA building is officially credited to Teig & Johnson,<sup>15</sup> an Omaha firm that operated from approximately 1958 to 1971. It was actually designed, however, by Sessinghaus.<sup>16</sup> Sessinghaus appears to have been semi-retired (or at least had given up his own offices) by the mid-1960s. He continued to work, perhaps in an “emeritus” position, with Robert Teig, who had previously worked as a draftsman under Sessinghaus almost 20 years earlier. Teig was born in Omaha in 1926 and after World War II, worked as a draftsman for Sessinghaus on others before he opened his own office in 1955. Teig died in 1984, his obituary stating that he “designed several well-known buildings” in Omaha, specifically the WOW-KEZO radio building at 108<sup>th</sup> and L Streets and the Villa Vinee Apartments at 7722 Howard Street. The obituary also indicated Teig won “several architectural awards” for his designs.<sup>17</sup> Robert Johnson, the other principal of the firm, also an Omaha native, was born in 1929. He attended local schools, graduating from South High School in 1947. He worked for a succession of firms up to 1952, at which time he was drafted or joined the Army and spent two years in Military Intelligence in Bellevue, Nebraska (probably at Offutt Air Force Base). Beginning in January, 1954, Johnson again worked at a succession of other firms up to joining Robert Teig in October 1955. He was granted an architectural license in January, 1964.<sup>18</sup> Johnson’s partnership with Teig lasted until the early 1970s.

Although Sessinghaus was from a generation of architects that was still trained in the “Beaux Arts” architectural curriculum, which dominated architectural school training in Europe and the United States at least until the 1920s and 1930s. The style was based on a neo-classical architectural aesthetic taught at the Ecole des Beaux Arts in France. Sessinghaus was unlike other architects, however, in that he was not a proponent of a given architectural style, and appears to have moved somewhat effortlessly into more modern designs early in his career. His Roosevelt Apartments (1931) and his house at 1330 South 79<sup>th</sup> Street both exhibit hip roofs clad in terra cotta tiles or slate that is very similar to that of his 1965 DBA building, while his designs for the Tower Tourist Village (1935) look similar to his Art Deco Hinky Dinky stores of 1941. His house at 704 North 72<sup>nd</sup> Avenue is a sprawling Ranch home that for the time (1948) was strikingly horizontal, with sections set at different angles to take advantage of the curving lot. It was a harbinger of the sprawling, suburban Ranch homes to follow. In late 1956, Teig and Sessinghaus designed a large, \$3.5 million shopping center development named “Pacific Plaza,” located at Pacific and 118<sup>th</sup> Streets. Plans called for sleek modern buildings and even a tower similar to Seattle’s Space Needle, predating the Seattle landmark by six years (Figure 11).

Sessinghaus was no strict Modernist, either. Many of his early designs, especially some of his earliest Omaha houses, utilize the popular revivalist styles of the early 20<sup>th</sup> century: Tudor, Norman, or Classical (Figure 6). Despite Sessinghaus’ own designs that had Modernist tendencies, in the same year as his and Teig’s “futuristic” Pacific Plaza design, Sessinghaus publicly denounced a so-called “Modern” design for the new governor’s mansion in Lincoln, Nebraska. “The Georgian Colonial,” he stated, “will be popular when these modern architectural conglomerations are forgotten. It is lamentable that the Legislature did not seek more advice and appropriate money to build a more adequate mansion.”<sup>19</sup> A year later, however, Sessinghaus was quoted extolling the relative virtues modern materials and production methods might bring to buildings of the future, saying

Where high costs today keep us from designing a house with artistry or embellishment, the future will provide more complete factory-made and –finished sections of walls, both exterior and interior. ...Through the use of plastics and improved manufacturing processes in the use of raw materials, there will be offered advantages in both design and cost.<sup>20</sup>

<sup>15</sup> “Danish Open House Next Saturday,” *Omaha World-Herald* 10 Sep. 1967: 7-B

<sup>16</sup> DBA Board Meeting Minutes, 21 Sep. 1965: 33

<sup>17</sup> “Rites Pending for Robert Teig,” *Omaha World-Herald* 11 Sep. 1984: no page given.

<sup>18</sup> State of Nebraska: 1964

<sup>19</sup> “Battle of Tastes – Modernists and Traditionalists Join Dispute Over Mansion,” *Omaha World-Herald*, 26 Aug. 1956: 1

<sup>20</sup> “House Will Expand to Suite Size of Family,” *Omaha World-Herald*, 2 Jun. 1957: 5-1

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Still later, Sessinghaus appealed to the city to reject the plans of the Brandeis department store to erect a parking garage over 17<sup>th</sup> Street, adjoining their building. "It would harm downtown," he argued, adding that it would close off the area to sunlight and air.<sup>21</sup> In the end, the garage was constructed over these objections.

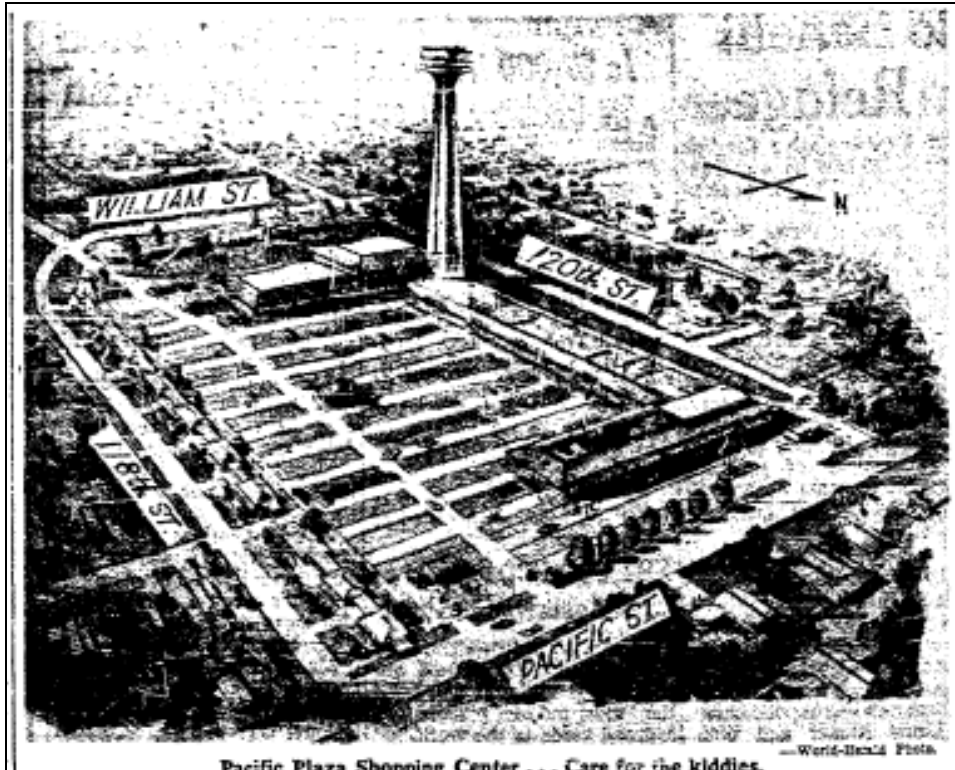


Figure 11: Architect's rendering of "Pacific Plaza," (1956), Omaha, Nebraska. Omaha World-Herald, 27 Dec. 1956: 4.

**Sessinghaus and the Danish Brotherhood in America**

Sessinghaus and the DBA executive leadership had several discussions about the design of their building. Meeting minutes from September 21, 1965 provide a rare glimpse into the interactions between an architect and his corporate client. Axel Skelbeck, a member of the DBA executive leadership, had been asked to take the lead in the search for an architect. In his preliminary remarks at the September 21 board meeting, Skelbeck indicated he was unsure how to find an architect who would "understand our thoughts in the matter" and who could produce "plans for the type of building, of a composite architecture" that Skelbeck thought the DBA was seeking.<sup>22</sup> Skelbeck's use of the phrase "composite architecture" implies the DBA leadership had talked about the type of building or design they wanted, and that while they wanted a modern office building, they also wanted it to have some architectural details that also spoke to the organization's Danish heritage.

Skelbeck met with Sessinghaus in mid-1965 after touring his latest building, the Blair, Nebraska Masonic Hall. Skelbeck indicated to the leadership he was favorably impressed, particularly with the incorporation of "Masonic emblems" into the wood paneling and other interior details (Figures 12, 13, and 14). Skelbeck and Sessinghaus discussed the Brotherhood's wishes and goals for their building, he said, and Sessinghaus agreed to take the commission. Skelbeck mentions that Sessinghaus, for his design, drew on his "many years of experience in his highly regarded profession and on his extensive travels abroad, including Denmark."<sup>23</sup> The meeting minutes contain a long series of questions and answers between the DBA executives and Sessinghaus about the plans.

<sup>21</sup> "Interstate, Additions Plans Mustn't Clash," *Omaha World-Herald*, 25 Jun. 1959: 25

<sup>22</sup> DBA Board Meeting Minutes, 21 Sep. 1965: 33

<sup>23</sup> DBA Board Meeting Minutes, 21 Sep. 1965: 33

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Figure 12: Interior, Blair (NE) Masonic Hall. Note the coffered ceiling and the frieze of Masonic emblems encompassing the room.



Figure 13: Detail of the Blair (NE) Masonic Hall ceiling and frieze with Masonic emblems.



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**Figure 14: Detail of the interior of the pentagonal front entrance doors, featuring additional Masonic emblems.**

For his part, Sessinghaus stated that he and Skelbeck both determined the building should be “distinctive,” and that even if they could have kept all their operations on a single floor, it was difficult to design a single-story building “with much dignity.”<sup>24</sup> Some members of the DBA leadership, through their questions, were skeptical of his plans: one questioned if the dormers would be “a little bit cathedral like.”<sup>25</sup> When pressed on materials, Sessinghaus stated that the spire would be made of “Danish copper, green copper,” but that otherwise, the materials were all made locally, or at least in the United States.<sup>26</sup> Another DBA executive suggested the need for the vault in the southwest corner.<sup>27</sup> Skelbeck stated that his inspiration for some of the exterior and interior details (DBA emblems, paneled walls and ceiling in the board room) was Sessinghaus’ Masonic Hall in Blair.<sup>28</sup> Other members discussed the sizes of certain rooms, the utility of the elevator, the use of brick versus stone on the exterior, and whether the spire and leaded window sashes would make the building look too much like a church. When the leadership began to question whether they should build a “distinctive” building or more cheaply (anticipating grumbling from their membership over costs), Einar Danielsen reminded the board that Viggo Mikkelsen (Supreme President) had picked out the corner lot, and that the lot was viewed by the DBA as an especially prominent location. Fred Jensen suggested that if the DBA was going to building cheaply, it should sell the corner lot, and build a “\$75,000 building” somewhere else.<sup>29</sup> Skelbeck and others reminded the board that they were more or less given a blank check for construction of a headquarters building, with Skelbeck stating that their building will be “a project for the future,” and Sessinghaus adding that he had previously “designed buildings 45 years ago...[which]...are good today and good for many more years to come.”<sup>30</sup> After Sessinghaus was excused, the DBA executives agreed that their membership authorized them to build a suitable building, and that it was worth spending more (\$150,000 was Sessinghaus’ estimate) for such a building as proposed by Sessinghaus. Two changes that appear to have been made from this discussion was the

<sup>24</sup> DBA Board Meeting Minutes, 21 Sep. 1965: 34

<sup>25</sup> DBA Board Meeting Minutes, 21 Sep. 1965: 34

<sup>26</sup> DBA Board Meeting Minutes, 21 Sep. 1965: 35

<sup>27</sup> DBA Board Meeting Minutes, 21 Sep. 1965: 38

<sup>28</sup> DBA Board Meeting Minutes, 21 Sep. 1965: 38

<sup>29</sup> DBA Board Meeting Minutes, 21, Sep. 1965: 45

<sup>30</sup> DBA Board Meeting Minutes, 21 Sep, 1965: 41

Danish Brotherhood in America Headquarters Building

Douglas County, Nebraska

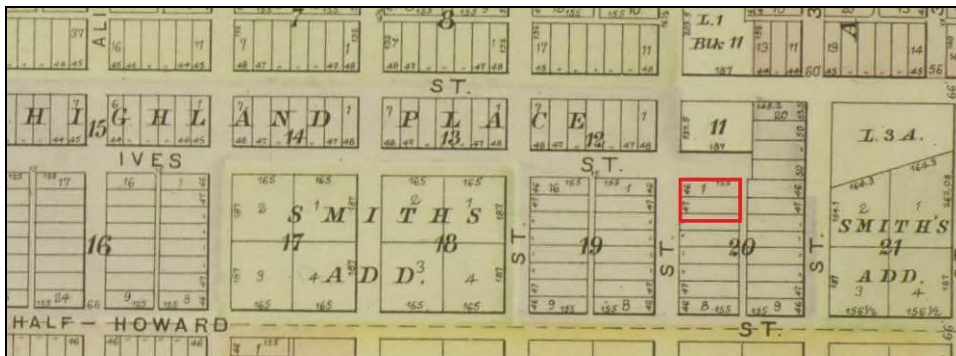
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inclusion of the vault in the southeast corner of the building, and using single-light, fixed sashes instead of the leaded glass sashes Sessinghaus originally intended.

**Additional Historic Context - Property History**

The DBA building is located at 3717 Harney Street, Omaha, Nebraska. It is located on Lots 1, 2, and the north 29 feet of Lot 3 in Kountze's Subdivision of Block 20 within the larger Smith's Addition/Highland Place subdivision (Figure 12). More generally, it is located in the southeast quarter of the northeast quarter of Section 20, Township 15 North, Range 13 West. The patent for 120 acres (the south half of the northwest quarter and the northwest quarter of the northeast quarter) was issued to Daniel Parker on July 2, 1860. Parker had been a veteran of the Georgia Militia during the Creek War, and assigned his patent to Samuel L. Marston.<sup>31</sup>



**Figure 15: Detail of 1889 Atlas of Omaha, showing location of DBA property in RED. Map from the Omaha Public Library.**

The property was subdivided and sold numerous times between 1860 and the early 1890s, when Lots 1 through 5 of Block 20 in Highland Place were sold by Herman Kountze and others to United Real Estate in September, 1893 as part of a large group of transactions<sup>32</sup> that may have been made to place the properties into corporate rather than personal hands. It remained the subject of speculation, being sold by United Real Estate to Clara Kountze in the early 1900s and by 1901, the lots were still empty (Figure 13). In two transactions, Kountze sold lot 2 in 1906<sup>33</sup> and then lot 1 of Block 20 in 1907<sup>34</sup>, both to Henrietta S. Carter. Carter further subdivided the property, selling the south 34<sup>th</sup> feet of Lot 2 in 1908,<sup>35</sup> but retaining the rest of the property. By the early 1950s, Lot 1 was owned by Arthur and Grace Shellburg, and it was from Grace Shellburg that the Danish Brotherhood purchased the property (Figure 14). The building permit for the Danish Brotherhood building was advertised in August, 1966.<sup>36</sup> By September, 1967, the DBA had moved in and an open house was advertised.<sup>37</sup> The south 34 feet of Lot 2 and the north 29 feet of Lot 3 (the house located south of the Shellburg house in Figure 14) were purchased by the DBA from William Sachse in June, 1971. The DBA remained in the building until it was sold to MMJ Building Partnership in September, 1994.<sup>38</sup> After that time, the building was used for law offices. MMJ Building Partnership sold the building to Security State Bank in March, 2015.<sup>39</sup>

<sup>31</sup> "Military Bounty Land Warrant for Daniel Parker," Bureau of Land Management/General Land Office 1860

<sup>32</sup> "Real Estate Transfers," *Omaha World-Herald* 29 Sep. 1893: 5

<sup>33</sup> "Real Estate Transfers," *Omaha World-Herald* 19 Sep. 1906: 4

<sup>34</sup> "Real Estate Transfers," *Omaha World-Herald* 19 Dec. 1907: 3

<sup>35</sup> "Real Estate Transfers," *Omaha World-Herald* 4 Aug. 1908: 6

<sup>36</sup> "Building Permits," *Omaha World-Herald* 3 Aug. 1966: 60.

<sup>37</sup> "Danish Open House Next Saturday," *Omaha World-Herald* 10 Sep. 1967: 7-B

<sup>38</sup> Douglas County Clerk 2016

<sup>39</sup> Douglas County Clerk 2016

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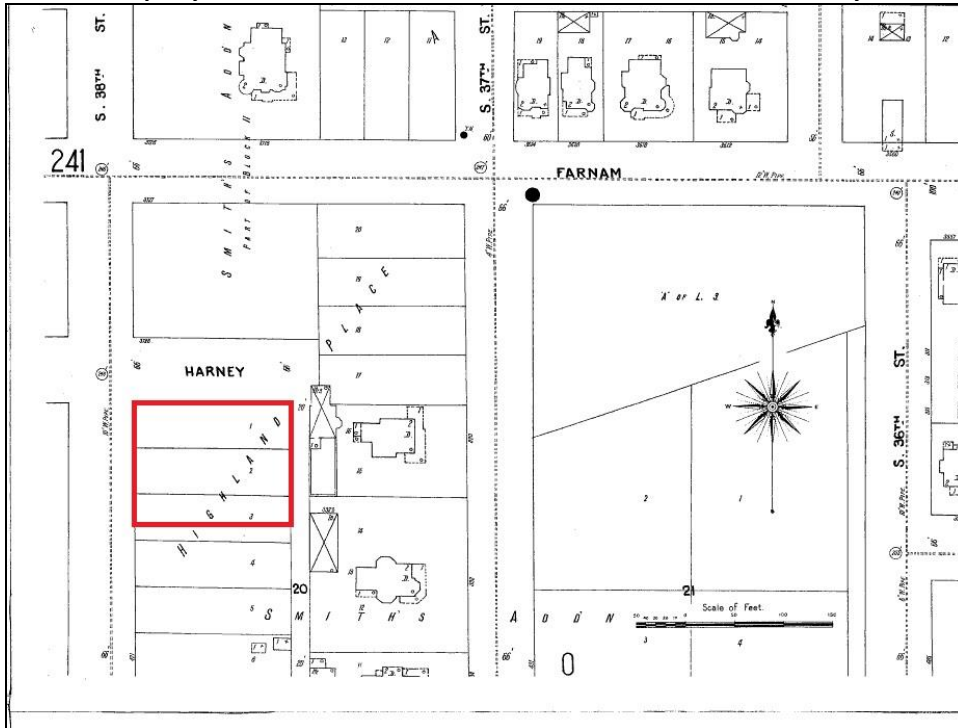


Figure 16: 1901 Sanborn Map, with the DBA property boundary approximated in RED. Map available from the Omaha Public Library.

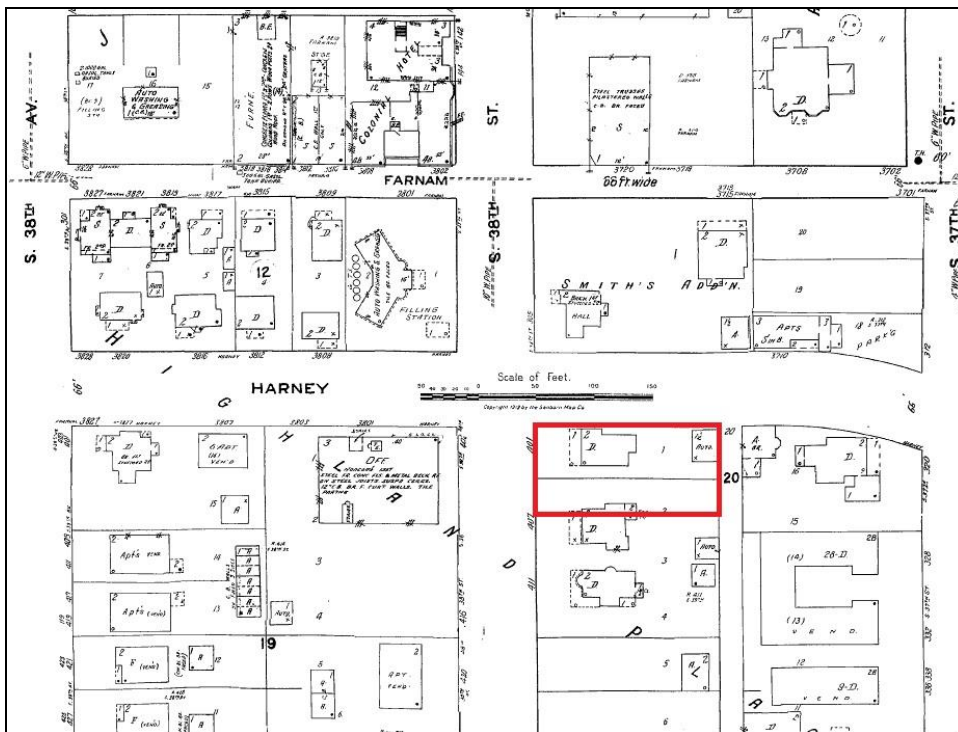


Figure 17: 1962 Sanborn Map of Omaha, showing the DBA property approximated in RED. Map from the Omaha Public Library.

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*Omaha, Nebraska* [map]. 1901-1918. Scale not given. "Sanborn Fire Insurance Maps, 1867-1970 – Nebraska." Available from Omaha Public Library. Web. Accessed 20 Oct. 2015.

--. 1901-1962. Scale note given. "Sanborn Fire Insurance Maps, 1867-1970 – Nebraska." Available from Omaha Public Library. Web. Accessed 20 Oct. 2015.

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*Omaha World-Herald* (including evening and morning editions), 1893, 1906, 1907, 1908, 1922, 1956, 1957, 1959, 1962, 1966, 1967, 1981, 1984

Danish Brotherhood in America Headquarters Building  
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**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other (Name of repository)

Historic Resources Survey Number (if assigned): DO09-0319-086

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**10. Geographical Data**

Acreage of property .43 acres USGS Quadrangle Omaha North

(Use either the UTM system or latitude/longitude coordinates. Delete the other.)

**UTM References**

Datum (indicated on USGS map): \_\_\_\_\_

NAD 1927 or  NAD 1983

- |    |      |            |         |               |          |                |
|----|------|------------|---------|---------------|----------|----------------|
| 1. | Zone | <u>15N</u> | Easting | <u>251296</u> | Northing | <u>4571549</u> |
| 2. | Zone | _____      | Easting | _____         | Northing | _____          |
| 3. | Zone | _____      | Easting | _____         | Northing | _____          |
| 4. | Zone | _____      | Easting | _____         | Northing | _____          |

**Verbal Boundary Description**

Lots 1, 2 and the north 29 feet of Lot 3, Block 20, Kountze's Subdivision within Smith's Addition/Highland Place.

**Boundary Justification**

This boundary includes all the property historically associated with the Danish Brother in America Headquarters building.

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**11. Form Prepared By**

name/title Patrick Thompson  
organization Restoration Exchange Omaha date March, 2016  
street & number 3902 Davenport Street telephone (402) 679-5854  
city or town Omaha state NE zip code 68131  
email info@restorationexchange.org

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Danish Brotherhood in America Headquarters Building  
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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

**Danish Brotherhood of  
America National  
Headquarters Building**

**3717 Harney St  
Omaha, Douglas Co.,  
Nebraska**


Latitude/Longitude Coordinates:

41.256983, -95.968649  
Datum: WGS84

USGS Quadrangle:  
Omaha North



**Legend**

 Proposed NRHP Boundary

1:18,000

0 700 1,400 2,800  
Feet

0 137.5275 550  
Meters

Danish Brotherhood in America Headquarters Building  
Name of Property

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County and State


- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.

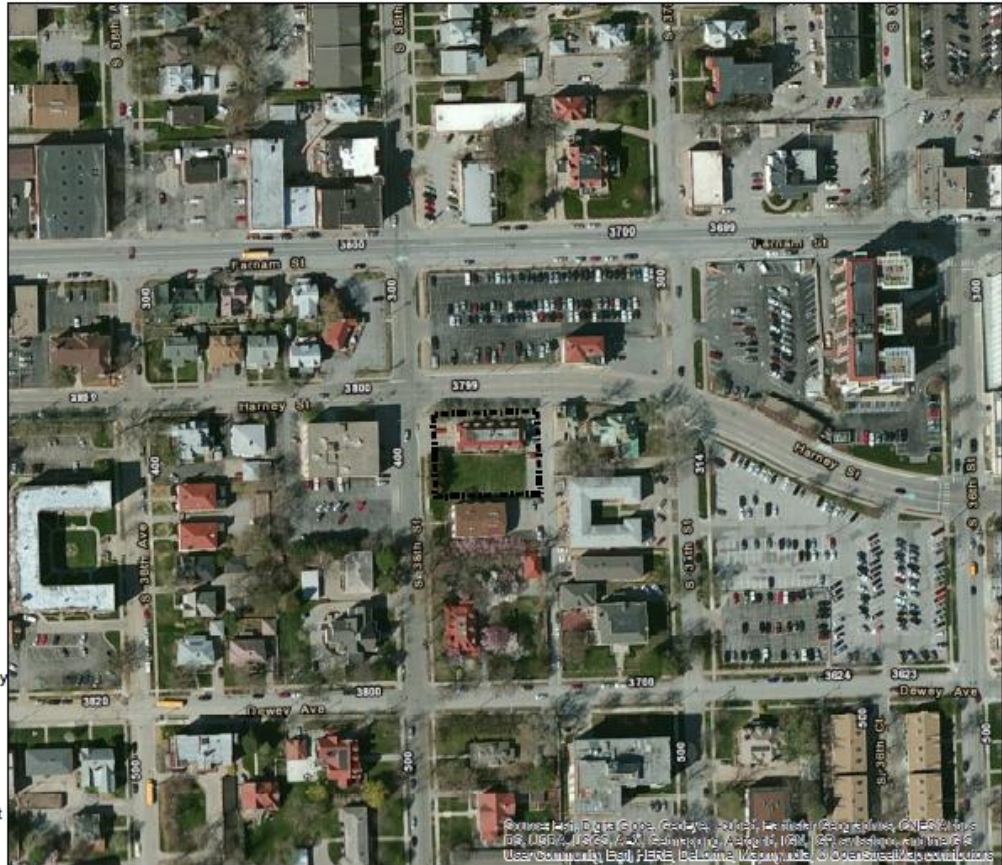
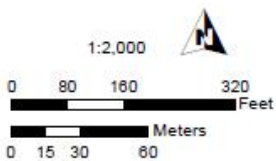
Danish Brotherhood of  
America National  
Headquarters Building

3717 Harney St  
Omaha, Douglas Co.,  
Nebraska

Latitude/Longitude Coordinates:  
41.256983, -95.968649  
Datum: WGS84

Legend

 Proposed NRHP Boundary



Danish Brotherhood in America Headquarters Building

Douglas County, Nebraska

**Name of Property**

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**Photographs**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property Danish Brother in America Building

City or Vicinity Omaha County Douglas State Nebraska

Photographers Patrick Thompson;  
Nicole Miller Date Photographed December, 2015;  
January, 2016

Description of Photograph(s) and number, include description of view indicating direction of camera.

Photograph 1. NE\_Douglas County\_Danish Brotherhood in America\_0001. Front (north) façade, looking south across Harney Street.

Photograph 2. NE\_Douglas County\_Danish Brotherhood in America\_0002. East side of building, looking west from unnamed alley along east side of property.

Photograph 3. NE\_Douglas County\_Danish Brotherhood in America\_0003. Southeast corner, looking west-northwest from unnamed alley along east side of property.

Photograph 4. NE\_Douglas County\_Danish Brotherhood in America\_0004. Rear elevation, looking north from south end of DBA property.

Photograph 5. NE\_Douglas County\_Danish Brotherhood in America\_0005. West end of building, looking east from east side of 37<sup>th</sup> Street.

Photograph 6. NE\_Douglas County\_Danish Brotherhood in America\_0006. Detail of panel above main entry.

Photograph 7. NE\_Douglas County\_Danish Brotherhood in America\_0007. Detail of façade dormer, east end of the building, looking south.

Photograph 8. NE\_Douglas County\_Danish Brotherhood in America\_0008. Detail of central decorative block wall, looking north.

Photograph 9. NE\_Douglas County\_Danish Brotherhood in America\_0009. Detail of southwest corner decorative block wall, looking north-northwest.

Photograph 10. NE\_Douglas County\_Danish Brotherhood in America\_0010. Detail of central rear entry/windows, looking east.

Photograph 11. NE\_Douglas County\_Danish Brotherhood in America\_0011. Detail of southwest rear entry/windows, looking west-northwest.

Photograph 12. NE\_Douglas County\_Danish Brotherhood in America\_0012. Looking east along rear patio/sidewalk.

Photograph 13. NE\_Douglas County\_Danish Brotherhood in America\_0013. Looking east along Harney Street, front entrance sidewalk and entrance plaza.



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Photograph 14. NE\_Douglas County\_Danish Brotherhood in America\_0014. Interior of entrance vestibule, northeast corner. The entrance from the exterior is immediately to the left in this photograph.

Photograph 15. NE\_Douglas County\_Danish Brotherhood in America\_0015. Interior of entrance vestibule, southeast corner (note one of the doors leading into the reception area).

Photograph 16. NE\_Douglas County\_Danish Brotherhood in America\_0016. Interior of the reception area, looking south towards the rear entry door and windows.

Photograph 17. NE\_Douglas County\_Danish Brotherhood in America\_0017. Detail of one of the wood and metal doorknobs found on most original doors inside the building.

Photograph 18. NE\_Douglas County\_Danish Brotherhood in America\_0018. The duplicating room looking south from the cross hall.

Photograph 19. NE\_Douglas County\_Danish Brotherhood in America\_0019. The interior of the vault, looking east.

Photograph 20. NE\_Douglas County\_Danish Brotherhood in America\_0020. Interior of the ladies restroom, looking south at the accordion partition in the southeast corner of the room.

Photograph 21. NE\_Douglas County\_Danish Brotherhood in America\_0021. Detail of the "kitchenette" unit in the ground floor break room, looking west.

Photograph 22. NE\_Douglas County\_Danish Brotherhood in America\_0022. The boardroom on the west end of the first floor, looking north. Note the door to the half bath and service area in the north end of the room.

Photograph 23. NE\_Douglas County\_Danish Brotherhood in America\_0023. Detail of the decorative frieze that encompasses the boardroom.

Photograph 24. NE\_Douglas County\_Danish Brotherhood in America\_0024. Detail of door from hall into boardroom, with closet doors visible in the background, looking south, south-east.

Photograph 25. NE\_Douglas County\_Danish Brotherhood in America\_0025. Detail of the service area, located at the north end of the board room, looking east-northeast.

Photograph 26. NE\_Douglas County\_Danish Brotherhood in America\_0026. Looking west from service area into the half bath in the northwest corner of the building.

Photograph 27. NE\_Douglas County\_Danish Brotherhood in America\_0027. Detail of the stairwell and handrail.

Photograph 28. NE\_Douglas County\_Danish Brotherhood in America\_0028. The second floor foyer, looking south. Utility areas are located behind the door in the center; the men's restroom is located to the right of the water fountain.

Photograph 29. NE\_Douglas County\_Danish Brotherhood in America\_0029. Men's room, looking south.

Photograph 30. NE\_Douglas County\_Danish Brotherhood in America\_0030. Interior of the attic space, showing some of the structural systems used to hold up the hip roof covered in terra cotta tiles.

Photograph 31. NE\_Douglas County\_Danish Brotherhood in America\_0031. East end of the second floor, showing an interior view of the large pentagonal window, looking south-southeast, with a circa 1994 partition wall constructed immediately adjacent to the window.

Danish Brotherhood in America Headquarters Building

Douglas County, Nebraska

**Name of Property**

**County and State**

Photograph 32. NE\_Douglas County\_Danish Brotherhood in America\_0032. The second floor breakroom, with the kitchenette unit in the south wall of the room, looking south.

Danish Brotherhood in America Headquarters Building  
**Name of Property**

Douglas County, Nebraska  
**County and State**



**Photograph 1**



**Photograph 2**

Danish Brotherhood in America Headquarters Building  
Name of Property

Douglas County, Nebraska  
County and State



Photograph 3



Photograph 4

Danish Brotherhood in America Headquarters Building  
**Name of Property**

Douglas County, Nebraska  
**County and State**



Photograph 5



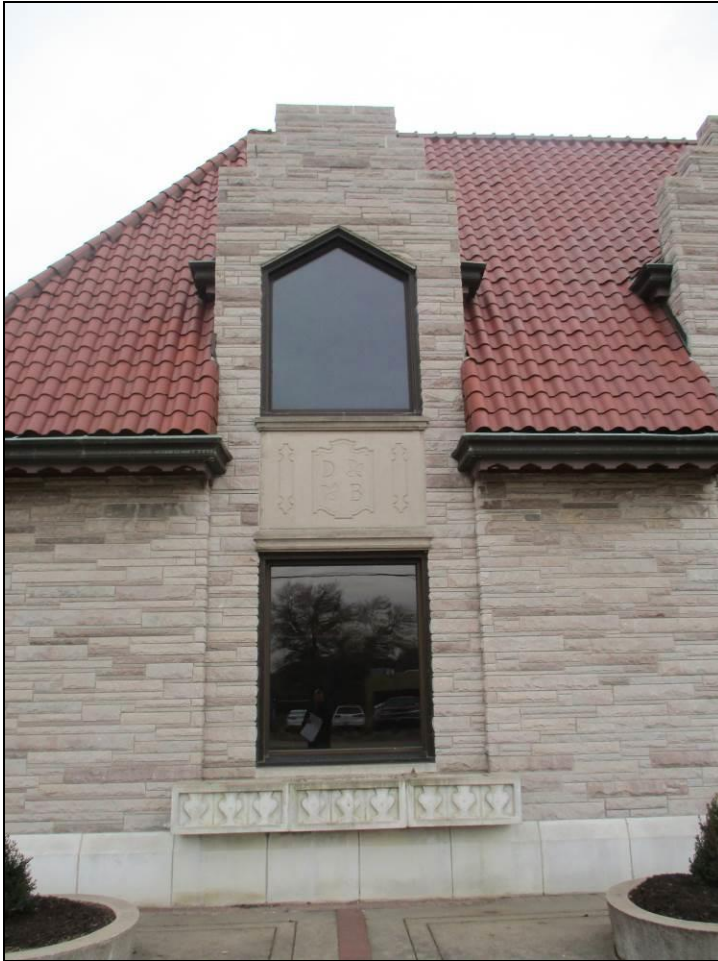
Photograph 6

Danish Brotherhood in America Headquarters Building

Douglas County, Nebraska

**Name of Property**

**County and State**



**Photograph 7**

Danish Brotherhood in America Headquarters Building

Douglas County, Nebraska

**Name of Property**

**County and State**



**Photograph 8**



**Photograph 9**

Danish Brotherhood in America Headquarters Building  
**Name of Property**

Douglas County, Nebraska  
**County and State**



**Photograph 10**



**Photograph 11**



Danish Brotherhood in America Headquarters Building

Douglas County, Nebraska

**Name of Property**

**County and State**



**Photograph 12**

Danish Brotherhood in America Headquarters Building

Douglas County, Nebraska

**Name of Property**

**County and State**



**Photograph 13**

Danish Brotherhood in America Headquarters Building  
**Name of Property**

Douglas County, Nebraska  
**County and State**



**Photograph 14**

Danish Brotherhood in America Headquarters Building  
**Name of Property**

Douglas County, Nebraska  
**County and State**



**Photograph 15**

Danish Brotherhood in America Headquarters Building  
**Name of Property**

Douglas County, Nebraska  
**County and State**



Photograph 16



Photograph 17

Danish Brotherhood in America Headquarters Building  
**Name of Property**

Douglas County, Nebraska  
**County and State**



**Photograph 18**

Danish Brotherhood in America Headquarters Building  
**Name of Property**

Douglas County, Nebraska  
**County and State**



Photograph 19



Photograph 20

Danish Brotherhood in America Headquarters Building  
**Name of Property**

Douglas County, Nebraska  
**County and State**



Photograph 21



Photograph 22



Danish Brotherhood in America Headquarters Building

Douglas County, Nebraska

**Name of Property**

**County and State**



**Photograph 23**

Danish Brotherhood in America Headquarters Building

Douglas County, Nebraska

**Name of Property**

**County and State**



**Photograph 24**

Danish Brotherhood in America Headquarters Building  
**Name of Property**

Douglas County, Nebraska  
**County and State**



**Photograph 25**

Danish Brotherhood in America Headquarters Building  
**Name of Property**

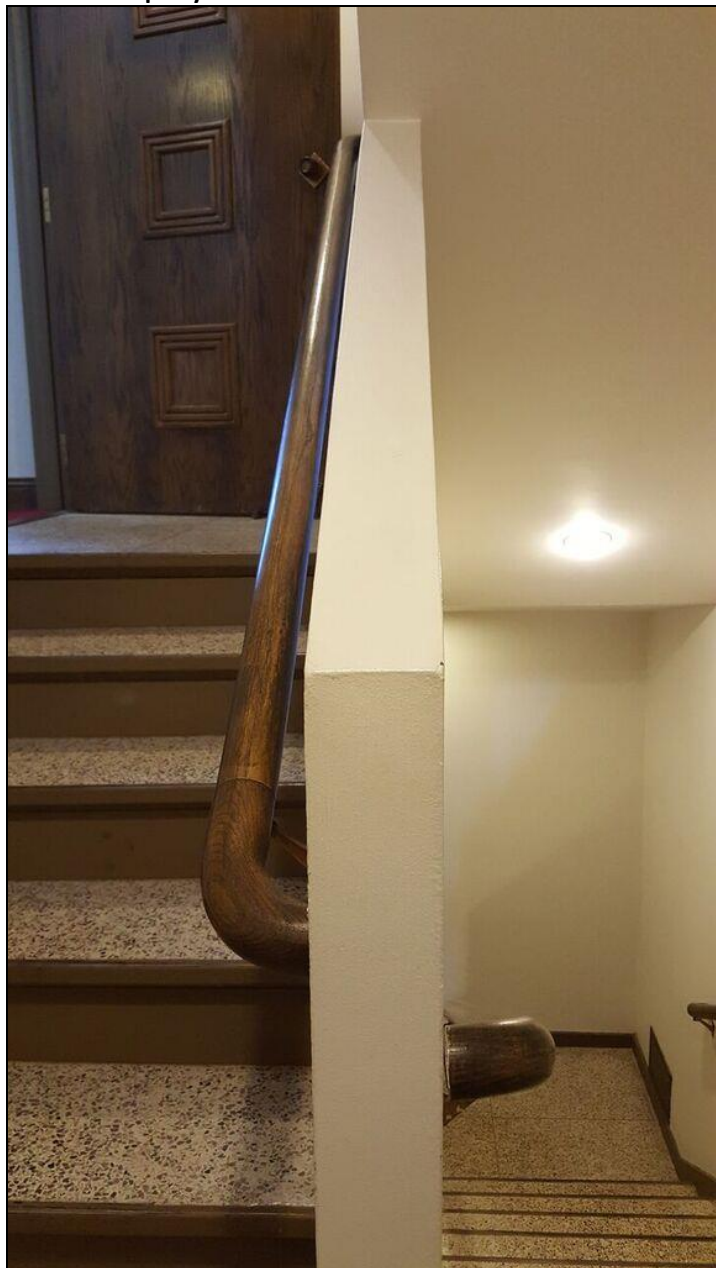
Douglas County, Nebraska  
**County and State**



Photograph 26

Danish Brotherhood in America Headquarters Building  
**Name of Property**

Douglas County, Nebraska  
**County and State**



Photograph 27

Danish Brotherhood in America Headquarters Building  
**Name of Property**

Douglas County, Nebraska  
**County and State**



**Photograph 28**



**Photograph 29**

Danish Brotherhood in America Headquarters Building

Douglas County, Nebraska

**Name of Property**

**County and State**



Photograph 30



Photograph 31

Danish Brotherhood in America Headquarters Building  
**Name of Property**

Douglas County, Nebraska  
**County and State**



**Photograph 32**

**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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



**Danish Brotherhood of  
America National  
Headquarters Building**

**3717 Harney St  
Omaha, Douglas Co.,  
Nebraska**

Latitude/Longitude Coordinates:

41.256983, -95.968649

Datum: WGS84

USGS Quadrangle:

Omaha North

**Legend**

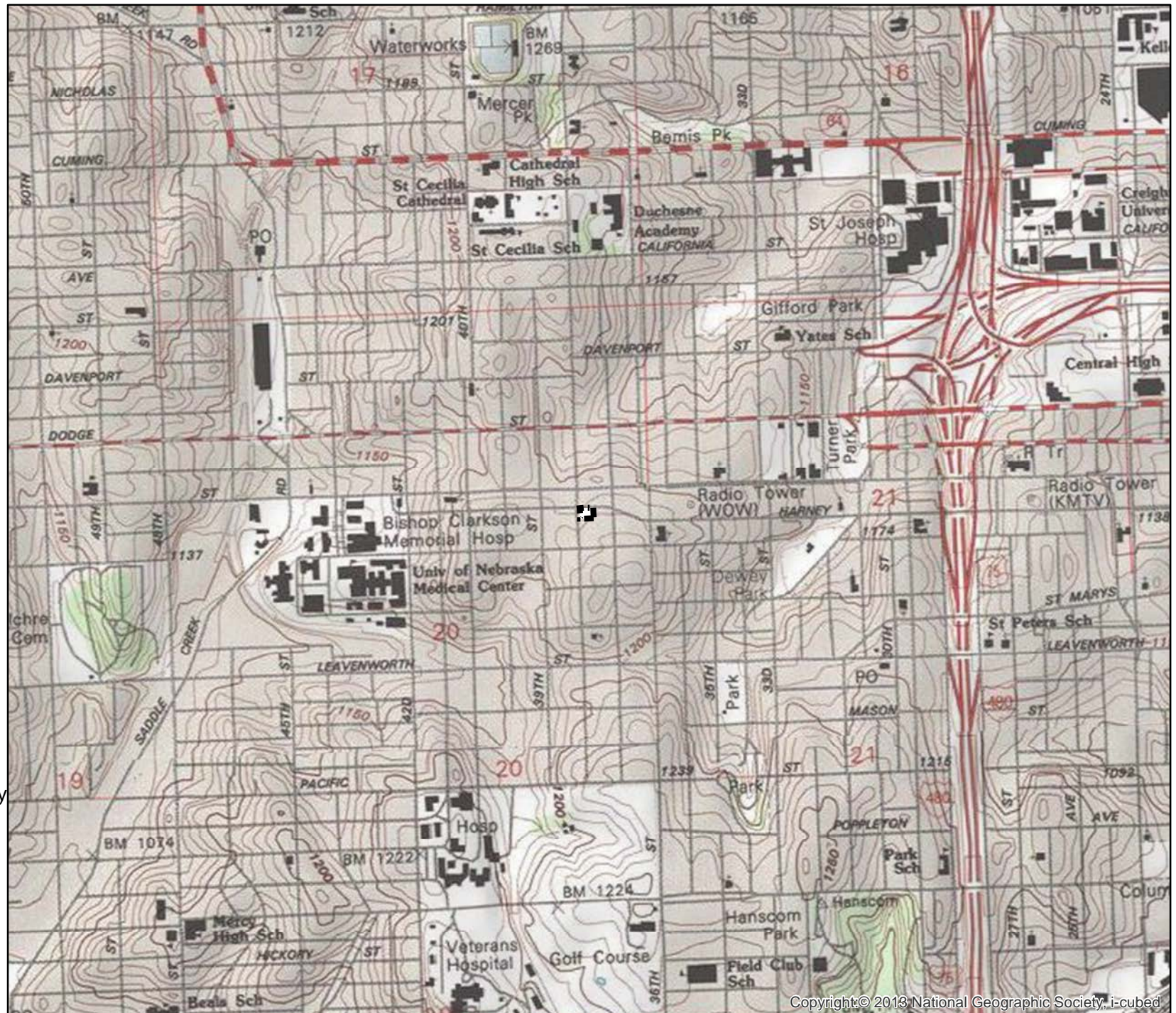
 Proposed NRHP Boundary

1:18,000



0 700 1,400 2,800  
Feet

0 137.5275 550  
Meters



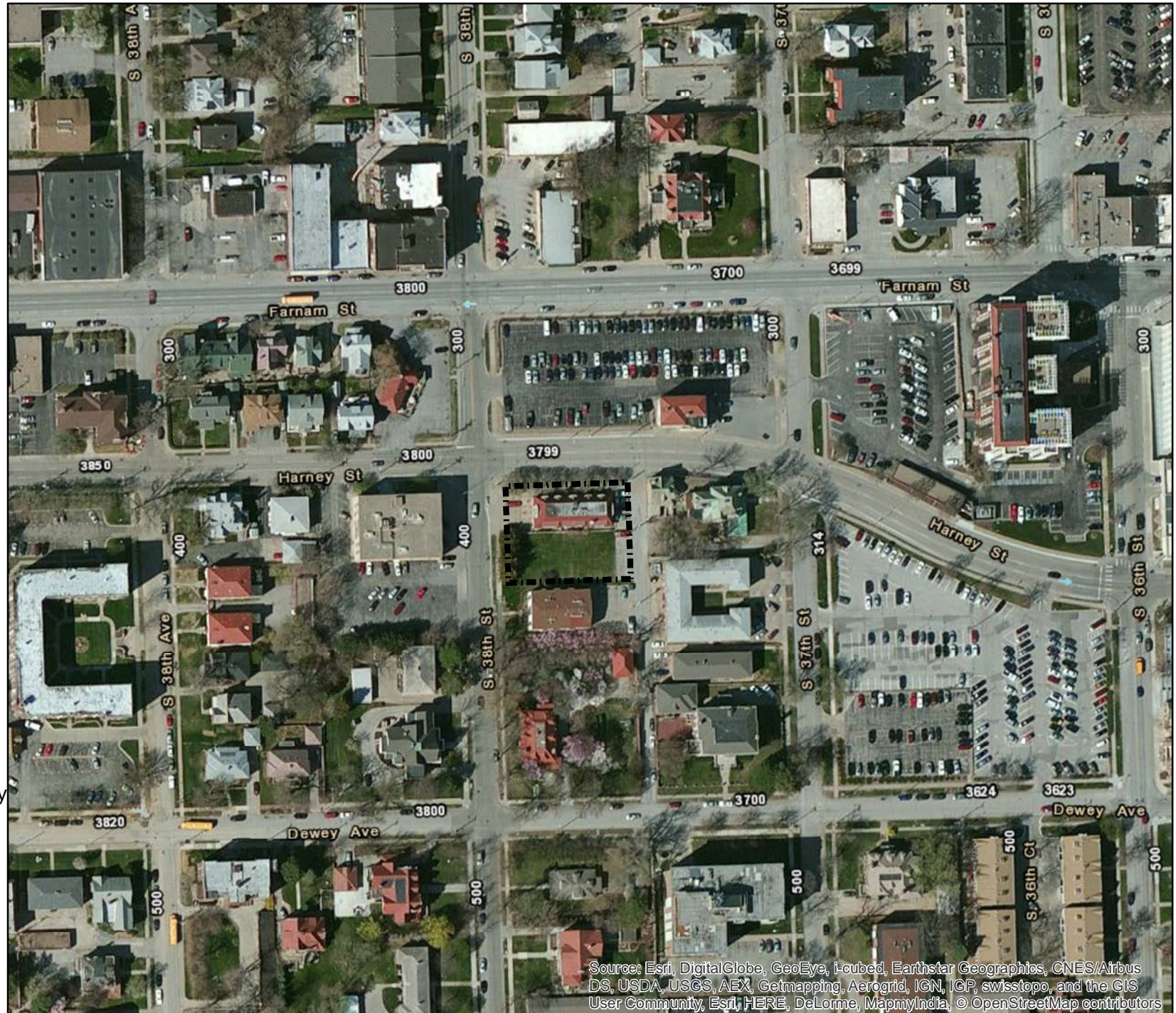
**Danish Brotherhood of  
America National  
Headquarters Building**

**3717 Harney St  
Omaha, Douglas Co.,  
Nebraska**


Latitude/Longitude Coordinates:

41.256983, -95.968649

Datum: WGS84



**Legend**

 Proposed NRHP Boundary

1:2,000



0 80 160 320 Feet

0 15 30 60 Meters

Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



Law Offices

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STANLEY AND  
CRAIG LANE





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Law Offices













**PRIVATE  
PARKING**  
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TOWED AWAY  
STATE LAW 98B.28, 58D





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AVAILABLE

393.8811



THIS DOOR DOES NOT OPEN.  
PLEASE USE THE ELEVATOR OR STAIRS AROUND THE CORNER TO THE LEFT.  
THANK YOU













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QUILL

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Legal Size  
Stor-Box

STOR-ALL

Box  
QUILL







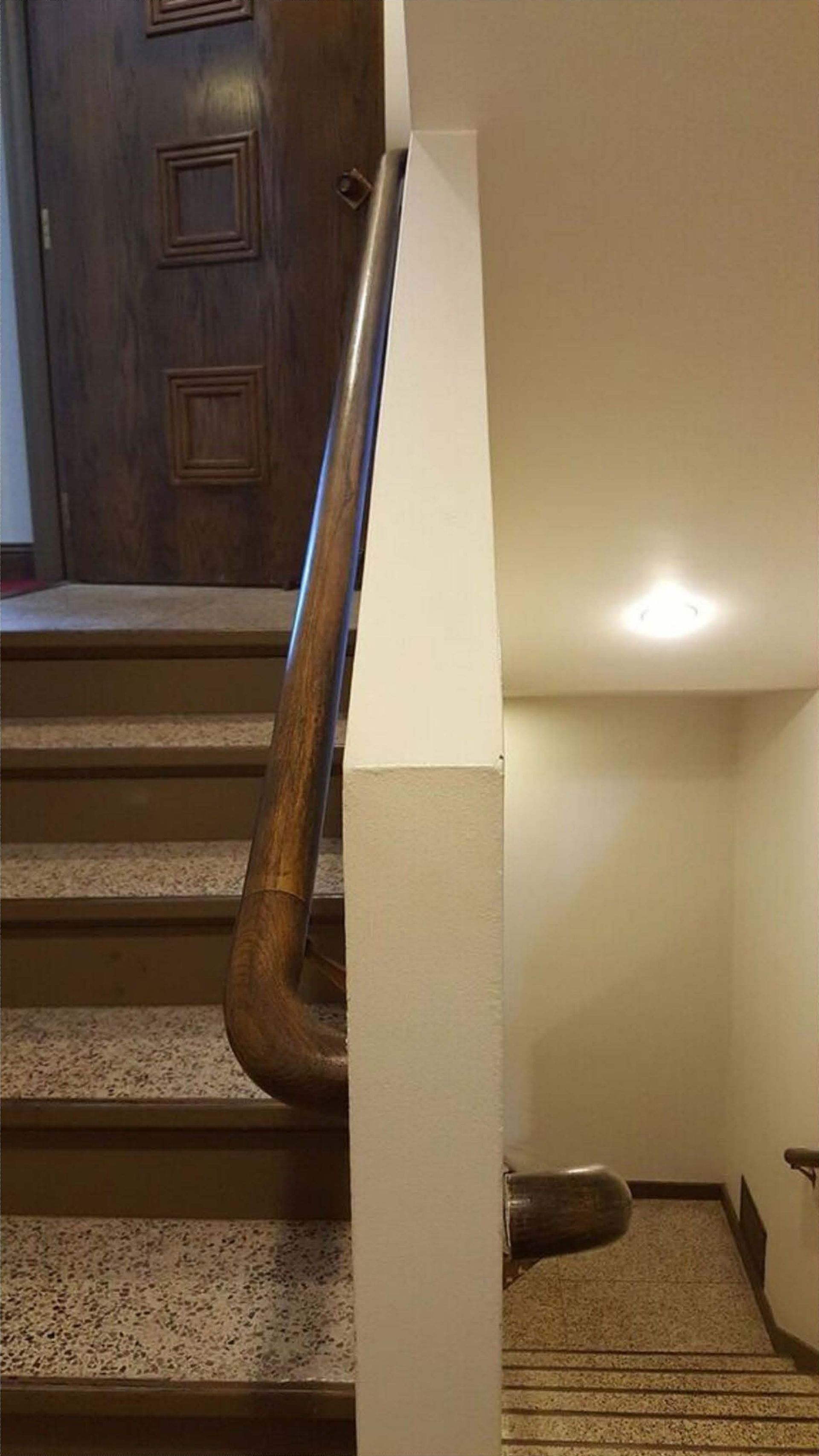


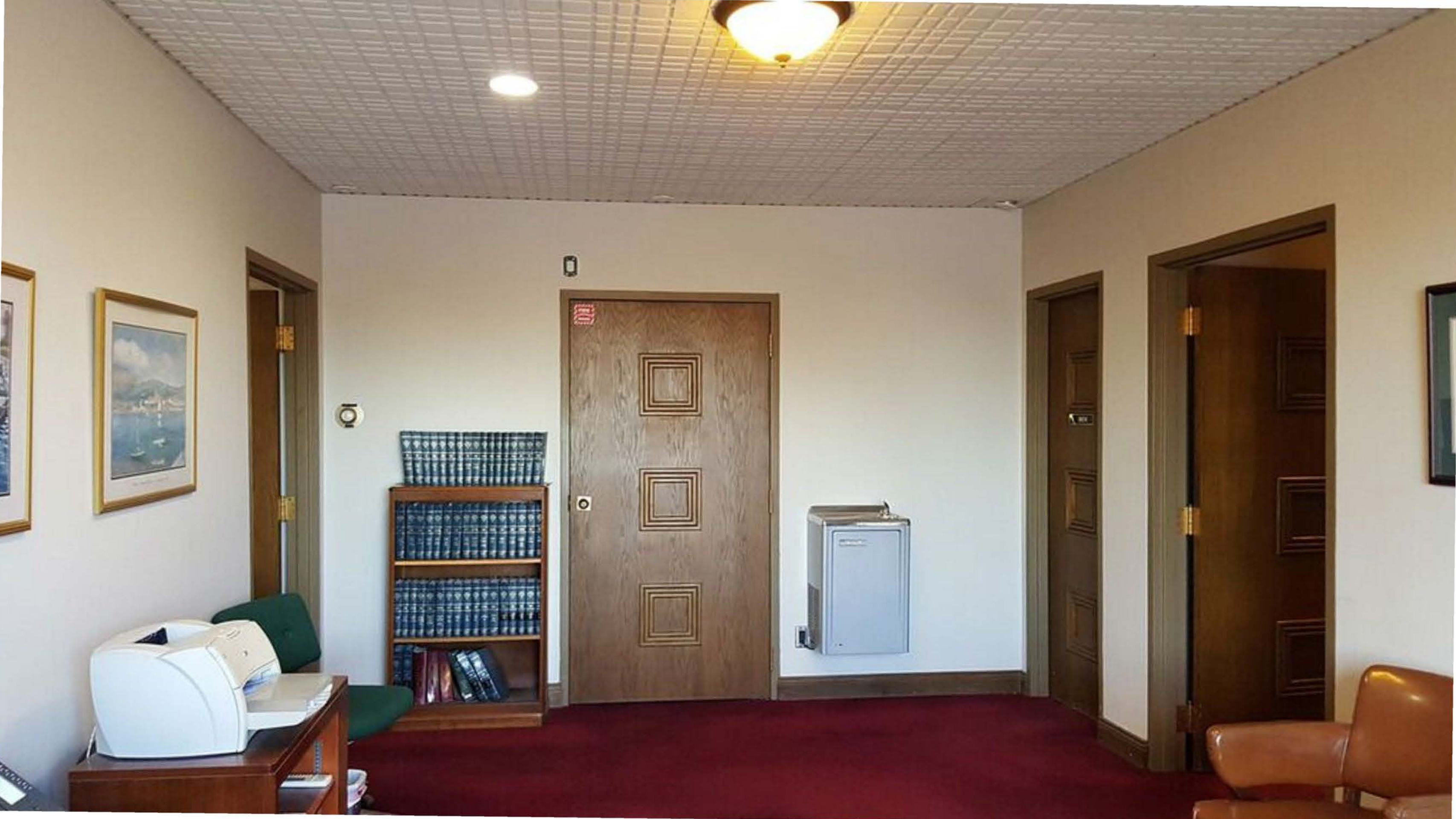






















UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Danish Brotherhood in America National Headquarters Building

MULTIPLE NAME:

STATE & COUNTY: NEBRASKA, Douglas

DATE RECEIVED: 6/17/16 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 8/02/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000480

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: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 7-22-2016 DATE

ABSTRACT/SUMMARY COMMENTS:

*Intensely use Modernist Principles Combined  
with Traditional Form & materials.  
Truly a post modern interpretation*

RECOM./CRITERIA Accept

REVIEWER J. Gabbit DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



City of Omaha  
Jean Stothert, Mayor  
April 14, 2016

## Planning Department

Omaha/Douglas Civic Center  
1819 Farnam Street, Suite 1100  
Omaha, Nebraska 68183  
(402) 444-5150  
Telefax (402) 444-6140

**James R. Thele**  
Director

Mr. Ruben Acosta  
National Register Coordinator  
Nebraska State Historical Society  
1500 R Street PO Box 82554  
Lincoln, Nebraska 68501-2554

Re: Case # 16-06-H5 - National Register Nomination  
Danish Brotherhood in America National Headquarters Building  
3717 Harney Street

Dear Ruben,

The Landmarks Heritage Preservation Commission (LHPC) held a public hearing on Wednesday, April 13, 2016 to consider the request for the National Register nomination of the above referenced property. The vote was 5 to 0 in favor of the nomination. The request was approved.

If you have any questions, please feel free to contact me at (402) 444-5150 x2064.

Sincerely,

CITY OF OMAHA PLANNING DEPARTMENT  
LANDMARKS HERITAGE PRESERVATION COMMISSION

Jed Moulton  
Manager of Urban Design and Historic Preservation

cc: file, Thele, Fanslau



RECEIVED 2280

JUN 17 2016

Nat. Register of Historic Places  
National Park Service

June 10, 2016

J. Paul Loether  
National Register—National Historic Landmarks Programs  
National Park Service  
1201 "I" Street NW, 8th Floor  
Washington, DC 20005

RE: Danish Brotherhood in America National Headquarters Building  
3717 Harney Street, Omaha, Douglas County, Nebraska

Dear Mr. Loether:

The enclosed disks contain the true and correct copy of the nomination for the above referenced property to the National Register of Historic Places. This form has met all notification and other requirements as established in 36 CFR 60.

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

Sincerely,

A handwritten signature in black ink that reads "Ruben A. Acosta". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Ruben A. Acosta  
National Register and CLG Coordinator  
Nebraska State Historical Society

Enclosure

1500 R Street  
PO Box 82554  
Lincoln, NE 68501-2554  
p: (800) 833-6747  
(402) 471-3270  
f: (402) 471-3100  
[www.nebraskahistory.org](http://www.nebraskahistory.org)