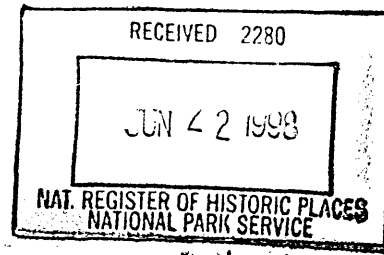


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



895

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 Beebe & Runyan Furniture Showroom and Warehouse

other names/site number NeHBS #DO09:0068-001

2. Location

street & number 105 South 9th Street not for publication []

city or town Omaha vicinity []

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.)

Harvey Sommer
Signature of certifying official

6/10/98
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): _____

Elson H. Deal

7-23-98

Deal
Signature of Keeper

Date of Action

Beebe & Runyan Furniture Showroom & Warehouse

Name of Property

Douglas County, Nebraska

County and State

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	
1		buildings
		sites
		structures
		objects
1		Total

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

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE TRADE: speciality store, warehouse

Current Functions
(Enter categories from instruction)

COMMERCE TRADE: warehouse
VACANT: not in use

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19th & EARLY 20th CENTURY REVIVALS:
Late Renaissance Revival

Materials
(Enter categories from instructions)

foundation concrete
walls brick/hollow tile

roof tar
other _____

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
Commerce

Period of Significance

1913-1948

Significant Dates

1913

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

McDonald, John
Jobst Brothers Builders

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

10. Geographical Data

Acreeage of Property less than 1

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

	Zone	Easting	Northing		Zone	Easting	Northing
1.	15	254750	4571450	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 Melissa Dirr
 organization On Site Photography and Preservation date January 1998
 street & number Box 94627 telephone (402) 438-8093
 city or town Lincoln state NE zip code 68509

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 NuStyle Development Corporation
 street & number 105 South 9th Street telephone _____
 city or town Omaha state NE zip code 68102

aperwork 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.

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National Park Service

National Register of Historic Places
Continuation Sheet

Beebe & Runyan Furniture Showroom & Warehouse
Name of Property

Douglas County, Nebraska
County and State

Section 7 Page 1

Narrative Description

The Beebe and Runyan Furniture Showroom and Warehouse was built in 1913 and designed by Omaha architect John McDonald. It is a seven-story brick and hollow tile construction building. The building reflects the late Renaissance revival style as identified in local survey efforts and resides on the corner of 9th and Dodge Streets. Three other warehouse buildings from the same era occupy this corner. Omaha is the largest city in the state as well as the terminus for the first transcontinental railroad, and as such experienced growth spurts during the 1880s and 1910's with economic prosperity, of which this building is a product. The building retains a high degree of historic integrity and currently is partly occupied and used as warehouse space.

The Beebe Runyan building is supported by a hollow tile and brick structure with concrete floors and concrete and wood support columns throughout its seven stories. Rectangular in plan with an elevated concrete loading dock in front (facing west) and wood frame dock opening from the basement level at the east or back side, the building retains its access for truck and train transport with tracks running along the north and east facades. Entry to the building is oriented toward Ninth Street; however, the Dodge Street facade (north) is ornamented to match the main or west facade, with the south and east facades remaining secondary.

Fenestration throughout the building retains in its original size and grouping. Tripartite windows with concrete keystones punctuate the main facade at the entrance level only. Remaining fenestration is paired with some transom windows on upper floors and all openings on secondary facades have segmental arch caps. The centrally located main entrance has stylized concrete door surround with concrete segmental arch and sidelights. Aside from the fenestration the ornamentation on the main facades is found at the roofline. A projecting stepped roof comb has thick concrete cap and exaggerated dentil molding with medallions evenly spaced throughout the roofline.

Historic painted signs at the back of the building facing the highway read "Beebe & Runyan Furniture Showroom and Warehouse" and continue to advertise items available in the showroom. Although these signs are fading they are still in good condition and easily legible.

The interior is in good condition and though all the floors are not currently occupied they retain their open space. Upon entering the main door, which is elevated so access is gained off the concrete loading dock, one enters a small vestibule with original hexagonal porcelain floor tiles in a geometric pattern with Greek key design border. This main floor may have housed some offices, but was primarily used for storage space. A large oak stair with wood paneled walls leads to the main showroom floor. This level is the most detailed with a wood floor rather than concrete like the rest of the levels. Also present are the historic office divisions housing the salesmen and managers from the business. These offices are divided by partial height golden oak walls with large glass panels between spaces. Offices occupy the space along the west and north walls. Remaining upper levels have concrete floors and support columns except for the top two that have wood support columns.

John McDonald, the architect who designed this building is well known in the city for his designs of other significant properties and his firm was considered one of Omaha's "Big Four". His attention to small details,

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Beebe & Runyan Furniture Showroom & Warehouse
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scale, and massing set this building apart from many others of its type. Although the ornament is minimal, the building's rhythm illustrated by the fenestration and feel derived from its scale and massing reveal the talent of its designer.

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Beebe & Runyan Furniture Showroom & Warehouse

Name of Property

Douglas County, Nebraska

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Section 8 Page 1

Statement of Significance

The Beebe and Runyan Furniture Warehouse and Showroom is significant under criterion A for its contribution to the wholesale and jobbing trade in Omaha, Nebraska and criterion C as a representative example of a warehouse building designed by one of Omaha's "Big 4" architects, John McDonald. The building also contributes to the Multiple Property Listing, "Warehouses in Omaha" (listed in the National Register, 1991). Constructed in 1913 for the Beebe and Runyan furniture company, the building functioned in that capacity until the early 1980s. The building illustrates the stylized renaissance and contributes to the rebounding industry and rapid community growth period in Omaha after the depression of the 1890s.

Omaha is the largest city in the state of Nebraska and was initially platted in 1854. Although wholesale jobbing began as a trade in this country during the 1850's and prospered due to dependable transportation methods like the railroad, it did not take hold in Omaha until the 1880s. The city and state experienced a growing boom such that its population doubled between 1880 and 1890. Omaha was in a unique position as the terminus, or mile one, of the first transcontinental railroad. This siting proved critical for the development of the city and most growth took place around the benefits of the railroad. It was during this time that the "Old Market" (NRHP 1979), a wholesale grocery area, and "Jobbers Canyon" (NRHP 1984, razed 1989), a wholesale and warehousing area grew. The Beebe and Runyan Furniture Warehouse and Showroom is located at the end of what was the Jobbers Canyon historic district.

With the prosperity and growth of the 1890s came a huge setback when the country experienced a major economic and agricultural depression during the 1890s. Plummeting sales for jobbers and an almost totally destroyed agricultural crop in 1893 caused the decline of many city populations. The turn-of-the-century saw Omaha's economy revive due in part to recovering agricultural climate and the successful 1898 Trans-Mississippi Exposition. Aggressive business recruiting contributed to the upturn in Omaha's economy. Prior to the depression in Omaha wholesale sales were recorded at \$47.2 million and after reviving sales rose to \$62.5 million and grew to \$188 million in 1916. It was during this favorable business atmosphere and second growth phase that the Beebe and Runyan Furniture Warehouse and Showroom was constructed. The Beebe and Runyan building is the only historic furniture warehouse left in the original downtown development areas. There were two others, the Dewey and Stone Furniture Company and Smith Brothers Company, both of which were destroyed when the Jobbers Canyon Historic District was razed in 1989.

Upon its construction in 1913 the Beebe and Runyan building had a furniture showroom on the second level and storage and warehouse space on the remaining floors. This main public space was designed with more formal features like hardwood floors and office space with a pressed tin ceiling while the remainder of the floors fit the typical description of a warehouse space with concrete columns and floors. John McDonald, the architect, designed the building for the partners and owners of the business whose names still ornament the building. McDonald was considered one of Omaha's "Big Four" architects along with Mendelssohn, Fisher and Lawrie (later known as Fisher and Lawrie), John Latenser, who was on contract with Omaha's school board and designed a majority of the historic school buildings in the city, and Thomas Kimball. John McDonald began practice in Omaha in 1887 during the first growth boom with a partner named Ogilvy, but by 1893 was on his own and then in practice with his son Alan in 1916. McDonald remained active for a particularly long time quitting in 1954 only two years before his death. Some of his major commissions

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Beebe & Runyan Furniture Showroom & Warehouse
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include the George A. Joslyn Residence built in 1902 and commonly known as "The Castle" (NRHP 1979) as well as the Joslyn Memorial Art Museum in 1928, not listed, but determined eligible.

Built by Jobst Brothers construction at a cost of \$190,000 the building remains as a representative of an era long since concluded in this city. The building is architecturally significant because of its association with John McDonald as well as its high degree of historic integrity and as a representation of the wholesale jobbing trade in Omaha.

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Continuation Sheet

Beebe & Runyan Furniture Showroom & Warehouse

Name of Property

Douglas County, Nebraska

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Bibliography

City of Omaha architects and survey files.

City of Omaha Building permits.

Meyer, Lynn. Warehouses in Omaha Multiple Property Listing, 1991.

Sanborn Fire Insurance Maps.

Wakeley, Arthur. *Omaha: The Gate City and Douglas County Nebraska*. Chicago: The S.J. Clarke Publishing Company, 1917.

Verbal Boundary Description

The Beebe and Runyan Furniture Showroom and Warehouse is located on a city lot at the corner of 9th Street between Douglas and Dodge Streets and is the only building on the lot. It includes lots 1, 2, 3, and 4 of the original city of Omaha block E.

Boundary Justification

The boundary includes the lot historically associated with the building and its site and includes no extraneous land.