



OK 409

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations 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 on 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 Federal Trust Building
other names/site number NeHBS#LC13:C8-7, Federal Securities Building

2. Location

street & number 134 South 13th Street [N/A] not for publication
city or town Lincoln [N/A] vicinity
state Nebraska code NE county Lancaster code 109 zip code 68508

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.)

Wendell Sommers Signature of certifying official Date 3/8/02

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. Linda McCallum Signature of Keeper 4/25/02 Date of Action
 [] 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):

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5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count.)	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	1	0
<input type="checkbox"/> public-State	<input type="checkbox"/> site		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		
	<input type="checkbox"/> object		
			buildings
			sites
			structures
			objects
		1	0
			Total

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

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
COMMERCE: Financial	COMMERCE: Financial
COMMERCE: Business	COMMERCE: Business
	EDUCATION: School

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS	foundation reinforced concrete
Gothic Revival Style	walls buff and red brick
	roof built-up tar & gravel
	other limestone & terra cotta trim

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

See Continuation Sheets.

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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.
- 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.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1927

Significant Dates

1927

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Meginnis & Schaumberg, architects/Olson Constr. Co, builder

Narrative Statement of Significance

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

See Continuation Sheets.

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
Record # _____
- recorded by Historic American Engineering
Record # _____

Primary Location of Additional Data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository:
Lincoln/Lancaster County Planning Department

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10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

1. 14	693880	4520310	3.			
Zone	Easting	Northing	Zone	Easting	Northing	
2.			4.			
			[]	See continuation sheet		

Verbal Boundary Description

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

See Continuation Sheet.

Boundary Justification

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

11. Form Prepared By

name/title Christopher A. Beltzer, Historic Preservation Intern and Ed Zimmer, Historic Preservation Planner

organization Lincoln/Lancaster County Planning Department date Dec. 20, 2001

street & number 555 South 10th Street telephone (402) 441-6360

city or town Lincoln state NE zip code 68508

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

USGS map enclosed.

Photographs

photos enclosed

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 Lincoln 2000, LP

street & number One Oakbrook Terrace telephone (312) 683-7257

city or town Oakbrook Terrace state IL zip code 60181

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

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

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DESCRIPTION

The Federal Trust Building in downtown Lincoln, Lancaster County, Nebraska, is a twelve-story office structure located on the corner of 13th and N Streets. The building is a reinforced concrete structure consisting of a base, shaft, and cap, and was designed in the Gothic Revival style. Its primary facades (south and west) are faced in a light buff-colored brick with limestone and terra cotta trim, while the secondary sides (north and east) are sheathed mainly in a red-orange brick. Federal Trust Building was the product of Lincoln architects Harry Meginnis and Edward G. Schaumberg, and was constructed by Olson Construction Company in 1926-1927.

The Federal Trust Building, later known as the Federal Securities Building, is a 12-story office tower erected in 1926-27, located at 134 South 13th Street in downtown Lincoln, Lancaster County, Nebraska. The reinforced concrete structure occupies a prominent corner site and has a nearly square lot (87' north-south by 80' east-west). The buff brick building with limestone and terra cotta trim was designed in the Gothic Revival style by the Lincoln architects Meginnis & Schaumberg (Harry Meginnis and Edward G. Schaumberg). Thirteenth Street is the heart of Lincoln's traditional financial district. Adjacent to the Federal Trust Building to the north are the Woods Bros. Companies Building and the Nebraska Telephone Building, both listed on the National Register in 1980 and 1978, respectively. South across N Street is the fourteen-story Sharp Building, a close contemporary to Federal Trust in date and style. Alteration of the larger Sharp Building's windows has diminished its integrity, while its Gothic Revival features, especially at the cornice level, were never as bold as its smaller northern neighbor's features. West of the Federal Trust Building between N and O Streets are early 20th century buildings originally used as department stores—the Rudge & Guenzel (now The Atrium) on the south and the Miller & Paine (now Lincoln Square) on the north. They reinforce the strong "canyon" effect along 13th Street, to which Federal Trust Building is a major contributor.

The Federal Trust Building is organized in the familiar pattern of late 19th and early 20th century skyscrapers, that is, with a base, shaft, and cap. The principal street facades, facing 13th St. on the west and N St. on the south, have a two-story base of limestone cladding. The storefronts of the first floor have been extensively altered with simple infill windows. A canopy with quatrefoil ornament along its face extends over the 13th and N Street sidewalks, and is suspended by heavy chains. A limestone molding tops the second story, with ornate quatrefoil bosses.

On the third floor of the principal facades, the groups of windows are separated by four limestone gablets on each facade, visually supported by brackets which spring from paired, carved limestone owls. Above the gablets rise brickwork piers, dividing the upper floors into five bays each. The upper floors (2-12) are virtually identical on the principal facades, except that on the west facade the end bays feature paired windows, while on the narrower south side the end bays have single windows. The middle bays on both facades have paired windows in the second and fourth bays, and three windows in the central bay. All windows from the second to twelfth floors on the main south and west facades are metal bifolds, with a cruciform muntin pattern when closed.

The second through tenth stories are faced in buff brick on the principal west and south facades, while common red brick is used on the rear east and north sides. The eleventh and twelfth floors form an ornate limestone cap to the buildings on the west and south facades, with the windows grouped beneath segmental relieving arches at the twelfth story. Crowning the building on those facades is a tall terra cotta cornice with high crockets and finials. A flagpole tops the southwest corner of the building. On the rear facades, the top two stories are outlined in buff brick, echoing the capping treatment of the other sides.

The interior of the building has been extensively altered, but retains some significant features. The entrance at the north end of the west facade opens onto an altered elevator lobby, leading to a wide, marble-walled staircase with brass railings. From a landing, a narrower staircase with marble trim and a wrought iron railing winds down to the basement. Most of the basement is altered, but a walk-in vault with a huge, Diebold vault door dominates the space.

Returning to the landing in the lobby stairs, the wide steps rise eastward up to a mezzanine-level "Bank Room"—easily the most ornate and significant historic feature of the interior. The room, which measures nearly 40 feet north-south and 25 feet east-west, has tall wainscoting of Carrara marble. The east wall is dominated by five high windows with marble quoins and segmental labels. The metal bifold windows are each divided by wide, strap-like muntins into forty smaller panes. Brass wall sconces flank the central window and ornament the north and west walls. A column line of large, marble-clad square-section piers divides off the western third of the space. The column line is reinforced by a beam across the ceiling and by molded plaster groins, which run across the flat ceiling from the east and west walls to that beam. At the

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southwest corner of the room is a wide staircase up to a mezzanine at the second story level, which is open to the Bank Room space across an ornate metal railing.

The only other historic interior finishes which survive are limited areas of marble wainscoting in some second and third floor corridors. The fourth floor has been remodeled with extensive wood paneling as a law office. The uppers floors have been extensively remodeled and reconfigured as office space.

The Federal Trust Building has a high degree of exterior integrity, with only the storefronts having incurred much alteration. On the interior, the office floors have been changed, but the most important original space—the Bank Room—remains a very strong historic feature. It remains accessible to the public directly off the main lobby.

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STATEMENT OF SIGNIFICANCE

The Federal Trust Building is locally significant under Criterion C as Lincoln's best and most faithful example of a tall office building executed in the Gothic Revival style. Built in 1926-7 for the Federal Trust Company by Olson Construction Company and designed by Lincoln architects Meginnis and Schaumberg, the building employs Gothic detailing and organization on the exterior and in the interior Bank Room.

Lincoln's tall commercial buildings of the twentieth century were dominated by the Commercial style through the 1910s. First National Bank Building of 1910 (NRHP 1998), the Terminal Building of 1916 (NRHP 1986), the Security Mutual Building of 1915 (NRHP 1979) and the Miller & Paine tower of 1916 are strong local examples of that style. In the 1920's, commercial building construction continued downtown, prompting the Lincoln Chamber of Commerce to boast of "A New Skyline Every Morning." In the 1920's, Lincoln's tall commercial buildings typically incorporated Art Deco and/or Gothic Revival features. This can be seen as the equivalent in commercial architecture of the period revival houses and public buildings, such as schools, designed by the same architects in these years. For example, the Stuart Building of 1927 by Davis and Wilson, two blocks north at 13th & P Streets, uses Gothic detailing within an Art Deco scheme, and draws on eclectic sources for major interior spaces. The Sharp Building of 1928 by Joseph McArthur, adjacent to Federal Trust to the south, uses more restrained Gothic decoration, especially at the skyline. Gothic Revival offered particular advantages to designers of skyscrapers, in that the historic precedents—Gothic cathedrals—were large in scale and vertical in orientation. They had a rich vocabulary of ornament, and met the sky with spires and crockets and other enrichment. All of these features could readily be adapted to a tall office building.

Meginnis and Schaumberg also designed the Collegiate Gothic Irving Junior High School for Lincoln Public Schools in 1927, but economic conditions put a damper on further office construction in Lincoln for several years. The architects returned in 1936 to remodel the Commercial style "Little Building" of 1907 at 11th & O Streets into a credible Art Deco expression for Lincoln Liberty Life (NRHP 1988), remodeling the storefront and awning, removing the cornice, and adding a windowless top story as a richly carved limestone band.

The Federal Trust Company itself, and the related Federal Insurance Company and Federal Securities Company, were founded in the late 1910's by Carl E. Reynolds and Ira E. Atkinson of Lincoln. The companies were involved in investment and insurance transactions and prospered into the late 1920's when the building was constructed. The companies' presidents, Carl E. Reynolds, Ira E. Atkinson and Everett C. Wilson, are listed in the 1928 *Who's Who in Lincoln*. However, the Federal Trust Company disappears from directory records in the mid-1930's, perhaps a victim of the Great Depression. The company's most lasting legacy is the Federal Trust Building.

The Federal Trust Building is a well-preserved representative of a significant moment in Lincoln office construction, designed by a productive local architecture firm, and displaying the Gothic Revival style in a more focused manner than any other Lincoln office building.

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BIBLIOGRAPHY

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Sawyer, Andrew J. *Lincoln: the Capital City and Lancaster County, Nebraska*. vol 1. Chicago: The S.J. Clarke Publishing Company, 1916.

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VERBAL BOUNDARY DESCRIPTION

This property is described as Lot B, McDonald's Subdivision, Lincoln, Lancaster County, Nebraska.

BOUNDARY JUSTIFICATION

These boundaries include all the property historically associated with the Federal Trust Building.