

United States Department of the Interior  
National Park Service

# National Register of Historic Places Inventory—Nomination Form

For NPS use only  
received FEB 12 1986  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

## 1. Name

historic The Sherman (DO09: 0137-004)

and/or common Sherman Apartments

## 2. Location

street & number 2501 North 16th Street NA not for publication

city, town Omaha NA vicinity of

state Nebraska code 031 county Douglas code 055

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> NA in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name Mrs. K.R.M. Turner

street & number 13248 S.E. 247th Street

city, town Kent NA vicinity of state Washington 98042

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds, Omaha/Douglas County Civic Center

street & number 1819 Farnam Street

city, town Omaha state Nebraska 68183

## 6. Representation in Existing Surveys

title 1984 Omaha/Douglas County Historic Building Survey has this property been determined eligible?  yes  no

date 1984-on going  federal  state  county  local

depository for survey records Omaha City Planning Department & Nebraska State Historical Society

city, town Omaha & Lincoln state Nebraska

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date NA
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

## Describe the present and original (if known) physical appearance

Functionally, The Sherman is a large apartment building built in 1897 for the Eastern Reality Company; structurally it is of masonry bearing wall and light wood framing; formally the building is three stories, rectangular in plan and designed in the Neo-Classical Revival Style of architecture.

The Sherman is a large three story apartment building measuring 53'-4"X111'-4". Exterior load bearing walls are of solid masonry construction with intermediate internal solid masonry load bearing walls. The first, second and third floors and flat roof are all structured of a light wood framing system with the basement floor being a concrete slab on grade. At the western facade, two large wood columned porticos sit atop one story brick entrance pavillions. Wood balconies at the three floor levels are framed into these portico structures.

Functionally the building is divided into four zones by three interior brick bearing walls which run from the west to east facades. An apartment is inserted into each of these zones at the 1st, 2nd & 3rd floors. With three additional apartments located in the basement, the building has a total of fifteen apartments.

Entrance to the building is gained by stairs passing through two brick entry pavillions, at the north and south ends of the 16th Street facade, to vestibules beyond. Vertical circulation is provided by stairs located in a foyer immediately beyond the entrance vestibules. Secondary vertical circulation is accomplished by three sets of exterior wood stairs at the recesses of the eastern facade. The balconies located directly above the entrance pavillion are accessible via doors at the landings of each floor.

Formally, the Sherman is rectangular in plan. Two projecting pavillions, attached to the north and south end of the west facade, enhance this long elevation while three deep interspaces allow light, air and access to the rear (east) of the building.

Stylistically the building is of the Neo-Classical Revival Style. The principal facades, the west, north and south, are of dark, smooth face brick and contain all the building's embellishments and details. The eastern rear facade is of construction grade brick and is unadorned.

A rusticated first story is separated from the smooth upper stories by two bands of stone molding, the lower of which is carved in a lybyrinth or key pattern. Between the stone bands at the center of the western facade is an inset stone plaque into which is carved "The Sherman".

Architectural focus is given by two colossal pedimented porticos of the Roman Doric order located at each end of the western facade. These porticos contain enriched dentilled entablatures and raking cornices, and are set upon rusticated brick bases with arched openings. The dentilled cornice continues from the entablature and surrounds the building at the north, west and south facades.

The building's facades are punctuated by regularly spaced double-hung windows deeply set in jack arched openings with stone sills. All the windows are simple single-light sashes save for curvilinear leaded glass lights at windows and arched door transoms at the building entrances and balconies.

Interior finishes of the Sherman are ordinary, consisting of plain plastered walls and ceilings, hardwood floors, trim and open balustered stairs.

The integrity of the structure is good for a rental property of this age and location, although some minor remodelling has occured. The rear stairs have been enclosed with plywood, the exterior masonry as well as interior woodwork has been painted, and paneling has been applied at some interior locations.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1897-1898 **Builder/Architect** Gustav Peterson - Contractor  
Architect - Unknown

**Statement of Significance (in one paragraph)**

The Sherman apartment building is architecturally significant to Omaha both as a fine and well preserved example of the Neo-Classical Revival style of architecture, and as the oldest extant example of apartment building architecture in Omaha. The Sherman was built in 1897 by George H. Payne, locally prominent and nationally known for his developmental activities.

The three-story Sherman apartment building at 2501 North 16th Street was built in 1897 for George H. Payne, president of Eastern Realty Company and financier of many development projects locally and nationally. The building derives its name from Sherman Avenue the former name of North 16th Street - which had developed in the 1860's as a country drive to estates on the dramatic bluffs north of the City.

Prior to the 1890's, the erection of buildings specifically for apartments had not occurred in Omaha. Up until this period "St. Louis flats" (a building with commercial space on the first floor and living spaces on the upper floors) were the predominate apartment form. By the mid 1890's land values had risen to a point where large apartment house buildings were becoming profitable, especially due to speculation along transportation routes such as street car lines. The site of the Sherman was just such a case. It was located at the intersection of two important street car lines and was on the direct route to the entrance of the impending Trans-Mississippi and International Exposition of 1898.

The significance of the Sherman is derived from its associations with this period of apartment development in Omaha. Before 1900 Omaha had only eleven apartment buildings (Timberg, Judith...). The Sherman is the oldest and one of two survivors of these first eleven. In fact, George H. Payne developed three of Omaha's first apartment buildings - The Sherman (1897), The Normandie (1102 Park Ave. - 1898) and The Wynona (504 So. 26th Ave. - 1898; razed 1972) (Omaha Chamber of Commerce...). The Normandie is the other extant apartment building from this period.

Further significance is gained by the properties association with George H. Payne, "one of Omaha's most prominent citizens" (Wakeley, Arthur...). Payne, born in Galesburg, Illinois on October 6, 1864 came to Omaha in 1885 and established himself in the real estate business in 1891. Soon he was the president of Eastern Realty Company, president of Fidelity Trust Company, president of New England Loan and Trust Company, and was one of the founders of the Omaha Chamber of Commerce. Payne was one of eleven men elected to the Trans-Mississippi and International Exposition Company's board of directors in 1896 and served as the Chairman of the Stock Soliciting Committee for Teachers, Musicians and Artists, also for the Exposition (Haynes, James B....). Payne gained a national reputation with the Payne Investment Company, organized in 1901. One of Payne Investment Company's largest projects was the draining of a large southern Minnesota lake and subdividing it. Today it is Albert Lea, Minnesota. (Omaha Sun)

Architecturally the Sherman is a finely preserved example of the Neo-Classical Revival. It is unique in the City, exhibiting the influence of the 1893 World's Columbian Exposition and a style chosen in the Trans-Mississippi and International Exposition of 1898. In its use of classical elements, it also anticipates later apartment buildings with its simple, rectangular brick form.

# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreeage of nominated property .48

Quadrangle name Omaha North, Nebr.-Iowa

Quadrangle scale 1:24000

### UTM References

A 

1	5	2	5	4	0	4	0	4	5	7	4	0	0	0
Zone			Easting					Northing						

B 

Zone			Easting					Northing						

C 

Zone			Easting					Northing						

D 

Zone			Easting					Northing						

E 

Zone			Easting					Northing						

F 

Zone			Easting					Northing						

G 

Zone			Easting					Northing						

H 

Zone			Easting					Northing						

### Verbal boundary description and justification

Lots 28 to and including 31 of Washington Square Addition, City of Omaha, Douglas County, Nebraska which are the Historic Boundaries for this property.

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code
N/A			

# 11. Form Prepared By

name/title Dan Worth, Architect/Planner

organization Omaha Planning Department

date October, 1984

street & number 1819 Farnam Street, Suite 1110

telephone (402) 444-4927

city or town Omaha

state Nebraska

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*James A. Hanson*

title Director, Nebraska State Historical Society

date February 4, 1986

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the  
National Register

date 3/13/86

for Keeper of the National Register

Attest:

date

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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While the architect of the Sherman is unknown, evidence suggests that locally prominent architect F.A. Henninger might have executed the design. George H. Payne used the team of Henninger and builder Gus Peterson on his other two apartment buildings - The Normandie and The Wynona - with Gus Peterson also building The Sherman. (Building Permits)

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Peters, Robert and Peterson, Garneth. "Landmarks Designation of the Clarinda and Page Apartments", Omaha, Nebraska. Omaha: Landmarks Heritage Preservation Commission Feb. 1981.

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Wakeley, Arhtur C., ED. Omaha: The Gate City and Douglas County Nebraska. A Record of Settlement, Organization, Progress and Achievement. Vol. 2 Chicago: The S.J. Clarke Publishing Co., 1917.

Whiffen, Marcus American Architecture Since 1780, A Guide to the Styles. Cambridge; The M.I.T. Press, 1969.