RESOLUTION - EXHIBIT I
JOHN A. HORBACH BUILDING
LANDMARKS HERITAGE PRESERVATION COMMISSION

RESOLVED BY THE LANDMARKS HERITAGE PRESERVATION COMMISSION OF THE CITY OF OMAHA:

WHEREAS, Paul F. McGill and David E. McGill are the owners of the John A. Horbach Building; and,

WHEREAS, these owners, on February 27, 1979, requested that the John A. Horbach Building be designated a Landmark under the City of Omaha's Landmark Heritage Preservation Ordinance; and,

WHEREAS, the John A. Horbach Building, erected in 1894, was designed by the prominent Omaha architect Louis Mendelssohn; and,

WHEREAS, the John A. Horbach Building is representative of an early phase of warehouse development, both structurally and aesthetically; and,

WHEREAS, the John A. Horbach Building is historically related to the development of Omaha's wholesale jobbing businesses in the "Old Market" area during the 1880's; and,

WHEREAS, the John A. Horbach Building is historically related to John A. Horbach, an early Omaha investor and entrepreneur.

NOW, THEREFORE, BE IT RESOLVED BY THE LANDMARKS HERITAGE PRESERVATION COMMISSION OF THE CITY OF OMAHA:

THAT, the John A. Horbach Building, 1205-1207 Harney Street, be designated as a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission
DEPARTMENT RECOMMENDATION

INSPECTION DATE
4/6/79

REQUEST
X Landmark Designation
Landmark Heritage
District Designation
Certificate of Approval
—to Perform Work

CATEGORY
District
X Building
Structure
Site
Object

APPLICANT
Paul & David McGill

LOCATION OF PROPOSED DESIGNATION OR WORK
1205-1207 Harney Street

PRESENT USE
Commercial

CONFORMANCE WITH MASTER PLAN

In conformance with Central Business District Master Plan

NEIGHBORHOOD CHARACTER
Existing:
The area is in a state of change (due to the construction of the Central Park Mall and the rehabilitation within the Old Market) from its predominately warehouse uses to uses more compatible with the immediate environs.
Probable future effect on neighborhood if designation is granted or work is approved.
The designation should encourage the renovation of surrounding structures of similar character.

PRESERVATION ADMINISTRATOR’S RECOMMENDATION
Approval

PLANNING DIRECTOR’S RECOMMENDATION
Approval

ADDITIONAL DATA
Located within a National Register of Historic Places District
Landmarks Heritage Preservation Commission
APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic John A. Horbach Building
and/or Common

LOCATION
Street and Number
1205-1207 Harney Street

CLASSIFICATION
Category
District
X Building(s)
Structure
Site
Object
Ownership
Public
X Private
Both
Public Acquisition
In Process

Status
X Occupied
Unoccupied
Work in Progress
Accessible
Yes: Restricted
Yes: Unrestricted
No

Present Use
Agriculture

Museum
Commercial

Park
Educational

Private Residence
Entertainment

Religious
Government

Scientific
Industrial

Transportation
Military

Other

OWNER OF PROPERTY
Name
Paul F. McGill and
David E. McGill
Street and Number
4914 Underwood Avenue
City, State and Zip Code
Omaha, NE 68132

Representative
Paul F. McGill
Street and Number
4914 Underwood Avenue
City, State and Zip Code
Omaha, NE 68132

Phone Number
551-2515

LEGAL DESCRIPTION
The West 22 Feet of Lot 1 and the East 22 Feet of Lot 2, Block 150, in the Original City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

REPRESENTATION IN EXISTING SURVEYS
Title
Old Market District, National Register of Historic Places
Date 1979

X Federal ___ State ___ County ___ Local

(OVER)
DESCRIPTION
Describe the present and original (if known) physical appearance.

STATEMENT OF SIGNIFICANCE
Specific Dates
Architect
Builder

2-27-79  Signature of Owner/Representative
SIGNIFICANCE

John A. Horbach located in Omaha on April 24, 1856. Having arrived from Pittsburg where he had acquired a general knowledge of the railway, real estate, steamboat forwarding and commission business, Horbach soon established an outfitting house for wagon trains and western travelers. Omaha was quickly becoming an important transfer point of goods from steamers to wagon trains and John Horbach was recognized as an early Omaha middleman. He became wealthy from his numerous real estate investments in the City, especially Horbach's First and Second Additions, platted north of Nicholas Street from 11th to 24th Streets. He also bore an active part in the building of the Omaha and Northwestern Railroad, of which he was vice president and manager, and in 1874 established a large cattle ranch business in southwestern Kansas. Positions as a director and stockholder of the Omaha Motor Railway Company and the Merchants National Bank and organizer of the Omaha and Grant Smelting Company in 1870 further indicate Horbach's involvement in local affairs. He served on the city council in 1870 and 1871 and by 1894 was classed among the wealthiest citizens of Omaha.

THE ARCHITECT

Louis Mendelssohn, born in Berlin, Germany in 1842, studied in New York City and practiced architecture for nine years in Detroit, Michigan prior to his arrival in Omaha in February, 1880. Here he engaged in business for a period of five years with A. R. Dufrene, designing the Academy of the Sacred Heart, the Omaha and Nebraska National Banks, the warehouses of Paxton, Gallagher and Co. and Parlin, Orendorf and Martin and two structures currently listed on the National Register of Historic Places, the Christian Specht building and the Burlington Headquarters. After Dufrene left the firm, Mendelssohn associated with George
DESCRIPTION

Located at 1205-1207 Harney Street, the John A. Horbach Building is a four-story (with basement) rectangular loft structure. Designed by noted Omaha architect Louis Mendelssohn and constructed in 1894 at a cost of $14,000, the warehouse structure measures forty-four feet wide by one hundred twenty-two feet long. The building is split down the middle by a brick bearing wall which decreases in width from 20" at the first floor level to 12" at the fourth. On all floors, the bearing wall which supports 3½" x 16" floor joists is punctuated by five segmental arched openings. Floor to ceiling heights of twelve feet occur on all levels except the fourth where a four foot roof slope produces a sixteen foot ceiling height at the north facade. There are five flues built into the brick side walls which contain no openings.

The south or alley facade has four rectangular segmental arched windows per floor on each of the upper three floors. On the first floor level, cast-iron lintels tied into the surrounding brick structure produce a pair of receiving doors for deliveries made from horse-drawn wagons.

The north or principal facade clearly reflects the Horbach Building's bearing wall structural system. At ground level, a cast-iron front admits much light to the structure's interior through four large rectangular openings. Small cast-iron knob-like projections frame these major openings. The three stories above are each handled differently. The second level's four double-hung windows are cleanly cut. Windows of the third level are contained within two recesses, have corbelling at their sills, and are separated and flanked by round-edged piers with stone capitals. Stone lintels are at the window sills of the fourth floor instead of corbelling, and there are dentils at the height of their recesses. A metal cornice at the building's apex has been removed, but a row of large foliated dentils remains.
On the interior, the first and second floors on the west half have been divided with floor-to-ceiling partitions. All other floors retain their original loft character. An original elevator shaft is located towards the rear of the central bearing wall and permits access to all floors.
L. Fisher for two additional years and designed the buildings of the Moline Plow Company, McCord and Brady, the Paddock building, the Board of Trade building, the Morrison building, the First National Bank, the Ramage block, the William A. Paxton building, the First Congregational Church and the residences of the Cahn, Pundt, Phillips, Colpetzer, McConnel and Monell families.
BIBLIOGRAPHY

City of Omaha, Permits and Inspection Division, Building Permit File, 1205-07 Harney Street.

Douglas County Register of Deeds, Deed Record for 1205-07 Harney Street.


"Mendelssohn & Lawrie". The Omaha Herald, January 1, 1887.

"Mendelssohn & Lawrie, Omaha Architects". Omaha Daily Bee, Annual Review, January 1, 1886.

Savage, James W. & John T. Bell, History of the City of Omaha, Nebraska. Chicago: Munsell & Co., 1891.
LHPC Case No. H1-79-8, APPLICANT Paul F. and David E. McGill request LANDMARK DESIGNATION for 1205-1207 Harney Street (John A. Horbach Building). Area to be designated is shaded.
July 3, 1979

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Paul F. McGill
4914 Underwood Avenue
Omaha, Nebraska 68132

Dear Mr. McGill:

We wish to announce that the John A. Horbach Building, 1205-1207 Harney Street, was designated a Landmark of the City of Omaha on June 19, 1979.

The Landmark designation obligates the owner to follow the procedure outlined in the Landmarks Heritage Preservation Ordinance, Section 4.16.090, before proceeding with any future construction, reconstruction or alteration on the structures or site.

Sincerely,

CITY PLANNING DEPARTMENT

[Signature]
Alden Aust, AIP
Director

rk

Resolution and Ordinance Attached

cc: Joe Rogers, Permits and Inspection Manager
ORDINANCE NO 28768

AN ORDINANCE to designate the John A Horbach Building, located at 1205-1207 Harney Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OMAHA

Section 1. That the John A Horbach Building is located at 1205-1207 Harney Street which is legally described as follows

The West 22 feet of Lot 1 and the East 22 feet of Lot 2, Block 150, in the Original City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

Section 2. That for the reasons recited in Landmarks Heritage Preservation Commission Resolution attached hereto as Exhibit 1, and made a part hereof as if fully set forth herein, the architectural characteristics of the John A Horbach Building are hereby deemed significant and worthy of preservation

Section 3. That the John A Horbach Building is hereby designated pursuant to Section 4-16-080 of the Omaha Municipal Code, and hereby subject to all of the provisions of the Landmark Heritage Preservation Ordinance of the City of Omaha

Section 4. That this Ordinance shall be in full force and take effect fifteen (15) days from and after the date of its passage

INTRODUCED BY COUNCILMEMBER

APPROVED

MAYOR OF THE CITY OF OMAHA

PASSED

JUN 19 1979

ATTEST

DEPUTY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM

I hereby certify that the foregoing is a true and correct copy of the original document now on file in the City Clerk's Office.

Buster Brown, City Clerk, City of Omaha
ORDINANCE NO 28-68

AN ORDINANCE to designate the John A Horbach Building, located at 1205-07 Haney Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha

PRESENTED TO COUNCIL

1st Reading JUN 5 1979

Hearing JUN 12 1979

Final Reading JUN 19 1979

Passed

[Signature]

PUBLICATIONS

PUB'N OF HEARING
Date 6-8-79

PUB'N OF ORDINANCE
Date 6-29-79
NOTICE TO PUBLIC
ORDINANCE No. 1776
AN ORDINANCE to designate the
John A. Horbach Building located at
1255-1315 Harney Street as a Land-
mak pursuant to the Landmark
Heritage Preservation Ordinance of
the City of Omaha
SUMMARY
AN ORDINANCE to designate the
John A. Horbach Building located at
1255-1315 Harney Street as a Land-
mak pursuant to the Landmark
Heritage Preservation Ordinance of
the City of Omaha.
PASSED June 19, 1979 6:00
APPROVED
AL VOTED
MAYOR OF THE
CITY OF OMAHA
MARY GALLIGAN CERNET
6-29-79
City Clerk

AN ORDINANCE to designate the
John A. Horbach Building located at
1255-1315 Harney Street as a Land-
mak pursuant to the Landmark
Heritage Preservation Ordinance of
the City of Omaha
MARY GALLIGAN CERNET
6-29-79
City Clerk