RESOLUTION-EXHIBIT 1
BEMIS PARK LANDMARK HERITAGE DISTRICT
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, the Bemis Park District is a reflection of Omaha's growth and development in the decades between 1880 and 1920; and,

WHEREAS, the Bemis Park District is uniquely platted - the first subdivision in the City to be laid out with respect to the topography rather than the more typical grid pattern common to frontier cities of the time; and,

WHEREAS, the Bemis Park District was platted and first developed by George P. Bemis, realtor and president of the prosperous Bemis Park Company in the 1880's and later Mayor of Omaha; and,

WHEREAS, the Bemis Park District includes a park donated to the City by George Bemis and designed, as part of the then developing Omaha parks and boulevard system, by Syracuse, New York landscape architect Alfred R. Edgerton in the mid-1800's "naturalistic" style of Fredrick Law Olmsted's New York Central Park; and,

WHEREAS, the houses of the Bemis Park District are linked aesthetically by scale, proportion, and siting, and represent a variety of architectural styles, both vernacular and "high style", creating cohesiveness through similarity as well as through a desireable dissimilarity; and,

WHEREAS, the Bemis Park District's unique plating, three-lined curvilinear streets, picturesque views and turn-of-the-century architecture all contribute significantly to the area's retention of its sense of time and place; and,

WHEREAS, this case application and supporting data are attached hereto as exhibits, and incorporated herein by the reference.

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

THAT, the Bemis Park District, Cuming Street to Hawthorne Avenue - Glenwood Avenue to 33rd Street, be designated as a Landmark Heritage District of the City of Omaha.
NOTICE OF PROPOSED LANDMARK
HERITAGE DISTRICT DESIGNATION

APPLICANT: Bemis Park Neighborhood Association,
Dan Dombrowski, President.

LOCATION: Cuming Street to Hawthorne Avenue -
Glenwood Avenue to 33rd Street.

The portion of Bemis Park in which you own property
is to be considered for historic district status at
a public hearing of the Landmarks Heritage Preserva-
tion Commission to be held on Wednesday, September
28, 1983 at 1:45 P.M. in the Planning Department
Board Room, 11th Floor, Omaha/Douglas Civic Center,
1819 Farnam Street.

Any interested parties will be given an opportunity
to express their sentiments at this Public Hearing.

Please feel free to call Lynn Meyer at the Omaha
City Planning Department, 444-5208, or write 1819
Farnam Street, if you have any questions.

Agenda attached.
Landmarks Heritage Preservation Commission

DEPARTMENT RECOMMENDATION

INSPECTION DATE

August 2, 1983

REQUEST

Landmark Designation
Landmark Heritage
District Designation
Certificate of Approval to Perform Work

CATEGORY

x District
Building
Structure
Site
Object

APPLICANT

By petition

LOCATION OF PROPOSED DESIGNATION OR WORK

Cuming Street to Hawthorne Avenue - Glenwood Avenue to 33rd Street

PRESENT USE

Residential

CONFORMANCE WITH COMPREHENSIVE PLAN FOR HISTORIC PRESERVATION

Conforms to A Comprehensive Program for Historic Preservation in Omaha where it is shown as a priority area for consideration as a historic district.

CONFORMANCE WITH OTHER MASTER PLANS

In conformance - Master Plan Review Committee - September 15, 1983

NEIGHBORHOOD CHARACTER

Existing: Turn-of-the-century single family neighborhood platted with respect to picturesque city park. Contains houses representative of late nineteenth and early twentieth century architectural styles.

Probable future effect on neighborhood if designation is granted or work is approved.

Helps insure that future private and public improvements will be sympathetic to the character of the existing neighborhood.

PLANNING DEPARTMENT RECOMMENDATION

Approval

ADDITIONAL DATA
Landmarks Heritage Preservation Commission

APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic

and/or Common        Bemis Park Landmark Heritage District

LOCATION
Street and Number    Cuming Street to Hawthorne Avenue - Glenwood Avenue to 33rd Street.

CLASSIFICATION

<table>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>District</td>
<td>Public</td>
<td>Occupied</td>
<td>Agriculture</td>
</tr>
<tr>
<td>Building(s)</td>
<td>Private</td>
<td>Unoccupied</td>
<td>Commercial</td>
</tr>
<tr>
<td>Structure</td>
<td>Both</td>
<td>Work in Progress</td>
<td>Educational</td>
</tr>
<tr>
<td>Site</td>
<td>Public Acquisition</td>
<td>Accessible</td>
<td>Entertainment</td>
</tr>
<tr>
<td>Object</td>
<td>In Process</td>
<td>Yes: Restricted</td>
<td>Government</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Yes: Unrestricted</td>
<td>Industrial</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No</td>
<td>Military</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Other</td>
</tr>
</tbody>
</table>

OWNER OF PROPERTY

Name        See attached petitions
Street and Number
City, State and Zip Code

Representative Dan Dombrowski, President
Bemis Park Neighborhood Assoc.
Street and Number
3416 Hawthorne Avenue
City, State and Zip Code
Omaha, NE. 68131

LEGAL DESCRIPTION

See attached legal description
REPRESENTATION IN EXISTING SURVEYS
Title Survey of Douglas County, Nebraska State Historical Society
Date 1978

REPRESENTATION IN EXISTING SURVEYS
Title Historic Omaha Building Survey, Landmarks Heritage Preservation Commission
Date 1977

REPRESENTATION IN EXISTING SURVEYS
Title A Comprehensive Program for Historic Preservation in Omaha, Landmarks Heritage Preservation Commission
Date 1980

Title Omaha City Architecture, Landmarks, Inc.
Date 1977

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

STATEMENT OF SIGNIFICANCE
Specific Dates (See Attached)
Architect (See Attached)
Builder (See attached petitions)

Date Signature of Owner/Representative
Historical Significance

Bemis Park Historic District

The Bemis Park neighborhood is a reflection of Omaha's growth and development in the four decades between 1880 and 1920. Like other housing developments of the era, the neighborhood was first platted and subdivided in the boom of the 1880's, but was primarily built up after 1900. However, the Bemis Park neighborhood is unique in that it was the first subdivision in the city to be laid out with respect to the topography of the land, rather than the more typical grid pattern used almost exclusively in frontier cities of that time. The city's developing parks and boulevards system also played a significant role in determining the character of the neighborhood.

The land that became Bemis Park was a part of the 640-acre tract owned in the 1850's by Jesse Lowe, first Mayor of Omaha. The Military Road, built northwest from Omaha along the high ground to protect travelers on their way west, ran through Lowe's farm near the northern edge of the neighborhood, Hamilton Street. Lowe died in 1868, and the farm was eventually carved into subdivisions. Some of the numbered streets were originally named after Lowe family members: William (33rd), Jesse (34th), Sophia (35th), Enos (36th), and Lowe Avenue (40th). In 1881 City officials decided to build a new waterworks system and placed the Walnut Hill Reservoir at 40th and Nicholas Streets, one of the highest points in Omaha. The Lowe farm went through several different subdivision plats until 1889, when the Bemis Park Company platted a subdivision on land between Cuming and Hamilton, 33rd to 36th north of Hawthorne Street and to 38th south of Hawthorne.

George P. Bemis, president of the Bemis Park Company, had prospered in the real estate business through the 1880's and was later elected Mayor of Omaha in 1891. The new Bemis Park plat contained 48½ acres of land which Bemis had platted on a grid pattern previously, along with 11½ acres owned by Dr. Samuel Mercer, a Bemis partner and owner of land to the west. Most unusual, however, was the plat itself. The land contained a ravine with a creek which lay parallel to Cuming Street. Bemis hired landscape architect Alfred R. Edgerton of Syracuse, New York, to design a park around the ravine, and subsequently donated it to the City. The City later purchased the land between the ravine and Cuming Street, thus creating a 10 acre park. Lincoln Boulevard and Hawthorne and Glenwood Avenues curved around hills overlooking the park, rather than trying to cut through them.
The subdivision was clearly in keeping with parks planning and modern subdivision layout nationally, as well as with Omaha developments. Frederick Law Olmsted, in his design for Central Park in New York City (1857), had promoted the idea of urban parks that provided a respite from city life. He filled the park with trees and winding roads and provided a natural environment rather than the more formal setting prevalent in parks at that time. Olmsted also conceived of a city-wide parks system, in which smaller parks were tied together by boulevards. He later adapted his principles in park design to suburbs, and created a planned development with curvilinear streets and a park for Riverside, Illinois in 1869.

The Bemis Park subdivision was an Omaha effort to exemplify Olmsted's ideals. At the same time, Omaha, like Boston, Kansas City and St. Louis, had recently organized its first Board of Park Commissioners. This appointed group of five men was charged with maintaining Omaha's existing parks and developing a parks and boulevard system. Thus, when Bemis decided to plat his subdivision, it was reasonable that he would donate land not fit for housing to the City as a park. No doubt he also believed that the park and an accompanying boulevard would set the proper tone for the type of neighborhood he sought to create.

The Bemis Park Company platted the new suburb as a quiet retreat for well-to-do Omahans and charged as much as $5,000 for each of the large lots up for sale. Only one man, Civil War veteran and accountant Edgar Zabriskie, took advantage of the Bemis Company's offer and purchased a lot for $3,500. At 3524 Hawthorne, Zabriskie constructed a flamboyant, Queen Anne style residence, complete with Eastlake style porches and balconies, a round corner tower, fish scale shingle decoration and multiple gables. Zabriskie's residence remained alone on the hill for a decade, however, as Omaha and the Nation fell into a depression through the 1890's. Little construction occurred anywhere during the decade, and particularly not in a suburb with such large expensive lots.

As prosperity returned at the turn of the century, real estate developer George Payne got involved with the Bemis Park neighborhood. Payne, who later gained nationwide fame as a land development wizard, replatted the lots and cut prices to $1,200. a lot. He demonstrated his confidence in the area by building a home at 3602 Lincoln Boulevard. Other Omahans readily took advantage of the new prices, and began erecting frame homes in Eclectic, Colonial and Neo-classical Revival styles. A number of houses were variations
on the popular cubic form which appeared in all Omaha neighborhoods being built up at that time. Other frequently used types were one-and-a-half story residences with gambrel roofs and the large two-and-a-half story temple form houses, which both reflected the restrained classical styles popular after 1900.

Within the neighborhood, the streets of Lincoln Boulevard, Hawthorne and North 34th were closest to the park and among the first to develop. Residences along these streets were built almost totally between 1899 and 1911, with the heaviest construction in 1904 when ten houses went up, and in 1910 when seven were built. New construction and the development of the park attracted other institutions. Zion Lutheran Church (now Augustana Lutheran) built its first church at 36th and Lafayette in 1906. The Methodist Episcopal Hospital, formerly located Downtown, erected its new building at 38th and Cuming in 1908 and attracted some doctors to live in the area. Dr. Samuel Mercer, a partner of Bemis in the original subdivision, had built his large rambling mansion just west of Bemis Park at 40th and Cuming in the 1880's. He donated Carolyn Mercer Park at 38th and Cuming to the City in memory of his daughter in 1912. Because Mercer Park adjoined the reservoir land just north of it, the Bemis Park neighborhood had parks on the southern and western boundaries. With streetcar connections to Downtown along Cuming, and later 40th Street, the neighborhood proved to be an ideal location for Omaha's middle and upper middle class residents.

The bulk of Bemis Park's first homeowners were businessmen and managerial level employees of Omaha businesses, with a scattering of professionals mixed in. One professional was Dr. Palmer Findley, who had purchased George Payne's residence at 3602 Lincoln Boulevard by 1906. Findley, the chairman of the Gynecology Department at the University of Nebraska College of Medicine, wrote at least five books and co-authored others on gynecology. Dr. Rodney Bliss resided at 3606 Lincoln Boulevard and taught internal medicine at the University Medical College. Dr. Elmer R. Porter built his grand Georgian Revival home with its veranda overlooking the park at 3426 Lincoln Boulevard in 1902. A graduate of the Omaha Medical College (later the University of Nebraska College of Medicine), Porter reportedly had the largest medical practice in Omaha and offered his services regardless of a patient's ability to pay. A later resident of the Porter home was Judge Arthur C. Thomsen, who resided there from the early 1920's until his death in 1970. Judge Thomsen was a 1909 graduate of the Omaha Law School and later served as an instructor and its dean. He also maintained an active law practice and in 1928 was named a district court judge, a position he held until 1961.
The businessmen residing in Bemis Park reflected a wide variety of firms. The large vernacular Georgian Revival residence at 3506 Hawthorne was built for Charles C. Belden in 1904. Belden was one of the owners of the Thompson-Belden and Company department store at 16th and Howard. Charles Belden and his partner, Henry A. Thompson, had opened an Omaha store in 1886, eventually erecting the 16th Street store which they operated until the Depression. The Belden home was later occupied by real estate company president Byron Hastings. Hastings was a social and civic leader who got his start working with pioneer realtor Byron Reed. In 1903 Hastings formed Hastings and Heyden, a real estate company which constructed a large number of houses aimed at the middle class throughout the city.

Perhaps Belden influenced his employees in their residential choice, since William F. Negele, the general manager of the Thompson-Belden store, built a Neo-classical Revival residence at 3515 Hawthorne in 1905. Henry Haubens, a German immigrant, moved to 3509 Hawthorne in 1908. He operated Lion Bonding and Surety Company and was well known in Omaha's financial circles. George B. Lehnoff, who operated the Central Typewriter Exchange, built the Neo-classical Revival residence with its distinctive two-story porch columns at 3419 Hawthorne in 1907.

The organization of the Omaha Grain Exchange in 1904 and development of Omaha as a grain market attracted two grain merchants to Omaha and to residences in Bemis Park. Both James B. Adams and James W. Holmquist were self-educated entrepreneurs who worked their way up in the business. Adams began as a clerk and bookkeeper, then became treasurer of a grain and lumber company at Blair, Nebraska, until he organized the J. B. Adams Grain Company in 1919. Adams resided at 3429 Hawthorne for over 30 years. Holmquist's Swedish immigrant parents settled in Nebraska in 1869. Holmquist had started his own grain and lumber company in Oakland, Nebraska, with five branch outlets by the time he reached age 26. He had entered the Omaha market as early as 1905, constructing a grain elevator at 15th and Manderson with partner Nathan Merriam. Holmquist purchased the entire block along the west side of 36th Street between Hawthorne and Lafayette. In 1910 he built his residence at 1106 North 36th, and later constructed a home next door for his sister and brother-in-law, Mr. and Mrs. Harry Olson. Holmquist's remained in the residence at 1106 North 36th until the 1970s.

Another former Oakland, Nebraska, resident who lived in Bemis Park was restaurant owner Tolf Hanson. Hansen, a Swedish immigrant, worked as a farm laborer until 1891 when he moved to Omaha and found work at a Downtown restaurant. He and a partner later operated the successful Calumet Cafe at 1411 Douglas. At the peak of his career in 1908,
Hanson constructed a picturesque, Eclectic home at 3402 Lincoln Boulevard. Hanson's dream was to operate a high class, fashionable restaurant in Omaha, which he opened in 1909 as the Cafe Beautiful. Hanson had spent $175,000 preparing the building at 315 South 16th Street for business, but the restaurant was too elegant for Omaha and never earned a profit. When Hanson's efforts to secure additional financing in New York City failed, he asphyxiated himself in a lodging house. Hanson's Cafe Beautiful eventually became the King Fong Cafe, one of Omaha's leading Chinese restaurants.

The 1913 Easter Sunday tornado cut across the southeast corner of the Bemis Park neighborhood, causing damage along the 3300 and 3400 blocks of Lincoln Boulevard. Although the neighborhood damage was severe, it was not the hardest hit area of the city, and residences were soon rebuilt.

Since Lincoln Boulevard and Hawthorne Avenue were largely built up by World War I, little new construction occurred after that time. Some new houses were erected in the rest of the neighborhood, but in general the area maintained its pre-World War I look. The Depression of the 1930's caused the subdivision of some of the larger houses in the neighborhood. The area was convenient to streetcar lines and centrally located for single workers at the new Mutual of Omaha headquarters at 33rd and Dodge, teachers at nearby Technical High School, or employees of Methodist Hospital. While many of the old residents remained into the 1940's, properties were increasingly converted to apartments or rental units. Bemis Park experienced the cycle of aging buildings and deterioration common to many inner city neighborhoods by the 1950's and 1960's. However, in the 1970's the cycle began to turn around as young families moved in and returned many of the large residences to single family homes. A strong neighborhood organization evolved and has made significant progress in rehabilitating the neighborhood and the park that is integral to the area.

The Bemis Park neighborhood was first distinctive in Omaha for its unique streetscape and integration of park and residential neighborhood. The topography of the suburb helped determine the curvilinear layout of streets as well as the need to utilize the ravine as a park. The neighborhood's primary development occurred between 1899 and 1911, with architecture that illustrates the revival styles prevalent in that era. Although Bemis Park has undergone a great deal of change in the intervening years, it still reflects the qualities that made it a desirable neighborhood in the 1900's and again in the 1980's.
The Benis Park historic district is comprised primarily of large, single family residences representative of late nineteenth and early twentieth century architectural styles. The irregularly platted area respects the natural, rolling typography and creates picturesque views along winding, tree-lined streets.

STRUCTURES CONTRIBUTING TO THE CHARACTER OF THE DISTRICT:

1. **Winter Byles House** (3302 Lincoln Boulevard), 1904; cubic form frame dwelling modified for corner site; architect, F.A. Henninger; builder, William Peterson and Son; two-stories, clapboarded; cost, $2000; one-story wing at south; one-story projecting bay at northeast corner; hipped roof with east dormer; broken pediment supported by pilasters at entrance; rectangular windows with double-hung sashes.

2. **H.C. Williams House** (3308 Lincoln Boulevard), 1903; gambrel roofed vernacular Neo-classical Revival; builder, John Belles; one-and-a-half story frame dwelling; cost, $2000; clapboarded with shingled front gable; porch with Tuscan columns and modillioned eaves; dentils used on porch and above second floor window; pediment-like return on upper portion of main roof; oculus in gable.

3. (3312 Lincoln Boulevard), C. 1905; cubic form; simulated stone concrete block porch; hipped roof with central dormer; non-original wall siding.

4. (3316 Lincoln Boulevard), 1902; cubic form; architect, F.A. Henninger; builder, George Starlor; cost, $2000; two-story brick; hipped roof with central dormer.

5. **Tolf Hanson House** (3402 Lincoln Boulevard), 1904; Eclectic Revival; architect, F.A. Henninger; builder, Jonas Prinz; cost, $7500; two-story clapboarded dwelling, irregular in plan; central mass with tower-like dormer; symmetrical two-story wings angle from central mass to define convex, crescent shaped porch; arts and crafts style brackets under eaves and above Tuscan porch columns; dentils above side-lighted main entry.

6. (3410 Lincoln Boulevard), gambrel roofed vernacular frame dwelling with over-sized central dormer; one-and-a-half stories; clapboarded; frontispiece with frieze and cornice supported by fluted pilasters; non-original porch with modern metal rail.

7. **Porter-Thomsen House** (3426 Lincoln Boulevard), 1902; Georgian Revival; architect, F.A. Henninger; builder, William Rice; cost, $3300; clapboarded wood frame; square (36' X 39') shape; two-and-one-half stories over raised brick basement; hipped roof with
broad eaves; central hipped roof dormers on north and south; five bay porch terminates in a porte cochere on southwest corner, heavily modillioned and bracketed hipped roof portico in central bay of porch supported by paired columns with cambered corners; double-hung windows with stylized egg-and-dart upper sashes are framed by a plain trim and surmounted by bracketed cornices. (Structure listed individually in the National Register of Historic Places.)

8. (3514 Lincoln Boulevard), 1910, cubic form dwelling with gable roof, ridge parallel to building front; builder, George Garlock; cost, $5000; two-and-one-half story clapboarded frame structure; shallow projecting bay at corner of second floor; enclosed eaves; chamfered porch columns; central dormer.

9. (3516 Lincoln Boulevard), 1910; cubic form dwelling with street-facing gable; builder, George Garlock; cost, $5000; two-and-one-half story frame structure; eaves of main gable roof return to create pediment-like effect; Tuscan-like wood porch columns; non-original siding material.

10. (3518 Lincoln Boulevard), 1910; cubic form dwelling with gable roof; ridge parallel to building front; builder, George Garlock; cost, $5000; two-and-one-half story clapboarded frame structure; shallow projecting bay at corner of second story; enclosed eaves; chamfered porch columns; hip roofed central dormer.

11. (3520 Lincoln Boulevard), 1910; cubic form dwelling with street-facing gable; builder, George Garlock; cost, $6000; two-and-one-half clapboarded frame structure; eaves of main gable roof return to create pediment-like effect; non-original porch.

12. (3522 Lincoln Boulevard), 1910; cubic form dwelling with hipped roof; builder, George Garlock; cost, $5000; two-and-one-half story clapboarded frame structure; shallow projecting bay at corner of second story; chamfered porch columns, hip roofed central dormer.

13. **George Payne House** (3602 Lincoln Boulevard), shingled Dutch Colonial Revival style; two-and-one-half story frame structure; three bay facade with integral porch at right two bays and projecting bay at left; steeply pitched, symmetrical dormers over double windows, second floor on facade; central dormer at top floor; square, shingled porch columns.

14. **Rodney Bliss House** (3606 Lincoln Boulevard), C. 1905; Neoclassical revival; two-and-one-half story clapboarded frame structure; open porch across entire front at first floor with round wood columns and turned balusters; central bay of three bay facade projects forward to edge of porch at second floor to form enclosed sun porch, supported below by brick columns; hip roofed central dormers at facade and east and west elevations; Palladian window at east elevation; swan's neck pediment over round arched main entry; rusticated effect created by clapboards at first floor.
15. (3610 Lincoln Boulevard), Italianate/Queen Anne; two story cubic form with wraparound porch; projecting bay at southeast corner of first and second floor; enclosed and bracketed eaves; shallow pitched hipped roof; clapboarded first floor, stuccoed second floor; round, unfluted wooden porch columns on square pedestals; Tudor entry portico with open half-timber effect and four-centered arch.

16. D.M. Woodard House (3616 Lincoln Boulevard), 1901; shingled cubic form dwelling; two-and-one-half stories; architect, Fisher and Laurie; cost, $3500; three bay facade; hipped roof with enclosed eaves; chamfered and tapered wood porch columns; dentils under porch eaves; gabled central dormer with triple window.

17. George Lee House (3620 Lincoln Boulevard), 1899; Eclectic revival; architect, F.A. Henninger; builder, Sprague; cost, $3500; two-and-one-half stories; cubic form with two story west wing and two story central projecting bay; hipped roof; exposed rafter ends; triple Tuscan porch columns; non-original siding.

18. (3614 Hawthorne Avenue), vernacular Neo-classical revival; two-and-one-half story clapboarded frame structure; fluted Doric porch columns; projecting bay at second floor; hipped roof; central dormer; enclosed eaves.

19. James Holmquist House (1106 North 36th Street), 1910; cubic form dwelling with wraparound porch; builder, J. Hawkins; cost, $6300; clapboarded two-and-one-half story frame structure two story projecting bay at south elevation; enclosed eaves; hip roofed central dormer.

20. H.L. Olson House (1110 North 36th Street), 1910; cubic form dwelling; builder, S. Hockinson; cost, $4800; two-and-one-half story clapboarded frame structure; hipped roof; central dormer; non-original baluster and stair rail.

21. Edgar Zabriskie Carriage House (1111 North 36th Street), 1889 (remodeled into dwelling in 1932); Queen Anne; architect, Fowler and Beindorff; two stories, half-round window in gable.

22. Edgar Zabriskie House (3524 Hawthorne Avenue), 1889; Queen Anne; architect, Fowler and Beindorff; two-and-one-half stories; profusion of projections include multi-gabled roofs, Eastlake style porches, balconies, details and variations in wall surface; three story round corner tower at southwest corner (original bell-shaped roof removed); large gables, with fish-scale shingles and carved wood panels with pendants, project from the third floor on the south, east and west sides; fancy brickwork on chimney; band of shingles, flared from the wall surface, divide first and second story and occur on third story of tower; intricate spindles and lattice work occur in porch frieze, balustrade and porch base; balcony above front porch
roofed by pediment decorated with spindles and lattice-work and topped with finial; small carved wood panels located in each pediment and small pediment over front porch entrance; original front door; balcony on east detailed differently than other porches or balcony; bottom half of wooden posts on front porch replaced with brick piers; original wooden railing on front steps replaced with brick. (Structure listed individually in the National Register of Historic Places)

23. **Crawford Duplex** (3521-23 Hawthorne Avenue), 1913; Period revival; architect, P.A. Henninger; builder, George Alcorn; cost, $5000; two stories; shingled Mansard roof topped with hipped roof; Mansard roof flared between first and second story; symmetrical wall dormers with half-timbered gables on north; four casement windows and flower box centered at second story; stuccoed first story; segmental arched openings lead to recessed main entrances near east and west end of facade; four shuttered double-hung windows with six over six lights are centered and evenly spaced between main entrances.

24. **H.H. Harder House** (3519 Hawthorne Avenue), 1899; vernacular Neo-classical revival cottage; architect, P.A. Henninger; builder, Flesher; cost, $2000; one story stucco dwelling; hipped roof; pediment-like gable over porch with vertical wooden infill and decorative classical detailing; classical molding over main entry; side light flank front door; non-original wrought iron porch columns and baluster; non-original pipe stair rail.

25. **Helen Wilves House** (3518 Hawthorne Avenue), 1922; Bungalow; cost, $1000; one-and-a-half story brick and stucco dwelling; twin half-timbered gabled dormers recessed into roof; symmetrical facade with recessed integral porch and projecting entry.

26. **W.F. Negele House** (3515 Hawthorne Avenue), 1905 vernacular Neo-classical revival; architect, W.E. Findlein; builder, John Harte; cost $6000; two-and-one-half story clapboarded frame structure; enclosed and modillioned eaves; porch with Tuscan columns and dentils; sidelights flank front entrance; hipped roof with central dormer.

27. **Henry Haubens House** (3509 Hawthorne Avenue), 1905; vernacular Georgian revival; architect, P.A. Henninger; builder, R.A. Stevens; cost, $4500; two-and-one-half story clapboarded frame structure; enclosed eaves; hipped roof; central dormer with Palladian-like window; square, enclosed porch centered at front; dentils under porch eaves.

28. **Charles C. Belden House** (3506 Hawthorne Avenue), 1904; vernacular Georgian revival; architect, Duwar; builder, John Harte; cost $9000; two-and-one-half story clapboarded frame structure; strict symmetrical facade with centered portico-like porch; simple molding separates first and second floor; triple Tuscan columns at porch corners; large double-hung windows at
front corners of second floor meet at an Ionic corner column
and are flanked by Ionic pilaster strips; hipped roof with
paired dormers.

29. **Gordon Noble House** (3505 Hawthorne Avenue), 1909; cubic form;
builder, Peterson; two-and-one-half story clapboarded frame
structure with small corner wraparound porch; triple Tuscan
columns at porch corners; enclosed and modillioned eaves; two
story projecting bay opposite porch; hipped roof with central
dormer.

30. **Waldo Anderson House** (3429 Hawthorne Avenue), 1902; stuccoed
 cubic form dwelling; architect, F.A. Henninger; builder,
George Estelle; two-and-one-half stories with hipped roof and
central dormers on north, east and west; projecting porches
with tripled corner columns on north and east; porch eaves
enclosed and modillioned.

31. **E.L. Potter House** (3426 Hawthorne Avenue), 1905; cubic form;
builder, E.L. Potter; cost, $2500; two-and-one-half story clap-
boarded frame dwelling; hipped roof with enclosed eaves and
central dormer; pilaster strips run entire two stories at front
corners; projecting bay at west side, enclosed front porch.

32. **Salisbury House** (3424 Hawthorne Avenue), 1903; gambrel roofed
vernacular dwelling; builder, M. Sorenson; cost, $2500; one-
and-a-half story frame structure; large gabled wall dormer
with pediment-like return at east half of facade; dentils under
porch eaves; non-original siding; non-original wrought iron
porch columns and balustrade.

33. (3420 Hawthorne Avenue), Bungalow; one-and-a-half story stucco
dwelling with large central dormer; enclosed porch.

34. **George Lehnhoff House** (3419 Hawthorne Avenue), 1907; Neo-
classical revival; architect, F.A. Henninger; builder, C.P.
Traver; cost, $3500; two story clapboarded frame structure;
cubical portico in the Ionic order; shingled pediment with
octagonal window; main entry and flanking sidelights divided
by pilaster strips; small balcony with wrought iron rail above
main entry.

35. **J.P. Barnhart House** (3416 Hawthorne Avenue), 1900; gambrel roof-
ed vernacular dwelling; builder, J.J. Toms; cost, $2500; two-
and-one-half story clapboarded and shingled frame structure;
wall dormers on east and west; non-original porch and metal
awnings.

36. **A.C. Busk House** (3412 Hawthorne Avenue), 1902; vernacular Neo-
classical revival; cost, $2500; one-and-a-half story gambrel
roofed frame structure; shingled gable end with Palladian-like
triple window; pedimented porch roof supported by brackets over
entry; projecting bay at east, shingled at second floor, enclosed
porch.
37. A.W. Anderson House (3411 Hawthorne Avenue), 1904; cubic form; architect, F.A. Henninger; builder, J.A. Avery; cost, $3500; two-and-one-half story clapboarded frame structure; enclosed and bracketed eaves; one story projecting bay at east; hipped roof with central dormer; enclosed porch.

38. W.A. Case House (3408 Hawthorne Avenue), 1904; cubic form; architect, J.E. Dietrick; builder, A. Miner; cost, $2500; two-and-one-half story clapboarded frame structure; shallow one story projecting bay at east, hipped roof with central dormer.

39. Mary McAllister House (3404 Hawthorne Avenue), 1903; vernacular Neo-classical revival; builder, J. McAllister; cost, $2000; two-and-one-half story clapboarded frame structure; enclosed and modillioned eaves; fluted pilasters run entire two stories at front corners; hipped roof with central dormer; enclosed porch.

40. Dr. Bicknell House (3401 Hawthorne Avenue), 1901; vernacular Queen Anne; builder, J.W. Scott; cost, $3500; one-and-a-half story frame structure; gable roof with ridge parallel to street; large front gable with pediment-like return on eaves; two story octagonal corner tower with polygonal roof; non-original wall siding and porch columns.

41. Sebeck House (1043 North 34th Street), 1903; cubic form dwelling with gable roof, ridge parallel to building front; builder, S. Rasch; cost, $2000; two-and-one-half story stuccoed frame structure; shed-type porch rod extends beyond ends of house; gabled central dormers with triple window.

42. L.R. Alderson House (1041 North 34th Street), C. 1915; Arts and Crafts style; two-and-one-half story stuccoed frame structure; purlins exposed under eaves of main roof; pent roof over windows at second floor of facade; porch beams extend beyond ends of porch roof and are supported by paneled box columns.

43. G.W. King House (1035 North 34th Street), 1905; cubic form; builder, Edward Nelson; cost, $2500; two-and-one-half story clapboarded frame structure; Tuscan porch columns; enclosed eaves; hipped roof with central dormer.

44. Oscar Berndes House (1031 North 34th Street), 1904; gambrel roofed vernacular dwelling; architect, Joseph Guth; builder, Martin Smith; cost, $2500; one-and-a-half story clapboarded and shingled frame dwelling; cross gables at north and south; one story projecting bay at north; upper portion of front gable flares at base and is supported by brackets; one story projecting bay on facade; porch, porch roof and projecting bay roof are not original.
45. **J.J. Butterfield House** (1029 North 34th Street), 1899; rebuilt 1913; cubic form; architect, F.A. Henninger; original builder A. Lundberg; original cost, $1700; 1913 builder, Tresher; 1913 cost, $2500; two-and-one-half story brick structure; enclosed eaves; hipped roof with central dormer; enclosed porch; non-original metal awnings.

46. (1025 North 34th Street), Craftsman Bungalow; one-and-a-half story clapboarded frame structure; purlins with struts support front eaves; shed dormer on north; board and batten siding on front gable and shed dormer; paired box columns support porch roof, porch defined by brick infill between brick piers; triple window in front gable.

47. (1021 North 34th Street), vernacular Bungalow; one-and-a-half story clapboarded frame structure; central dormer; purlins with struts support eaves; enclosed porch.

48. (1015-17 North 34th Street), 1904; vernacular brick duplex; hipped roof with enclosed eaves; individual entry porches with hipped roofs, enclosed eaves and box columns supported by brick piers; symmetrical facade; first floor facade windows divided into 25 lights.

49. (1013 North 34th Street) 1904; cubic form with gable roof, ridge parallel to building front; builder, Sorensen; cost, $1800; two-and-one-half story clapboarded frame structure; central dormer with shed roof; exposed rafter ends; off-center porch with street-facing gable roof supported by box columns.

50. (1009 North 34th Street), 1908; vernacular frame dwelling; two-and-one-half story; clapboarded; central shed dormer; two story projecting bay at south; porch with shed roof at main entry and at two story projecting bay.
Bibliography


Bemis Park file, Omaha City Planning Department. (Contains numerous clippings and research provided by neighborhood residents, and programs from annual Parade of Homes).


City of Omaha building permit records.

Douglas County Deeds and Mortgage records.


Landmarks Heritage Preservation Commission. Landmark designation cases: H1-80-16, King Fongs; H1-80-12, Zabriskie House; H1-80-17, Porter-Thomsen House.


Omaha City Directories.


Savage, James W.; Bell, John T.; and Butterfield, Consul W. History of the City of Omaha, Nebraska and South Omaha, New York: Munsell and Co., 1894.


Case No. H2-83-13 APPLICANT Bemis Park Neighborhood Association requests LANDMARK HERITAGE DISTRICT DESIGNATION for Bemis Park District, Cuming Street to Hawthorne Avenue, Glenwood Avenue to 33rd Street. Area to be designated is shaded.
December 6, 1983

H1-83-13

Honorable President

and Members of the City Council,

This proposed Ordinance designates the Bemis Park District, Cuming Street to Hawthorne Avenue, Glenwood Avenue to 33rd Street, as a Landmark Heritage District. The applicant is the Bemis Park Neighborhood Association.

DEPARTMENT RECOMMENDATION: Approval.

SUMMARY OF TESTIMONY AT PLANNING BOARD PUBLIC HEARING: At the Public Hearing held November 2, 1983, no one appeared in opposition to this request. The President of the Bemis Park Neighborhood Association and four property owners within the area appeared in favor of this request.

PLANNING BOARD ACTION: Approval 7-0.

SUMMARY OF TESTIMONY AT THE LANDMARKS HERITAGE PRESERVATION COMMISSION PUBLIC HEARING: At the Public Hearing and Administrative Meeting held September 28, 1983, the Preservation Administrator presented a visual overview of the architectural and historical significance of the proposed Bemis Park Historic District. The President of the Bemis Park Neighborhood Association, the Executive Director of Landmarks and three area residents appeared in favor of this request.

No one appeared in opposition to this request. Full summary of proceedings attached.

LANDMARKS HERITAGE PRESERVATION COMMISSION ACTION: Approval 4-0.

Respectfully submitted,

Martin H. Shukert
Planning Director

7C11:63

Att.: Minutes
Ordinance
Resolution
Exhibits

Referred to City Council for Consideration:

Mayor's Office/Title
I. LANDMARK DISTRICT DESIGNATION:

H1-83-13
Dan Dombrowski
Bemis Park Neighborhood Association

REQUEST: Cuming Street to Hawthorne Avenue-
Glenwood Avenue to 33rd Street.
(Bemis Park Historic District)

Lynn Meyer gave a visual overview of the architectural and historical significance of the proposed Bemis Park Historic District. Mr. Meyer made reference to the fact that a petition had been signed by 76% of all property owners in the proposed district, and by 79% of the property owners who actually lived in the proposed district.

Mr. Dan Dombrowski, Bemis Park Neighborhood Association President, spoke in favor of the designation, along with Jim Laska, 3426 Lincoln Avenue; Phil Jacobs, 3506 Hawthorne Avenue; Rachel Jones, 912 North 34th Street, all residents in the district. Cheyrl Kohout, Executive Director of Landmarks, also spoke in favor of the district and of the importance and influence that this district will have on the Omaha area.

No one appeared in opposition to the designation.

Dr. Wood praised the Neighborhood Association on their efforts to understand the benefits of a historical district and expressed hope that they would also understand the obligations of ownership once they become part of the district.

Mr. Harmsen asked Mr. Meyer why some of the owners did not sign the petition in favor of the designation. Mr. Meyer explained that only three persons stated that they did not want to sign the petition. Of the others, Mr. Meyer noted that one was out of the Country, but known to be in favor. Mr. Meyer pointed out that the remainder did not feel strongly enough one way or the other, to either sign the petition or to oppose the district.

After no further discussion, Mr. Harmsen moved that the proposed Bemis Park Historic District located in the area of Cuming Street to Hawthorne Avenue-Glenwood Avenue to 33rd Street be designated as a Landmark Heritage Preservation District. Seconded by Mr. Fenner. Carried 4-0.

7C11:60
PLANNING BOARD MINUTES

H1-83-13
Bemis Park Neighborhood Association

REQUEST: Approval of the Bemis Park Landmark Heritage District
LOCATION: Cuming Street to Hawthorne Avenue, Glenwood Avenue to 33rd Street

At the Public Hearing held November 2, 1983, Lynn Meyer, Landmarks Heritage Preservation Commission Administrator, appeared in behalf of this request.

Mr. Meyer stated that this designation was initiated by petition of 76% of the property owners in this area. He reported that the Landmarks Heritage Preservation Commission voted on September 28, 1983 to Approve this district designation. He added that no one appeared in opposition.

Mr. Meyer reported that this area is shown in the City's Comprehensive Plan for Historic Preservation as being a high priority area for district consideration. He went on to say that this designation was found to be in conformance with the Master Plan by the Staff Review Committee.

Daniel Dombrowski, 3415 Hawthorne, President of Bemis Park Neighborhood Association, appeared in favor of this designation. Mr. Dombrowski stated that the Association has been working towards this designation for approximately 3 years, and the vast majority of the owners have given their support. He said the Association views this designation as another step in the revitalization of the neighborhood as well as an attempt to preserve several historical homes in Omaha.

Mr. Dombrowski pointed out that three other property owners have attended the Public Hearing to affirm their support of this designation - Jim Laska, 3422 and 3426 Lincoln Blvd.; Charles Caps, 3402 Lincoln Blvd., and 3420 Hawthorne Blvd.; and Phil Jacobs, 3506 Hawthorne Avenue.

No one appeared in opposition to this request.

At the Administrative Meeting held November 9, 1983, Mr. Grove moved to APPROVE this request for the Bemis Park Landmark Heritage District; Cuming Street to Hawthorne Avenue, Glenwood Avenue to 33rd Street. Ms. Latimer seconded the motion which carried 7-0.

3DD3:34
AN ORDINANCE to designate the Bemis Park District, located at Cuming Street to
Hawthorne Avenue, Glenwood Avenue to 33rd Street as a Landmark Heritage District
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 Bemis Park District is located at Cuming Street to Hawthorne
Avenue, Glenwood Avenue to 33rd Street, which is on the following described land, to wit:

Beginning at a point on the Northeast corner of Lot 20, Block 6, Bemis Park
Addition, as surveyed, platted and recorded in Douglas County, Nebraska; thence
West to a point of intersection of the East line of Lot 13, said Block 6, extended
South to the North line of Lot 18, said Block 6; thence North along the East line
extended South and the East line of Lots 13 through 9, Block 6, to the Northeast
corner of said Lot 9; thence West to the Northwest corner of said Lot 9; thence
North a distance of 12 feet to the Southwest corner of Lot 8; Block 6, said Bemis
Park Addition; thence continuing North along the West line of said Lot 8, a
distance of 45 feet; thence West a distance of 66 feet to a point on the East line
of Lot 14, Block 5, said Bemis Park Addition, said point being 93 feet South of
the Northeast corner of said Lot 14; thence continuing West a distance of 52.5
feet to the West line of said Lot 14; thence North a distance of 93 feet to the
Northwest corner of said Lot 14; thence West to the Northwest corner of Lot 8,
said Block 5; thence West to the Northeast corner of Lot 6, Block 4, said Bemis
Park Addition; thence West to the Northwest corner of Lot 4, said Block 4;
thence North 18 feet to the Southwest corner of Lot "C", Subdivision of Lots 1, 2,
and 3 of Block 4, said Bemis Park Addition; thence West 66 feet to a point 7.5
feet North of the Northeast corner of Lot 36, Subdivision of Block "A", Reservoir
Addition, as platted, surveyed and recorded in Douglas County, Nebraska; thence
West a distance of 180.5 feet to a point 7.3 feet North of Lot 53, said Block "A";
thence South a distance of 222.5 feet to a point on the North line of Lot 20,
Subdivision and Realignment of Lots 11, 12, 13, 14, and 15, Block 10, said Bemis
Park Addition; thence West to a point 41 feet West of the Northeast corner of
Lot 22, said Block 10; thence along a curve Southwesterly and Southeasterly a
distance of 246 feet to a point on the Southerly line of said Lot 22; thence
Southeasterly a distance of 162.8 feet to the Southeast corner of Lot 20, said
Block 10; thence Southerly approximately 135 feet + to a point on a curve, said
point being 50 feet East of, and measured at right angle from the West Right-of-
Way line of Glenwood Avenue; thence Southeasterly along a curve to the left, 50
feet East of and parallel to said West line, to a point on the Westernmost corner
of Block 11, said Bemis Park Addition, said point also being on the East Right-of-
Way line of Glenwood Avenue; thence Southerly along said East Right-of-Way
line to the South line of Block 11, said Bemis Park Addition; thence East along
the South line to the Southeast corner of said Block 11; thence East a distance of
148.3 feet to the Southwest corner of Block 9, said Bemis Park Addition; thence
East to the Southeast corner of said Block 9; thence North to the Northeast
corner of said Block 9; thence North to the Southeast corner of Lot 20, Block 6,
said Bemis Park Addition; thence North a distance of 147 feet to the Northeast
corner of said Lot 20, also being the point of beginning.

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 Bemis Park District are hereby deemed
significant and worthy of preservation.

Section 3. That the Bemis Park District is hereby designated pursuant to Section 24-
61 of the Omaha Municipal Code, and hereby subject to all of the provisions of Landmark
Heritage Preservation, Ch. 24, Art. II. 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

[Signature]

APPROVED:

[Signature] 12/7/83
MAYOR OF THE CITY OF OMAHA DATE

PASSED DEC 20 1983 6-0

ATTEST:

[Signature]
CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY

PL/87/C11:66
ORDINANCE NO. 30206

AN ORDINANCE to designate the Bemis Park District, located at Cuming Street to Hawthorne Avenue, Glenwood Avenue to 33rd Street as a Landmark Heritage District pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st Reading DEC 6 1983
Hearing DEC 13 1983
Final Reading DEC 20 1983

Passed 6-0

Mary Calligan Cornett