RESOLUTION - EXHIBIT 1
CLARINDA AND PAGE APARTMENTS
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, Douglas E. Hiner is the owner of the Clarinda and Page Apartments; and,

WHEREAS, this owner, on October 18, 1980, requested that the Clarinda and Page Apartments be designated a Landmark under the City of Omaha's Landmark Heritage Preservation Ordinance; and,

WHEREAS, the Clarinda and Page Apartments were constructed in 1909 and 1914 respectively; and,

WHEREAS, the Clarinda and Page Apartments were designed and built by Clarinda, Iowa developer William W. Welch; and,

WHEREAS, the Clarinda and Page Apartments are a simple and graceful example of the Georgian Revival style of architecture; and,

WHEREAS, the Clarinda and Page Apartments are representative of Omaha's early luxury apartment buildings which developed along the city's picturesque parks and boulevard system after the turn-of-the-century.

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

THAT, the Clarinda and Page Apartments, 3027 Farnam Street and 305-311 Turner Boulevard, be designated a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission

DEPARTMENT RECOMMENDATION

INSPECTION DATE
2-6-81

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

CATEGORY
- District
- Building
- Structure
- Site
- Object

APPLICANT
Douglas E. Hiner

LOCATION OF PROPOSED DESIGNATION OR WORK
3027 Farnam, 305-11 Turner Blvd.

PRESENT USE
Apartments

CONFORMANCE WITH MASTER PLAN
Conforms to the 1977 Community Development Master Plan's Combination Rehabilitation/Redevelopment areas where "reconstruction of existing neighborhoods is proposed.

NEIGHBORHOOD CHARACTER
Existing: High density residential and office area composed of masonry structures which front on Turner Park

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

Give public notice as to the existence of quality, inner-city housing opportunities

PRESERVATION ADMINISTRATOR'S RECOMMENDATION
Approval

PLANNING DIRECTOR'S RECOMMENDATION
Approval

ADDITIONAL DATA
Landmarks Heritage Preservation Commission

APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic Clarinda and Page
and/or Common

LOCATION
Street and Number
3027 Farnam (Clarinda) 305-311 Turner Blvd. (Page)

CLASSIFICATION

<table>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building(s)</td>
<td>X Private</td>
<td>Occupied</td>
<td>Agriculture</td>
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<tr>
<td>Structure</td>
<td>Both</td>
<td>Unoccupied</td>
<td>Commercial</td>
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<td>Site</td>
<td>Public Acquisition</td>
<td>Work in Progress</td>
<td>Educational</td>
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<tr>
<td>Object</td>
<td>In Process</td>
<td>Accessible</td>
<td>Entertainment</td>
</tr>
</tbody>
</table>

YES: Restricted x Yes: Unrestricted
No

OWNER OF PROPERTY

Name Douglas E. Hiner
Phone Number 551-9884

Street and Number
525 Fairacres Road
City, State and Zip Code
Omaha, Ne 68132

Representative
Doug Hiner Properties
Phone Number 342-3830

Street and Number
601 S. 31st Ave. #4
City, State and Zip Code
Omaha, NE 68105

LEGAL DESCRIPTION

West 73.6 feet of the North 132 feet of Sub Lot 1 of Tax Lot 16, in the SE1/4 of the NW1/4, Section 21, Township 15 North; Range 13, East of the 6th P.M., Douglas County, NE
REPRESENTATION IN EXISTING SURVEYS
Title Douglas Co. Survey, Nebr. State Historical Society
Date 1978
   Federal  x  State  County  Local

Title Historic Omaha Building Survey, Landmarks Heritage Preservation Commission
Date 1979
   Federal  State  County  x  Local

Title Omaha City Architecture, Landmarks Inc.
Date 1977
   Federal  State  County  x  Local

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

STATEMENT OF SIGNIFICANCE
Specific Dates
Architect
Builder

Date
Signature of Owner/Representative
DESCRIPTION
Describe the present and original (if known) physical appearance.

STATEMENT OF SIGNIFICANCE
Specific Dates
Architect
Builder

Date
Signature of Owner/Representative
HI-80-21 APPLICANT Douglas E. Hiner requests LANDMARK DESIGNATION for 3027 Farnam Street, 305-311 Turner Blvd. Area to be designated is shaded.

Scale: 1"=100'

Landmarks Heritage Preservation Commission
Historical Significance

The Clarinda and Page Apartments represent a distinct stage in the story of apartment construction in Omaha. Built by contractor William W. Welch of Clarinda, Iowa, in 1909 and 1914, the dwellings were named for Welch's home town and home county. Although they were not the first apartment houses in the city, the buildings were among the first apartments built without regard to streetcar accessibility. Their construction was instead influenced by the development of the parks and boulevard system, nearby housing construction and neighborhood status.

Land in the vicinity of 31st and Farnam Streets had traditionally been a picnic site for early Omahans. Pioneer settler John I. Redick owned much of the heavily forested ground located on the edge of the city. In addition, a creek ran northeastward through Redick's Grove, rendering the low land unsuitable for development. When the expansion and construction of housing and streetcar lines on Farnam occurred in the 1880s, developers skipped over the low land and built on higher ground further west on Farnam Street. Although the low land was subdivided, it was never settled and remained unused until Omahans decided to bring the city up to date with a parks and boulevard system.

With the establishment of a Board of Park Commissioners in 1889, Omaha had an official mechanism for maintenance of Jefferson Square and Hanscom Park, and for acquisition of new properties. The commissioners were influenced by the creator of New York's Central Park, Frederick Law Olmsted, who urged cities to develop an entire system of parks connected by boulevards. Under the guidance and advice of Horace Cleveland, an Olmsted disciple and designer of the Minneapolis parks system, the Omaha park board instituted condemnation proceedings in 1896, to acquire the 2.10 miles of land needed to connect Hanscom Park with 27th and Burt Streets. By 1906, the commissioners could boast of a new boulevard running northeast "along a natural depression ... through a portion of the city practically unimproved when the boulevard was pushed through, but since built up with beautiful residences." Adding to the attractiveness of the boulevard between Farnam and Dodge was Curtiss Turner Park, seven and one-half acres donated in 1900 in remembrance of a soldier killed in the Spanish-American War.

While the parks and boulevard system developed at the turn of the century, the national economy had moved out of a depression and housing construction was again on the upswing in the city. Building continued westward on Farnam Street, following the path set in the 1880's. The two decades after 1900 witnessed the creation of Omaha's "Gold Coast," the area west of 32nd Street between Jones and Davenport Streets. The district represented the apex of social status in Omaha and housed the wealthiest of business, professional and social leaders. While the neighborhood originally consisted of large, single-family homes, the emerging multi-family building within the area also aimed to attract renters similar in socio-economic characteristics to the nearby homeowners.

The erection of a building specifically for apartments did not occur in Omaha until the 1890s. Prior to that time, most apartments were St. Louis flats, second story residences located above stores or other commercial facilities. Among the city's first apartment buildings were single entrance, shared bath style structures which operated much like boarding
houses, as well as townhouse apartment homes such as the Pacific Castle or Van Closter Terrace Apartments which had individual entrances. The latter two structures were built along the Hanscom Park streetcar lines and were aimed at the downtown worker who needed transportation.

The Clarinda and Page Apartments, also near a streetcar line, were built almost twenty years after the Park Avenue apartments. Clearly the car lines were not the prevailing influence in the Clarinda and Page construction. While the buildings had the single entrance, they offered luxury apartments, each with seven rooms and two baths in the original floor plan. Balconies on the north and west sides offered a view of the new boulevard and park across the street. Tenants of the Clarinda and Page seemed in reinforce the idea of a luxury apartment house. In 1912, residents of the Clarinda included three officers of city businesses, a physician and two retired persons. Soon after completion of the Page, it housed two physicians, an auditor for the Union Pacific Railroad, two officers of downtown businesses and the owner of a wholesale lumber company.

Built on leftover land that provided financial gain only with the development of a park and boulevard nearby, the Clarinda and Page represent a departure from previous apartment building in Omaha. They were among the city's early luxury apartments, specifically aimed at renters who did not need to base their residence on proximity to streetcar lines. The location of the Gold Coast nearby provided the final factor in determining the character of the Clarinda and Page as a distinct phase in Omaha apartment construction.

Architectural Significance

The Clarinda and Page Apartments, designed and built by developer William Welch during 1909-1914, is a simple and graceful example of the Georgian Revival style of architecture which enjoyed its greatest vogue and most vigorous expression in the last decades of the nineteenth century and the first of the twentieth. The structures are also representative of Omaha's early luxury apartments which developed along the city's picturesque parks and boulevard system. Aimed at renters who did not need to base their residence proximate to trolley lines, the Clarinda and Page represent a distinct phase in Omaha apartment construction.

Architectural Description

Clarinda and Page Apartments, 3027 Farnam Street and 305-311 Turner Boulevard, six unit apartment blocks constructed in 1909 (Clarinda) and 1914 (Page) at a cost of $20,000 (Clarinda); William W. Welch, architect, builder and owner; brick hearing wall structures, rectangular (Clarinda - 46' by 68', Page - 34' by 58') layout, three stories over raised brick basement; flat built-up roof; exterior surface of bark red brick laid in a running bond pattern contrasts with light limestone water table, sills, lintels and quoins; the symmetrical facades feature a pedimented projecting cornice (Clarinda) which is flanked by a double protico supported by colossal Doric columns, pedimented entry (Clarinda), octagonal three-story bay window on northwest corner (Clarinda), wrought-iron and concrete balconies
(Page), and rusticated brick foundations; double-hung windows with four over one lights are
framed by splayed arches with keystones, square fixed windows exhibit central diamond motif;
transomed, multiple-pared doors which lead to porches and balconies exhibit similar orna-
mentation; major entries feature transoms and side lights. Central open well, two flight oak
stairway provides vertical circulation, oak woodwork and floors.

William W. Welch, Architect

Presently, no information exists on the Clarinda, Iowa architect and developer.

Bibliography

"A Day in Old Omaha." Landmarks, Inc. tour handout. (undated)

Ninth Annual Report of the Board of Park Commissioners of Omaha, Nebraska. Omaha: A. L.
Stonecypher, 1899.

Omaha City Directories.

Seventeenth Annual Report of the Board of Park Commissioners of Omaha, Nebraska.
Omaha: Klopp and Bartlett Co., 1907.

The Building Owners' and Managers' Association of Omaha. Omaha, 1953.
ORDINANCE NO. 29479

AN ORDINANCE to designate the Clarinda and Page Apartments, located at 3027 Farnam Street and 305-311 Turner Boulevard as Landmarks 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 Clarinda and Page Apartments are located at 3027 Farnam Street and 305-311 Turner Boulevard, which is legally described as follows:

The West 73.6 feet of the North 132 feet of Sub Lot 1 of Tax Lot 16 in the Southeast one-quarter of the Northwest one-half, Section 21, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska.

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

Section 3. That the Clarinda and Page Apartments are 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

APPROVED:

MAYOR OF THE CITY OF OMAHA DATE

PASSED APR 21 1981

ATTEST:

APPROVED AS TO FORM:

K/8:6