RESOLUTION – EXHIBIT I
GEORGIA APARTMENTS LANDMARK DESIGNATION
LANDMARK HERITAGE PRESERVATION COMMISSION

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

WHEREAS, Dr. Norman E. Dawson and Ruth M. Dawson are the owners of the Georgia Apartments; and

WHEREAS, the owners, on September 14, 1978, requested that the Georgia Apartments be designated a Landmark under the City of Omaha’s Landmarks Heritage Preservation Ordinance; and,

WHEREAS, the Georgia Apartments were designed in 1890 by the Omaha architectural firm of Findley and Shields; and,

WHEREAS, the Georgia Apartments are Omaha’s finest residential example of the Romanesque Revival Style of architecture which flourished in the United States between 1870 and 1890; and,

WHEREAS, the Georgia Apartments provide a very picturesque profile and perfectly expresses the exuberance of its age.

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

THAT, the Georgia Apartments, 1040 South 29th Street, be designated as a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission

DEPARTMENT RECOMMENDATION

INSPECTION DATE
September 27, 1978

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

CATEGORY
- District
- Building
- Structure
- Site
- Object

APPLICANT
Dr. Norman and Ruth Dawson

LOCATION OF PROPOSED DESIGNATION OR WORK
1040 South 29th Street

PRESENT USE
Apartments

CONFORMANCE WITH MASTER PLAN
Conforms to the 1977 Community Development Master Plan's Major Rehabilitation Areas which proposes housing rehabilitation through grants and low-interest loans.

NEIGHBORHOOD CHARACTER
Existing:
High-density residential area composed of converted, late 19th century homes and medium-rise, early 20th century apartment complexes.

Probable future effect on neighborhood if designation is granted or work is approved.
The designation could initiate a public awareness of the neighborhood's historic and architecturally significant structures.

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 The Georgia Apartments
and/or Common
The Castle

LOCATION
Street and Number
1040 South 29th Street

CLASSIFICATION
Category
District Building(s) Structure Site Object
Ownership
Public X Private
X Both
Public Acquisition
In Process
Status
X Occupied
Unoccupied
Work in Progress
Accessible
Yes: Restricted
Yes: Unrestricted
No
Present Use
Agriculture
Commercial
Educational
Entertainment
Government
Industrial
Military
Museum
Park
Private Residence
Religious
Scientific
Transportation
X Other
Apartments

OWNER OF PROPERTY
Name
Dr. Norman E. Dawson & Ruth M. Dawson
Street and Number
110 Happy Hollow
City, State and Zip Code
Council Bluffs, Iowa 51501
Representative
Beals Realty
Street and Number
3510 Dodge Street
City, State and Zip Code
Omaha, Nebraska 68131

LEGAL DESCRIPTION
Block 000; Rees Place; Lot 27

Phone Number
(712) 328-0036 (Residence)
(712) 328-6415 (Office)

Phone Number
(402) 244-2411

REPRESENTATION IN EXISTING SURVEYS
Title Nebraska State Historical Society
Date #3-1 Georgia Avenue Apartments March 1978

Federal X State ___ County ___ Local
DESCRIPTION
Describe the present and original (if known) physical appearance.

The building is of brick construction with the bottom one-half of the front being of limestone block. All except the front has been covered with stucco. The design of the front is that of a medieval castle with a number of stained glass windows, high peaked roofs covered with metal shingles, and a Donjon, containing curved windows.

STATEMENT OF SIGNIFICANCE
Specific Dates
Architect
Builder

The building was built in 1890, approximately, and is an indication of the attempt at grandeur common of the times. There is no evidence in the abstract, concerning the architect or builder.

September 24, 1970  [Signature]
Date  Signature of Owner/Representative
DESCRIPTION

A polychromatic exterior finish combined with the semi-circular arch highlight the Georgia Apartments constructed in 1890 by E. C. Williams for J. Herbert Van Closter at a cost of $20,000. Designed by the Omaha architectural firm of Findley and Sheilds, the three-story over raised basement brick 66 x 58 foot tenement is Omaha’s finest and only residential example of the Romanesque Revival Style of architecture which flourished in the United States between 1870 and 1890.

Symmetrical in plan but asymmetrical in massing, the bearing wall front facade delineates three distinct bays each of which originally contained three vertically stacked housing units. The ground level of all bays employs a rusticated limestone exterior finish which is highlighted by an occasional enrichment of foliated forms carved in low relief. The arabesque is confined to the capitals of short polished stone columns which support segmental arched porches located in each bay. These massive porches which provide ground level access to each apartment also support second-story, heavily carved stone decks on the southern and northern bays. The resultant sense of weight is reinforced by the depth of straight-topped window reveals which are divided into rectangular lights by stone mullions and capped by stained glass transoms manufactured by the Omaha Art Stained Glass Works.

Faced in a running bond red brick, the second and third stories of the structure form three very distinct bays which contribute to the general liveliness of the silhouette. The projecting gabled pavilion of the central bay is punctuated on the second level by three rectangular double-hung windows which are surmounted by round arched, stained glass transoms. A rusticated red sandstone spandral links and surrounds the openings. On the third level, a bay wide, round arched window, again surrounded by red sandstone, is set within the flat roof’s gable profile.
Arched-topped windows are employed together with straight in the southern bay which terminates in an octagonal tower crowned by a steeply pitched octagonal roof. Metal "fish scale" shingles overlay the roof and a pressed metal floral entablature, produced by the Acme Iron and Wire Works of Omaha, borders below. Sandwiched between the tower and the central bay are a corniced chimney and a double-windowed wall dormer with a metal, concave sloped, pyramidal roof. Straight-topped windows with connecting rusticated red sandstone heads and sills are deeply set within the northern bay's cylindrical turret, or donjon, which terminates in a pressed metal floral cornice. A single wall dormer with a metal, concave sloped, pyramidal roof is again located between the turret and the central bay.

The three remaining facades are utility brick faced bearing walls (presently stuccoed) totally void of ornamentation. A narrow seven foot shaft which partially separates the southern bay from the apartment mass allows natural light to reach the central bay.

The structure's interior is simply detailed in oak (woodwork and floors) and eight fireplaces, six on the first floor and two on the second, provide the major focus of ornamentation - oak columns with grotesque capitals frame mirrors below which are located tile bordered fire boxes impressed with classical figural scenes. Ceiling heights diminish by floor - first: 10', second: 9' and third: 8' - and interior stairs display carved floral capped newel posts and spindled balustrades.
SIGNIFICANCE

Developing after the Gothic Revival, the Romanesque Revival drew its inspiration from the early medieval buildings which were predecessors of the gothic cathedrals. Popularized and personalized by Henry Hobson Richardson in his design for Trinity Church in Boston (1872), the style soon became used for churches, governmental buildings, business blocks, large-scaled private residences and multiple-family housing. One remaining commercial example of the style is the compact, one-story Anheuser-Busch Office Building (1887) located at 1213 Jones Street.

Employing a large percentage of the major architectural elements which characterize the Romanesque Revival Style – 1) a polychromatic exterior, 2) semi-circular arched openings, 3) a tower with a conical roof, 4) steeply pitched gabled dormers, 5) a brick finish with rock-faced stone trim, 6) decorative stone or metal bands and patterns, 7) polished stone columns, 8) foliated capitals, and 9) a projecting gabled pavilion – the Georgia Apartment Building designed by Findley and Sheilids provides a very picturesque profile and perfectly expresses the exuberance of its age.

Little is known as yet about Findley (William E.) and Sheilids. The firm’s brief Omaha career, 1888 to 1893, led to several commissions in addition to the Georgia Apartments, one being the Mayfair Textile Building at 1123 Howard Street erected in 1892. After the firm dissolved in 1893, both architects continued to practice through 1910.
BIBLIOGRAPHY

Abstract of Title to Lot 27, Rees Place Addition, Omaha, Nebraska, Douglas County, Nebraska.

Historic Structure Survey. Omaha City Planning Department, 1975.

Insurance Map of Omaha, Nebraska. N. Y.: Sanborn-Perris Map Co., 1890.

Insurance Map of Omaha, Nebraska. N.Y.: Sanborn-Perris Map Co., 1931.

LHPC Case No. HI-78-11, APPLICANT Dr. Norman E. Dawson requests LANDMARK DESIGNATION for 1040 S. 29TH Street (Georgia Apartments). Area to be designated is shaded.
ORDINANCE NO 28593

AN ORDINANCE to designate the Georgia Apartments, located at 1040 South 29th Street, as a Landmark pursuant to the Landmarks Heritage Preservation Ordinance of the City of Omaha.

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

Section 1 That the Georgia Apartments are located at 1040 South 29th Street, which is legally described as follows:
Lot 27 of Rees Place, 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 Georgia Apartments are hereby deemed significant and worthy of preservation.

Section 3 That the Georgia Apartments are hereby designated pursuant to Section 4 16 080 of the Omaha Municipal Code, and hereby subject to all of the provisions of the Landmarks 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

[Signature]

APPROVED

[Signature]
MAYOR OF THE CITY OF OMAHA
DATE 12-21-78

PASSED

DEC 19 78

ATTEST

[Signature]
DEPUTY CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM

[Signature]
CITY ATTORNEY

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.

[Signature]
Buster Brown, City Clerk, City of Omaha
AN ORDINANCE to designate the Georgia Apartments, located at 1040 South 29th Street, as a Landmark pursuant to the Landmarks Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

First Reading DEC 5, 1978
Hearing 12-12-78

Second Reading DEC 12, 1978
Anew to 12-19-78

Final Reading DEC 19, 1978
Passed

Mary Colleen Corbett
CITY CLERK