RESOLUTION - EXHIBIT 1
GEORGE N. HICKS TERRACE
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 George N. Hicks Terrace; and,

WHEREAS, this owner, on October 18, 1980, requested that the George N.
Hicks Terrace be designated a Landmark under the City of Omaha's Landmark Heritage
Preservation Ordinance; and,

WHEREAS, the George N. Hicks Terrace was constructed in 1890; and,

WHEREAS, the George N. Hicks Terrace is a unique extant example of the
severe Queen Anne style of architecture as applied to a multi-family residential structure;
and,

WHEREAS, the George N. Hicks Terrace was designed by the prominent Omaha
architectural firm of Mendelssohn, Fisher and Lawrie; and,

WHEREAS, the George N. Hicks Terrace is representative of the first masonry
buildings specifically erected in Omaha for use as multi-family dwellings in the late
1880's when elaborate trolley networks opened many new areas to development; and,

WHEREAS, the George N. Hicks Terrace is historically related to prominent
Omaha real estate broker and developer George N. Hicks who is credited with the
development of the Hanscom Place neighborhood.

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

THAT, the George N. Hicks Terrace, 3003-3011 Pacific Street and 1102 South
30th Avenue, be designated a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission  
DEPARTMENT RECOMMENDATION  

INSPECTION DATE  
2-6-81  
REQUEST CATEGORY  
X Landmark Designation District  
X Landmark Heritage Building  
District Designation Structure  
Certificate of Approval Site  
to Perform Work Object  

APPLICANT  
Douglas E. Hiner  

LOCATION OF PROPOSED DESIGNATION OR WORK  
1102-50 S. 30th Avenue, 3005-11 Pacific Street  

PRESENT USE  
Apartments  

CONFORMANCE WITH MASTER PLAN  
Conforms to the 1977 Community Development Master Plan's Minor Rehabilitation Areas where housing repair and rehabilitation is proposed.  

NEIGHBORHOOD CHARACTER  
Existing: A high density, turn of the century neighborhood composed of conversions, single family residences, and low-rise apartments bordering on Hanscom Park and I-480.  

Probable future effect on neighborhood if designation is granted or work is approved.  
Give public notice as to the neighborhood's renovation efforts and quality of housing stock  

PRESERVATION ADMINISTRATOR'S RECOMMENDATION  
Approval  

PLANNING DIRECTOR'S RECOMMENDATION  
Approval  

ADDITIONAL DATA
APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic
and/or Common

George N. Hicks Terrace
Pacific Castle Apts.

LOCATION
Street and Number
1102 S. 30th Ave, 3005-3011 Pacific Street

CLASSIFICATION

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|               |           |                | x Other Apts.

OWNER OF PROPERTY
Name Douglas E. Hiner
Street and Number
525 Fairacres Rd.
City, State and Zip Code
Omaha, NE 68132
Representative
Doug Hiner Properties
Street and Number
601 S. 31st Ave. #4
City, State and Zip Code
Omaha, NE 68105

LEGAL DESCRIPTION

The West 140 feet of Lot nineteen (19), Block nine (9), Hanscom Place, an addition to the City of Omaha, Douglas County, Nebraska
DESCRIPTION
Describe the present and original (if known) physical appearance.

STATEMENT OF SIGNIFICANCE
Specific Dates
Architect
Builder

Date
Signature of Owner/Representative
Historical Significance

When A. J. Hanscom and James G. Megeath donated Hanscom Park to the City in 1872, the land lay outside the built up portion of Omaha. However, the growth resulting from the building of the Union Pacific Railroad, which swelled the population from 3,000 in 1865 to 16,000 three years later, indicated to residents that Omaha would continue to expand. Hanscom and Megeath owned other property surrounding the park and no doubt believed the donation of this rough, brush-covered ground unsuitable for housing purposes would encourage the construction of homes nearby. It was their donation of the City's first real park that sparked development in the southwest portion of Omaha.

While the City spent limited sums on the park for maintenance and improvements in the 1870s, additional impetus for development occurred with the construction of car lines out to the new pleasure ground. The nineteenth century pastimes of driving or riding to parks on special excursions required adequate roadways, and Hanscom Park was soon accessible to the public. One early horsecar line ran west on Farnam to 28th, then south to the new car barn built at Park Avenue and Woolworth in 1882.

Hanscom Place, the subdivision north of the park, was a "leapfrog" development in the 1870s. Land located east of 26th Street and south of Pacific was still held in a private estate and closed to new settlement. In addition, the lack of a viaduct over the railroad tracks running southwest at 24th and Center made it difficult for any subdivisions to succeed in that vicinity. As a result the streetcar lines to the park ran west from downtown then south toward the high ground that reaches its highest point near 32nd and Poppleton. The course of building near Hanscom Park naturally followed the same path.

Hanscom Park assumed even more importance in Omaha with the organization of a Board of Park Commissioners in 1889. They almost quadrupled the amount spent on it and made Hanscom the most popular park in the City, thereby further enhancing the residences surrounding it. The two factors of the park and streetcar line combined to result in a mixed residential neighborhood. The park attracted middle and upper class businessmen and professionals who sought desirable residence locations, while the horsecar lines encouraged construction of the multi-family dwellings that rose along Park Avenue and nearby streets. In the waning days of the 1880's real estate boom and into the 1890's, the Hanscom Park vicinity was ripe for development. When the depression of the 1890's ended most construction activity, a few speculative developers managed to build in the Park Avenue area, one of the few locales in Omaha to exhibit the styles of that period.

Among the prominent real estate brokers and builders active in the development of Hanscom Place was George N. Hicks. Hicks was secretary to former New York Governor and unsuccessful presidential candidate Horatio Seymour before coming west to Omaha in 1878. He started his career in the Union Pacific Railroad shops before deciding to enter real estate. An early booster book said the firm of Hicks and Inghram, formed in July, 1886, had "rapidly risen in public favor" and "fully justified the confidence reposed in it by the citizens and the business community." Among the structures which Hicks erected were the Pacific Castle Apartments at 3003-11 Pacific and a single-family residence at 3017 Pacific. Hicks and his family resided at 1130 South 31st throughout the 1890s, when
most of his construction activity occurred in the district. A newspaper account credited him with building "many of the best homes north of Hanscom Park," and doing a "great deal for the swell residence part of the City at that time." Hicks' standing in the community was further enhanced by the fact that he successfully managed the New York Life Building (Omaha Building) through the dire financial straits of the 1890s. He also ran unsuccessfully for the Board of Education in 1892 and as the Democratic candidate for seventh ward City Councilman in 1894.

The role of developers like Hicks and others such as J. Herbert Van Closter, who built the Van Closter Terrace Apartments at 29th and Mason (LHPC H1-80-19) and the Georgia Apartments at 1040 South 29th Street (LHPC H1-78-11) is often overlooked in neighborhood historical analyses. In the Hanscom Park vicinity their initiative was directly responsible for other public improvements and private development. In 1887, the Omaha and Southwestern Street Railway Company capitalized on the existing horsecar line and organized its own line running from the northwestern corner of Hanscom Park to the southwest where new residential areas were opening up. By 1899, the Southwest Improvement Club, one of the first in the City, took on the responsibility of promoting the area. The completion of the 24th Street viaduct in 1901 also facilitated population expansion into the Hanscom vicinity. The impetus provided by developers in construction of both multi- and single-family residences initiated other public and private investment and built up one of the City's fine residential areas at the turn of the century.

Architectural Significance

The six unit, two-story Pacific Castle is a unique extant example of the severe Queen Anne style as applied to a multi-family residential structure by the prominent Omaha architectural firm of Mendelssohn, Fisher and Lawrie (1888-1892). The terrace is also representative of the first masonry buildings specifically erected in Omaha for use as multi-family dwellings during the late 1880s. Elaborate trolley networks had opened many new residential areas to development during this decade and terrace houses were quickly erected by real estate investors such as George Hicks along the major routes. Diminutive Colonial Revival cottages, built in small numbers by optimistic development companies in park-like communities, accented the higher density structures and promoted land sales to prospective residents.

Architectural Description

Pacific Castle, 3003-3011 Pacific Street and 1102 South 30th Avenue, six unit residential block constructed in 1890 at a cost of $32,500; Mendelssohn, Fisher and Lawrie, architects; Wincote and Riley, builders; George N. Hicks, owner; brick bearing wall structure, rectangular (138' by 44') layout, two stories over raised brick basement; flat built-up roof; exterior surface of dark red brick laid in a running bond pattern contrasts with limestone water tables, belt courses, sills and lintels; the symmetrical facade features a central pavilion flanked by bay windows which produce second story balconies; three story circular (east) and octagonal (west) towers, defined by heavily modillioned cornices, accentuate the structure's Pacific Street corners; towers are capped in conical (east) and octagonal (west) roofs sheathed
in slate, an elaborate denticulated cornice and corbelled brick frieze wraps the building below a brick parapet wall; ornamental stamped galvanized iron friezes on towers, banded round brick moldings are capped by floriated red sandstone panels and form pilasters at pavilion corners; window treatments include straight, segmental and elliptical arched openings with fixed transoms; all double-hung windows are rectangular with one over one lights; first floor windows exhibit intricate leaded and beveled glass transoms. Side hall plan, open oak stairway with carved acanthus newel-post and turned balustrade, multi-colored glazed tile entry, oak floors; oak molded woodwork, four-panel doors, pocket-doors, brass hardware, extremely elaborate oak fireplaces (three per unit) with spindled overmantel, colonettes, figural tile surround and multi-colored tile hearth.

Mendelsohn, Fisher and Lawrie, Architects

Louis Mendelsohn. Born in Berlin, Germany in 1842, Louis Mendelsohn 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. Dufrène, 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 Dufrène left the firm, Mendelsohn associated with George L. Fisher for two additional years (1885-1886) 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.

George Lee Fisher. Born in Pontiac, Michigan on August 21, 1856 to Charles Ernest & Mary E. (Lee) Fisher, George L. Fisher graduated from the University of Michigan in 1880 with a degree in civil engineering. In 1882, he moved to Omaha and was employed with the firm of Dufrène & Mendelsohn as head draftsman for two years. Mr. Fisher was a principal in the firm Mendelsohn & Fisher from 1885-1886, Mendelsohn, Fisher & Lawrie from 1888-1892, Fisher and Lawrie from 1892-1913 and George L. Fisher from 1914 to 1931. He resided at 1622 Lathrup Street.

Harry Lawrie. Born and educated in Scotland, he studied architecture in Glasgow, and during the 1880’s migrated to the United States. Beginning work in Chicago, he served as draftsman in Burnham & Root’s office until 1886 when he accepted the position of head draftsman for the late W. W. Cluyt. In 1887, Mr. Lawrie moved to Omaha and associated with Louis Mendelsohn. He was one of the charter members of the Nebraska Chapter A.I.A. in 1918.

Bibliography


Omaha City Directories.

Omaha Evening World-Herald, September 25, 1915.

HI-81-1 APPLICANT Raymond J. Neary requests LANDMARK DESIGNATION for 3017 Pacific Street. Area to be designated is shaded.
AN ORDINANCE to designate the George N. Hicks Terrace, located at 3003-3011 Pacific Street and 1102 South 30th Avenue 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 George N. Hicks Terrace is located at 3003-3011 Pacific Street and 1102 South 30th Avenue, which is legally described as follows:

The West 140 feet of Lot 19, Block 9, Hanscom Place, an addition to the City of Omaha, 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 George N. Hicks Terrace are hereby deemed significant and worthy of preservation.

Section 3. That the George N. Hicks Terrace 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. 25, 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]

APR 21 1981 6-0

PASSED

ATTEST:

[Signature]

CITY CLERK OF THE CITY OF OMAHA

DEPUTY

APPROVED AS TO FORM:

[Signature]

MAYOR OF THE CITY OF OMAHA

DATE 4/23/81

CITY ATTORNEY