RESOLUTION - EXHIBIT I
REDICK TOWER LANDMARK DESIGNATION
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, Joseph E. Thornton, the properly authorized representative of the Redick Tower Association, requested on November 21, 1979, that the Redick Tower, located at 1504 Harney Street, be designated a Landmark under the City of Omaha's Landmarks Heritage Preservation Ordinance; and,

WHEREAS, the Redick Tower was erected in 1930 by Parsons Construction Company for Garrett and Agor, Inc.; and,

WHEREAS, the Redick Tower, designed by Joseph G. McArthur, is a major monument of the late Art Deco Style; and,

WHEREAS, McArthur's design for the Redick Tower anticipated the future by combining office and parking facilities in one structure; and,

WHEREAS, the Redick Tower is named after John Irvin Redick, an early and important Omaha pioneer.

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

THAT, the Redick Tower, 1504 Harney Street, be designated a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission

DEPARTMENT RECOMMENDATION

6-3-80

INSPECTION DATE

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APPLICANT

Redick Tower Association

LOCATION OF PROPOSED DESIGNATION OR WORK

1504 Harney Street

PRESENT USE

Parking Garage

CONFORMANCE WITH MASTER PLAN

Designated as an architecturally significant structure ("one of the most significant Art Deco commercial structures in the State") in the 1980 Downtown - Central Redevelopment Plan

NEIGHBORHOOD CHARACTER

Existing: High and medium rise commercial and office towers whose future existence is questionable due to the redevelopment of areas proximate to the Central Park Mall.

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

Designation will insure the continued existence of a facility which downtown Omaha desperately needs - high-rise parking within an attractive shell.

PRESERVATION ADMINISTRATOR'S RECOMMENDATION

Approval

PLANNING DIRECTOR'S RECOMMENDATION

Approval

ADDITIONAL DATA

Owners requested designation in order to be eligible for tax benefits under the Tax Reform Act of 1976.
HI-80-2
Case File Number

Landmarks Heritage Preservation Commission

APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic Redick Tower
and/or Common
Redick Tower

LOCATION
Street and Number
1504 Harney St. Omaha, Nebraska 68102

CLASSIFICATION

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OWNER OF PROPERTY
Name Redick Tower Associates a Nebraska Corporation
Phone Number 341-5590
Street and Number 1504 Harney St.
City, State and Zip Code Omaha, Nebraska 68102
Representative Joseph E. Thornton
Phone Number 556-9912
Street and Number 5104 Cumming Street
City, State and Zip Code Omaha, Nebraska 68132

LEGAL DESCRIPTION
Lot 8 & the East 40 feet of lot 7, Block 139, City Lots, Douglas County, Nebraska

REPRESENTATION IN EXISTING SURVEYS
Title Survey of Douglas County, Nebraska State Historical Society
Date 1978
Federal X State ___ County ___ Local ___
DESCRIPTION
Describe the present and original (if known) physical appearance.

STATEMENT OF SIGNIFICANCE
Specific Dates
Architect
Builder

11/21/79  Joseph E. Thornton
Date  Signature of Owner/Representative

Joseph E. Thornton
Redick Tower
Architectural Description

Erected in 1930 by Parsons Construction Company for Garrett and Agor, Inc., the Redick Tower, 1504 Harney Street, is a major monument of the late Art Deco - or, as it was labeled at the time, the American Perpendicular Style. In Nebraska commercial architecture, the biggest single influence was that of the design that won the State Capitol competition of 1919 for New York architect Bertram G. Goodhue. This project, which received international praise, diffused a sentiment for modernity among Omaha architects. These designers, who had conceived of their task as the adaption of past styles to present requirements abandoned historical eclecticism for the modern movement. Local structures which exhibit major influences of the Art Deco Style include John Latenser and Son's Union State Bank Building (1926), Joseph G. McArthur's Redick Tower (1930) and Paxton Hotel (1928), John and Alan McDonald's Paidley Building (1930) and Joslyn Memorial Art Museum (1931, see NRHP), Gilbert S. Underwood's Omaha Union Station (1931, see NRHP), and Kimball, Steel, Sandham and George Printz's Federal Office Building (1932).

Noteworthy among this group is McArthur's Redick Tower, the design of which anticipated the future by combining office and parking facilities in one structure. Believing in the "prestige of the motor car as the most popular means of transportation," the architect developed the structure as a self-contained unit, providing parking space for 500 cars to be used by both tenants and the general public. The concept for the high-rise garage, composed of a series of staggered floors connected by low grade (11%) ramps, was patented by Ramp Buildings Corporation of New York. During the early 1930's, the Redick Tower represented the most western point of operation of D'Huny Management, Inc., a subsidiary of the New York corporation.

The twelve story Redick Tower extends on 15th Street 132 feet north and on Harney Street west 106 feet. The reinforced concrete structure is faced with buff brick and rises in a series of three ziggurat-like setbacks to a height of 137 feet. The vertical thrust of the smooth-surfaced volume is further heightened by sunken panels of straight-headed, steel casement windows. Although the parking garage occupies floors one thru seven and offices eight thru eleven, the change in use is not externally evident due to the employment of the same window treatment over both use areas.

Hard-edged, low relief terra-cotta ornamentation in sunrise, chevron and floriated patterns is employed throughout the structure. Located around door and window openings, string courses and roof edges or parapets, the stylized decoration highlights the symmetry of each elevation. Additional balance is provided by a three story, stepped terra-cotta frontispiece which frames the main (Harney Street) entry. Mimicking the rhythms within the Tower's facade, the linear composition exhibits a conscious attempt by McArthur for modernity and an artistic expression to complement the machine age.
Redick Tower
Historical Significance

One of Omaha's bright spots in the otherwise dismal Depression year of 1930 was the construction of the new "million dollar" Redick Tower at 15th and Harney. The twelve-story office structure was designed in what one article called a "modern American motif," otherwise known as Art Deco. Buildings in Omaha constructed in this bold new style brought the city up to date with current architectural fashions on both coasts, since Art Deco was one of the most "modern" designs by the late 1920's.

The structure was named for the Redick family which had owned the land where the tower stood since the 1870's. Redicks had been among Omaha's pioneer settlers, with John Irvin Redick arriving in 1856. Redick made his living as an attorney, but also acquired a great deal of land in the Omaha vicinity, and platted and sold much of it as residential subdivisions when the city expanded to reach his holdings. His Victorian home, on one of these tracts of land at 24th and Pratt Streets, was an Omaha social center for years until it became the first university of Omaha in 1909. The Redick home continued on in Omaha through John Redick's seven sons, several of whom followed him into law. One of them, Oak Chatham, managed the family interests by 1930 and announced construction of the new tower.

O. C. Redick represented the real estate corporation of Garrett and Agor, Inc., which managed the Redick Tower until the mid-1930's when it was purchased by the Redick Tower Corporation. Local capitalist Walter Duda purchased it in 1943 for $350,000, and held it until 1973 when Parking Corporation of America, a Denver firm, took over the building.
Bibliography


"$1,000,000 Tower Planned for Fifteenth and Harney." Omaha's Own Magazine and Trade Review. February, 1930.


LHPC Case No. H1-80-2, APPLICANT Redick Tower Association requests LANDMARK DESIGNATION for the Redick Tower, 1504 Harney Street. Area to be designated is shaded.
ORDINANCE NO 29274

AN ORDINANCE to designate the Redick Tower, located at 1504 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 Redick Tower is located at 1504 Harney Street, which is legally described as follows

Lot 8, and the East 40 feet of Lot 7, Block 139, City Lots, 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 Redick Tower are hereby deemed significant and worthy of preservation

Section 3 That the Redick Tower 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

MAYOR OF THE CITY OF OMAHA DATE

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.

APPROVED AS TO FORM
AN ORDINANCE to designate the Redick Tower, located at 1504 Harney Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL
1st Reading AUG 19 1980
Hearing 8-26-80

Hearing AUG 26 1980 Motion to
set the 3rd Reading to 9-9-80

Final Reading SEP 9 1980
Passed

Mary Gallagher Corbett
AN ORDINANCE to designate the Redick Tower located at 1504 Harney Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

MARY CAILIGIAN CORNETT
City Clerk
5-23-00

AN ORDINANCE to designate the Redick Tower located at 1504 Harney Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

SUMMARY
AN ORDINANCE to designate the Redick Tower located at 1504 Harney Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PASSED September 8, 1990
APPROVED
ALVETS
MAYOR OF THE
CITY OF OMAHA
MARY CAILIGIAN CORNETT
City Clerk
5-19-90