RESOLUTION - EXHIBIT I
T. C. HAVENS RESIDENCE
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, Robert L. and Marilyn S. Hansen are the owners of the T. C. Havens Residence; and,

WHEREAS, these owners, on May 5, 1981, requested that the T. C. Havens Residence be designated a Landmark under the City of Omaha’s Landmark Heritage Preservation Ordinance; and,

WHEREAS, the T. C. Havens Residence was built in 1900; and,

WHEREAS, the T. C. Havens Residence was designed by Omaha architect F. A. Henninger; and,

WHEREAS, the T. C. Havens Residence represents a transitional period in American residential architecture when designers rejected the excesses of the Victorian styles and pursued a truly American style based on America’s early history; and,

WHEREAS, the T. C. Havens Residence typifies the Georgian Revival style of architecture at the turn of the century when restrained, classical detailing of the Colonial Period was applied to structures retaining basic Victorian elements; and,

WHEREAS, the T. C. Havens Residence was built and first owned by Thomas Collins Havens, president of the Havens-White Coal Company.

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

THAT, the T. C. Havens Residence, 101 N. 39th Street, be designated as a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission
DEPARTMENT RECOMMENDATION

INSPECTION DATE
6/25/81

REQUEST
X Landmark Designation
__ Landmark Heritage
__ District Designation
__ Certificate of Approval to Perform Work

CATEGORY
X District
__ Structure
__ Site
__ Object

APPLICANT
Robert L. and Marilyn S. Hansen

LOCATION OF PROPOSED DESIGNATION OR WORK
101 No. 39th Street

PRESENT USE
Office of interior design firm

CONFORMANCE WITH MASTER PLAN
Conforms to 1977 Community Development Master Plan’s Minor Rehabilitation areas calling for housing repair & rehabilitation, and is shown as being in a potential historic district area in A Comprehensive Program for Historic Preservation. Existing: The neighborhood is a mix of both old and new structures; the old being primarily large, turn of the century residences of high architectural quality. Land use is also mixed, as many of the former single-family structures have been converted to multi-family or commercial uses.

Probable future effect on neighborhood if designation is granted or work is approved.
Reinforce historic character of the area; encourage sensitive re-use of surrounding historic structures; enhance potential for a future historic district.

PRESERVATION ADMINISTRATOR’S RECOMMENDATION
Approval

PLANNING DIRECTOR’S RECOMMENDATION
Approval

ADDITIONAL DATA
APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic
T. C. Havens Home

and/or Common

LOCATION
Street and Number 101 North 39 Street
Omaha, Nebraska

CLASSIFICATION
Category
District
Building(s)
Structure

Ownership Private

Status
Occupied

Present Use
Agriculture

Property Type
Commercial

Private Residence

Educational

Religious

Entertainment

Scientific

Government

Transportation

Industrial

Military

Other

Yes: Restricted

No

Yes: Unrestricted

In Process

Owner of Property
Name Robert L. and Marilyn S. Hansen

Phone Number 402-553-7777

Street and Number 5113 Western Avenue

City, State and Zip Code Omaha, Ne. 68132

Representative

Street and Number

City, State and Zip Code

Legal Description
Lots 14, 15, and 16 Crescent Park Addition to the City of Omaha, Douglas County, Nebraska
REPRESENTATION IN EXISTING SURVEYS
Title: Survey of Douglas County, Nebraska State Historical Society
Date: 1978

REPRESENTATION IN EXISTING SURVEYS
Title: An Inventory of Historic Omaha Buildings, Landmarks, Inc.
Date: 1980

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

A Comprehensive Program for Historic Preservation in Omaha, Landmarks Heritage Preservation Commission
Date: 1981

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

STATEMENT OF SIGNIFICANCE
Specific Dates: 9/17/1900
Architect: H. A. Henninger
Builder: John Harte
Cost: $7,700.00

5-5-81
Date
Signature of Owner/Representative
Historical Significance

Several elite neighborhoods have emerged in Omaha at various times throughout the city's process of expansion. These neighborhoods usually developed as suburban or exurban centers, whose inhabitants usually tended to be those Omahans who were wealthy enough to move beyond the noise and congestion of the city. Neighborhoods of this nature usually developed on the western fringe of the growing city, and quite often were located on choice, hilltop locations. A notable example, along with Capitol Hill, Happy Hollow, and Fairacres, is the West Farnam-Cathedral area.

The West Farnam district developed quickly in the latter nineteenth and early twentieth centuries, becoming a showcase of unique residences enjoyed by some of Omaha's most successful and influential citizens. The district's rapid growth was made possible in part by the construction of streetcar lines in the last decades of the nineteenth century, allowing easy access to downtown Omaha. Though the West Farnam area, like most other districts in Omaha, was dealt a considerable blow by the depression in the 1890's, recovery was rapid and construction again boomed by the turn of the century.

The district holds many unique buildings of the era, and one exemplary structure exists at 101 No. 39th Street. A Georgian Revival single family residence, it was constructed in 1900 for Thomas Collins Havens. Havens, destined to become one of Omaha's more successful figures, came to the City from Ohio in 1872, and was employed by the Union Pacific Railroad as a ticket agent. By 1886 he entered the business world by establishing the Havens and Rhodes Coal Company, which two years later became the Thomas C. Havens Coal Company. His tremendous success continued as his company merged with one owned by Victor White, the result being the Havens-White Coal Company, of which T. C. Havens was president.

In addition to his role in the coal business, Havens was a member of the Omaha Commercial Club, as well as serving as Secretary and Treasurer of the F. E. Sanborn Company. Sanborn was a major producer of livestock feed in the Omaha area under the title of the Standard Stock Food Company.

Havens' stay in his new home at 101 No. 39th was cut short when he died suddenly in September 1908. His widow sold the house to yet another prominent Omaha businessman, Walter T. Page, in 1909. Page, the son of a Confederate General who served with distinction in the Civil War, had come to Omaha from Virginia in 1885 as an assayer and chemist for the American Smelting and Refining Company. Through a series of promotions, Page eventually assumed the position as manager of the company. He occupied the house at 101 No. 39th from 1910 to 1920.

After several changes of ownership, including the period from 1937 to 1940 during which the house served as the Phi Rho Sigma Fraternity House, it was purchased by Dr. Eugene C. Slattery, who occupied the house from 1941 through 1971. The house has since been converted to commercial use, and is presently occupied by an interior design company. Its present owner is Robert L. Hansen.
Architectural Significance

The T. C. Havens residence is significant as a fine example of one of the Colonial Revival styles (specifically Georgian Revival) of architecture popular in the late 19th and early 20th centuries. Constructed in 1900, the Havens Residence represents a transitional period in American residential architecture when many designers rejected the excesses of the Victorian styles and felt a need to reflect a feeling of patriotism and the desire to pursue a truly American style. The inspiration for this new direction was found in the architecture of America's early history as well as in the neo-classical buildings of the 1893 Chicago World's Fair. Apparently able to break completely from the recent past, architect H. A. Henninger typifies in the T. C. Havens Residence the Georgian revival style at the turn of the century, by applying the restrained classical detailing of the Colonial Period to a basic structure still exhibiting the Queen Anne elements of asymmetrical plan, projecting bays and encircling veranda.

Architectural Description

T. C. Havens Residence, 101 No. 39th Street, constructed in 1900 at a cost of $7,700.00; F. A. Henninger, architect; John Harte, builder; smooth-faced, coursed masonry structure, main mass rectangular (37' x 42') in shape, with rear wing; two and one-half stories over raised basement, with projecting bays at the southeast corner and the center of the east elevation; truncated hip roof with flat deck, penetrated by four gabled dormers, two on the east, one on the south, and one on the west; encircling porch with rusticated base continuing into rusticated column pedestals with balustrade between; Tuscan columns and entablature with rusticated bed moulding support the porch roof; the main roof emerges from a modillioned cornice above bands of dentils and egg and dart moulding; second floor windows are double-hung with a cornice above shouldered architrave; surrounding trim containing a rosette motif; first floor and basement windows, including small openings in the porch base have no surrounding trim and, with the exception of the windows opening onto the porch, are spanned by a lintel scored to appear as a flat arch; the gables of the south and west facing dormers are richly embellished, employing a coquillage with a rusticated surround within a swan's neck pediment above a modillioned cornice; the window in the west dormer is in three parts, all with double-hung sashes; the remaining three dormers have one double-hung window each; the upper sash of many of the double-hung windows is divided into diamond shaped lights; one rectangular chimney extends from each of the north, east and west walls and is capped by a simple fascia and cornice; an architrave with rosette motif surrounds the main entry, which is spanned by a cornice supported by consoles; the main door repeats the swan's neck pediment of the gabled dormers over a single light. Side hall plan, open well stairway with turned balusters; tiled entry with fireplace featuring shouldered architrave surround, mantel supported by consoles and decorative cast firescreen; living room fireplace with dentils and marble surround; egg and dart motif over doors and windows, and dentilled ceiling moulding in living and dining room; ornamental pressed pattern ceiling in dining room; brass and bronze light fixtures; oak strip floors throughout, three car garage in northeast corner of the site.
THE ARCHITECT, Frederick A. Henninger

F. A. Henninger, born in 1865 to a German immigrant family which had settled in Albia, Iowa, received his formal training at the Chicago Art Institute where he was described as a "natural born artist." After attending the Institute for two years, Henninger moved to Lincoln, Nebraska and worked for a local architect by the name of Gray. In the early 1890's he relocated to Omaha and sought employment as a laborer in the Union Pacific Shops. By 1895, Henninger had established himself as an architect with the F. C. Ledebrink office and in the following year purchased the business from Ledebrink.

F. A. Henninger remained an active Omaha architect until his retirement in 1937, at which time the firm was taken over by his son, F. A. Henninger, Jr. The firm's activities encompassed the entire spectrum of the built environment and during its most active period, the F. A. Henninger office designed "a house a day."

Major Omaha structures designed by Henninger include the Securities Building (16th & Farnam), the U.S. National Bank Building (16th & Farnam), the Grain Exchange (19th & Harney), the Farm Credit Building (19th & Douglas), the West Farnam Apartments (3817 Dewey Avenue) and the residences of Edgar Morsman (38th & Jackson), Casper Yost Offutt (109 No. 54th Street), E. L. Stone (3722 Pacific) and O. H. Bartlettler (622 No. 38th Street).
BIBLIOGRAPHY


Omaha City Directories.

Omaha World Herald. September 30, 1908.


Sylvester, Ben F. West Farnam Story.

HI-81-7 APPLICANT: Robert L. and Marilyn S. Hansen request LANDMARK DESIGNATION for 101 No. 39th Street. Area to be designated is shaded.
ORDINANCE NO. 29632

AN ORDINANCE to designate the T. C. Havens Residence, located at 101 North 39th 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 T. C. Havens Residence is located at 101 North 39th Street, which is legally described as follows:

Lots 14, 15 and 16, Crescent Park 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 T. C. Havens Residence are hereby deemed significant and worthy of preservation.

Section 3. That the T. C. Havens Residence 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

APPROVED:

PASSED NOV 23, 1981

ATTEST:

CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:

K/8:6
ORDINANCE NO. 29632

AN ORDINANCE to designate the T. C. Havens Residence located at 101 North 39th Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st Reading. NOV 10 1981

Hearing NOV 17 1981

Closed to NOV 24 1981

Final Reading. NOV 24 1981

Passed

Mary Sullivan

CITY CLERK