

**United States Department of the Interior
Heritage Conservation and Recreation Service**

For HCRS use only

received OCT 14 1982
date entered

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The Georgia Row House

and/or common The Georgia Boardinghouse, The Georgia Apartments

2. Location

street & number 1040-1044 S. 29th St.,
1040, 1042, and 1044 South 29th Street N/A not for publication

city, town Omaha N/A vicinity of congressional district Second

state Nebraska code 031 county Douglas code 055

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<u>N/A</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Dr. Norman E. and Ruth M. Dawson

street & number 110 Happy Hollow

city, town Council Bluffs N/A vicinity of state Iowa

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds, Omaha/Douglas County Civic Center

street & number 1819 Farnam

city, town Omaha state Nebraska

6. Representation in Existing Surveys

title Local landmark designation has this property been determined eligible? yes no

date 1978 federal state county local

depository for survey records Landmark Heritage Preservation Commission, City Planning Dept.

city, town Omaha state Nebraska

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Georgia Row House at 1040, 1042, and 1044 South 29th Street is a three-story Queen Anne building constructed in 1890. Located in a residential section of Omaha that has been converted to multi-family use, the Row House is conspicuous due to its setting, scale, and materials; other buildings in the immediate vicinity are lower in scale, sparser in ornament, and more modest in character. The situation is a level site facing east toward Interstate Highway 480 which supplies downtown Omaha with a considerable amount of vehicular traffic.

The building is a modified rectangle with a deep interspace at the rear. On the front are a projecting center pavilion, a polygonal tower at the southeast corner, and a rounded tower at the northeast corner. Wall construction is brick masonry with the main facade's first level being dressed in rough-faced limestone. Building dimensions are 68' x 55'.

Corresponding to the original three dwelling units contained in the structure are three evenly-spaced entrances on the front, each entrance served by a one-bay stoop that has a segmental-arched opening. The basement is exposed on the front where it is lit by two round-arched windows, and a prominent feature of the centered pavilion is a Palladian window. Organic relief carving in stone appears on several elements of the stoops: on bulbous consoles and impost blocks, on capitals of squat columns, and on the southeast stoop's parapet. Transoms are filled with locally manufactured colored glass.

The gabled pavilion's second level is punctuated by three rectangular windows with round-arched transoms, and linking these openings is an overhead band of red sandstone. A similar fenestral arrangement appears on the polygonal tower's second level.

The pavilion's third level contains a tripartite window arrangement set within a round-arched and stuccoed panel that is girded overhead by a prominent sandstone molding. Between the pavilion and the tower at either end is a wall dormer with a concave pyramidal roof; below the two dormers are sections of pressed-metal cornices with classical detailing.

The rounded tower at the northeast corner is treated with stone banding at the heads and sills of windows, and crowning this section is a pressed-metal cornice with egg-and-dart molding and swirling rinceaux. A similar embellishment appears on the hexagonal tower at the southeast, which is topped by an imbricated roof rising to a peak.

The other three facades are utility brick-faced bearing walls (presently stuccoed) that are totally devoid of ornamentation.

The interior of the Georgia Row House is simply detailed in oak fittings. Eight fireplaces -- six on the first floor and two on the second -- provide the major focus of ornamentation. The fireplaces incorporate oak piers flanking tile-bordered fire boxes. Ceiling heights diminish by floor (10', 9', and 8' respectively), and interior stairways have spindled balustrades and newel posts capped by floral carvings.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1890 **Builder/Architect** Findley and Shields

Statement of Significance (in one paragraph)

The Georgia Row House is architecturally significant to Omaha and Nebraska as a fine and well-preserved product of the Queen Anne style of architecture. Representative of urban high-density housing of its era, the building exists as a late-19th-century residential type which, in Nebraska, flourished only in Omaha and Lincoln, the state's two urban centers.

The three-story "picturesque eclectic" building at 1040-44 South 29th Street in Omaha was built in 1890 for J. Herbert Van Closter, president of the Nebraska Mortgage and Loan Company and financier of several development projects. The design was provided by Findley and Shields of Omaha, a partnership that operated between 1888-93. Little is known about this firm, except that Findley (William E.) had been employed in the office of the locally prominent architect John McDonald (Findley obituary, Omaha Morning World-Herald, December 22, 1908, p. 3).

The building derives its name from Georgia Avenue, the preceding name of South 29th Street. According to the Omaha City Directory of 1891, the first occupants of the row house's three units were the following heads of households and their families: W. H. Wyman, general agent for the Aetna Insurance Company, 1040 South 29th; George F. Parish, general manager in Nebraska and Colorado for the Manhattan Life Insurance Company, 1042 South 29th; and H. H. Henderson, president of the Henderson Mortgage and Investment Company, 1044 South 29th. Within a decade, however, the property was converted into a boardinghouse and the 1900 census listed 48 persons residing at 1040-44 South 29th Street: two owners, seven servants, 26 boarders, and 13 lodgers.

Row houses are known to have existed by the early 16th century in England, where their forms progressed later under architects such as Christopher Wren, Beau Nash, the Adams brothers, and John Nash. In its compact form, the row house (also called terrace house) became a solution for industrial workers' housing. One writer attributes the demise of the row house among the British bourgeoisie to Howard's 1898 publication, Tomorrow, a book that gave the romantic villa great social and political importance (H.J. Hitch, p. 766).

The relatively few row houses built in Nebraska are in either Omaha or Lincoln, the state's two urban centers (for information on row/terrace houses in Lincoln, see "The 19th-Century Terrace Houses of Lincoln, Nebraska, Thematic Group" nomination, listed in NRHP October 1, 1979). Nineteenth-century, low-density population in Nebraska's small towns and rural areas did not call for residential building types that include the row house.

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Omaha South

Quadrangle scale 1:24000

UMT References

A

1	5
---	---

2	5	2	4	6	0
---	---	---	---	---	---

4	5	7	0	4	4	0
---	---	---	---	---	---	---

Zone Easting Northing

B

--	--

--	--	--	--

--	--	--	--	--	--

Zone Easting Northing

C

--	--

--	--	--	--

--	--	--	--	--	--

D

--	--

--	--	--	--

--	--	--	--	--	--

E

--	--

--	--	--	--

--	--	--	--	--	--

F

--	--

--	--	--	--

--	--	--	--	--	--

G

--	--

--	--	--	--

--	--	--	--	--	--

H

--	--

--	--	--	--

--	--	--	--	--	--

Verbal boundary description and justification

Lot 27, Block 000, Rees Place, Omaha, Nebraska, including all of the historically associated real estate.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Robert Peters, Preservation Administrator/Daniel Kidd, Architectural Historian

organization Omaha City Planning Dept./Nebraska State Historical Society date October, 1980

street & number 1819 Farnam/1500 "R" Street telephone 402- 444-5208/471-3270

city or town Omaha/Lincoln state Nebraska

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *Marvin W. Knecht* date 9/24/82

title Director, Nebraska State Historical Society date

For HCRS use only
 I hereby certify that this property is included in the National Register
[Signature]
 Keeper of the National Register date 11/12/82
 Attest: date
 Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only
received
date entered

Continuation sheet Significance Item number 8 Page 2

The Georgia Row House is principally a "facade building," i.e., visual interest is limited to the main facade. Contrast among colors and textures and the multiplicity of parts are distinctive features of the east (main) facade. Added to these features are a variety of fenestral and roof shapes, and the application of classical and eclectic detailing to a somewhat picturesque form. Such detailing and such a form represent the quintessentiality of the Queen Anne style. Significantly, the Georgia Row House exists in a fine state of preservation.

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCERS use only
received
date entered

Continuation sheet

Bibliography

Item number 9

Page 2

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

Historic Structure Survey. Omaha City Planning Department, Omaha, Nebraska,
1975.

Hitch, H.J. "The Rise and Decline of the Terrace House in England." Journal
of the Royal Institute of British Architects. Vol. 46, 3rd series,
No. 15 (June 12, 1939), pp. 757-73.

Obituary of W. E. Findley. Omaha Morning World-Herald, Dec. 22, 1908, p. 5.

Omaha City Directory. Omaha: J. M. Wolfe & Co., 1900.

Sanborn-Perris Insurance Map of Omaha, Nebraska. Philadelphia, 1890 and 1934.