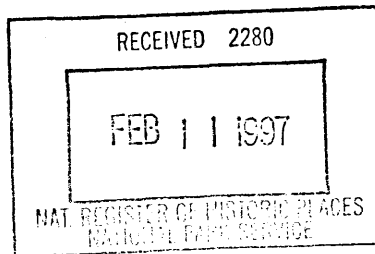


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United States Department of the Interior  
National Park Service



# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

### 1. Name of Property

historic name Gold Coast Historic District

other names/site number Blackstone Neighborhood, West Central Cathedral Neighborhood

### 2. Location

street & number roughly 36th to 40th Streets, Jones to Cuming Streets not for publication [N/A ]

city or town Omaha vicinity [N/A ]

state Nebraska code NE county Douglas code 055 zip code 68183

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ([] See continuation sheet for additional comments.)

Lawrence Samuels  
Signature of certifying official

Febr. 7, 1997  
Date

Director, Nebraska State Historical Society  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I, hereby certify that this property is:  
 entered in the National Register.

See continuation sheet.

determined eligible for the  
National Register.

See continuation sheet.

determined not eligible for the  
National Register.

removed from the National Register.

other, (explain): \_\_\_\_\_

Edison H. Boall

3/14/97

\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date of Action

Gold Coast Historic District  
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5. Classification

Ownership of Property  
(Check as many boxes as apply)

Category of Property  
(Check only one box)

Number of Resources within Property  
(Do not include previously listed resources in the count.)

- private
- public-local
- public-state
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
<u>352</u>	<u>110</u>	buildings
<u>5</u>		sites
		structures
		objects
<u>357</u>	<u>110</u>	Total

Name of related multiple property listing  
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed  
in the National Register

N/A

8

6. Function or Use

Historic Functions  
(Enter categories from instructions)

Current Functions  
(Enter categories from instruction)

DOMESTIC--single dwelling, multiple dwelling, secondary structure, hotel  
COMMERCE/TRADE--business, specialty store  
EDUCATION--school  
RELIGION--religious facility, church school, church related residence

DOMESTIC--single dwelling, multiple dwelling, secondary structure  
COMMERCE/TRADE--business, specialty store, restaurant  
RELIGION--religious facility, church school, church related residence

7. Description

Architectural Classification  
(Enter categories from instructions)

Materials  
(Enter categories from instructions)

LATE VICTORIAN; LATE 19TH AND 20TH CENTURY REVIVALS; LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS

foundation BRICK; STONE; CONCRETE  
walls WOOD--weather board, shingle; BRICK; STUCCO; ASBESTOS  
roof STONE; TERRA COTTA; CERAMIC TILE; ASPHALT  
other METAL--iron

Narrative Description  
(Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE  
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1889-1946

Significant Dates

1889, 1946

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

VARIOUS

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location for Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Omaha City Planning Department

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10. Geographical Data

Acreage of Property 138 acres

UTM References (place additional UTM references on a continuation sheet).

	Zone	Easting	Northing		Zone	Easting	Northing
1.	15	250960	4572440	3.	15	251510	4571080
2.	15	251490	4572510	4.	15	251150	4570890

[ ] See continuation sheet.

Verbal Boundary Description  
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification  
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Stacey C. Pilgrim, Planner Specialist, Lynn Meyer, Urban Design Division Head  
organization Omaha City Planning Department date November 1996  
street & number 1819 Farnam, Suite 1100 telephone 401-444-5210  
city or town Omaha state NE zip code 68183

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name/title Numerous  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended, (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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### 7. Narrative Description

The Gold Coast Historic District of Omaha, Nebraska, is located fifteen blocks west of the Central Business District on approximately thirty blocks. There are over four hundred buildings in this rectangular district and the types range from single family and multi-family housing to commercial properties. The streets in this part of Omaha are set in a grid pattern with six north south streets and eleven east west streets. The area has changed somewhat over time, but integrity remains very strong in both individual houses and overall appearance.

The district covers an area roughly from 36th to 40th Streets, Jones to Burt Streets. This area consists of large mansions, smaller single family homes, duplexes and some apartment buildings. The majority of the people who lived in the area during the late 19th and early 20th centuries were the upper and middle classes of Omaha. The district contains two distinct areas--the West Farnam (currently the Blackstone) and the Cathedral neighborhoods. These two areas, although distinct, were actually part of a much larger area called the Gold Coast.

Originally, the Gold Coast of Omaha was located along South 10th Street. As the city grew, the new rich moved west to the area called West Farnam. The area was annexed in 1897, and the east/west area along Farnam Street developed as a commercial center. The Gold Coast expanded north and south of Farnam Street. The houses north of Farnam are not as elaborate as those south of Farnam, although the houses found on N. 38th Street are comparable in scale, massing and appearance.

Architectural styles vary considerably throughout the district. The first homes, built in the 1880s were predominantly large Queen Anne homes built for the middle classes. Between 1890 and 1920, large mansions were built. These were usually designed by local architects and were unique in character. Business owners, doctors, and professionals lived in these areas, but none of the mansions were constructed by "old" money. The men who built this area of Omaha were the city's entrepreneurs.

Along Farnam and Dodge Streets the character of the district has changed somewhat. In the early 1910s some of the single family residences were removed for commercial development. Currently, hotels, commercial property and some single family residences line these two streets. Much of the commercial property, constructed during the district's period of significance, contributes to the district's historic character. More modern buildings are considered non-contributing, but non-intrusive as they are generally built in similar massing and scale. Many of the original mansions along Farnam Street are non-extant, most were demolished and replaced with commercial buildings during the period of significance. Currently, the Storz Mansion at 3708 Farnam (319-003) is the only extant mansion along that street. Many residences built north and south of Farnam were larger and more elaborate than those originally constructed along the street.<sup>1</sup> Although the historic dividing line that separated the two neighborhoods of the Gold Coast--the West Farnam and the Cathedral neighborhood--was Davenport Street, the most pronounced dividing line currently is Dodge Street. Some of the houses along Dodge were lost when the street was widened, but a strong corridor of large mansions is found along 38th Avenue and 39th Street both North and South of Dodge.

#### Architecture

There are three main residential building types found in the Gold Coast Historic District. The majority of the historic structures are large houses, originally built as single-family residences. Designed by leading architects in the popular styles of the day, many are among the most outstanding residential structures built in Omaha in the late nineteenth and early twentieth centuries. Various styles are used throughout the district and many of the homes are simply vernacular in design. Later, during the early decades of the 20th century, apartments and apartment hotels were built in the area. Finally, duplexes and four-plexes were first introduced into the Gold Coast Historic District

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<sup>1</sup>Margaret Patricia Killian. *Born Rich: A Historical Book of Omaha*. (Omaha, NE: Assistance League of Omaha, 1978), p. 42.

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during the 1920s. The various housing types help show the evolution of housing from upper class to middle class in this area of Omaha.

The following is an inventory as well as some descriptions of styles found throughout the district. The architectural styles fall into two main categories: Victorian Styles and Eclectic Styles.<sup>2</sup> The Eclectic styles can then be further subdivided into Anglo-American, English Period Revival, Mediterranean, and Modern.<sup>3</sup>

The Victorian Styles include Queen Anne, Shingle and Richardsonian Romanesque.<sup>4</sup> These three styles are found in various degrees throughout the district. Although some were constructed in the high style of architecture, the majority of the houses of these styles are vernacular with stylistic details that represent the Victorian style of architecture.

The following section is arranged according to architectural style. The oldest styles are listed first with the younger styles following. Only representative structures of the styles are described. Other examples of the styles are also found as well as some examples of vernacular properties with stylistic elements of a certain style.

### Queen Anne

The Queen Anne was popular between 1820 and 1890. Based on the country house and cottage, the style is actually a blending of Tudor, English Renaissance and Colonial Styles.<sup>5</sup> Queen Anne was one of the more popular styles in America during the late 1800s. Some of the earliest houses in the Gold Coast Historic District were constructed in the Queen Anne and Shingle Styles, including many in the 100 block of N. 38th Avenue. These residences include features such as turrets, fish scale shingles, and narrow clapboards.

The **Charles Dietz House** (1891/1913), 428 South 38th Street (319-13), presently clad with brick, was originally built with clapboard siding, fish scale shingles and other Victorian era details. The brick was added in 1913. The house currently features a steeply pitched gable roof with a prominent stuccoed cross gable, a brick wrap-around porch, a porte-cochere with a room above; limestone trim and a slate roof.

The **George E. Barker House** at 3706 Jones Street (317-011) was built in 1897. This two-and-one-half-story brick structure has a picturesque multi-dormered roof. The asymmetrical plan has several projecting bays. The frame structure is ornamented with tall chimneys, dentils, and bay windows.

Perhaps one of the most prominent buildings within the Gold Coast District that was originally constructed with Victorian Era characteristics is the **Academy of the Sacred Heart or Duschene Academy** (3601 Burt, 323-003). Originally constructed in 1882 and 1887 several additions were made to the building at various times. Several important Omaha architects worked on the building including Dufrene and Medelssohn, Thomas Kimball, and Jacob Nachtigall. The construction of the Academy was one of the leading draws to the neighborhood. The original building was a five-story building with a Mansard roof. Decorative features include multiple hip dormers, a heavily modillioned cornice and limestone sills and voussoirs. Additions to the building were constructed in 1887, 1910, 1920, 1930 and 1938.

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<sup>2</sup>Virginia and Lee McAlester. *A Field Guide To American Houses*. (New York, NY: Alfred A. Knopf, Inc., 1994) pp. 238 and 320.

<sup>3</sup>Ibid, p. 320.

<sup>4</sup>Ibid, p. 238.

<sup>5</sup>Cyril M. Harris, Editor. *Historic Architecture Sourcebook*. (New York, NY: McGraw-Hill Book Company, 1977). p. 442.

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### Richardsonian Romanesque

The Richardsonian Romanesque style of architecture dates from 1880-1900. The style is recognized by its conical towers, rounded archways, emphasis on horizontal features, and stone rustication.<sup>6</sup> Although a popular style during the late 19th century the only Richardsonian Romanesque building constructed within the district is the **Columbian School** (listed NRHP 11/90) at 3819 Jones Street (317-045). The building retains the characteristics of the style with large Romanesque arches over the entrances and windows and stone rustication at the base. The two story over raised basement building is covered by a hip roof and a one-story addition was constructed in 1915 to the west of the original structure. End pavilions divide the facade of the principal building into three parts. The slightly recessed central bay is marked by three massive round arches and a gabled parapet.

Because most of the construction within the district occurred during the early decades of the twentieth century, most of the styles found here can be categorized as Eclectic.<sup>7</sup> Anglo-American, English Period Revivals are found in the form of Colonial and Neo Classical Revivals, Chateausque, Tudor and Beaux Arts.<sup>8</sup> All of these are represented in the district.

### Colonial Revival

This style became popular between 1880 and 1930, but some variations extended into the 1950s. Colonial Revival and Georgian Revival are common styles in the Gold Coast Historic District. The Colonial Revival Styles in this district include Dutch, Spanish and English Colonial.

The **Frank B. Lawrence Residence** (1907) at 402 N. 38th Street (321-008) is a two and one-half story stucco and brick Dutch Colonial Revival dwelling. The gambrel shingle roof is accented on the upper pitch and lower pitch by a shed dormer. An ornamental bull's-eye and a projecting gabled two story dormer are also found on the lower pitch. The asymmetrical facade has a full width front porch supported by three massive columns. The round arched entry is flanked by oval apertures with four key voussoirs.

Several of the duplexes built in the neighborhood represent the Colonial Revival Style. Most notable are the units constructed by local builder L. Knutson, which respect the massing, scale and materials of the earlier single family structures built in the neighborhood. Knutson's 1926 duplexes at **411-417 South 38th Avenue** (319-17) and his 1928 **Granada Complex** (317-20) at 3868-3873 Dewey Avenue, exhibit red tile roofs and subtle details that associate them with the Spanish Colonial Revival style. His three 1926 duplexes at **514, 520, and 522 South 38th Avenue** (317-28, 317-27, 317-26) are simple, vernacular structures similar to nearby high-style Georgian and Colonial revival style single family homes.

The **Sanford R. Gifford House** (317-023, 1920) at 521 S. 38th Avenue features a pedimented entry portico, six-over-six double hung windows, and a sun porch. The house is a two-story frame Colonial Revival house.

Another Colonial Revival style house is the **Harry P. Whitmore House** (317-015, 1906, 3905 Dewey Avenue). This house designed by John McDonald has a gabled roof with two pedimented, gabled roof dormers. The house also features modillioned eaves, six over six double hung windows, and an asymmetrically placed, classically detailed entry portico. The front door is ornamented with sidelights and a fan light.

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<sup>6</sup>Mary Mix Foley. *The American House*. (New York, NY: Harper and Row Publishers, 1980) p. 180.

<sup>7</sup>McAlester, p. 320

<sup>8</sup>Ibid, p. 320.

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### Georgian Revival

"To live in a grand mansion of revived Georgian style was to proclaim wealth and power, or aspirations to them. It was the most popular style for the very rich and the upper-middle class all through the 1890-1930 years . . .,"<sup>9</sup> The Georgian House is actually a sub-type of the Colonial Revival Style. Several Georgian Revival houses were built in the Gold Coast Historic District

One of the best examples of the Georgian Revival Style is the **Charles Metz House** at 3708 Dewey Avenue (319-011). The rectangular brick Georgian structure has a red clay tile roof. Features include extensive stone trim in the form of a modillioned cornice, window surrounds, a columned entry portico, string courses, quoins and attic story panels. A Palladian window dominates a one-story solarium located at the west side of the building. A matching brick carriage house is also located on the property.

Another example of the Georgian Style is found in the **Breckenridge-Gordon House** (3611 Jackson Street, 317-009). The main facade is symmetrically arranged and features a pedimented one-story porch embellished with Ionic columns and dentils. Modillioned eaves and a pedimented three-part central roof dormer that appears as a Palladian window are also features of the house. Special brickwork is employed to form quoins at the corners of the structure, and voussoirs are located above the segmentally arched second floor windows. The hip roof is covered in slate.

The **J.F. Langdon Residence** is found at 503 N. 38th Street. Built in 1928, this Georgian Revival house was designed by John and Alan McDonald. The house is a two-story brown brick structure with a red clay tile hip roof. The low pitched roof has enclosed eaves and is dominated by a single chimney. The asymmetrical facade has a central entry and a decorative limestone entablature. Limestone panels decorated with festoons are centered between the second story windows.

### Neo-Classical Revival

The Neo-classical revival style of architecture is also quite prominent in the Gold Coast/Cathedral District. Perhaps the best example is the **Constantin J. Smyth Residence** at 710 N. 38th Street (323-005). Built in 1906, the house is a frame structure that is covered with a hip roof. The roof is intersected on all hips by gable dormers which are ornamented with crown molding, dentils, and pilasters. The enclosed eaves are enlivened with scroll-like modillions. The symmetrical facade is framed by two-story Ionic order corner pilasters. Projecting two-story, bay windows are found on the north and south facades. A projecting two-story entry porch is supported by monumental groupings of three Ionic order columns. The second and first floor porches are defined by wooden balustrades.

Another fine example of the Neo-Classical Revival Style is found at 510 S. 38th Avenue. The **Charles F. Manderson House** (317-029) is a two and one-half story, frame cubic form house. The hipped roof has overhanging, modillioned eaves. A pedimented central dormer with a Palladian-type window accents the roof line. Other decorative features include narrow clapboard siding and porch columns and corner pilasters with Ionic order capitals. A partially enclosed porch extends beyond the south end of the house and features a dentiled cornice and turned balusters. The second floor windows are architraved.

Two other houses that contain Neo-Classical features are the S.B. Doyle Residence (323-009) at 520 N. 38th Street and the Albert S. Billings R. Residence (323-019) at 431 N. 38th Street. The **S.B. Doyle House** is two and one half stories and is covered by a low pitched hip roof. Dormers flank a central balcony with an ornamental parapet. The cornice is extended and enclosed and has decorative dentils and elaborate brackets. Limestone is used

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<sup>9</sup>Alan Gowans. *The Comfortable House: North American Suburban Architecture 1890-1970*. (Cambridge, MA: The MIT Press, 1986) p. 146.



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for sills, lintels, a belt course and quoins. A central projecting and curvilinear entry porch is enriched with fluted Ionic columns. A classical porte cochere of similar detailing is found on the southern facade.

The **Albert S. Billings R. Residence** was built in 1907. The two and one-half story house has a hip roof with extended eaves and exposed rafters. Dormers with extended eaves flank the southwest ridge line. Projecting transverse gable ends have a raking cornice and purlins. A limestone hood molding is found over a round aperture set within the gable end. A two-story projecting bay is found along the south side of the house. A full width brick porch is supported by single Doric columns.

Other houses throughout the district contain elements of the Neo Classical Revival style, but are not classified as that style. The majority are foursquare or classic box in plan and have decorative features that are Neo-Classical in nature.

### Chateausque

The Chateausque Style was popular from about 1860 until 1890.<sup>10</sup> Only two houses in this district can be classified under this sub category. The most notable, the **Gurdon Wattles House**, 320 South 37th Street (319-10), was designed by Thomas Kimball a nationally known Omaha architect. Built in 1895, it is the finest example of the Chateausque style in the city. The two and one-half story tan brick structure features a steeply pitched slate roof. Wall dormers embellished with stone finials and crockets; windows with stone mullions, lintels and hood moldings; and a corbeled, crenellated wall cornice are a few of the decorative features of the house. The original porte-cochere which once terminated the north end of the one-story front porch was removed in 1955.

The other Chateausque style residence in the Gold Coast Historic District is the **Offut-Yost House** (321-003) at 140 N. 39th Street. The house was designed by architect Henry Ives Cobb in 1894 for Charles Offut. The house is two and one half stories. The exterior is clad in brick and is topped with a steeply pitched hip roof. Stone trim and a Tudor arched entryway with an elaborately carved stone surround are the prominent decorative features.

### Tudor

Houses representing various "period" styles can also be found in the Gold Coast Historic District. The most prominent period style is the English Tudor. A number of English Tudor Style houses are found throughout the district. These range from small one and one-half story houses to large two story houses.

One of the best examples of the Tudor Style is the **Edgar Morsman, Jr. House**, 518 South 38th Street. (317-3). This house features extensive imitation half-timbering with quatrefoil filling. A stone four-centered entry archway, Tudor chimneys and leaded windows with multiple lights and stone frames are other decorative features of the house.

The **William Sunderland House**, 3901 Dewey Avenue (317-17) is another fine example of the Tudor Style. The two and one-half story brick and stucco structure features two steeply pitched half-timbered gables with decorative barge boards and brackets. Groups of casement windows are used in combination with double hung windows. A broad, low porch runs the width of the front facade. Brick covers the first floor and stucco is over the second floor. The main roof is hip and contains two hip dormers.

The **Louis Kirschbraun House**, 401 South 38th Avenue (319-16) is a two and one-half story rectangular plan house. The house has a gable roof with a steeply pitched landscaping gable and gabled projecting dormers. Brick covers the first story, and stucco covers the upper stories. Features include bracketed eaves, flared barge boards, pedimented entries, a bay window with ornamental pediment, and paired boxed porch columns.

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<sup>10</sup>John J.G. Blumenson. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*. (New York, NY: W.W. Norton and Company, Inc., 1983) p. 51.

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Single family houses were not the only English Tudor Style Buildings in the district. Commercial and multiple family dwellings were also designed in this style. The **Tudor Arms Apartments** at 131 S. 39th Street (319-001) and the **White Rose Service Station** at 302 S. 38th Street (319-034) exhibit Tudor elements. Each has turrets and half timbering. The Tudor Arms also has a crenellated parapet and a slate roof. The White Rose Service Station has a red clay tile roof.

The **Joseph Baldrige House** at 141 N. 39th Street (321-004) is another example of the Tudor style. This two and one-half story house has a green tile hipped roof. Decorative elements include stucco and half timbering on the upper stories and a stone arched entry.

### Jacobethan Revival

The Jacobethan Revival style derives its name from Jacobean and Elizabethan styles.<sup>11</sup> Elements of the style include distinctively formed windows, chimneys and gables with parapets.<sup>12</sup> During the early decades of the twentieth century, the Jacobethan Revival style became very prominent in Omaha. Several large homes in the Gold Coast Historic District can be labeled as Jacobethan Revival. One of the most obvious examples of this is the **Minnie Higgins House** (401 S. 39th Street, 319-009). The house exhibits a symmetrical facade with a porte-cochere on the south side mirrored by a sun porch on the north. Matching parapeted gables and second floor oriel windows flank a central arched recessed entry. Symmetrically placed corbeled brick chimneys add interest to the picturesque roof line and reinforce the orderly composition of the house. Stone is employed for trim at the columned entrance and in the form of keystones sills and copings. Other features include modillioned eaves, tile roof and decorative brick balustrades at the front porch and second floor roof terraces.

The **W.J. Hynes Residence** (432 N. 38th St., 323-018) is another fine example of the Jacobethan Revival Style. This two and one-half story house has a green tile gable roof with clipped gable ends. The eaves are enclosed stucco and the roof supports high-pitched gable dormers with vergeboards and purlins. A two-story bay within a two and one-half story projecting pavilion is found on the main facade. There is an ornamental half timber second story above a multi hued beige brick first story. The entry is a limestone Tudor arch in an off center placement. A hip roof porch covers the entry. Leaded casement windows are found in the dormers and bays and double-hung sash are found throughout the remainder of the house.

The Jacobethan Revival Style was also employed in the **Louis C. Nash Residence** at 3807 Burt Street (323-002). Built in 1912, the house is two and one half stories with brick veneer. The dwelling has a tiled gable roof with parapeted cross gables. Two chimneys project from the roof and are capped with limestone. The gable ends are half timber and the remainder of the house is set in an English bond pattern. Windows are surrounded by limestone and limestone decorates the parapets and quoins. A two-story, bay window projects from the central cross gable creating a frame for the main entry. A porte cochere is found along the west facade of the house.

The **John McDonald House** (515 N. 38 St., 323-012) is a smaller Jacobethan Revival style structure. Built in 1911, the two-story house is topped by a tiled gable roof that is flanked by parapeted stepped gables. Each of the parapets has a central chimney. A central parapeted cross-gable is of similar design. The central entry pavilion is parapeted, has a gable roof and has a central round arch. The door is flanked by side lights. Limestone is found in the sills and a stringcourse. The wide overhanging eaves are ornamented by exposed rafters.

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<sup>11</sup>Marcus Whiffen. *American Architecture Since 1780: A Guide to the Styles*. (Cambridge, MA: The M.I.T. Press, 1969), p. 179.

<sup>12</sup>Ibid, p. 178.

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### Beaux Arts

The Beaux Arts architectural style was not prominent in the Gold Coast Historic District. The only building that contains elements of this style is the **St. Regis Apartments Complex**, 617 South 37th Street (317-13). Built in 1916, the 38 unit complex surrounds a central courtyard in a U-shaped configuration. The St. Regis Complex exhibits a mix of classical and Arts and Crafts elements and displays the influence of several early twentieth century architectural movements, including Beaux Arts classicism, Arts and Crafts, and Italian Renaissance Revival. Features include elaborately detailed, classical stone entry porticos; extensive stone trim in the form of string courses, window surrounds, decorative panels and balustrades; and bracketed tile roofs with exposed, decoratively cut rafters. Each apartment has an iron balcony.

### Italian Renaissance/ Second Renaissance Revival

Several single family residences as well as one apartment house can be classified under the Italian Renaissance Style. Common features of this style include hipped roofs, wide eaves with decorative brackets, arched windows and pilasters.<sup>13</sup>

The **Tadousec Apartment Complex** (418 S. 38th Avenue, 319-014) is the only apartment complex in the Gold Coast Historic District designed in this style. The Tadousec Apartments were built in 1919 in a simplified Italian Renaissance Style. Decorative features include brickwork that emulates quoins and a rusticated base. A paneled parapet, stone entry surrounds, belt courses and keystones are also found on the apartment. The apartment is designed in a U-shape around a central courtyard.

The **Kirkendall House** (317-008) and matching carriage house (317-018) at 3727 and 3725 Jackson Street are designed in the Italian Renaissance style. Designed by Thomas Kimball in 1901, the house is rectangular in plan and has a unique attic story with marble panels, a brick corbel table, and modillioned eaves. Recessed courses of brick at the first floor create a rusticated effect. Limestone window trim and string courses are the primary decorative features. The carriage house has similar characteristics.

The **George C. Flack House** (321-010, 322 N. 38th Street) is a two story brown brick dwelling built in 1921. The house has a green tile hip roof with projecting eaves and exposed ornamental rafters. The front facade is symmetrical with a central round-arched tripartite window. The tripartite window has limestone columns and is located above an extended arched entry canopy. The central entry is recessed and is covered by a segmental arch. Brick terraces flank the entry and tapered buttresses are found at the corners.

The **Otto H. Barmettler House** (622 N. 38th Street, 323-006) was designed by F.A. Henninger in 1916. This house is two and one half stories with beige brick veneer. The house is topped with a tile hip roof that has a central hip dormer flanked by segmental arch dormers. The eaves of the roof are enclosed by freestanding Doric columns. The central hip roofed entry is supported by freestanding columns which frame three segmental arch openings. The entry porch is defined by a limestone balustrade.

The **Reinhold B. Busch** residence (604 N. 38th Street, 323-007) was built in 1908 by John Latenser. The two and one half story brown brick dwelling has a low pitched hip roof with a large central chimney. A massive medallioned cornice with block modillions and dentils is a dominant feature. The three bay symmetrical facade has a central limestone balcony with balusters supported by modillions. Limestone is found in festooned panels set in the frieze, the architrave, and quoins around the first floor openings. A central jack arch window is framed by freestanding limestone columns. The entry is a double door and is located in the north bay porch. A cast iron porte cochere is found on the north facade. Narrow French doors at the first floor are topped by diamond paned transoms and open to a terrace defined by a limestone balustrade. The second floor windows are double hung with fixed transoms.

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<sup>13</sup>McAlester, p. 396.

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### Mission

The Mission Style is one of the least common styles of architecture in the Gold Coast/Cathedral District. This style is identified through Mission shaped parapets or dormers, widely overhanging eaves and often red tile roofs.<sup>14</sup>

The **Highland Apartment Building** (3860 Harney, 319-005) is a three story brick building constructed in 1914, and was designed by Harry Lawrie. Designed in the Mission Style, the building's exterior is covered in dark brown brick. A central Mission parapet is the primary decorative feature. Open stairways lead to the upper floors of the building. The windows are primarily double hung sash.

Two other buildings with Mission Style characteristics are **St. Cecilia's Grade School** (323-054) at 3845 Webster and **St. Cecilia's Convent** (3230-053) at 3841 Webster. The original grade school, built in 1907, is three stories in height. The structure is E-shaped and each leg of the E is topped with a mission style parapet. Brick quoins ornament the sides of windows and a string course runs below the first floor windows. Two additions were added to the building in 1934 and 1954. The convent building was built in 1927 and is two and one half stories in height. A single Mission style parapet is found on a protruding gable. The gable roof is accented by gable dormers as well as the single parapet.

These two buildings of St. Cecilia's parish were built to compliment the large Cathedral (701 N. 40th Street, 323-001), which was designed in the **Spanish Colonial Revival** style. Construction of the Cathedral was begun in 1905, but was not completed until 1959. The cruciform shaped church was constructed of limestone and has two, domed bell towers. It is one of Thomas Kimball's most famous designs and was listed on the National Register of Historic Places in January of 1979.

Modern Eclectic styles of architecture located in the Gold Coast Historic District include Prairie and Craftsman.<sup>15</sup> A number of these are found throughout the district.

### Prairie

The Prairie style of architecture, inspired by architect Frank Lloyd Wright and his followers, is well represented in the Gold Coast/Cathedral District. The style was popular between 1900 and 1920 and is recognized by its emphasis on the horizontal and often its stuccoed exterior.<sup>16</sup> The majority of the houses classified as Prairie, contain features commonly identified as Prairie in character, but the houses often contain elements of other styles. Some of the most common prairie features are the low pitched hip roofs, wide, overhanging, but closed eaves, and emphasis on the horizontal nature of the house.

The **Fred P. Hamilton House**, 608 South 38th Street (317-7), was built in 1910 and exhibits the stylistic elements described above. The house is two and one half stories and was constructed of tan brick. A one story porch extends the full width of the front of the structure's basic cubic form.

Several other houses exhibit elements of the Prairie style to various degrees. The **Arthur English House** (521 North 38th Street, 323-011) is a two-story brown brick veneer dwelling. Features include a tiled hip roof with exposed rafters at the eaves. The symmetrical facade emphasizes the low horizontal massing. Tapered brick corner buttresses are found on the first floor. Limestone sills and stringcourse provide some ornamentation to the structure. Rusticated stone is found below the water table.

Several apartment buildings constructed in the Gold Coast Historic District were constructed in the Prairie Style. Among these are the **West Farnam Apartments** at 3817 Dewey Avenue (317-001). The building's

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<sup>14</sup>Whiffen, p. 213.

<sup>15</sup>McAlester, p. 319.

<sup>16</sup>Blumenson, p. 73.

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horizontal emphasis is created by a limestone stringcourse and cornice. Additional features include a projecting cast iron and glass portico over the central entry and a geometric patterned, leaded clear glass tripartite window which splits the fourth story brick work.

The **Colbert Apartments** (3870 Harney, 319-004) is a three-story apartment building comprised of three interconnected elements, each with its own street entrance. Decorative features include a tile, hipped roof, brick bearing walls, and light joist construction. Prairie features include a stuccoed third story with decorative brick and tile panels; stone surrounds that define the entrances and stair areas; balconies with decorative iron railings; decorative iron entrance canopies; stone sill courses; and decorative blocks evenly spaced along the face of the eaves.

The **Knickerbocker** (702 South 38th Street, 317-037) and **Genoa** and **Sagamore** Apartments were also designed in the Prairie Style. Each of these have balconies and low pitched hip roofs.

Vernacular forms of the prairie style are found in the numerous four squares scattered throughout the district. These were built as the neighborhood began to change from upper to middle class houses.

**Craftsman**

Several Craftsman style bungalows are also found throughout the Gold Coast Historic District. These were built during the early decades of the twentieth century when the area was beginning to shift to a more middle class neighborhood. More of this style is found north of Dodge street, but several good examples are found south of Dodge as well.

Several houses mix elements to a degree that makes it difficult to associate them strictly with any one style. The **Williams-Bostwick House**, 3722 Dewey Avenue (319-12), originally built in 1892 and modified to its present state in 1915, displays both classically inspired and Arts and Crafts details. The Prairie and Georgian Revival Styles are combined in the **Bradford-Pettis House** (400 S. 39th Street, 319-008). Other unique styles are also found in the district. The **George A. Joslyn Residence** at 3902 Davenport (321-001, listed NRHP 8/72) is described as Scottish Baronial and was based on the homes of Andrew Carnegie.<sup>17</sup>

Although many high-style forms of architecture are found in the Gold Coast Historic District a number of vernacular structures are also present. As the neighborhood became more middle class, the houses became smaller and more vernacular in design. This was a result of mass production of houses and designing of houses by the owners rather than individual architects.

The following is a listing of all property within the confines of the Gold Coast Historic District.

Total: 473 properties

Contributing: 352 contributing buildings; 5 contributing structures

Non-contributing: 110 non-contributing buildings

Vacant: 6 vacant properties

Address	Historic Name	Status	Building Date	Site Number
3601 Burt	Academy of the Sacred Heart	1 con. 2 non.	1882, 1887, 1910, 1920, 1930, 1938	323-003
3636 Burt	Dr. Harold Gifford Sr. House	2 con.	1923	325-014
3646 Burt	Benjamin F. Marshall House	2 con.	1913	325-018
3650 Burt	Barton Millard House	2 con.	1911	325-017
3807 Burt	Louis C. Nash House	1 con. 1 non.	1912	323-002

<sup>17</sup>Landmarks Heritage Preservation Commission. *A Comprehensive Plan for Historic Preservation in Omaha*. (Omaha, NE: Omaha City Planning Department, 1981), p. 45.

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3809 Burt	Grace G. Russel House	1 con.	1939	323-046
3809 Webster	Dr. J.G. Vetter House	2 con.	1927	323-049
3811 Webster		2 con.	1932	323-050
3820 Webster	Richard Bates House	1 con.	1938	323-047
3826 Webster	Dr. B.A. McDermott House	1 con.	1922	323-048
3832 Webster		2 con.	1923	323-044
3835 Webster	James H. O'Brien House	1 con.	1922	323-051
3841-43 Webster	St. Cecilia's Convent	1 con.	1927	323-053
3845-63 Webster	St. Cecilia's Grade School	2 con.	1907/1935/1954	323-054
3860 Webster	Cathedral High School	1 con.	1949	323-052
3815 California	Mrs. Mary E. Morse House	1 con 1 non.	1903	323-008
3817 California		1 con. 1 non.	c. 1918	323-064
3819 California	T.A. Doahoe House	1 con. 1 non.	1912	323-065
3820 California		2 non.		
3822 California	T. Quinlan House	2 con.	1912	323-063
3830 California	Edward J. McManus House	1 con.	1922	323-062
3835 California	F.J. Delavetga House	1 con.	1887/1908	323-066
3836 California	Helen Swanson House	2 con.	1912	323-061
3840 California	Stella B. Beuder House	2 con.	1924	323-060
3845 California		2 con.	1905	323-067
3850 California		2 con.	1948	323-059
3851 California		3 non.		
3854 California	Walker Duplex	2 con.	1924	323-037
3859 California	Christensen Duplex	1 con.	1933	323-068
3860 California		2 con.	1924	323-058
3862 California	Reuben Echstrom House	1 con.	1939	323-057
3863 California	W.T. Seaman House	1 con.	1888	323-069
3865 California		1 non.		
3868 California		2 non.		
3869 California	T.F. Swift House	1 con. 1 non.	1911	323-070
3872 California		2 con.	1927	323-056
3873 California		2 con.	c. 1909	323-071
3878 California	A.L. Schaefer House	2 con.	1925	323-055
3882 California		2 non.		
3915 California		2 non		
3814 Cass	Albert R. Busch House	2 con.	1922	323-073
3820 Cass		2 con.	1922	323-074
3824 Cass	Mrs. R.B. Busch House	2 con.	1924	323-075
3828 Cass	Sagamore Apartments	1 con.	1915	323-022
3830 Cass	Genoa Apartments	1 con.	1910	323-023

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3846 Cass	Byron G. Burbank House	1 con. 1 non.	1938	323-076
3848 Cass	Charles Guggenmos House	2 con.	1922	323-024
3852 Cass		2 con.	1923	323-041
3856 Cass		2 con.	1936	323-042
3858 Cass	George C. Smith House	2 con.	1911	323-077
3865 Cass	Mrs. K. Sherlock Duplex	2 con.	1924	323-043
3869 Cass		2 non.		
3902 Cass		1 con.	1904	323-078
3903 Cass		1 non.		
3815 Chicago	George C. Flack House	1 con.	1925	321-065
3816 Chicago	Edward Peterson House	2 con.	1924	321-063
3820 Chicago	F.A. Buck House	1 con. 1 non.	1889	321-062
3821 Chicago	Edward A. Carlston Duplex	1 con.	1924	321-064
3822 Chicago	E.A. Carlston Duplex	2 con.	1925	321-061
3858 Chicago		2 non.		
3908 Chicago		2 non.		
3703 Davenport	Austin Apartments	5 con.	1921	321-020
3714 Davenport	Skogman Duplex No. 1	1 con.	1923	321-019
3806 Davenport	Skogman Duplex	2 con.	1927	321-031
3810 Davenport		1 con.	1909	321-074
3812 Davenport		2 con.	1909	321-073
3814 Davenport		2 non.		
3816 Davenport		1 con.	1915	321-071
3902 Davenport	George A. Joslyn Mansion	3 con. bldgs, 1 con. structure	1902	321-001
3915 Davenport		2 con.	1909	321-033
3919 Davenport		2 con.	1909	321-034
3855 Dodge		1 non.		
3860 Dodge		1 con.	c.1900	321-085
3866 Dodge	Amos Thomas House	1 con.	1922	321-084
3870 Dodge		1 non.		
3902 Dodge		2 non.		
3708 Farnam	Gottlieb Storz House	2 con. bldgs., 1 con. structure	1905	319-003
3716 Farnam		vacant		
3719 Farnam		vacant		
3724 Farnam		1 con.	1934	319-079
3809 Farnam		1 non.		
3812 Farnam		1 con.	1926	319-070
3814 Farnam		1 con.	1916	319-044
3815 Farnam		1 non.		

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3817 Farnam		1 non.		
3819 Farnam		1 con.		319-039
3824 Farnam		1 non.		
3852 Farnam	Ford Sales Company	1 con.	1926	319-080
3861 Farnam		1 non.		
3863 Farnam		3 non.		
3876 Farnam		1 non.		
3710 Harney		1 con.	c.1900	319-040
3717 Harney		1 non.		
3801 Harney		1 non.		
3807 Harney		2 non.		
3808 Harney		2 non.		
3812 Harney		2 con.	1909	319-048
3816 Harney		1 con.	1908	319-049
3820 Harney	J.W. Thomas House	2 con.	1908	319-050
3860 Harney		1 con.	1914	319-005
3870 Harney	The Colbert Apartments	1 con.	1915	319-004
3902 Harney		1 con.	c. 1934	
3708 Dewey	Charles Metz House	2 con.	1915	319-011
3716-3722 Dewey	Williams-Bostwick House	2 con. bldgs, 1 con. structure	1892/1915	319-012
3812 Dewey		2 con.	1940	319-077
3815 Dewey	Brandeis-Millard Carriage House	1 con.	1904	317-012
3817 Dewey	West Farnam Apartments	2 con.	1904	317-001
3818 Dewey		2 con.	1940	319-076
3851 Dewey	Jerome P. Magee House	1 con.	c. 1909	317-030
3855 Dewey		2 non		
3863-73 Dewey	Granada Apartments	5 con.	1928	317-020
3901 Dewey	William C. Sunderland House	1 con.	1905	317-017
3903 Dewey	Charles C. Rosewater	1 con.	1906	317-016
3905 Dewey	Harry P. Witmore	1 con.	1906	317-015
3910 Dewey		2 con.	1910	319-042
3920 Dewey	Earl Buck House	2 con.	1916	319-007
3607 Jackson	L.G. Doup House	1 con.	1913	317-014
3611 Jackson	Breckenridge-Gordon House	1 con.	1909	317-009
3725 Jackson	Kirkendall Carriage House	1 con.	1901	317-018
3727 Jackson	Freeman P. Kirkendall House	2 con.	1901	317-008
3870 Jackson		vacant		
3706 Jones	George E. Barker House	1 con.	1897	317-011
3716 Jones		1 con.		317-032



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3819 Jones	Columbian School	1 con. bldg. 1 con. structure	1892	317-045
3828 Jones		1 non.		
301 N. 38 St.	Skogman Duplex No. 2	1 con.	1923	321-018
302 N. 38 St.	Skogman Duplex No. 3	1 con.	1923	321-012
306 N. 38 St.	Skogman Duplex No. 4	1 con.	1923	321-011
307 N. 38 St.	McCarville Duplex	1 con.	1925	321-017
309 N. 38 St.	Dailey Duplex	1 con.	1924	321-016
322 N. 38 St.	George C. Flack House	2 con.	1921	321-010
324 N. 38 St.	Peter F. Zimmer House	2 con.	1920	321-009
402 N. 38 St.	Frank B. Lawrence House	2 con.	1907	321-008
403 N. 38 St.		vacant		
415 N. 38 St.	Lewis J. TePoel House	1 con.	1934	321-015
417 N. 38 St.	Harry J. Koch House	1 con.	1928	321-014
418 N. 38 St.	John A. Swanson	2 con.	1921	321-007
425 N. 38 St.	Porter-Hoffman House	1 con.	1914	321-013
426 N. 38 St.	Epharaim W. Dixon House	2 con.	1910	321-006
427 N. 38 St.		2 con.		323-020
429 N. 38 St.		vacant		
431 N. 38 St.	Albert S. Billings Sr. House	2 con.	1916	323-019
432 N. 38 St.	W.J. Hynes House	2 con.	1917	323-018
437 N. 38 St.		1 non.		
443 N. 38 St.		1 non.		
444 N. 38 St.	Porter-Phelan House	2 con.	1909	323-017
502 N. 38 St.	Marion E. Carpenter House	2 con.	1907	323-010
503 N. 38 St.	J.F. Langdon House	1 con.	1928	323-015
509 N. 38 St.	Alan McDonald House	1 con.	1920	323-014
515 N. 38 St.	John McDonald House	2 con.	1920	323-012
520 N. 38 St.	S.B. Doyle House	2 con.	1909	323-009
521 N. 38 St.	Arthur English House	2 con.	1911	323-011
604 N. 38 St.	Reinhold B. Busch House	2 con.	1908	323-007
622 N. 38 St.	Otto H. Barmettler	2 con.	1916	323-006
710 N. 38 St.	Constantin J. Smyth House	2 con.	1906	323-005
102 N. 38 Ave.	J.I Love House	1 con.	1899	321-081
112 N. 38 Ave.	F.B. Lawrence House	1 con.	1899	321-080
116 N. 38 Ave.	Archibald J. Love House	2 con.	1895	321-079
124 N. 38 Ave.		2 non.		
128 N. 38 Ave.	E.S. Rounds House	2 con.	1903	321-078
132 N. 38 Ave.	J.G. Cortelyon House	2 con.	1892	321-077
138 N. 38 Ave.	D.V. Sholes House	2 con.	1891	321-076
144 N. 38 Ave.	Mrs. M.J. Patrick House	2 con.	1908	321-075

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303 N. 38 Ave.		1 con. 1 non.	1910	321-070
311 N. 38 Ave.		1 con.	1920	321-069
315 N. 38 Ave.		1 con.	1910	321-068
319 N. 38 Ave.		1 con.	1910	321-067
323 N. 38 Ave.		1 con.	1910	321-066
402 N. 38 Ave.		1 non		
406 N. 38 Ave.		1 non.		
411 N. 38 Ave.		1 con.	1925	321-060
415 N. 38 Ave.	Edward Peterson House	2 con.	1913	321-056
417 N. 38 Ave.	B.F. Sylvester House	1 con.	1925	321-059
420 N. 38 Ave.	V.A. Macken House	2 con.	1913	321-055
421 N. 38 Ave.	D.R. Mills House	2 con.	1922	321-058
424 N. 38 Ave.	J.A. Whalen House	2 con.	1913	321-054
425 N. 38 Ave.	C.M. Dow House	2 con.	1912	321-057
426 N. 38 Ave.	Frank W. Bacon House	1 con	1910	321-053
429 N. 38 Ave.	M.S. Ringwold House	1 con.	1911	323-084
431 N. 38 Ave.	H. Copley House	1 con.	1912	323-083
434 N. 38 Ave.	Dr. H.L. Arnold House	2 con.	1911	323-080
437 N. 38 Ave.		2 non.		
438 N. 38 Ave.		2 non.		
440 N. 38 Ave.	Hattie N. Osborne House	2 con.	1920	323-079
443 N. 38 Ave.	C.M. Garvey House	1 con. 1 non.	1909	323-081
101 N. 39 St.	Havens-Page House	2 con.	1900	321-005
123 N. 39 St.	W.B. Millard House	1 con.	1908	321-022
125 N. 39 St.		1 non.		
127 N. 39 St.	Barklow House	2 con.	1912	321-023
130 N. 39 St.	H.F. Rose House	1 con.	1912	321-024
132 N. 39 St.	W.C. Ives House	2 con.	1889	321-025
140 N. 39 St.	Offut-Yost House	2 con.	1894	321-003
141 N. 39 St.	Joseph Baldrige House	2 con.	1914	321-004
400 N. 39 St.	Skogman Duplex	1 con.	1921	321-051
401 N. 39 St.		2 con.		321-086
403 N. 39 St.		2 con.		321-052
404 N. 39 St.		1 non.		
405 N. 39 St.	E.A. Carlston Duplex	2 con.	1925	321-087
406 N. 39 St.	Mrs. Elizabeth Ritter House	1 con.	1913	321-092
407 N. 39 St.		2 non.		
408 N. 39 St.		1 non.		
409 N. 39 St.	O.D. Balzy House	2 con.	1920	321-088
410 N. 39 St.		1 non.		

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412 N. 39 St.	Jeanette P. Becker House	1 con.	1910	321-091
413 N. 39 St.		2 non.		
414 N. 39 St.	Mary A. Harris House	1 con.	1889	321-090
415 N. 39 St.	G.W. Karback House	1 con.	1906	321-089
418 N. 39 St.		2 non.		
422 N. 39 St.		2 non.		
429 N. 39 St.		2 non.		
433 N. 39 St.		2 non.		
129 N. 40 St.	St. Barnabas Church and Rectory	3 con.	1915	321-082, 083
503 N. 40 St.	Carberry Apartments	3 con.	1921	323-025
519 N. 40 St.		1 non.		
523 N. 40 St.	W.A. Wyatt House	1 con.	1901	323-072
529 N. 40 St.	Julius Kessler Duplex	2 con.	1904	323-026
607 N. 40 St.	E.J. Rohrbough House	1 con.	1891	323-088
611 N. 40 St.	Thomas Sheehan House	2 con.	1921	323-087
615 N. 40 St.		2 non.		
619 N. 40 St.	H.F. Soat House	2 con.	1917	323-086
623 N. 40 St.	B. Julien Duplex	2 con.	1923	323-086
625 N. 40 St.		1 con.	1908	323-085
701 N. 40 St.	St. Cecilia's Cathedral	1 con. 1 non.	1905	323-001
614 S. 36 St.	Ralph Breckenridge House	1 con.	1913	317-043
320 S. 37 St.	Gurdon Wattles House	2 con.	1895	319-010
332 S. 37 St.		1 non.		
336 S. 37 St.		1 non.		
604 S. 37 St.	Glenn C. Wharton House	1 con. 1 non.	1901	317-019
605 S. 37 St.		2 non.		
616 S. 37 St.	G.G. Squires House	1 con. 1 non.	1903	317-031
617 S. 37 St.	St. Regis Apartments	2 con. 2 non.	1916	317-013
302 S. 38 St.	White Rose Service Station	1 con.	1930	319-034
415 S. 38 St.		1 non.		
420 S. 38 St.		1 non.		
428 S. 38 St.	Charles N. Dietz House	2 con.	1891	319-013
500 S. 38 St.	Brandeis-Millard House	1 con.	1904	319-002
501 S. 38 St.	J.V. Rosenblum House	2 con.	1950	317-035
507 S. 38 St.	Charles McLaughlin House	2 con.	1905	317-004
510 S. 38 St.		2 non.		
518 S. 38 St.	Edgar Morseman House	2 con.	1923	317-003
608 S. 38 St.	Fred P. Hamilton House	2 con. bldgs., 1 con. structure	1910	317-007
615 S. 38 St.		2 con.		

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620 S. 38 St.		2 non.		
632 S. 38 St.	Richard Evans House	1 con. 1 non.	1897	317-021
640 S. 38 St.		1 non.		
641 S. 38 St.		2 non.		
101 S. 38 Ave.	P.F. Petersen House	2 con. 1 non.	1913	319-026
115 S. 38 Ave.	O.E. Berg House	2 con.	1911	319-027
117 S. 38 Ave.	Myrtle I. Carpetner House	2 con.	1909	319-028
120 S. 38 Ave.		1 non.		
121 S. 38 Ave.	Hicks Real Estate Duplex	2 con.	1909	319-053
125 S. 38 Ave.		2 con.	1923	319-054
129 S. 38 Ave.		2 con.	1923	319-055
702 S. 38 St.	Knickerbocker Apartments	4 con.	1913	317-037
219 S. 38 Ave.	Ellen M. Hicks House	2 con.	1905	319-029
221 S. 38 Ave.	R.E. Kilgore Apartments	2 con.	1945	319-043
401 S. 38 Ave.	Louis Kirschbraun House	1 con.	1910	319-016
404 S. 38 Ave.		vacant		
411-417 S. 38 Ave.		3 con.	1926	319-017
418 S. 38 Ave.	Tadousec Apartments	1 con.	1919	319-014
423 S. 38 Ave.		2 con.	1940	319-018
425 S. 38 Ave.		2 con.	1940	319-019
432 S. 38 Ave.		1 con.	c. 1909	319-078
510 S. 38 Ave.	Charles F. Manderson House	2 con.	c. 1902	317-029
513 S. 38 Ave.		2 con.	1926	317-025
514 S. 38 Ave.		2 con.	1926	317-028
517 S. 38 Ave.		1 non.		
520 S. 38 Ave.		1 con.		
521 S. 38 Ave.	Sanford R. Gifford House	2 con.	1920	317-023
522 S. 38 Ave.	Knutson Duplex	2 con.	1926	317-026
601 S. 38 Ave.	Benjamin Cotton House	2 con.	1909	317-022
604 S. 38 Ave.	T.J. McGuire House	2 con.	1922	317-036
605 S. 38 Ave.	Kilmarten Duplex	2 con.	1923	317-047
607 S. 38 Ave.	Joseph Vrana House	2 con.	1910	317-048
101 S. 39 St.		1 non.		
104 S. 39 St.	S.A. McWhorter House	2 con.	1893	319-020
111 S. 39 St.	W.D. Bancker House	1 con.	1901	319-021
114 S. 39 St.	John B. Conte House	1 con.	1926	319-052
115 S. 39 St.	D.M. Visonhaler House	1 con.	1902	319-022
117 S. 39 St.	J.B. Berry House	1 con.	1898	319-023
122 S. 39 St.		1 non.		
123 S. 39 St.		1 non.		

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124 S. 39 St.		1 non.		
131 S. 39 St.	Tudor Arms Apartments	1 con.	c. 1930	319-001
144 S. 39 St.		1 con.	1910	319-025
400 S. 39 St.	Bradford-Pettis House	2 con.		319-008
401 S. 39 St.	Minnie Higgins House	2 con.		319-009
423 S. 39 St.		1 non.		

**8. Statement of Significance**

The Gold Coast Historic District is significant at the local level under Criteria A and C. The district's period of significance extends from 1880 to 1946. The period of significance is based on the construction of the Academy of the Sacred Heart in 1880 and ends with the last buildings constructed in the district. The district is significant under Criterion A because it clearly demonstrates a significant evolution of housing in this area of Omaha. It is significant under C due to the variety of housing types and architectural styles in the area with excellent integrity. The district covers approximately a thirty block area roughly east to west 36th to 40th Streets, and north to south Jones to Burt Streets. This area consists of large mansions and single family houses of the middle, upper middle, and upper class citizens of Omaha during the district's period of significance. The district also contains some significant multiple family structures. The district physically demonstrates demographic changes in the area as the economy of Omaha changed and as the city began its suburban movement into West Omaha. The district contains two distinct areas--the Blackstone (originally the West Farnam) and the Cathedral neighborhoods. These two areas evolved around the same time and can both be categorized as the Gold Coast--an area that housed the upper classes of Omaha. The Blackstone Neighborhood is located south of Dodge Street and the Cathedral Neighborhood is north of Dodge. Some of the land originally consisted of large mansions situated on oversized lots. Eventually, these large plots of land were further subdivided to create smaller lots with smaller houses. The Gold Coast Historic District also contains a variety of architectural styles and housing types.

**History**

Several elite neighborhoods have emerged in Omaha at various times throughout the city's history. These neighborhoods usually developed as suburban or exurban centers and tended to be inhabited by those Omahans wealthy enough and with the desire to move beyond the noise and congestion of the city.<sup>18</sup> Neighborhoods of this nature usually developed on the western fringe of the growing city and were often located on choice, hilltop locations. A notable example was the Gold Coast area.

The Gold Coast area developed on the western outskirts of Omaha between 1885 and 1890. In 1884, Omaha's western boundary coincided with 36th Street and West Omaha was still a suburb. Among the neighborhood's residents were business, financial and social leaders who lived in homes designed by architects in a variety of the newest styles.<sup>19</sup> The Gold Coast name is attributed to the residents of the prestigious homes built from 1890-1925.<sup>20</sup> Two distinct neighborhoods are found within the bound of the Gold Coast--the West Farnam and the Cathedral. West Farnam takes its name from the street where some of the original mansions were located.<sup>21</sup> By 1889 the entire West Farnam/Cathedral area from Cuming to Leavenworth had been annexed into the city with street laid out and

<sup>18</sup>Lynn Meyer. Blackstone Neighborhood History, 1986.

<sup>19</sup>Lynn Meyer and Garneth Peterson. Blackstone Hotel National Register Nomination, 1982.

<sup>20</sup>Impact, Winter 1989, Junior League of Omaha.

<sup>21</sup>Nygren, p. 1

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named.<sup>22</sup> The neighborhood north of Dodge is most often referred to as the Cathedral Area today and the area south of Dodge is called the Blackstone Neighborhood after the Blackstone Hotel which was built in the area in 1916.

Omaha boomed in the 1880s, and in the years that followed the Gold Coast area became the favored upper class suburb. The four decades from 1880 to 1920 were Omaha's golden era, an era when a frontier city came of age and the rough exterior of the eighties gave way to the more mature city of the 1920s.<sup>23</sup> Much of this transformation came about under the direction of a group of wealthy industrialists, speculative developers, and business men of Omaha. Under their direction, Omaha expanded west, north, and south between 1880 and 1920, a movement which created shifts in residential demographics.<sup>24</sup> South Tenth street and the area surrounding Capitol Hill at 20th and Dodge streets were desirable residential areas in the 1880s, but within ten years residents began to move their homes west to an area referred to as the West Farnam District.<sup>25</sup> Prior to the development of the Gold Coast, professionals and businessmen had built their homes on the hills west of the business district, extending from Capitol Hill on the north to Howard and Jackson Streets on the south. By the 1890s the upper class residential neighborhood had shifted west to Park Avenue and along the streetcar lines to Hanscom Park.<sup>26</sup>

The Gold Coast 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 including such names as Charles Metz, Gottlieb Storz, Arthur Brandeis, and Constantin Smyth. These men were just a few of the men who resided in this area and played a large role in the development of Omaha.

Part of the draw to the area was the girls' school at 36th and Burt. The Academy of the Sacred Heart (currently Duschene Academy) began construction in 1880 and many of the city's elite citizens sent their daughters to the school. The district's rapid growth was also made possible in part by the construction of street car lines in the last decades of the nineteenth century, allowing easy access to downtown Omaha.<sup>27</sup> Though the district, like most other areas in Omaha and the rest of the country, was dealt a considerable blow by the depression of the 1890s, recovery was rapid and construction again boomed by the turn of the century.<sup>28</sup>

By the 1910s Farnam Street had become the main street of Omaha's Gold Coast, but as Farnam became more commercial the Gold Coast spread both north and south of Farnam.<sup>29</sup> World War I created a freeze on construction and no new houses were built during the war.<sup>30</sup> Construction resumed after the War, but the types and styles were beginning to show a change with the addition of smaller single family structures, multi-family dwellings and the subdivision of many of the larger lots for the construction of more houses. The appearance of an elite neighborhood, however, holds through today especially along N. 38th Street. The conversion to more multi-family dwellings occurred only gradually in the decades after 1920 and thus the district retained a number of single family homes. The Gold Coast characterized the elegance of life for the upper classes in Omaha before the social changes brought on by World War I rendered them relics of an earlier age.<sup>31</sup>

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<sup>22</sup>Clipping file of Cathedral Area, Douglas County Historical Society.

<sup>23</sup>Lynn Meyer. Charles D. McLaughlin House National Register Nomination, 1982.

<sup>24</sup>Landmarks Heritage Preservation Commission, p. 24.

<sup>25</sup>Lynn Meyer. Charles D. McLaughlin House.

<sup>26</sup>Landmarks Heritage Preservation Commission, p. 45.

<sup>27</sup>Lynn Meyer. Havens-Page House National Register Nomination, 1982.

<sup>28</sup>Ibid.

<sup>29</sup>Judith Nygren "Omaha's Glitterati Inhabited Gold Coast in the 1880s." *Omaha World Herald*, March 27, 1994 p. 1.

<sup>30</sup>Donald L. Stevens, Jr. "The Cathedral District of Omaha: 1880-1945" (student paper, 1979) p. 12.

<sup>31</sup>Landmarks Heritage Preservation Commission, p. 45.

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A variety of societal changes caused the demographic changes in the area. Two of the biggest were the street car and the automobile.<sup>32</sup> These improvements in transportation allowed for more people to move further west. The once elite neighborhood of the Gold Coast was now accessible to the masses. This cause the area to become a more middle class suburb and apartment buildings, duplexes, and smaller single family dwellings were introduced to the area.<sup>33</sup> The Great Depression of the 1930s had a definite impact on the area. Because of the inability for some of the residents to afford the maintenance on the large mansions, many of the area's wealthy moved further west into smaller, less elaborate homes.<sup>34</sup> This caused a decline in the neighborhood as many of the mansions were demolished or converted into multi family living units. After the 1930s the wealthy of Omaha lived in areas such as Fairacres and Country club.

### Architecture and Architects

Many of the architectural styles found in the Gold Coast Historic District are found nowhere else in Omaha. The styles represented by the structures trace residential architectural fashions from 1889 until the late 1940s. In addition, the houses bear the mark of Omaha's most creative architects, including John and Alan McDonald, George Fisher, Harry Lawrie, Frederick A. Henninger, George Prinz, Thomas Kimball, and John Latenser. Architects from other cities also designed some of the structures within the district. Holabaird and Roche from Chicago designed both the Carberry (303 N. 40th St., 323-025) and Austin Apartments (3703 Davenport St., 321-70), and Albert Kahn of Detroit designed the Brandeis-Millard House (500 S. 38 St., 319-002) and carriage house (3815 Dewey Ave., 317-012). The Brandeis-Millard House is the only house in Nebraska designed by Albert Kahn and is one of only a few of his designs for single family residences outside of Michigan.<sup>35</sup>

Although the majority of the homes are occupied by middle or upper-middle income level families, the area has a reputation as an exclusive neighborhood due primarily to the grandeur of the homes on 38th Street.<sup>36</sup> Some of the earliest homes built in the Gold Coast were one and half to two story homes designed mainly in the Queen Anne Style. Although these were the homes of some of the more prominent businessmen of Omaha, by the late 1880s and early 1900s larger, more impressive homes were constructed by even wealthier Omahans. One of the earliest of the mansions was the Charles Offut house at 140 N. 39th Street (321-003) built in 1894 in the Chateausque Style. Another of the earliest homes was the Charles Dietz House at 428 S. 38th Street (319-013) built in 1891 in the Queen Anne Style. Other styles found in the district include the Jacobethan Revival, Italian Renaissance, Neo-Classical and Colonial Revivals, Richardsonian Romanesque, Prairie, Tudor, Beaux Arts, Mission, and Craftsman. Some of the best examples of these styles in Omaha are found in the Gold Coast Historic District. In fact this area includes the highest concentration of high-style residences in the city. Although a number of the homes were constructed in the high style of architecture, a number were also vernacular in design with various elements from the listed styles.

The most elaborate home found in the Gold Coast Historic District is the George A. Joslyn House at 3902 Davenport (321-001). Designed by John McDonald in the Scottish Baronial Style in 1903. The house was built at a cost of \$160,000, easily making it the most expensive home built in the area. Other large mansions were built throughout the district including homes for Charles Metz (3708 Dewey, 319-011), Gottlieb Storz (3708 Farnam, 319-003), Charles Nash (3807 Burt, 323-002) and Constantin J. Smyth (710 N. 38th St., 323-005) just to name a

<sup>32</sup>Stevens, p. 13.

<sup>33</sup>Ibid, p. 13.

<sup>34</sup>Ibid, p.4.

<sup>35</sup>Daniel Kidd. Brandeis-Millard House National Register Nomination, 1980.

<sup>36</sup>Stevens, p. 2.

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few. These constitute some of the largest and best examples of high style architecture in the Gold Coast Historic District as well as the city of Omaha.

From a period between 1880 and 1920, the majority of the homes that were constructed in the Gold Coast were large single family mansions. Later as transportation methods improved and more middle class Omahans could move west, the area began to see an increase in smaller homes as well as multiple family dwellings. Construction during the twenties reflected this trend towards smaller homes and apartment building.<sup>37</sup> Several new apartment complexes had been built by 1925. These include the St. Regis (1916), the Carberry (1921) and Austin (1925), the Colbert (1915), Tadousec (1919), and Knickerbocker (1913). Duplexes also constituted a large portion of the construction in the area between 1921 and 1925.<sup>38</sup> Several developers constructed a number of duplexes throughout the district including the Skogman, Carlston, Knutson and Kilmarten duplexes.

Various examples of multiple dwellings are found throughout the district. As discussed in the Multiple Dwelling Study conducted by Lynn Meyer of the Omaha Planning Department in 1989, multiple dwellings in Omaha can be classified into numerous categories. Of the categories, apartments and duplexes are found in the Gold Coast/Cathedral neighborhood. Apartments can be further subdivided into U-Shape, L-Shape, apartment block, and Apartment court complex.<sup>39</sup> The U-Shape and L-Shape are centered around a courtyard and the apartment blocks are simple rectangular or square buildings with either a single or double loaded corridor. The Apartment Court Complex is separate apartment structures organized into one large grouping. Although not detailed in the Multiple Dwelling Study, the apartment hotel is also found in the Gold Coast area. The apartment hotel was a residential building that could be used for either monthly living or upper scale hotel accommodations. Each of the above types is found in the Gold Coast Historic District. The Tadousec (418 S. 38 Ave, 319-014) and St. Regis (617 S. 37 St. 317-013) are U-Shaped around a courtyard, the Knickerbocker (702 S 38 St. 317-037) is L-Shaped and the Genoa (3830 Cass St., 323-023), Sagamore (3828 Cass St., 323-022) and Colbert (3870 Harney St., 319-004) are all apartment blocks. The Carberry (503 N. 40 St., 323-025) and the Austin (3703 Davenport St., 321-020) are two examples of the Apartment court Complex and the Colonial Apartments (144 S. 38 St., 319-022) is an example of the apartment hotel.

The Gold Coast Historic District retains a very high degree of integrity. Streetscapes have changed very little over time and the houses appear very much as they did when they were constructed. Several buildings within the district are currently individually listed on the National Register of Historic Places. These include the George A. Joslyn Home at 3902 Davenport (321-001), the Gottlieb Storz House at 3708 Farnam (319-003), St. Cecilia's Cathedral (701 N. 40th St., 323-001), the Brandeis-Millard House and carriage house at 500 S. 38th St. and 3815 Dewey Ave., (317-002, 317-012), the Havens-Page House (101 N. 39th St., 321-005), the Bradford-Pettis House at 404 S. 39th St. (319-008), the Charles McLaughlin House (507 S. 38th St., 317-004) and the Columbian School (2819 Jones, 317-045). The mansions along N. 38th Street are listed as an Omaha Landmark Heritage District (West Central/Cathedral District, 1980) and some individual homes are individually listed as Omaha Landmarks. Some of the large mansions have been demolished over time, but much of the demolition occurred during the period of significance and contributes to the significance of the Gold Coast Historic District and subsequent construction is compatible with the surrounding homes. Although not the original Gold Coast for Omaha, this area is the only area in Omaha that retains such a high number of extant high style mansions of Omaha's early upper class citizens, as well as more modest, vernacular residences.. This is also one of the best areas for displaying the evolution of housing in Omaha. It clearly shows the changes from upper to middle class and from high style to vernacular

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<sup>37</sup>Ibid, p 14.

<sup>38</sup>Ibid, p. 14-15.

<sup>39</sup>Lynn Meyer. *Multiple Dwelling Study*, (Omaha City Planning Department, 1989).



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architecture. The Gold Coast Historic District also retains a high degree of integrity, both as a neighborhood, and in all of the properties constructed in the district during the period of significance.

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### **10. Geographical Data**

#### **Verbal Boundary Description**

See Boundary Map

#### **Boundary Justification**

The boundary includes those residential and commercial properties retaining integrity that are situated in an area west of Downtown Omaha. The properties are historically associated with Omaha's Gold Coast and help to show a demographic change in this area of Omaha. The limits of the district were selected on the basis of visual changes in architectural character as well as historical information that describes the original limits of the Gold Coast.

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### Photographs

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Photographs 1 through 23 were taken by Lynn Meyer, Omaha City Planning Department, Omaha, Douglas County, Nebraska in 1986. Although taken in 1986, the appearance of the district has not been significantly altered.

1. St. Cecilia's Cathedral, 701 N. 40th Street (323-001)
2. Constantin J. Smyth House, 710 N. 38th Street (323-005)
3. Alan McDonald House, 509 N. 38th Street (323-014)
4. Looking southeast from the corner of Cass Street and N. 38th Street.
5. View looking at the Cathedral from Cass Street. Byron G. Burbank House (323-076) in foreground
6. Cass Street looking Northeast from N. 38th Avenue. Genoa (323-023) and Sagamore (323-022) Apartments in foreground.
7. Austin Apartments 3703 Davenport Street (321-020)
8. 302 N. 38th Street. Skogman Duplex No. 3 (321-012)
9. Havens-Page House, 101 N. 39th Street (321-005)
10. Gottlieb Storz House, 3708 Farnam Street (319-003)
11. Gurdon Wattles House, 320 S. 37th Street (319-010)
12. Charles Metz House, 3708 Dewey Avenue (319-011)
13. St. Regis Apartments, 617 S. 37th Street, (317-013)
14. Freeman P. Kirkendall House, 3727 Jackson Street (317-008)
15. Charles D. McLaughlin House, 507 S. 38th Street (317-004)
16. West Farnam Apartments, 3817 Dewey Avenue (317-001)
17. View looking east from the courtyard of the Tadousec Apartments (418 S. 38th Ave., 319-014)
18. View looking northeast from S. 38th Avenue and Harney Street
19. Minnie Higgins House, 401 S. 39th Street (319-009)
20. Bradford-Pettis House, 400 S. 39th Street (319-008)

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21. Colbert Apartments (319-004) and Minnie Higgins House (319-009). Looking North from S. 39th Street and Harney Street

22. View looking southwest from S. 39th Street and Dewey Avenue

23. Granada Apartments, 3863-73 Dewey Avenue (317-020)

Photographs 24 through 33 were taken by James Krance, Omaha City Planning Department, Omaha, Douglas County, Nebraska, January 1997.

24. Looking west along the 3600 block of Burt Street.

25. St. Cecilia's Convent, 3841 Webster Street, (323-053) looking southwest from Webster Street.

26. California Street looking northeast.

27. Looking northeast along N. 39th Street and Chicago Street.

28. Joslyn Castle, 3902 Davenport, (321-001) looking northwest at the west facade.

29. Looking north along N. 39th Street and Dodge Street.

30. Looking northwest along the 100 block of N. 38th Avenue.

31. Looking northwest from S. 38th Street and Harney Street. White Rose Service Station, 302 S. 38th Street (319-034) in the foreground and Colonial Apartments (319-000) in the background.

32. Brandeis-Millard House, 500 S. 38th Avenue, (317-002) looking south west from Dewey Avenue.

33. Columbian School, 3819 Jones Street, (317-045) looking southeast from S. 38th Avenue and Jones Street.