AN ORDINANCE to designate the Bishop George Worthington Residence located at 1240 South 10th Street as a landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

Section 1. That the Bishop George Worthington Residence located at 1240 South 10th Street, which is on the following described land, to wit:

Lot 1, Block 5, along with the south 12 feet of the east 144.29 feet of Lot 4, Forest Hill, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, is hereby deemed historically significant and worthy of recognition for the reasons cited in Landmark Heritage Preservation Resolution attached hereto as Exhibit "A" and made a part hereof by reference.

Section 2. That the "Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Buildings", as may be from time to time amended, are hereby adopted as the design standards to be applied in the enforcement of this ordinance and Chapter 24, Article II, of the Omaha Municipal Code.

Section 3. That the Bishop George Worthington Residence is hereby designated as a landmark pursuant to Section 24-61 of the Omaha Municipal Code and hereby subject to all of the provisions of this Ordinance and Chapter 24, Article II, of the Omaha Municipal Code.

Section 4. That this Ordinance shall be in full force and take effect fifteen (15) days from and after the date of its passage.
ORDINANCE NO. 41169
PAGE 2

INTRODUCED BY COUNCILMEMBER:

Ben J. Laury

APPROVED BY:

Jean Stothert 6-22-17
MAYOR OF THE CITY OF OMAHA  DATE

PASSED  JUN 20 2017  2-0

ATTEST:

[Signature]  6-22-17
CITY CLERK  DATE
OF THE CITY OF OMAHA

APPROVED AS TO FORM:

[Signature]  5-18-17
CITY ATTORNEY  DATE

plin1431ct
RESOLUTION – EXHIBIT A
Bishop George Worthington Residence
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, Gina D. Basile is the owner of the Bishop George Worthington Residence; and,

WHEREAS, this owner, on March 26, 2017, requested that the Bishop George Worthington Residence be designated a Landmark under the City of Omaha’s Landmark Heritage Preservation Ordinance; and,

WHEREAS, the property, on which the residence was originally built circa 1885, was named “Bishopthorpe” and was owned by Bishop George Worthington, the Episcopal Bishop of Nebraska, from 1885 to 1899; and,

WHEREAS, the property, was part of an ecclesiastical campus that Worthington developed within two blocks of his home that included Brownell Hall School and St. Matthias Church; and,

WHEREAS, Bishop Worthington, was a “building bishop” who oversaw the building of dozens of buildings including churches, rectories, a guild house, a school, a hospital, and a boys academy in Omaha and throughout the diocese; and,

WHEREAS, the Worthington Residence, is significant because of its association with the growth of denominational, private hospitals and healthcare facilities in Omaha during the early to mid-20th century; and,

WHEREAS, the Worthington Residence, in 1909 was converted to a hospital, and in 1920 served as a training school for nurses, in 1925 as a hotel for war nurses, and in 1931 as a home for the aged until 1954 when it was converted to boarding rooms and finally apartments in 1958; and,

WHEREAS, the Worthington Residence is significant as an example of a unique variation on the Free Classic subtype of the Queen Anne architectural style, designed with an asymmetrical front, dominated by a projecting three-sided front-gabled pavilion, and having multiple porches; and,

WHEREAS, the Worthington Residence was designed by Detroit, Michigan-based architect Gordon William Lloyd, who was a well-known architect of Episcopal churches and related buildings in Michigan, the upper Midwest and Canada; and,

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

THAT, the Bishop George Worthington Residence, 1240 South 10th Street, be designated as a Landmark of the City of Omaha.

Chair: Landmarks Heritage Preservation Commission  Date

May 10, 2017
ORDINANCE NO. 41169

AN ORDINANCE to designate the Bishop George Worthington Residence located at 1240 South 10th Street as a landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

pln1432ct

PRESENTED TO COUNCIL

1st Reading JUN 6 2017 - Hearing

Hearing JUN 13 2017 - Over to

Final Reading JUN 20 2017

Passed 7-0

PUBLICATIONS

PUBLICATION OF HEARING

Date 6-6-17

PUBLICATION OF ORDINANCE

Date

ELIZABETH BUTLER
City Clerk
Local Landmark or Landmark Heritage District

APPLICATION

Return To: City of Omaha Planning Department
Landmarks Heritage Preservation Commission
Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183

Instructions:
The application for Local Landmark or Landmark Heritage District must be approved by the Landmarks Heritage Preservation Commission. Applications must provide, in addition to this form, sufficient drawings, specifications, photographs or other materials to allow the LHPC to evaluate the qualifications of the proposed property.

1. Address of Subject Property 1240 S. 10th Street, Omaha, Nebraska

2. Name of Structure Bishop George Worthington Residence

3. Applicant
   Name Gina D. Basile
   Street 5528 Emile Street
   City Omaha
   State NE Zip 68106 Phone 402-342-9459 Email

4. Owner's Signature [Signature] Date 3/26/2017

5. Legal Description
   Block 1, Lot 5 of the Forest Hill Addition

6. Classification
   Category: ☑ district
   ☑ building(s)
   ☑ structure
   ☑ site
   ☑ object
   Ownership: ☑ public
   ☑ private
   ☑ both
   ☑ public acquisition
   Status: ☑ occupied
   ☑ unoccupied
   ☑ work in progress
   Present Use: ☑ agriculture
   ☑ commercial
   ☑ educational
   ☑ entertainment
   ☑ government
   ☑ industrial
   ☑ military
   ☑ vacant
   ☑ museum
   ☑ park
   ☑ private residence
   ☑ religious
   ☑ scientific
   ☑ transportation
   ☑ other (explain)

7. Historic Description and Significance
   Please provide as thorough a description as possible. This should include, but is not limited to, architectural styles and features; site elements, landscaping/urban design elements; architects, builders, and owners. Copies of architectural drawings, photos and similar documents are encouraged. Include a statement explaining why the item/property/district is historically significant. The LHPC staff will assist you in filling out this portion if necessary. Attach supporting documents.

LHPC Use Only
Case File Number ____________________________ City Council 1 ________________
Hearing Dates ______________________________ City Council 2 ____________________
LHPC _________________________________ City Council 3 ____________________
Planning Board ___________________________ Ordinance Number ___________________
The Bishop George Worthington Residence
Local Landmark Designation Report
April 3, 2017

Description
The Bishop George Worthington Residence is a two-and-a-half-story masonry residence located in the Forest Hill Addition to city of Omaha. It was designed in a variation of Queen Anne architectural style by Detroit, Michigan-based architect Gordon William Lloyd and was constructed circa 1885.1 It is located on the west side of South 10th Street, north of its intersection with William Street, and the main façade is oriented to the east (10th Street). The Worthington residence is a two-and-a-half story building constructed of load-bearing, running-bond brick exterior walls on a rusticated stone block basement foundation. The square main block with the rectangular rear wing forms a slightly “L”-shaped building. The asymmetrical front (east) elevation is dominated by a projecting three-sided, front-gabled pavilion. This section has three windows (one on each of the three sides) at the basement, first, and second floors, forming a three-sided bay window, and paired windows in the gable. These gable windows are flanked by the squared sides covered in wood shingles. The paired windows are surmounted by a wooden hood with paired brackets. Above this hood, a section of the gable is trimmed with wood to create a half-moon design, in-filled with wood shingles. The gable is trimmed with decorative wood fascia boards. Two stone bands at regular intervals between the first and second floor windows, and another above the second-floor windows extend around the north and south sides of the main block of the house. The windows have been resized with brick for smaller, single-light sashes. Similar windows are found throughout the rest of the building. The original stone sills are still visible. The basement windows have thick honed stone lintels and all original basement windows throughout the building have similar lintels. Some basement windows are in shallow light wells and others are at grade.

The entry was resized and is filled with a modern, aluminum-framed glass door and transom. The entry is sheltered by a porch with a flat roof, stone architrave, and cornice supported by Tuscan columns. An original carved railing along the edge of the porch roof has been replaced with a simple, short brick wall. The porch is accessed by a set of concrete stairs flanked by brick antepodia with stone caps. A modern metal railing extends up the center of the stairs. The second floor has a small window under a small gable above the porch. A brick chimney pierces the roof above and to the left (south) side of this window. The south end of the central section has a two-bay section with a former first-floor porch that has been enclosed with brick. The former porch has a hip roof and was supported by brick piers, and the formerly open areas between the piers have been enclosed with brick. The front (east) side of the former porch has two windows. The second floor above the former porch has a set of paired windows. A decorative wood cornice with small brackets extends along eaves of the front of the house. A gabled dormer with a window pierces the roof above this window. The gable features a wooden cornice, brackets, and a similar half-moon/shingle detail as found on the main east-facing gable.

The sides (north and south) of the house features two distinct sections: the sides of the main block of the house that contain similar architectural details and ornamentation found on the front of the building, and the utilitarian rear wing that gives the house its “L” shape. The south side features two side-gabled sections on the main block of the house. The eastern-most gabled section has three windows on the first floor, one on the second floor, and paired windows in the south-facing gable. A former chimney projects slightly from the rest of the wall, features an incised stone ornaments between the second and attic level, but this former chimney does not pierce the roof. The western-most gabled section on the south side of the main block of the house projects out several feet, and has a window on the first floor, and two windows each on the second floor and gable end. A former chimney projects out from the center of this

1 “A Bachelor Bishop,” Omaha World-Herald 28 Aug. 1885:4
gabled section and has similar details as the previous former chimney. It does not pierce the roof. The gable ends and eaves have the same details described above.

The southwest corner of this projecting section features a single-story, wedged-shaped projection with a hip roof. This projection, which may have been a small porch, does not appear to be original, as it is supported by a brick foundation instead of a stone foundation as the rest of the building. The lower section is brick and the upper section may be frame construction: the tall windows have been resized for smaller sashes and this upper section is covered with a rolled metal siding that mimics brick. The south side of the three-story rear wing has significantly less architectural ornamentation than the main block of the house, and is dominated by a three-window, projecting bay oriel window on the second floor. What may have originally been a recessed porch on the first floor below the bay window is suggested by the steel beam across the top of this former opening and what appears to have been a stone capstone along a former bottom railing. The former opening has been resized for windows. Other windows on the south side of this rear wing appear to have been resized and, in a few cases, fully enclosed with brick. A modern fire escape projects from the approximate middle of the exterior wall.

A single-story, one-bay garage projects from the southwestern corner of the building. It was constructed of concrete block and has a shallow gable roof. It has a single window in the east end and two windows on the south side, filled with small multi-light, double-hung sashes. The windows are protected by bars. The west side has a garage bay filled with a modern garage door. The west (rear) of the three-story rear wing has a first floor, single-story projection with a hip roof. The projection is approximately as wide as the rear wing itself and is attached to the garage. A small entrance vestibule projects from the center of this former porch, and is accessed by an entry filled with a modern screen door. Both projections are clad in cementious shingles, have small windows with sliding casement and double-hung sashes, and have hip roofs. There are two windows on the second floor and three windows on the third floor.

The north side of the rear wing has a small, single-story, first-floor entrance vestibule projecting from the approximate middle of the exterior wall. It is constructed of concrete block, has a window with double-hung sashes on its north elevation and a flat roof. The entry is filled with a modern screen door. There are three other window of various sizes on the first story, five on the second story, and four on the third story. A steel beam is visible on the second story, suggesting either a recessed porch that was enclosed or bay window that was removed. A nearly four-story tower rises in the corner where the rear wing and the main block of the house intersect. The tower has a former door at grade that has been enclosed with brick. The north side of the tower has three large windows at regular intervals filled with fixed or casement sashes. The tower cornice with dentils around the east, north, and west sides, and is surmounted by a pyramidal roof.

The north side of the main block of the house exhibits the same ornamentation described previously for the east (front) and south facades. Originally, this side of the house included a large porch in front of the ribbon of four windows with leaded-glass, double-hung sashes on the first floor. This porch was attached to the original front porch on the northeastern corner of the building. This porch was removed and a large section of the north side of the lawn was excavated in circa 1955 when the original carriage house was renovated to become the Sons of Italy hall. This exposed the stone basement foundation, creating an entrance into the building from the driveway and parking lot into the building’s basement. This entrance is indicated by a concrete-block projecting vestibule with an entry filled with paired modern aluminum-and-glass doors and a flat roof. There are three windows at the basement level. The ribbon of windows is flanked on the east (left) side by a tall, skinny window and transom filled with fixed casement sashes and on the west (right) side by an unusual set of pair windows with a Gothic-inspired arched and tri-partite, triangular transom. The central section of the transom appears to retain a leaded-glass sash. This window may denote the location of Bishop Worthington’s chapel. The second floor has a former window resized for a modern door (fire egress), a set of paired windows and a smaller window. The third floor has a former window resized for a modern door (fire egress), and an adjacent set of paired windows. This section is surmounted by an unusual double gable. A metal fire escape projects from the north side of the main
block of the building, with egress doors on the third and second floors. The building’s gable and hip roofs are covered by composition shingles, except for the pyramidal roof of the tower, which appears to retain a slate roof.

**Interior**

The Worthington House’s interior has been largely altered from its historic floorplan; the second and third floors, especially, have been renovated numerous times since 1909 when the building was first used as a hospital and later as an apartment building. Only the building’s original entrance hall, located in the northeast corner of first floor, retains significant original or historic materials. This room is accessed from the front porch through a resized main entry filled with a modern aluminum-and-glass door and transom. The vestibule still retains a great deal of its original materials, as well, such as its colorful mosaic tile floor and carved, wood-paneled walls and ceiling with carved decorative wood trim. The entry from the vestibule into the entrance hall is filled with another modern replacement door like that on the main entry.

The entrance hall retains many original details such as the ribbon of four windows filled with leaded-glass, double-hung sashes in the north wall. The trim around these windows include miniature fluted wood columns with Corinthian capitals. The west side of the room is dominated by a large fireplace with an elaborately carved wooden mantle and tile surround. The mantle includes two carved, fluted columns with Corinthian pilasters, and “sunburst” and floral swag carvings. The original wood staircase up to the second floor is located to the left of the fireplace. The stairs include wood railing/balustrade up to the wall on the right side and a full railing/balustrade on the left side up to the newel post on second floor. The top of the stairs terminates at a modern partition wall and door due to modern fire code requirements. The floor of the entrance hall retains an historic, if not original, parquet floor with a herringbone pattern and decorative border. Some apartments and rooms on this floor retain remnants of similar parquet wood floors. The ceiling of the entrance hall is paneled and the walls are partially paneled in a manner like the vestibule. The former wide doors from the entrance hall into what were originally larger public rooms of the house (for example, a parlor, dining room, or the Bishop’s library) are now enclosed with similar paneled wood, and entries into the apartments are filled with modern wood doors.

The rest of the first floor, accessible down a central hallway, has been completely and repeatedly renovated over the years: partition walls moved to create rooms and, later, individual apartments; hallways were created or narrowed; ceilings lowered; doors and windows moved or resized; and original floors covered with linoleum or carpet. Behind the entrance hall fireplace/stairs is the historic elevator located with the tower. This elevator appears to be a “freight” elevator, with exposed gears and other equipment behind metal grates, and with wooden gates. Beyond this point, within the rear wing, there appears to be no remaining original fabric. On the second floor, the door from the stairs upon onto a landing, with narrow hallways extending east-west along the length of the building. The hall turns north/left in the east end of the building to provide access to the egress door and fire escape on the north side of the building. No historic fabric appears to be visible except small pieces such as the original stair handrail projecting from the partition wall between the second and third floors. On the third floor, the door from the stairs opens onto a similar landing, opening onto a hall that also extends the length of the building, with a similar short hall in the east end to provide access to the egress door and fire escape. This intersection features a large skylight of unknown age.

**Architect: Gordon William Lloyd**

The Worthington house was designed by Gordon William Lloyd, a Canadian architect who lived in Windsor, Ontario, Canada but had an office in Detroit, Michigan. Lloyd was born in Cambridge, England in 1832 and circa 1838, his father, Lt. William Lloyd of the Royal Navy moved the family the Sherbrook, Quebec, Canada. After his father’s death in 1847, Lloyd returned to England to complete his education, after which he studied architecture under the direction of Ewan Christian, his maternal uncle. Christian
was one of the most well-known and well-regarded architects in late-19th century England (in the 1890s, Christian designed the National Portrait Gallery in London). Lloyd returned to Canada circa 1860, eventually settling in Windsor and opening an office in Detroit where he worked for the next 30-35 years.  

Lloyd was well-known in Michigan, the upper Midwest, and Canada especially as an architect of Episcopal churches and related buildings, such as Christ Church in Detroit, Michigan; Trinity Churches in Columbus, Ohio, and Philadelphia and Pittsburg, Pennsylvania; Ascension Church in Buffalo, New York; and Good Shepherd Church in Ogden, Utah. He also designed private residences, such as the Worthington house and the David Whitney, Jr. Home in Detroit, Michigan. Lloyd also designed large public buildings, such as the Northern Michigan Asylum in Traverse City, Michigan. He was considered an authority on Classical and Gothic styles of architecture, and it was probably from his extensive experience with Episcopal architecture in Detroit that led to Worthington’s familiarity with Lloyd’s designs and led Worthington to commission Lloyd to design Worthington’s new home in Omaha.

Lloyd married Laura White in 1863 and he was survived by her and four children. He owned the Hillsdale (Michigan) Gas and Lloyd Construction companies. Lloyd had largely retired from his architectural work in the 1890s, and, suffering from heart disease, regularly undertook long trips to the southern hemisphere during the Michigan/Ontario winters. On the eve of one such trip, Lloyd was in San Francisco, California on December 23, 1904 when he suddenly died: dining at “Johnson’s restaurant” near the Palace Hotel in that city, he apparently died of a heart attack and fell under the table. A policeman eating in the restaurant covered the body with a cloth and sat at Lloyd’s table as he waited for an ambulance. The coroner discovered $2,500 in cash and his ticket for Australia – a ship set to depart on 24 December – on his body; the ticket included his name and Detroit address. Lloyd’s body was returned to Detroit, Michigan for burial.

Statement of Significance

The Bishop George Worthington House at 1240 South 10th Street, Omaha, Nebraska is locally significant under Standard A because of its association with Bishop Worthington, who built it as his residence, which he named “Bishopthorpe,” during his time as Episcopal bishop of Nebraska (1885 to 1899). Located on South 10th Street, it was part of an “ecclesiastical campus” that Worthington developed within two blocks of his home, including both the Brownell Hall school and St. Matthias Church, which served as a local Episcopal parish for this part of Omaha and as a chapel for the school. During Worthington’s time in Omaha, this section of South 10th Street was Omaha’s original “Gold Coast,” and Worthington’s neighbors were some of the wealthiest men in the city, including men such as the Augustus Kountze, Peter Iler, and Colonel Joel Cornish. The period of significance extends from 1885, when the house was built and Worthington took up residence there, to 1899, when he sold the home to Peter Iler as he prepared to move to the east coast permanently.

The Worthington House is also locally significant under Standard A because of its long association with the growth of denominational, private hospitals and healthcare facilities in Omaha during the early to mid-20th century. Following a long tradition during the late 19th and early 20th century, the large, once-fashionable homes of the wealthy were often renovated for use as hospitals, orphanages, and other institutions or uses after the original owners sold them and relocated to newly-fashionable and developed

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3 Email from L. Quattrociocchi to P. Thompson, 12 Jan. 2017
8 “Stranger Dies at the Table,” *San Francisco Call*, 24 Dec. 1904: 16
parts of American cities. During this same period, for example, the Cornish Mansion, on the southwest corner of South 10th and William Streets, was converted to apartments. The period of significance begins in 1909, when the Presbyterian Hospital purchased the Worthington House from its then-current owner, Peter Iler, and continues to 1954, when the Lutheran Home moved out of the building and the property was sold to the Sons of Italy.

The building is also locally significant under Standard B as an example of a unique variation on the Free Classic subtype of the Queen Anne architectural style rendered in in brick and stone with surviving hewn stone and carved wood architectural details, such as the stone basement window lintels, stone scrolls details found on some exterior chimneys, the wood brackets, carved fascia boards, and wood shingles on the main front and side gables. The period of significance is relegated to 1885, the year the Worthington House was constructed.

**Standard A: Right Reverend George Worthington**

**His Life**

The Right Reverend George Worthington was born in 1840 in Lennox, Massachusetts. As a young man, he worked in his uncle’s dry goods store in New York, but felt he was called to the Episcopal ministry. He graduated from Hobart College in Geneva, New York in 1860, and from General Theological Seminary in New York, New York in 1863. He served two New York parishes before moving to St. John’s in Detroit, Michigan in 1868 and remained in that city for the next 15 years. He was elected Bishop of Shanghai in 1883 and Bishop of Nebraska in 1884, but declined both; in 1885 he was again elected Bishop of Nebraska, agreed to serve, and was consecrated Nebraska’s second Episcopal bishop in Detroit.9

In 1893, Worthington married Miss Amelia T. Milton at Trinity Church, Boston, Massachusetts. He met Milton after she donated funds in honor of her mother, Mrs. William H. Milton for the construction of St. Philip the Deacon for Omaha’s African-American Episcopalians.10 Ill with heart disease, Worthington sought the appointment of a bishop coadjutor in 1899 to relieve of him of the day-to-day management of the diocese.11 Although he technically remained bishop, Worthington moved permanently from Omaha to Pittsfield, Massachusetts,12 returning only periodically, such as for graduation ceremonies at Brownell Hall and confirmation services.

In October, 1907, Worthington was commissioned to take charge of the Episcopal churches of Europe, and was invited to give a sermon before the Rhodes scholars at Christ Church, Oxford, England in November, 1907.13 By January, 1908, Worthington and his wife were in the French Riviera town of Mentone. There on January 7, Worthington was walking alone when he became ill; he asked a stranger to help him board a streetcar, where he died of an apparent heart attack. With no papers on his person, Worthington’s body was later identified by his wife before it was removed to Paris, France14 prior to burial in Lennox, Massachusetts.

**The Worthington House: “Bishopthorpe”**

The land on which the house stands was purchased in the mid-1860s by Augustus Kountze, an Omaha banker. Kountze developed the property, set on a hill south of downtown Omaha with views of the city, the Missouri River, and Council Bluffs, into an estate he named “Forest Hill.” Herman, brother of Augustus

9 “The Late Bishop Worthington,” *Omaha Daily Bee*, 13 Jan. 1908: 4
Kountze, moved into Forest Hill after Augustus moved permanently to New York City in the 1870s. Herman Kountze prepared to subdivide some of the Forest Hill property in the mid-1880s, and donated lots within the new subdivision to the local Episcopal diocese for a boarding school for young women (Brownell Hall), and another on the west side for the bishop’s residence (Lot 5, Block 1). Kountze even named streets within the subdivision after prominent Episcopal bishops: one for Nebraska’s newly-consecrated bishop (Worthington), and another for Joseph C. Talbot, an earlier “Missionary Bishop of the Northwest” - an area that included Nebraska, the Dakotas, Colorado, Montana, Utah, and Wyoming. Kountze later donated an additional lot (Block 7, Lot 9), located on the northeast corner of South 10th and Worthington Streets, for the construction of St. Matthias Episcopal Church.

Not long after the founding of Omaha in 1856, local Episcopalians requested the nearest bishop in Iowa, to help them form a local parish in Omaha. In April, 1856, a priest sent by Iowa bishop met with the Omahans and helped them organize Trinity Church parish and “adopt articles of parochial association” and select a vestry. The earliest services held in Omaha were conducted in the territorial government building. The Episcopal Church grew slowly by steadily in Nebraska generally and Omaha more specifically, and Bishop Talbot was consecrated in 1859, and it was he who created the forerunner of Brownell Hall. He was transferred back east in 1865, and after the old “Northwest” territory was subdivided into smaller dioceses, Robert H. Clarkson was elected the new bishop that include the Nebraska and Dakota Territories. Clarkson was an effective leader, and the Diocese of Nebraska, as it became, grew under his leadership: new parishes and schools were founded, old ones grew and built new facilities. Trinity Episcopal Cathedral in Omaha was finally built in late 1883, but Clarkson died less than six months later in March, 1884.

Bishop Worthington, Clarkson’s successor, was consecrated in his home city of Detroit and came to Omaha in early 1885. He accepted Kountze’s offer of the lot for his home and for the new Brownell Hall, and by August, 1885, the house was complete: a large brick Queen Anne house designed by “Lloyd of Detroit,” it featured 26 rooms including an “oratory” (a small worship space like a chapel) with stained glass windows, and a library. Original entry doors featured the “arms of the diocese” and the “arms of the bishop” cut into the glass of the outer and inner vestibule doors, respectively, but these have long since been removed/replaced. Construction of the foundation of the new Brownell Hall was scheduled to begin later in the fall of 1885.

Worthington quickly determined that his church was not seeking new communicants with the same fervor as other denominations, and he felt that part of the problem was that lack of churches, which he sought to correct. Within four years of his arrival, Worthington had established three parishes outside of downtown Omaha: St. John in the north (at 26th and Franklin Streets); All Saints in the western part of the city (26th and Howard Streets); and St. Matthias in the south (at 10th and Worthington Streets), which also

15 “Brownell Hall,” *Omaha World-Herald*, 18 Apr. 1885: 8
18 Morton, 1907: 508
19 Morton, 1907: 509
20 Morton, 1907: 513
served as a chapel for the new Brownell Hall school.²² During his tenure in Nebraska, Worthington was a building bishop: he oversaw the building of nine churches or chapels, three rectories, and a guild house (at a cost of $180,000), the construction of the new Brownell Hall ($140,000) and the Clarkson Memorial Hospital ($25,000), all in Omaha, and throughout the diocese, just under thirty churches, eight rectories, and a school for boys in Lincoln named Worthington Military Academy ($60,000). He consecrated 26 churches, and ordained 12 deacons and 16 priests.²³ Another source indicated Worthington oversaw the construction of over 50 churches throughout the diocese, plus many other parish buildings.²⁴ Ill health beginning in 1888 forced Worthington to scale back his official duties, and he spent long periods of time back on the east coast. In 1899, Worthington’s illness forced him to leave Nebraska more or less permanently, although he technically remained bishop, with day-to-day affairs managed by a “bishop coadjutor,” Arthur L. Williams. When Worthington died in 1908, Williams ascended to the bishopric in his own right.²⁵

Standard A: Hospitals/Healthcare in Omaha

As indicated above, Clarkson Memorial Hospital was founded and expanded by Bishop George Worthington. His residence, however, also played a role in the expansion of healthcare in Omaha during the early half of the 20th century. In 1899, as Worthington prepared to leave Omaha for semi-retirement in the east, he sold his home to Peter E. Iler,²⁶ the owner of the Willow Springs Distillery. Iler purchased the Drexel home on the northwest corner of S. 10th and William Streets (immediately south of the Worthington property) for himself in 1909, and sold the Worthington house to the Presbyterian Hospital, which was formerly located on 26th and Mason Streets. The house was renovated to house up to 40 patients, but most of its architectural details were otherwise retained: a tower was constructed on the north side for an elevator; new rooms were created in the west end of the third floor; telephones and electric light annunciators installed for each room; and the library and two other, larger rooms on the first floor were each subdivided into two rooms. An operating room was created in the northwest corner of the building, with sterilization and laundry facilities in the basement. The grounds, over an acre in size, still extended west to 11th Street, and the porch still retained views of the city to the north. The hospital’s trustees expressed a hope that a large “L”-shaped addition could be built on the property later if demand required it.²⁷

In 1920, Dr. Karl Connell, a native Omahan, purchased the hospital from Robert McClelland, one of the trustees of the Presbyterian Hospital, for $70,000. Connell indicated it he intended also to create a training school for nurses nearby. Connell was previously chief surgeon at Roosevelt Hospital, New York City, and during World War I, had created the “Victory” gas mask used by American troops.²⁸ The hospital operated for only four years under Connell; he suddenly announced his retirement and closure of the hospital and the nurse training school in August, 1924.²⁹ Connell cited financial considerations for the main reason for the closure, indicating his belief that only the state, a religious institution, or a philanthropic endowment could ensure the solvency of hospitals, and suggested he might recover half of a his $100,000-plus

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²³ Morton, 1907: 514

²⁴ “Bishop George Worthington,” *Omaha Illustrated Bee* 22 Oct. 1899: 2

²⁵ Paz, 2014: 121

²⁶ “Worthington to Leave,” *Omaha World-Herald* 25 Mar. 1899: 8


²⁸ “Dr. Karl Connell Buys Presbyterian Hospital,” *Omaha World-Herald* 5 Nov. 1920: 1

²⁹ “Dr. Connell to Retire at Presbyterian Hospital,” *Omaha World-Herald* 4 Aug. 1924: 1
investment. The hospital had been purchased on contract from Robert McClelland and so ownership of the property reverted back to McClelland.30

In September, 1925, the Worthington house was re-opened for use as a hotel for war nurses during Omaha’s American Legion convention. After the convention, Robert McClelland, its owner, stated he would either try to sell it or possibly re-open a hospital in the building.31 In late 1926, the “newly formed” Lutheran Hospital association leased the Worthington house from McClelland for two years with an option to buy the property in full. The new hospital was staffed with 12 doctors and 12 nurses, and could accommodate 52 patients in 35 rooms.32 The hospital was an apparent success: in late 1928, the association purchased the property, described in newspapers as the “home of the late Bishop Worthington,” from the McClelland family for $30,000. The Lutheran Hospital was non-sectarian, but was meant to especially benefit the Danish Lutheran population.33

In 1931, the Lutheran Hospital association leased (with an option to buy) the building that had previously housed the (Jewish) Wise Hospital at 24th Avenue and Harney Streets. After the hospital moved to the new building, the Worthington house then became the Lutheran Home for the Aged34 and remained so for over 20 years. In September, 1953, the Sons of Italy announced that they purchased the Lutheran Home/Worthington house, and planned to take possession of the property by 1 September, 1954. The group planned to remodel and enlarge the property, including adding a bowling alley, a gymnasium, and a ballroom.35 The Sons of Italy officially purchased the Lutheran Home in early September, 1954.36 The Lutheran Home, meanwhile, purchased the former residence for nurses at Clarkson Hospital at 520 S. 26th Street, and residents were moved into that facility.37

The Sons of Italy did not adopt their original plans to enlarge the Worthington house as their social center; they instead used and enlarged the Worthington carriage house. Almost immediately, it appears the building was advertised for rent: “Boarding House – 50 rooms, 11 baths, completely furnished.”38 A year later, small apartments were available for rent in the Worthington house.39 In early 1957 under “Business Opportunity,” the Worthington house was listed available for lease for $300 (per month, presumably), having “50 rooms, 11 baths, 7 fireplaces, gas steam heat, elevator – ideal for rooming house.”40 By 1958, the building was advertised as “20 apartments” located close to Saints Joseph and Catherine Hospitals.41 In January, 1958, the house’s furnishings were for sale: an advertisement indicated the owner was “remodeling former old people’s home....”42 The name “White House Apartments” was first used for the Worthington house at 1240 S. 10th Street in advertisements in October, 1958.43 The building has remained subdivided into apartments up to the present time.

31 “To Use Old Hospital as War Nurses Hotel,” Omaha World-Herald 20 Sep. 1925: 13
32 “Lutheran Hospital Now,” Omaha World-Herald 28 Nov. 1926: 10 (2nd section)
33 “Buy Hospital Property,” Omaha World-Herald 2 Jun. 1928: 3
34 “Wise Hospital is Sold to Lutherans,” Omaha World-Herald 19 Feb. 1931: 1
35 “Sons of Italy Buy center,” Omaha World-Herald 21 Sep. 1953: 4
36 “Lutheran Home Sold to Order for $40,000,” Omaha World-Herald 3 Sep. 1954: 9
38 Advertisement, Omaha World-Herald 2 Sep. 1954: 38
39 Advertisement, Omaha World-Herald 16 Sep. 1955: 43
40 Advertisement, Omaha World-Herald 24 Mar. 1957: 8-D
41 Advertisement, Omaha World-Herald 1 Jun. 1958: 6-D
42 Advertisement, Omaha World-Herald 8 Jan. 1958: 28
The Worthington House is also locally significant under Standard B as an example of the Free Classic subtype of the Queen Anne style, which was nationally popular in the United States during the late 19th and early 20th centuries. The Queen Anne style house features two distinct details: the avoidance of flat wall surfaces (use of bay and oriel windows, projections like towers, and recessed porches) and the application of different textures to those wall surfaces (such as brick walls and wood shingles in the gables). Queen Anne-style houses are usually constructed of wood, but some were constructed using patterned brick: in this case, the massing of the brick exterior, which is not particularly patterned otherwise, is broken up by the bands of stone along the main and side façades. Like many Queen Anne houses of the period, the Worthington House is asymmetrical, with a small front porch to one side of the front façade, a cross-gable roof with front and side gables featuring decorative brackets and wood shingles, and a multi-story cut-away bay window on the front façade, and originally featured “English chimneys” (see Figure 1) although it appears at least one chimney was removed above the roofline, and another (above the front porch) has been rebuilt and simplified.

The Free Classic subtype refers to Queen Anne houses that utilize classical columns, usually in groups of two or more, for supports of a porch roof that usually extends along the front façade. When the house was originally built, however, it overlooked the city and the Missouri River to the north, and so a larger porch (no longer extant) was constructed on the north side of the house. A small formal entrance porch in the northeast corner of the house (originally attached to this side porch on the north side) features a flat roof, architrave, and cornice supported by stone Tuscan columns. Although many Queen Anne-style houses feature towers, these towers are almost always rounded and located on a prominent corner. The tower located in the middle of the north side of the Worthington House is not original, and was constructed after 1909 to house an elevator when the building was converted into a hospital.

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45 McAlester, 2015: 345-347
46 McAlester, 2015: 346
A BACHELOR BISHOP:

HIS BIG AND HOSPITABLE HOME.

The New Brownell Hall and Its Beautiful
Site Near the Episcopal Residence—
Hopes of Laying the Hall’s Foundations This Fall.

Situated on South 10th street, opposite
the home of Mr. Horace Kountze, stands a
large and handsome house, built of brick
and cut stone, after a modification of the
Queen Anne style of architecture. The
structure would attract attention in any part
of the city and becomes doubly interesting
to the passer-by when it is learned that it is
the residence of Bishop Worthington, of the
Protestant Episcopal church. The hospitality
of the bishop, word of which preceded
his coming to this city from Detroit, was
proverbial in the “City of the Straits” and
judging from the size and plan of his new
dwelling is to be in no sense relaxed in Omaha.
The bishop having purchased a bachelor house
for his sister, Miss Worthington and brother Mr.
J. C. Worthington, of Owego, N. Y., are to
come to Omaha this fall and share the big
house with him, making it their permanent
home.

The World’s architectural reporter who
visited the bishop’s house yesterday on his
rounds found it a building with sixty foot
front and a depth of eighty-eight feet, rising
twelve feet above the basement. It comprises
twenty-six rooms. Lloyd, of Detroit, is the architect
and Coote, of this city, the builder, Omaha
brick and Missouri cut stone laid in heading courses and sill courses, compose the walls and the broad English chimneys which are built with stone. The wide corridors and spacious vestibules will
present an inviting appearance to the vis-
itors, while the oratory, into which a “dim
religious light” enters through a
stained glass window, will afford a
place for devotion, and the library
an apartment for study. The arms of the
diocese will be cut in the glass
which is set in the outer doors and the arms
of the bishop in the inner doors of the vesti-
bule. Everything about the house is sub-
stantial and the people of the diocese and
their friends, who are all greatly attached to
the bishop, hope that he will be able to take
much comfort in his new home.

Located perhaps forty rods south of the
episcopal residence and on the opposite side
of 10th street, is the site given by Mr.
Kountze for the new Brownell Hall
building. The grounds rise to a gentle
slope from all sides to a height of
about twenty feet above the street level to a
point where they are surrounded on the east, west and
south sides the walls of the new Brownell
are to rise among the trees. The site is suffi-
ciently elevated to be healthy, and also to
command long views in nearly every direc-
tion, and like those of the bishop’s house,
it windows overlook the Missouri valley to
Council Bluffs on the east and to the head of
Cut-Off lake at the north. The foundations of
the hall are to be laid this fall, it is expected.
Figure 2 - Photograph of the Rt. Reverend George Worthington, circa 1899. From the Omaha Illustrated Bee, 22 October, 1899, page 2.
Figure 3 - Worthington residence, looking southwest from 10th Street, circa 1922, from the Durham Museum Photograph Collection. Note the enclosed porch on the southeast corner (left) of the house, supported by brick piers, and the decorative chimney above the front porch.

Figure 4 – Worthington residence, looking south-southwest, circa 1922, from the Durham Museum Photograph Collection. The sign hanging from the porch in the center of the photograph says “Presbyterian Hospital.”
Figure 5 – Worthington residence (right), looking west-northwest from South 10th Street, circa 1922, from the Durham Museum Photograph Collection.

Figure 6 – Worthington residence, looking west-southwest from South 10th Street, circa 1922, from the Durham Museum Photography Collection. Note the original Worthington stable (the current Sons of Italy hall) in the center right of the photograph.
Figure 7 - Interior room of the Worthington residence, converted to an office for the hospital. The man seated on the right side of the desk is Dr. Karl Connell, who established and led the hospital.

Figure 8 - Nurse tending a patient in an unknown room of the Worthington residence, circa 1922. From the Durham Museum Photograph Collection.
Figure 9 - Interior of the Worthington residence/Presbyterian Hospital entrance hall, circa 1922, from the Durham Museum Photography Collection.
Figure 10 - Plat of Forest Hill Addition, 1886, with the Worthington residence property indicated in RED. The parcel is labeled “Worthington.”
Figure 11 - 1890 Sanborn, Vol 1, Sheet 31, with the Worthington residence property indicated in RED.
Figure 12 - 1901 Sanborn Vol. 2, Sheet 213, with the Worthington residence property indicated in RED.
Figure 13 - 1918 Baist’s Atlas, Sheet 18, with the Worthington residence (and NORTH arrow) indicated in **RED**, St. Matthias Episcopal Church (present-day Dietz Memorial United Methodist Church) indicated in **YELLOW**, and Brownell Hall indicated in **BLUE**.
Figure 14 - 1934 Sanborn map, Vol. 1 Sheet 79, with the Worthington residence property indicated in RED. The caption above the figure of the residence says “Luth’n Old People’s Home.”
Figure 15 - 1960s Sanborn, Vol. 1, Sheet 79, with the Worthington residence property indicated in RED. Note the carriage house – labeled “club” – has several additions on the north and east sides.
Figure 16 - Worthington House, circa 1980, looking west. Photograph from the Omaha City Planning Department.

Figure 17 – Worthington House, aka White House Apartments, circa 1980, looking west-southwest from South 10th Street. Photograph from the Omaha City Planning Department.
Figure 18 - Worthington House, circa 1980, part of the west (rear) side, looking east. Photograph from the Omaha City Planning Department.

Figure 19 - Worthington House, circa 2006, looking southwest from South 10th Street. Photograph from the Omaha City Planning Department.
Figure 20 - Worthington Houser, circa 2006, looking west from South 10th Street. Photograph from the Omaha City Planning Department.

Figure 21 - Google Earth, with the Worthington residence property indicated in RED. North indicated by the red arrow.
Figure 22 - Worthington House, looking west from the sidewalk along South 10th Street.

Figure 23 – Detail of former porch in southeast corner of Worthington House, now enclosed, looking northwest. Note the original brick piers are still visible.
Figure 24 - The southeast corner of the Worthington House, looking northwest.
Figure 25 - The central part of the south side of the Worthington House, looking west-northwest.

Figure 26 - Detail of the gable end of a projection on the south side of the Worthington House, showing decorative brackets, eaves, and shingles, looking northeast. The former chimney has been removed above the roofline and enclosed.
Figure 27 – The central projection on the south side of the building, showing decorative stone and stone banding, looking north-northeast.
Figure 28 - Detail of what may have been a small, semi-enclosed side porch near the center of the south side of the house, at the intersection of the main part of the house (right) and rear ell (left). Note the tall openings that were resized for smaller windows.
Figure 29 – Detail of a second-floor bay or oriel window on the south side of the rear ell of the Worthington House.

Figure 30 – Detail of what may have been a small, recessed side porch (note a large opening appears to have been enclosed with brick and modern windows). This is directly below the bay window (Figure 24).
Figure 31 – The south side of the rear ell of the Worthington House, looking northeast-east. The photo was taken at an angle due to the tight space of the south yard of the property. Note the windows which were enclosed or resized for smaller sashes.

Figure 32 – East and south sides of the small garage addition on the southwest corner of the Worthington House.
Figure 33 – West end (rear) of the Worthington House, looking east. The single-bay garage is on the right.

Figure 34 - North side of the rear ell of the Worthington House, looking south from the Sons of Italy hall parking lot. Note the elevator shaft constructed on the north side during the building's conversion to a hospital.
Figure 35 - Detail of a Gothic Revival-inspired window, which might have originally been the stained-glass window in Bishop Worthington’s “oratory” (refer back to Figure 1).

Figure 36 – The north side of the main block of the Worthington House looking south. Note that the original or historic side porch has been removed, and the lawn excavated to create a basement-level parking lot and entrance (via the small vestibule in the center).
Figure 37 - Detail of a hewn stone basement window lintel.

Figure 38 – Detail of a gabled dormer on the front side of the house, looking west.
Figure 39 – Detail of the cut-away bay window on the east side of the Worthington House, looking west. Note the decorative fascia boards, shingles, and brackets, and the windows that were resized for smaller sashes below the stone banding.

Figure 40 – Detail of mosaic tile floor of entrance vestibule of the Worthington House.
Figure 41 – Detail of carved wood paneled walls and ceiling of entrance vestibule of the Worthington House.

Figure 42 – Entrance hall of the Worthington House, looking left from entrance from vestibule.
Figure 43 – Detail of original stairway of the Worthington House. Note the steel lally column to the left of the stairs.

Figure 44 - Detail of the entrance hall fireplace, Worthington House.
Figure 45 – Leaded-glass sashes along the north side of the entrance hall, Worthington House.

Figure 46 – Detail of the fluted Corinthian columns between the leaded-glass windows, Worthington House.
Figure 47 – Detail of carved-wood mantle and tiles of the entrance hall fireplace, Worthington House.

Figure 48 – Paneled partition walls and entries with modern doors into apartments, southeast corner of the entrance hall, Worthington House. Note the chevron-design parquet floor.
Figure 49 – Main hallway along the second floor, looking east-west, Worthington House.
Figure 50 - A typical kitchen in a ground-floor apartment, Worthington House.

Figure 51 – A typical bathroom in a ground-floor apartment, Worthington House.
Figure 52 – Typical view of a ground-floor apartment, Worthington House.

Figure 53 – Stairway between second and third floors, Worthington House. Note the oak handrail projecting from the wall.
Figure 54 - Oak handrail at top of the stairs between second and third floors, Worthington House.

Figure 55 - Third floor hallway, looking east-west, Worthington House.