RESOLUTION – EXHIBIT I
CHARLES McLAUGHLIN RESIDENCE
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, W. H. Zinn is the owner of the Charles McLaughlin Residence; and,

WHEREAS, the owner, on September 18, 1981, requested that the Charles McLaughlin Residence be designated a Landmark under the City of Omaha's Landmarks Heritage Preservation Ordinance; and,

WHEREAS, the Charles McLaughlin Residence was built in 1905; and,

WHEREAS, the Charles McLaughlin Residence was designed by the prominent Omaha architect John McDonald; and,

WHEREAS, the Charles McLaughlin Residence represents a fine subtle and restrained example of the Colonial Revival style of architecture, a style motivated by a desire to restore order and discipline to the architectural scene from the 1880's to 1920; and,

WHEREAS, the Charles McLaughlin Residence displays, through its form, unity and sobriety, a reaction against the picturesqueness and willful exhibitionism of the High Victorian period; and,

WHEREAS, the Charles McLaughlin Residence has been the home of a number of prominent Omaha civic leaders and professionals; and,

WHEREAS, the Charles McLaughlin Residence is located in the "Gold Coast" area, a neighborhood which housed a preponderance of Omaha's cultural and financial leaders in the early 20th century.

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

THAT, the Charles McLaughlin Residence, 507 South 38th Street, be designated as a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission

DEPARTMENT RECOMMENDATION

INSPECTION DATE

September 24, 1981

REQUEST

- Landmark Designation
- Landmark Heritage
- District Designation
- Certificate of Approval to Perform Work

CATEGORY

- District
- Building
- Structure
- Site
- Object

APPLICANT

W. H. Zinn

LOCATION OF PROPOSED DESIGNATION OR WORK

507 South 38th Street

PRESENT USE

Residence

CONFORMANCE WITH MASTER PLAN

Conforms to both the 1976 West Central Study Area Housing Market Analysis and A Comprehensive Plan for Historic Preservation in Omaha where it is located in a potential historic district. Conforms to the 1977 Community Development Master Plan's Conservation Areas.

NEIGHBORHOOD CHARACTER

Existing: The neighborhood is a mix of both old and new structures, the old being primarily large turn of the century residences of high architectural quality. Land use is also mixed, as many of the former single-family structures have been converted to multi-family or commercial uses, interspersed with new office and institutional structures.

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

Reinforce historic character of the area; encourage sensitive re-use of surrounding historic structures; enhance potential for a future historic district.

PRESERVATION ADMINISTRATOR'S RECOMMENDATION

Approval

PLANNING DIRECTOR'S RECOMMENDATION

Approval

ADDITIONAL DATA
Landmarks Heritage Preservation Commission

APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic
McLaughlin Residence and/or Common

LOCATION
Street and Number
507 South 38 Street

CLASSIFICATION

<table>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
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<tbody>
<tr>
<td>District</td>
<td>Public</td>
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<td>Building(s)</td>
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<td>Accessible</td>
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<td>Object</td>
<td>In Process</td>
<td>Yes: Restricted</td>
<td>Government</td>
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OWNER OF PROPERTY

Name
W. H. Zinn

Street and Number
507 South 38 Street

City, State and Zip Code
Omaha, Nebraska 68105

Representative
Same as above

Phone Number
(H) 344 3234
(W) 536 6687

LEGAL DESCRIPTION

The South 87 feet of Lot Two(2), in Block Two(2), in West Omaha, an Addition to the City of Omaha, as surveyed, platted & recorded, in Douglas County, Nebraska.
REPRESENTATION IN EXISTING SURVEYS

Title: Historic Omaha Building Survey, Landmarks Heritage Preservation Commission
Date: 1977

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

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

STATEMENT OF SIGNIFICANCE
Specific Dates: 9/18/1905
Architect: John McDonald
Builder: W. Peterson
Cost: $19,000

Date: 9-18-81
Signature of Owner/Representative: [Signature]
Historical Significance

Charles D. McLaughlin, an Omaha manufacturer, built his home at 507 South 38th Street in 1905. He lived there less than five years before selling the house to Edward E. Bruce. Originally from Ottumwa, Iowa, he formed the E.E. Bruce Co. there and in 1885 moved to Omaha. Known for his involvement in civic affairs, he was prominent in the Board of Trade, a member of the Masonic Lodge, and one of the original organizers of the Businessmen’s Association. He also served as a member of the Board of Directors of the Trans-Mississippi Exposition of 1896. Among the honorary pallbearers at his funeral in 1924 were Abraham L. Reed, C.M. Wilhelm, and Charles T. Kuutze. Bruce’s widow, Elizabeth, continued to live in their home until 1937, when she sold the house to Dr. R. Russell Best.

Noted for his surgical practice and research, Best taught anatomy and surgery at the University of Nebraska for over 40 years. He authored more than 150 medical articles and received international recognition for his research.

A native Omahan, Best received his medical degree from Harvard University in 1922 and had two years of surgical training in Europe. In 1923 he married Jane Johnson, the granddaughter of pioneer Omahan Byron Reed, who reached great prominence and wealth.

During World War II Dr. Best served as a colonel in the Medical Corps in Africa and Italy. The French government awarded him the Legion of Merit for his service. After the war he was senior surgical consultant to Veteran’s Administration Hospitals in the Midwest. Among his many contributions to Omaha was his aid in founding the Red Cross blood service and the civil defense and disaster program.

In 1945 Mrs. Augusta Marie Dixon bought the house. She was the widow of Ephraim Dixon, President of the Orchard & Wilhelm Furniture Company. Her father, Dr. Victor H. Coffman, was a well-known physician and pioneer Omahan who moved to the City shortly after the Civil War. Mrs. Dixon was active in civic affairs including acting as President of the Duchesne Alumnae Association.

Frank and Lucille Schaaf bought the house in 1953. Mrs. Schaaf continued to reside there until 1980, when she sold it to Wilton H. and Marie O. Zinn, the present owners.

The Gold Coast, West Farnam

The four decades from 1880 to 1920 were the golden era of Omaha, 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 1920’s. Much of this transformation came about under the direction of a group of men who can be classed under no other title but capitalists. The builders and developers of Omaha included some men whose names are still familiar and others long forgotten: Ezra and Joseph Millard, Guy C. Barton, E.W. Nash, Charles W. Hamilton, and Gurdon W. Wattles, to cite a few of the entrepreneurs.
Under the direction of such leaders, Omaha expanded west, north and south between 1880 and 1920, a movement which caused residential areas to shift. South Tenth Street and the area surrounding Capitol Hill at Twentieth and Dodge Streets marked desirable residence areas in the 1880's, but ten years later, residents began to move their homes west to an area referred to as the West Farnam District. From 1900 to 1910, any person who expected to fit in with Omaha society built his home in the district, which eventually became known as the "Gold Coast" because so many of the capitalists in the city resided there. The area provided a great number of the early monarchs of Ak-Sar-Ben: the queen, a daughter of a long-standing society-minded family, the king, chosen for his civic leadership. The neighborhood was the home of the "heavy respectables," Omaha's cultural and financial leaders.
Architectural Significance

The subtle, restrained dignity that architect John McDonald masterfully brought to his design for the 1905 McLaughlin Residence makes it a fine example of the Colonial Revival style of architecture, a style motivated by the desire to restore order and discipline to the architectural scene. McDonald, and others working in this style from the 1880’s through 1920, were influenced by the simple and puritanical buildings of America’s early years. The strict symmetry of the facade, the classically detailed entry portico and eaves, the gable roof with central dormer and the double-hung windows in rectangular openings are important elements of the style present in the McLaughlin Residence. Equally important is the simple, understated interior, where the architect has emphasized the richness of the materials through his use of minimal detail. The Colonial Revival McLaughlin Residence represents, through its form, unity and sobriety, a reaction against the picturesqueness and willful exhibitionism of the High Victorian period.

Architectural Description

McLaughlin Residence, 507 South 38th Street, constructed in 1905 at a cost of $19,000; John McDonald, architect; Walt Peterson, builder; light brown brick, two & one-half story structure with gable roof; main mass rectangular (40’x50’) in shape with two and one-half story wing and one story lattice enclosed porch at the rear (northeast corner) elevation; one story screened porch projecting from the south elevation; inside chimney at the south wall; red tile used for roof and facing on front central dormer and rear dormer as well as on hipped roofs of porches; all eaves project and are enriched with modillions and dentils; the raking eaves of the main roof, central dormer and rear wing return at the base of the gable; at the facade and rear elevation a narrow brick molding near the top of the wall serves as an architrave, the remainder of the wall surface as a plain frieze, and the projecting eaves as a cornice to form a complete classical entablature; the facade is symmetrical about a central entry and is flanked by a large, rectangular window at each floor; two small vertical rectangular windows are centered over the entry; one square window falls between two narrower windows of equal height in the main dormer; a shallow entry portico of classical detail rests upon a simple stoop and is covered by a full entablature and parapet supported at each end by one round freestanding and one rectangular engaged smooth column, both featuring an egg and dart motif at the capital; doorway features semi-elliptical transom, rectangular sidelights and stone surround; portico, window sills and encircling waterable are all of limestone; flat, brick arches top each window opening; windows throughout the building are double-hung except for two fixed pane windows at the rear elevation whose locations correspond with the interior stair landings, and one circular window in the north gable; windows with the same detailing as the facade windows are found in symmetrical configuration on the remaining elevations. Central hall plan, open well stairway with handrail ending in a spiral supported by plain, painted balusters in place of a newel post; mahogany is used profusely throughout the main floor for the beamed ceilings of the entry, living room and dining room, as well as for the smooth, seamless wainscotting, window trim and pocket doors of the dining room, and for the treads and handrail of the main stairway; quartersawn
narrow oak strip floors throughout first floor except for maple kitchen floor; quartersawn wide pine strip floors on second and third floors; fireplace in living room with glazed tile surround and hearth; simple brick fireplace in third story den with rectangular opening; marble floor replaces original quarry tile floor in the enclosed sun porch.

The Architect, John McDonald

John McDonald (1861-1956), after having established the firm of McDonald and Ogilvy in 1887, soon gained prominence as Omaha's foremost architect during the late nineteenth century. Working in the Beaux-Arts Classicism period of the architectural spectrum, McDonald developed a successful Omaha firm with the help of major commissions from the City's prominent upper-class families. Most notable of these, the George A. Joslyn family, commissioned John McDonald over a period of thirty years to design several varied structures including their residence, the Joslyn Castle (1903, 3902 Davenport Street), the First Unitarian Church (1917, 3114 Harney Street), of which George and Sarah Joslyn were major supporters, and Joslyn Memorial Art Museum (1928, 2200 Dodge Street). All of these buildings were constructed during an era (1900-1929) characterized by great prosperity, a vast business boom and in general an optimistic outlook on the future.

By 1916, John McDonald's son Alan (1891-1947) had become a principal in the firm and over the next thirty-one years, they designed many of Omaha's landmark structures: Standard Oil Building, Yates School, Fontenelle Home, Child Savings Institute, Dundee Theater, Elks Club, Benson High School, and the residences of Max Miller, Grant McFayden and Dr. Clyde Reeder.
Bibliography


LHPC Case No. HI-81-16, APPLICANT W. H. Zinn requests LANDMARK DESIGNATION for 507 South 38th Street. Area to be designated is shaded. (Charles McLaughlin Residence)
AN ORDINANCE to designate the Charles McLaughlin Residence, located at 507 South 38th 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 Charles McLaughlin Residence is located at 507 South 38th Street, which is on the following described land, to wit:

South 87° of Lot 2 in Block 2, in West Omaha, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

Section 2. That for the reasons recited in, Landmarks Heritage Preservation Commission Resolution attached hereto as Exhibit I, and made a part hereof as if fully set forth herein, the architectural characteristics of the Charles McLaughlin Residence are hereby deemed significant and worthy of preservation.

Section 3. That the Charles McLaughlin Residence is hereby designated pursuant to Section 24-61 of the Omaha Municipal Code, and hereby subject to all of the provisions of Landmark Heritage Preservation, Ch. 24, Art. II. of the City of Omaha.

Section 4. That this Ordinance shall be in full force and take effect fifteen (15) days from and after the date of its passage.

INTRODUCED BY COUNCILMEMBER

[Signature]

APPROVED:

[Signature]

MAYOR OF THE CITY OF OMAHA

DATE

PASSED

MAR 16 1982

ATTEST:

[Signature]

CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:

[Signature]

CITY ATTORNEY

PL/8:2a
ORDINANCE NO. 29708

AN ORDINANCE to designate the Charles McLaughlin Residence, located at 507 South 38th Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st Reading  MAR 2, 1982

Hearing  3-9-82

Final Reading  MAR 16, 1982

Passed

Mary Elizabeth Conlee