RESOLUTION-EXHIBIT 1
GEORGE KELLY HOUSE
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, Roderick H. Davis is the owner of the George
Kelly House; and,

WHEREAS, the owner on September 30, 1982, requested
that the George Kelly House be designated a Landmark under
the City of Omaha’s Landmark Heritage Preservation Ordinance;
and,

WHEREAS, the George Kelly House was built in 1904 by
George H. Kelly, then Secretary/Treasurer and later President
of the Adams and Kelly Company; and,

WHEREAS, the George Kelly House is historically significant
as a symbol of the development of the Kountze Place area of
which it is a part by virtue of the fact that its history
exemplifies and parallels that of the entire neighborhood;
and,

WHEREAS, the George Kelly House is architecturally
significant as a fine example of the Neo-Classical Revival
style of architecture popularized in America by the grand
expositions of the mid and late 1890’s; and,

WHEREAS, the design of the George Kelly House was
undoubtedly influenced by the Trans-Mississippi and Inter-
national Exposition that had been held nearby in 1898; and,

WHEREAS, this case application and supporting data are
attached hereto as exhibits, and incorporated herein by this
reference.

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

THAT, the George Kelly House, 1924 Binney Street, be
designated as a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission
DEPARTMENT RECOMMENDATION

INSPECTION DATE

12/3/82
REQUEST

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

CATEGORY

District
 X Building
 __ Structure
 __ Site
 __ Object

APPLICANT

Roderick H. Davis

LOCATION OF PROPOSED DESIGNATION OR WORK

1924 Binney Street

PRESENT USE

Multi-Family

CONFORMANCE WITH COMPREHENSIVE PLAN FOR HISTORIC PRESERVATION

Structure is located within the portion of the Binney, Wirt, Spencer neighborhood identified as being a potential historic district. The plan has shown this area as having priority status.

CONFORMANCE WITH OTHER MASTER PLANS

In conformance (Master Plan Review Committee, January 14, 1983)

NEIGHBORHOOD CHARACTER

Existing: Located in the heart of the Binney, Wirt, Spencer neighborhood, an area consisting of many fine historic residences built between the late 1880's and the 1920's. This area has been identified as being a potential historic district.

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

Will reinforce neighborhood conservation efforts and could lead to increased interest in historic district designation.

PLANNING DEPARTMENT RECOMMENDATION

Approval

ADDITIONAL DATA
Landmarks Heritage Preservation Commission

APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic Kountze Mansion (Residential)
and/or Common

LOCATION
Street and Number 1924 Binney Street

CLASSIFICATION

<table>
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<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
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<tr>
<td>Object</td>
<td>In Process</td>
<td>Yes: Restricted</td>
<td>Entertainment</td>
</tr>
</tbody>
</table>

OWNER OF PROPERTY

Name Roderick H. Davis
Phone Number (402) 453-3300

Street and Number 4414 N 31st Ave.
City, State and Zip Code Omaha, Nebraska 68111

Representative Roderick H. Davis
Phone Number (402) 453-3300

Street and Number 4414 N 31st Ave.
City, State and Zip Code Omaha, Nebraska 68111

LEGAL DESCRIPTION Lot 8, Block 10, Kountze Addition to the City of Omaha
REPRESENTATION IN EXISTING SURVEYS
Title Historic Omaha Building Survey, Omaha City Planning Department
Date 1980

REPRESENTATION IN EXISTING SURVEYS
Title Survey of Douglas County, Nebraska State Historical Society
Date 1978

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

A Comprehensive Plan for Historic Preservation in Omaha, Omaha City Planning Department.
1981

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

Commercial Unit - 5 Single family dwellings, Complete renovation and restoration at approximate cost of $120,000

(See Attached)

STATEMENT OF SIGNIFICANCE
Specific Dates (See attached)
Architect
Builder

Date 9/30/82
Signature of Owner/Representative
Significance

In Omaha the general pattern of movement for the well-to-do has always been toward the West. Beginning with the earliest settlers on Capitol Hill and the bluffs west of Downtown, successive generations have jumped to Park Avenue and the West Farnam - Cathedral area, Happy Hollow and Fairacres, and today's Regency - Rockbrook vicinity. Perhaps the most notable exception to that trend was the North Omaha development of Kountz Place. First National Bank President Herman Kountze had owned the 160 acres between 16th and 24th Streets, Locust and Pratt, since the 1860s, but waited until the real estate boom two decades later to subdivide it and offer lots for sale.

Kountze planned the new development as an upper middle class residential suburb and soon attracted the city's professionals and big businessmen. Provisions in each deed stipulated both the minimum cost of each dwelling and its distance from the street, while prohibiting any unsavory activities in the neighborhood. Streets in the southern portion of the subdivision, particularly Binney and Wirt, were first built on in the late 1880s and contain some of Omaha's finest extant examples of Queen Anne and late Victorian architecture. Kountze Place, like other suburbs of that decade, experienced almost no growth during the 1890s Depression, but recovered after 1898 Trans-Mississippi and International Exposition held on the northern edge of the tract in what is now Kountze Park. As a result, the neighborhood as a whole exhibits several decades of popular architectural styles, from elaborate Queen Anne structures to the more subdued Neo-Classical Revival residences built after 1900.

One of the finest Neo-Classical Revival houses in the neighborhood was built by George H. Kelly at 1924 Binney. Kountze Place was a logical area for Kelly to locate due to the proximity of his place of business, also in North Omaha. In 1904, when the house was constructed, Kelly was secretary/Treasurer of the Adams and Kelly Company, manufacturers and distributors of architectural millwork. The firm was located at 1218 Nicholas and had first been organized in 1892 as Engler, Adams and Kelly. The Company was one of several early Omaha millworks that supplied doors, windows and architectural woodwork to local builders during the boom periods of the 1880s and early 1900s. Kelly went on to become president of Adams and Kelly in 1910 and continued to live at 1924 Binney until 1925 when he moved to the Blackstone Hotel.

In 1925 two aspiring businessmen, Harold J. Bugee and Thomas J. Hart purchased the Kelly house. Bugee, previously an automobile salesman, was trying to establish his own automobile dealership. He is listed in the 1925 Omaha city directory as president of the Omaha Chandler Company, distributors of the Chandler motor car. His business venture proved unsuccessful, however, and the dealership closed the following year as Chandler sales started to decline nationally. The last Chandler motor car was made in 1929.
Thomas J. Hart appears to have experienced a fate similar to that of Bugee. In 1925 Hart's name is associated with the local soft drink firm of Hart and Cummings, but only for that year, as the company continued on solely with Cummings name. Both Bugee and Hart had moved from 1924 Binney by 1927.

From 1929 until 1955 the George Kelly house changed hands many times. During this period nine different individuals or families resided at 1924 Binney. The occupations of these residents included farmer, salesman, clerk, painter and Marine. In 1955 the single family dwelling was divided into apartments and it remained that way until 1981 when it housed six rental units. The current owner of the property, R.H. Davis, purchased the Kelly house in 1982 and completely rehabilitated the structure, creating five modern dwelling units.

In many ways the history of the Kelly house parallels and exemplifies that of the entire Kountze Place neighborhood. Both the structure and the neighborhood started as the home for successful and aspiring business people. Both experienced periods of rapidly changing ownership and a shifting of emphasis from primarily single-family to multi-family occupancy, and now both are part of a rejuvenation manifested through a new interest in the area on the part of property owners and local government. For these reasons the George M. Kelly house is historically significant as a symbol of the development of the greater neighborhood of which it is a part.

Architecturally, the Kelly house is significant as one of the finest examples of the Neo-Classical Revival style of architecture to be found in North Omaha. The classically detailed structure was directly influenced by the grand Trans-Mississippi and International Exposition that had been held nearby in 1898, just 6 years before the house was constructed. The Trans-Mississippi Exposition and other fairs such as the 1893 World's Columbian Exposition at Chicago, had displayed classical architecture on a monumental scale. The middle-class, middle-western Americans who visited the expositions were dazzled by the cosmopolitan splendor of the grandiose buildings, electrically lighted and reflected in immense lagoons. All this had a tremendous effect on architectural taste. As Daniel Burnham, chairman of the architectural commission for the 1893 Chicago exposition is quoted as saying, "The Fair is going to have a great influence in our country. The American people have seen the "Classics" on a grand scale for the first time... I can see all American constructed along the lines of the Fair, in noble, dignified, Classic style." Burnham was correct. Neo-Classical architecture was to be the preferred choice for all types of buildings for many years.

The 1898 Trans-Mississippi Exposition reinforced the national preference for classical architecture for many Omahans. The image of the exposition was undoubtedly fresh in George Kelly's mind when he built his home in 1904. The major classical elements of the structure are its low pitched hip roof, the
broadly projecting eaves supported by modillians and dentils, the porch columns with Ionic capitals, the turned balusters of the porch rail, and the oval window centered over the main entry. Although the predominant style of the house is Neo-Classical Revival, the George Kelly residence exhibits other elements that reveal its transitional nature. These include the subtle asymmetry of the elevations, the shallow projecting bays and the wraparound porch, all carry overs from the earlier Queen Anne style.

Description

George H. Kelly house, 1924 Binney Street, constructed in 1904 at a cost of $5000; designed by George Kelly; J. Roys, builder; wood frame structure with clapboard walls; square (44' x 42') shape; two and one-half stories over raised brick basement; hipped roof with broad eaves; central hipped roof dormers on north, south and west; porch with turned balusters runs entire width of front and partially wraps around south east corner; porch supported by unfluted columns with Ionic capitals; tripled columns at porch corners; shallow bays project from the south and east elevations; eaves display modillians and dentils; oval shaped ornamental window featured at second story of facade; double hung windows throughout; fire stair attached to west elevation.
Bibliography


City of Omaha building permit records.


Omaha City Directories.

Omaha City Landmark Nominations: John P. Bay - Thomas A. Fry Residence.


LHPC Case No. H1-83-2, APPLICANT R.H. Davis requests LANDMARK DESIGNATION for 1924 Binney Street. Area to be designated is shaded. (Kelly House)
AN ORDINANCE to designate the George Kelly House, located at 1924 Binney 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 George Kelly House is located at 1924 Binney Street, which is on the following described land, to wit:

Lot 8, Block 10, Kountze Addition to the City of Omaha, Douglas County, Nebraska.

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

Section 3. That the George Kelly House 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 COUNCIL MEMBER

Bernie Simons

APPROVED:

Michael Bode
MAYOR OF THE CITY OF OMAHA

PASSED APR 12 1983 6-0

ATTEST:

Mary Vallette Corey
CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:

George Skoger
CITY ATTORNEY

PL/8:3C15:20
ORDINANCE NO. 29965

AN ORDINANCE to designate the George Kelly house located at 1924 Binney Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st Reading MAR 22 1983 5/3 - Motion to

2nd Public Hearing 2nd Reading

in 4/3/83 Passed 6-0

Hearing APR 6 1983 "957. Own to

1/12/83

Final Reading APR 12 1983

Passed 6-0