AN ORDINANCE to designate the Joel N. Cornish Residence located at 1009 William 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 Joel N. Cornish Residence located at 1009 William Street, which is on the following described land, to wit:

Lots 30, 31 and 32, Block 2, 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 Joel N. Cornish 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.
INTRODUCED BY COUNCILMEMBER:

Bene J. Brewer

APPROVED BY:

Jean Stothert
MAYOR OF THE CITY OF OMAHA
DATE

PASSED JUN 20 2017 7-0

ATTEST:

CITY CLERK
OF THE CITY OF OMAHA

DATE

APPROVED AS TO FORM:

CITY ATTORNEY
DATE

pln1427ct
RESOLUTION – EXHIBIT A
Joel N. Cornish 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 Joel N. Cornish Residence; and,

WHEREAS, this owner, on March 26, 2017, requested that the Joel N. Cornish Residence be designated a Landmark under the City of Omaha’s Landmark Heritage Preservation Ordinance; and,

WHEREAS, the main original residence was constructed as the home of Colonel Joel N. Cornish from 1886 to 1887, and faced South 10th Street in an area that at the time was considered Omaha’s Gold Coast neighborhood; and,

WHEREAS, Joel N. Cornish, was born in New York in 1828, and was appointed a Colonel in the Iowa Cavalry by Abraham Lincoln in 1862, a title that he carried with him for the rest of his life; and,

WHEREAS, Joel N. Cornish, was a local businessman and wealthy banker who moved to Omaha in 1888 and remained prominent in the city’s social and business circles until his death in 1908; and,

WHEREAS, Joel N. Cornish, while in Omaha organized the National Bank of Commerce, and was also involved in the Midland State Bank, the Carter White Lead Company, and the Omaha Real Estate Owners’ Association; and,

WHEREAS, the Joel N. Cornish Residence is a two and a half story, brick home that is a significantly intact example of the Second Empire architectural style designed by Council Bluff, Iowa architect S. E. Maxon; and,

WHEREAS, the Second Empire Style gained traction as a fashionable style after visitors to the Paris expositions during the latter half of the 19th century saw examples of the style along the newly-constructed boulevards during the redevelopment of Paris by Baron Haussmann; and,

WHEREAS, the Joel N. Cornish Residence was also previously listed on the National Register of Historic Places in 1974, as one of the first ten buildings listed in the city, as an excellent example of its style; and,

WHEREAS, the adjoining apartment addition facing William Street was built in 1911 in an eclectic architectural style by Omaha architect James Henry Craddock; and,

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

THAT, the Joel N. Cornish Residence, 1404 South 10th Street, be designated as a Landmark of the City of Omaha.

Chair: Landmarks Heritage Preservation Commission  Date: May 10, 2017
ORDINANCE NO. 41128

AN ORDINANCE to designate the Joel N. Cornish Residence located at 1009 William Street as a landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

pln1428ct

PRESENTED TO COUNCIL

1st Reading JUN 6 2017 - Hearing

Hearing JUN 13 2017 - Over to

Final Reading JUN 20 2017

Passed 7-0

ELIZABETH BUTLER
City Clerk
Landmarks Heritage Preservation Commission
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 1404 S. 10th Street, Omaha, Nebraska
2. Name of Structure Joel N. Cornish 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 John Basile Date 3/26/2017

5. Legal Description
   Block 2, Lots 30-32 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 _____________________________
Hearing Dates _____________________________
LHPC _____________________________
Planning Board _____________________________
City Council 1 _____________________________
City Council 2 _____________________________
City Council 3 _____________________________
Ordinance Number _____________________________
The Joel N. Cornish Residence
Local Landmark Designation Report
April 3, 2017

Description

The Joel N. Cornish Residence is two-and-a-half story masonry residence located in the Forest Hill Addition to the city of Omaha. It was designed in the Second Empire architectural style by Council Bluffs, Iowa architect Styles Ezra (S.E.) Maxon and was constructed in 1886-1887. It is located on the southwest corner of South 10th and William Streets, and the original main façade is oriented to the east (10th Street). The symmetrical façade has two, two-story projections, each with three arched windows filled with single-light, double-hung sashes. The windows are surmounted by arched hoods. Similar windows are found throughout the building. The central entry is filled with carved double-leaf wooden doors. The entry is sheltered by a rectangular porch supported by square, carved wood posts. The porch includes curved wood brackets that mimic the arches of the door and windows and wood brackets around the eave. A wood balustrade partially encloses the porch, which is accessed by a set of stone steps and cheek walls. The mansard roof is covered in fish-scale slate tiles, and decorative brackets encompass the building’s eaves. A central cupola projects above the roof, with decorative brackets and an arched window on its east side. Small, elaborately-carved dormers project from the cupola’s roof. These dormers have circular, “porthole” windows filled with single-light sashes. A finial surmounts the cupola’s roof. The two-story façade projections are surmounted by dormers with carved, arched windows. Similar dormers are found on other sides of the building.

The south side of the building features similar details, as well as a small rectangular porch in the southeast corner. The porch has a shallow hip roof supported by paired carved wood posts connected by “Eastlake-style” decorative wood panels. A chimney projects from roof near the center of the south side. The north side of the building features a two-story projection similar to that on the façade near the building’s original northwest corner. The projection has a conical mansard roof surmounted by a finial similar to the cupola. A chimney projects from the roof near the northeast corner. After 1911, the house was divided into apartments, and an L-shaped masonry addition was constructed on the northwest corner. The addition is oriented to the north (William Street) and is four stories. It features one or more windows and a door that provided access to a three-story porch, with a single window on the north end of the “L” projection. The porch for all but the ground floor has been removed. A cornice encompasses the addition, which has a flat roof and parapet wall. The porch has been partially removed for safety reasons. A multi-level, contemporary wood deck has been constructed on the rear of the original house and post-1911 addition for egress.

The house retains many of its original interior historic materials and details: wood floors, carved wood window and door trim, doors, stairs, and mantles. Many floors, for example, contain an ornamental parquet design, and the interior doors and transoms are still intact. The stairway balusters, elaborate between the first floor and the first stair landing, become plainer from the landing up to the second floor. After the Cornish family moved out of the house in 1911, the interior was renovated to create apartments, including the subdivision of rooms into kitchens, bathrooms, and other rooms. In many cases, however, the renovations repurposed original materials and ornamentation. The apartment addition on the northwest corner of the property and house, is itself historic and retains many of these post-1909 interior details. The original part of the Cornish house is supported by the original rusticated stone basement foundation.

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1 “Notice to Contractors,” Omaha Daily Bee 16 Aug 1886: 7
Architecture: Stiles Ezra (S.E.) Maxon

Stiles Ezra Maxon was born circa 1849 in Petersburgh, New York, and may have been orphaned by the time he was approximately 15 years old, when he was employed as a servant in the home of a Petersburgh lawyer. By 1880, Maxon was married with five children and living in Council Bluffs, Iowa. The ages and birthplaces listed in the 1880 census for Maxon’s children indicate he lived in New York during most of the 1870s, moving to Iowa circa 1878. By the mid-1880s, Maxon was employed in Council Bluffs as a Superintendent of Construction for the Supervising Architect of the (U.S.) Treasury Department. During his years in Council Bluffs, Maxon designed numerous homes and commercial buildings in Council Bluffs, such as the A.W. Askwith House and the circa 1889 Henry Eiseman & Co. building at Broadway and Pearl Streets, as well as throughout Iowa: he designed the courthouses for Adair, Monona, and Fremont Counties, Iowa. He is also credited as the architect for other buildings in Omaha, Nebraska, such as the Queen Anne-style frame residence at 3409 Redick Avenue. Maxon moved to Portland, Oregon in 1892 and remained there until his death in 1914.

Statement of Significance

The Joel N. Cornish Residence at 1404 South 10th Street in Omaha, Nebraska is locally significant under Standard A, as the home of Colonel Joel N. Cornish, a businessman and banker born in New York in 1828. Cornish moved to Iowa before the Civil War, after which he became a wealthy banker. He moved from Iowa to Omaha circa 1888 and remained prominent in the city’s social and business circles until his death in 1908. The period of significance for Standard A: Colonel Joel N. Cornish begins in 1888 when Cornish and his family permanently moved to Omaha, and continues until Cornish’s death in 1908. The Cornish Residence was also previously listed on the National Register of Historic Places (NRHP) in 1974, one of the first ten buildings in the city listed on the NRHP. At the time, it was listed as locally significant under Criterion C for architecture. For this Landmark application, the Cornish Residence is also locally significant under Standard B for architecture, as a significantly intact example of a large, Second Empire-style house built for one of Omaha’s wealthier citizens on South 10th Street, which at the time was the city’s “Gold Coast,” containing the homes of its wealthier citizens, including Augustus Kountze and the Episcopal Bishop of Nebraska, George Worthington. The period of significance is 1886-1887, during which the house was constructed for the Cornish family.

Standard A: Colonel Joel N. Cornish

Cornish was born in 1828 in Lee Center, New York. He attended the public schools around Rome, New York and then the State Normal School in Albany in 1848, after which he studied law while teaching school in Lee Center, Rome, and Cuba, New York, before moving with his wife to Iowa City, Iowa in 1854. He

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3 Ancestry.com, U.S. Census, Pottawattamie County, Iowa: 1880
4 “Official Register of the United States...Officers and Employees...First of July, 1887...”, 1887: 60 Google Books, accessed 8 Jan 2017
7 Email correspondence from B. Foster to P. Thompson, 8 Feb 2017.
9 “Notes About the City,” Omaha World-Herald, 22 Jan 1892: 3
was admitted to the Iowa bar in 1855. During the Civil War, he was appointed draft commissioner for his congressional district with the rank of Lieutenant in the Iowa cavalry in 1862. Later, President Lincoln appointed Cornish a Colonel in the Iowa cavalry, a title by which he was known for the remainder of his life. After the war, he resumed his law career, and started in banking in 1874. Cornish organized the First National Bank of Hamburg (Iowa) in 1877.

After a decade of success in southwest Iowa, Cornish constructed a new home in Omaha and moved to the city in 1888, where he soon organized the National Bank of Commerce, and was also involved in the Midland State Bank, the Carter White Lead Company, and the Omaha Real Estate Owners’ Association. Cornish and his wife, Virginia, had four children: Ada, who married J.H. Hertsche; Anna, who married J.M. Metcalf; Albert J., who was a lawyer and became a justice on Nebraska’s Supreme Court; and Edward J., who was also a lawyer and became president of the American Lead Company. Joel N. Cornish died in Omaha on June 7, 1908. His will directed that his property be divided equally among his four children (his wife having preceded him in death) to be distributed over the course of next three years. Newspapers suggested that “for the purposes of keeping the homestead in the family,” his son Edward J. Cornish would retain the residence for a reduction in his inheritance of $20,000.

Edward Cornish, however, did not remain in Omaha long: the next year, he moved to Chicago for business reasons, and the house was renovated for apartments shortly thereafter. The renovation to apartments, designed by Omaha architect James H. Craddock, occurred around the same time other wealthy Omahans were building new, fashionable homes west of downtown, and South 10th Street began a gradual decline. Several of the large houses on the northwest corner of South 10th and William Streets, including the Worthington House, for example, were purchased and renovated to become the Presbyterian Hospital. The conversion of the Cornish Residence to apartments appears to have part of this more general trend. The *Omaha Daily Bee* published advertisements for the “Cornish Apartments” located on the southwest corner of South 10th and William Streets, indicating each apartment had four or five rooms and a bath, private porches, and that the property had a “barn for automobiles.” When Edward J. Cornish died in 1938, he willed his Nebraska property, including the “Cornish apartments,” to his two nephews and a niece. Virginia Cornish Fisher, his niece, sold the property to Carl Meyers in 1956, and two years later he sold it to Grace Bible Institute. The current owners purchased the building in 1990.

**Standard B: Architecture**

The Joel N. Cornish Residence was designed by Council Bluffs, Iowa architect S.E. Maxon in the Second Empire architectural style and constructed circa 1886-1887. The Second Empire style is so-named because its popularity coincided with the reign of Emperor Napoleon III (1852-1870). It gained traction as a fashionable style after visitors to the Paris expositions during the latter half of the 19th century saw examples of the style along the newly-constructed boulevards during the redevelopment of Paris by Baron Haussmann. It became a popular style in the United States during the general prosperity that followed the Civil War. Considered urbane and cosmopolitan, it was easily applied to urban forms, from residences,

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12 Morton, Julius S. *Illustrated History of Nebraska, Volume III*. 1913. (Lincoln, Nebraska: Western Publishing and Engraving Co.): 635
14 “Cornish Estate Worth $100,000,” *Omaha World-Herald*, 11 Jun 1908: 1
15 “Purely Personal,” *Omaha World-Herald*, 16 Sep 1909: 3
16 “Year of King Ak-Sar-Ben XIV Shows Wonderful Progress,” *Omaha Daily Bee*, “Automobile Section,” 26 Sep 1909: 3
17 Advertisement, *Omaha Daily Bee*, “Automobile Section,” 9 Oct 1909: 15
townhouses, hotels, and even government buildings.\textsuperscript{20} The main feature of the style was its double-
pitched roof with an almost vertical lower slope, which made the attic “an additional usable floor” and
projecting and receding sections,\textsuperscript{21} such as the projecting bays on each side of the front façade of the
Cornish Residence. Among the most well-known Second Empire buildings in the United States are the
Executive Office Building, adjacent to the White House, and the Philadelphia, Pennsylvania City Hall.

The Joel N. Cornish Residence is a rare, intact example of a Second Empire-style residence in Omaha and
is located on South 10\textsuperscript{th} Street, the city’s original “Gold Coast.” It is described by the Nebraska State
Historical Society as “an excellent example” of the Second Empire architectural style.\textsuperscript{22} The residence still
retains much of its original exterior integrity such as its fenestration patterns, arched central entry and
windows with hoods, porches, dormers, mansard roof covered in ‘fish scale’ slate tiles, and central cupola.
The construction of an adjoining apartment building after the Cornish family moved out of the house in
1909 is now itself historic. The original multi-story porch on the apartment addition, however, has been
removed. The modern wood deck/stairs on the building’s rear is mostly not visible from the street, and
has not negatively affected the building’s original, historic materials or architectural details.

Massachusetts: MIT Press: 211.

New Jersey: John Wiley & Sons: 68

\textsuperscript{22} “More National Register Sites in Douglas County,”
Figure 1 - Advertisement from page 7 of the Omaha Daily Bee, 16 Aug., 1886 by Colonel Cornish seeking contractors to make bids on the construction of his residence, designed by S.E. Maxon and to be located at South 10th and William Streets.
Figure 2 - Colonel Joel N. Cornish, undated, from Morton, 1913.
Figure 3 - Cornish Mansion, looking northwest from 10th Street, circa 1895, from Restoration Exchange Omaha.
Figure 4 - Cornish Mansion, looking southwest from 10th Street, circa 1911, from the Durham Museum Photograph Collection.

Figure 5 - Cornish Mansion, looking southwest from 10th Street, 1964, from the Durham Museum Photograph Collection.
Figure 6 - Cornish Mansion, looking northwest from 10th Street, 1976, from Restoration Exchange Omaha.

Figure 7 - Cornish Mansion, looking west across 10th Street, 1976, from the Durham Museum Photograph Collection.
Figure 8 - Cornish Mansion, looking southwest across 10th Street, 1976, from the Durham Museum Photograph Collection.

Figure 9 - Cornish Mansion, looking west across 10th Street, 1984, from the Durham Museum Photograph Collection.
Figure 10 - Cornish Mansion, looking northwest from 10th Street, 2006, from the Omaha City Planning Department.

Figure 11 - Cornish Mansion, looking southwest across 10th Street, 2006, from the Omaha City Planning Department. Note the second through fourth floor porches are removed from the northwest corner addition.
Figure 12 - Cornish Mansion, looking west, 2006, from the Omaha City Planning Department. Note the second through fourth floor porches are still visible in this photograph (center left).
Figure 13 - Plat of Forest Hill Addition, 1886, with the Cornish Mansion property indicated in RED.
Figure 14 - 1890 Sanborn, Vol 1, Sheet 34, with the Cornish Mansion property indicated in RED.
Figure 15 - 1901 Sanborn Vol. 2, Sheet 214, with the Cornish Mansion property indicated in RED.
Figure 16 - 1918 Baist's Atlas, Sheet 18, with the Cornish Mansion property indicated in **RED**.
Figure 17 - 1934 Sanborn map, Vol. 1 Sheet 79, with the Cornish Mansion property indicated in RED.
Figure 18 - 1960s Sanborn, Vol. 1, Sheet 79, with the Cornish Mansion property indicated in **RED**. Note the carriage house/garage has been removed.
Figure 19 - Google Earth, with the Cornish Mansion property indicated in RED. North indicated by the red arrow.
Figure 21 - 1911 Addition and Renovation Plans: First Floor
Figure 23 - 1911 Addition and Renovations: Third Floor
Figure 24 - Cornish Mansion, looking northwest from 10th Street, 2017

Figure 25 - Cornish Mansion, looking north at south side, 2017
Figure 26 - Cornish Mansion, looking north-northeast at southwest corner, 2017

Figure 27 - Cornish Mansion, looking south across Williams Street, 2017
Figure 28 - Cornish Mansion, looking south-southwest across Williams Street, 2017

Figure 29 - Cornish Mansion, looking southwest across 10th Street, 2017
Figure 30 - Cornish Mansion, detail of the front porch and entrance, 2017

Figure 31 - Cornish Mansion, detail of newel post of main stairway, 2017
Figure 32 - Cornish Mansion, detail of floor detail in ground floor apartment, 2017

Figure 33 - Cornish Mansion, detail of upper mantle mirror, shelves in ground floor apartment, 2017
**Figure 34** - Cornish Mansion, detail of lower half of mantle in ground floor apartment, 2017

**Figure 35** - Cornish Mansion, looking east towards one of the three-windows bays in ground floor apartment, 2017
Figure 36 - Cornish Mansion, detail of upper door trim, ground floor apartment, 2017

Figure 37 - Cornish Mansion, detail of newel posts on second-floor landing, 2017
Figure 38 - Cornish Mansion, detail of stair balusters leading to second floor, 2017

Figure 39 - Cornish Mansion, detail of secondary balusters leading to second floor, 2017
Figure 40 - Cornish Mansion, stair balusters/railing around in the cupola, 2017

Figure 41 - Cornish Mansion, detail of newel post for stairs leading to cupola, 2017