AN ORDINANCE to designate the Johnston Building located at 1146 South 32nd 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 Johnston Building located at 1146 South 32nd Street, which is on the following described land, to wit:

The East 90 feet of Lot 12, Block 7, Hanscom Place, 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 Johnston Building 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

[Signature]

APPROVED BY:

[Signature]

MAYOR OF THE CITY OF OMAHA [Date]

PASSED    JUN 14 2016    6-0

ATTEST:

[Signature]

CITY CLERK OF THE CITY OF OMAHA [Date]

APPROVED AS TO FORM:

[Signature]

CITY ATTORNEY [Date]

pln657mra
RESOLUTION – EXHIBIT A
Johnston Building
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, Eric B. Kimmons and Ingrid K. Kimmons are the owners of the Johnston Building; and,

WHEREAS, this owner, on January 4, 2016, requested that the Johnston Building be designated a Landmark under the City of Omaha’s Landmark Heritage Preservation Ordinance; and,

WHEREAS, the property, with building originally built in 1888, was owned by George N. Hicks, a prominent real estate developer, from 1886 to 1901; and,

WHEREAS, George N. Hicks, was an essential character in the development of the Hanscom Park Neighborhood during the late 19th century and early 20th century, who built and resided in several houses and properties in the area; and,

WHEREAS, John A. McDonald, who became one of Omaha’s master builder architects in a 66 year long career, and along with his partner and son Alan designed more than 22 buildings in the downtown district in just 12 years, was hired to design this building in 1886 at the beginning of his career; and,

WHEREAS, this building exemplifies the new spirit of American architectural design and national style that began in the 1880s as the western frontier was closing and the rise of the American city was beginning; and,

WHEREAS, John A. McDonald designed the building, with its Roman arches and rusticated stone details, in the Richardsonian Romanesque style, foreshadowing his confidence in creating buildings of strength, stature and permanence; and,

WHEREAS, this building was built, specifically for this site and in reaction to the corner lot just feet from the street car system, as a row house and apartment flat combination that conveys its functional hierarchy on the exterior; and,

WHEREAS, this property has retained a high level of physical integrity in a neighborhood that has always had a mix of residential building types of varying sizes and scales; and,

WHEREAS, the longest period of ownership was from 1925 to 1949, when Doctors John P. and Minnie F. Johnston lived there and conducted their chiropractic practice out of the building; and,

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

THAT, the Johnston Building, 1146 S. 32nd Street, be designated as a Landmark of the City of Omaha.

[Signature]
Chair, Landmarks Heritage Preservation Commission

[Signature]
Date
May 11, 2016
ORDINANCE NO. 4077

AN ORDINANCE to designate the Johnston Building located at 1146 South 32nd Street as a landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

pln658mra

PRESENTED TO COUNCIL

1st Reading MAY 24 2016

Hearing JUN 7 2016 - Motion that the public hearing be continued to third reading on

Final Reading JUN 14 2016

Passed 6-0

PUBLICATIONS

PUBLICATION OF HEARING

Date 5-27-16

PUBLICATION OF ORDINANCE

Date ____________________

BUSTER BROWN
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 68133

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: 1146 S 32nd St, Omaha, NE 68105
2. Name of Structure: Johnsen Building
3. Applicant:
   Name: Paul R. Kimmons
   Street: 1808 No. 87 St.
   City: Omaha
   State: NE
   Zip: 68114
   Phone: (402) 393-5280
   Email: phkimmons@juno.com

4. Owner's Signature: Ingrid K. Kimmons by Margaret J. Kimmons, POA

5. Legal Description:
   Hanson Place E 90 FT 50x90
   Lot 0012, Block 007
   1146 S 32nd St

6. Classification
   Category: building(s)
   Ownership: public
   Status: occupied
   Present Use: museum

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.

   See attached description, photographs, and document copies

LHPC Use Only
Case File Number: ____________________________
Hearing Dates: ____________________________
LHPC: ____________________________
Planning Board: ____________________________

City Council 1: ____________________________
City Council 2: ____________________________
City Council 3: ____________________________
Ordinance Number: ____________________________
Here in Omaha we are indeed fortunate to still have a primary example of the Richardson "Romanesque Style" of residential architecture first developed by H. H. Richardson. "Henry Hobson Richardson" of Boston was one of three American architects in the 1880's who led a "rejection" of the idea of copying European styles and developed a "new spirit" of American approach to design resulting in a "national style"; using robust local materials in economical ways with functional priorities as a "real builder".

In addition this sturdy brick and stone structure under construction in "1888" was carefully designed by John (Jack) A. McDonald, who was known as "Omaha's Master Builder". He was responsible for "22 new buildings in the downtown business district". Since he started his practice in 1886, this carefully-crafted residence had to be one of his first projects which he would have wanted to be a showcase of his experience. Later he even exhibited a bit of grandiosism by having his figure carved into the stone of his Joslyn Museum masterpiece.

This 1888 well-built residential structure stands in the Northwest corner of 32nd Street and Poppleton Avenue. It is unusual in that the owner's opulent residence was sealed off from rental apartments and servant quarters by a brick wall. Presently, this building location is near several national register of historic places, including the Field Club Historical District and the Park Avenue Apartment District. This structure is also near several historic properties including the Gerald A. Ford Birth Site and the long-standing Hanscom Park, as shown on the Notable Historic Buildings Maps. In addition, the 2003 Official Reconnaissance Survey of selected neighborhoods in central Omaha, included this property in the inventory as one of the 462 properties having historic architectural significance and physical integrity out of 4900 properties in the survey properties.

With this structure there are several items of special interest. The large stone arch over the South entrance is typical of Richardson Romanesque Style. There are nine rare stained glass windows "created in Chicago" and built into the structure. Several brass chandeliers for gas
light remain. The East front winding oak staircase darkened with age, remains along with wide oak trim and oak pocket doors that partition off rooms.

The complete history of this place is important because some of the earliest records of Omaha were lost in a Court House fire. The beginning point is March 20th, 1857, when Andrew J. Hanscom, "a prominent local attorney and --- General Attorney for the Union Pacific Railroad" received a Certificate of Entry for 160 acres from the Register of the United States Law Office. Sixteen years later on June 17, 1873, he dedicated the plat of Hanscom Place for public use, which included this Lot No. 12. By then, "community leaders Mr. and Mrs. Andrew J. Hanscom and Mr. and Mrs. James Megeath had donated additional land to be developed "as the nearby 57.69 acre Hanscom Park". Fortunately, "the City retained nationally renowned landscape architect, Horace W. S. Cleveland to design this and other nearby parks along with the connecting' boulevard systems."

About two years later on April 10, 1874, Henry J. Lucas paid $500 for lots 11, 12, 13 and 14. Since the future residence under consideration would be constructed on the East one-half of lot 12, that lot cost was only sixty two dollars and fifty cents. The Lucas family, Henry, wife Ellen, son Edward and brother John controlled these four lots for over twelve years until they were sold on October 26, 1886, for $10,000. It was George N. Hicks who paid this price in order to build the family's own special residence. Obviously, George and his wife Ellen M. picked the most prominent high point corner property for their own family mansion on the Omaha Street Electric Railway Line.

With property in hand, it was time to pick the architect for their home. Interestingly, John (Jack) McDonald's "name appeared in the Omaha City Directory as being in practice", first in 1866. Jack was from "Prince Edward Island, Canada" and a recent graduate of "McGill University in Montreal, Canada" with a "Bachelor of Applied Science Degree" plus experience doing "work in a local architectural firm". Fortunately, Jack, who originally came to Omaha because "he had promised his mother" that when he got as far as Nebraska he would stop in Omaha to pay a visit to her relatives, the McAuslands", he stopped, and stayed. Due to fortuitous timing one of Jack's first architectural commissions must have been the Hicks residence. This
early commission would be important to Jack in order to showcase his talent. By utilizing the Richardson Romanesque design approach he created a sturdy well-built masonry structure which clearly expressed the function of the building. After the plans were approved, Mr. Hicks contracted with Phillip R. Pullman to construct the residence with construction "started in November 1888\(^3\) at a cost of $9,000".

Unfortunately, Mr. Hicks ran into some financial problems and Phillip R. Pullman the contractor, claimed a total of $8050 in two mechanics liens\(^3,9\) for about two years before they were paid. Some of these liens covered wages for workers who signed their names on the plaster found behind the stair construction\(^4\). The Hick's financial problems were no doubt exacerbated by "the depression of 1893-94"\(^5\). George and Ellen Hicks both went through a series of mortgages in an attempt to hold the properties. But, unfortunately after almost exactly fifteen years they lost their home by foreclosure to The National Life Insurance Company over an unpaid mortgage all on October 1, 1901\(^6\).

On January 29, 1906\(^7\), after over five years of Insurance Company ownership, John T. Kerns took ownership of the East 90 feet of Lot 12, Block 7 (the final property size) for $7500.

During this time in 1916 the City took action to preserve the character of this residential area. "James C. Dahlman, Mayor and President of City Council of the City of Omaha"\(^8\) took action and signed Ordinance No. 9343 prohibiting any business vocation or vocations in the Hanscom Place Subdivision as specified.

John T. Kerns lived in this fine architect-designed home for over seventeen years but passed away on August 29, 1923\(^9\). By his will John T. Kerns passed the property on to his son, Richard A. Kearns. Richard and Hazel Kearns held the property for over two years and on December 28, 1925\(^10\). He sold the property to John P. Johnston and his wife Minnie F. Johnston. From a business card\(^11\) found in remodeling, it is clear that both John and Minnie were Chiropractic doctors; their phone number was Harney 0219. It is questionable if they violated Ordinance No. 9343 with respect to a business vocation. Then, on May 17, 1948\(^12\), seventy-four-year-old Minnie F. Johnston passed away after almost 23 years in their home. Her husband, John P. Johnston, received her share in the property by her will\(^13\). A little over a year later John P Johnston,
widower, conveyed the property to Cecil O. L. Johnston and himself as joint tenants on October 5, 1949. However, about six months later on April 27, 1950, eighty-year-old John P. Johnston changed his mind and went to court claiming the conveyance to Cecil O. L. Johnston involved fraud, deceit and deception. John P. Johnston lost the case but he retained use and rental income. Probably, John P. Johnston's change of mind was due to his new wife, Dolly L. Johnston, who on February 4, 1952, received one-half interest in this property from her eighty-one-year-old husband. Three months after the passing of John P. Johnston on April 9, 1957, Dolly L. Johnston sold her one-half interest in the property for $7500 to Cecil O. L. Johnston on July 10, 1957. After the passing of Cecil O. L. Johnston of Hastings, NE, over seven years later, on January 1, 1965, the forty year Johnston reign on this property came to a close.

Interestingly, Cecil O. L. Johnston's will, filed on February 16, 1965, passed this property ownership in equal shares to Jean Palmer and Mariam Mullenax, both from 9602 Blue Ridge, Kansas City, Missouri, and any children of the same. Then one year later on February 17, 1966, the property was sold to Richard H. Hibbler and his wife Clara Elizabeth Hibbler.

Two years later on March 19, 1968, Paul R. Kimmons and his wife Margaret Q. Kimmons purchased the property. On April 26, 1972, Paul R. Kimmons received a Certificate of Occupancy for the remodeling of the two-story, four-bedroom living unit into two single-floor single-bedroom living units which effectively turned the entire structure into apartments. Fourteen years later on July 7, 1986, Paul R. Kimmons transferred the property to Margaret Q. Kimmons. The goal of improving the property meant that on May 5, 2008, a Building Permit was issued to completely remodel an upstairs apartment. After this work was completed, Margaret Q. Kimmons transferred this property on January 15, 2010, to son Eric B. Kimmons and daughter Ingrid K. Kimmons. The story of this stately historic structure continues under the watchful care of architect Paul R. Kimmons and family, who are committed to maintain and improve this City treasure after over forty-seven years of family ownership!
### Appendix B. Inventory of Individually Surveyed Properties

<table>
<thead>
<tr>
<th>Address</th>
<th>Resource Name</th>
<th>NoHBS Number</th>
<th>Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>613 North 32 Street</td>
<td>House</td>
<td>DO09:0214-036</td>
<td>Architecture</td>
</tr>
<tr>
<td>1015 North 32 Street</td>
<td>House</td>
<td>DO09:0216-071</td>
<td>Architecture</td>
</tr>
<tr>
<td>1018 North 32 Street</td>
<td>House</td>
<td>DO09:0216-072</td>
<td>Architecture</td>
</tr>
<tr>
<td>1033 North 32 Street</td>
<td>House</td>
<td>DO09:0216-073</td>
<td>Architecture</td>
</tr>
<tr>
<td>1035 North 32 Street</td>
<td>House</td>
<td>DO09:0216-074</td>
<td>Architecture</td>
</tr>
<tr>
<td>1302 North 32 Street</td>
<td>House</td>
<td>DO09:0218-021</td>
<td>Architecture</td>
</tr>
<tr>
<td>1040 South 32 Street</td>
<td>Duplex</td>
<td>DO09:0209-030</td>
<td>Settlement</td>
</tr>
<tr>
<td>1106 South 32 Street</td>
<td>A.D. Schermerhorn Residence</td>
<td>DO09:0204-001</td>
<td>Settlement</td>
</tr>
<tr>
<td>1127 South 32 Street</td>
<td>F.W. Rice Residence</td>
<td>DO09:0204-042</td>
<td>Architecture</td>
</tr>
<tr>
<td>1138 South 32 Street</td>
<td>Apartment building</td>
<td>DO09:0204-029</td>
<td>Settlement</td>
</tr>
<tr>
<td>1142 South 32 Street</td>
<td>Apartment building</td>
<td>DO09:0204-035</td>
<td>Settlement</td>
</tr>
<tr>
<td>1146 South 32 Street</td>
<td>Apartment building</td>
<td>DO09:0204-036</td>
<td>Settlement</td>
</tr>
<tr>
<td>1312 South 32 Street</td>
<td>John L. Carey Residence</td>
<td>DO09:0204-085</td>
<td>Settlement</td>
</tr>
<tr>
<td>1323 South 32 Street</td>
<td>Triplex</td>
<td>DO09:0204-137</td>
<td>Architecture</td>
</tr>
<tr>
<td>115 North 33 Street</td>
<td>Idalia Apartments</td>
<td>DO09:0212-015</td>
<td>Architecture</td>
</tr>
<tr>
<td>124 North 33 Street</td>
<td>House</td>
<td>DO09:0212-083</td>
<td>Settlement</td>
</tr>
<tr>
<td>128 North 33 Street</td>
<td>Meister Apartments</td>
<td>DO09:0212-008</td>
<td>Settlement</td>
</tr>
<tr>
<td>132 North 33 Street</td>
<td>Apartment building</td>
<td>DO09:0212-071</td>
<td>Settlement</td>
</tr>
<tr>
<td>136 North 33 Street</td>
<td>Justin Apartments</td>
<td>DO09:0212-009</td>
<td>Settlement</td>
</tr>
<tr>
<td>137 North 33 Street</td>
<td>Harriet Court</td>
<td>DO09:0212-011</td>
<td>Architecture</td>
</tr>
<tr>
<td>152 North 33 Street</td>
<td>House</td>
<td>DO09:0212-065</td>
<td>Settlement</td>
</tr>
<tr>
<td>531 North 33 Street</td>
<td>Commercial building</td>
<td>DO09:0214-031</td>
<td>Commerce</td>
</tr>
<tr>
<td>618 North 33 Street</td>
<td>Triplex</td>
<td>DO09:0214-007</td>
<td>Settlement</td>
</tr>
<tr>
<td>624 North 33 Street</td>
<td>Duplex</td>
<td>DO09:0214-008</td>
<td>Settlement</td>
</tr>
<tr>
<td>630 North 33 Street</td>
<td>Duplex</td>
<td>DO09:0214-009</td>
<td>Settlement</td>
</tr>
<tr>
<td>1325 North 33 Street</td>
<td>House</td>
<td>DO09:0218-012</td>
<td>Architecture</td>
</tr>
<tr>
<td>524 South 33 Street</td>
<td>Apartment building</td>
<td>DO09:0208-045</td>
<td>Architecture</td>
</tr>
<tr>
<td>811 South 33 Street</td>
<td>Rowhouse</td>
<td>DO09:0208-008</td>
<td>Settlement</td>
</tr>
<tr>
<td>904 South 33 Street</td>
<td>House</td>
<td>DO09:0206-007</td>
<td>Settlement</td>
</tr>
<tr>
<td>921 South 33 Street</td>
<td>Clifton Place Townhomes</td>
<td>DO09:0206-013</td>
<td>Settlement</td>
</tr>
<tr>
<td>1007 South 33 Street</td>
<td>House</td>
<td>DO09:0206-022</td>
<td>Settlement</td>
</tr>
<tr>
<td>1011 South 33 Street</td>
<td>House</td>
<td>DO09:0206-023</td>
<td>Settlement</td>
</tr>
<tr>
<td>1031 South 33 Street</td>
<td>House</td>
<td>DO09:0206-065</td>
<td>Settlement</td>
</tr>
<tr>
<td>1033 South 33 Street</td>
<td>House</td>
<td>DO09:0206-064</td>
<td>Settlement</td>
</tr>
<tr>
<td>1048 South 33 Street</td>
<td>Duplex</td>
<td>DO09:0206-062</td>
<td>Settlement</td>
</tr>
<tr>
<td>1128 South 33 Street</td>
<td>Mrs. Anna Stovel Residence</td>
<td>DO09:0204-021</td>
<td>Settlement</td>
</tr>
<tr>
<td>108 North 34 Street</td>
<td>Apartment building</td>
<td>DO09:0212-030</td>
<td>Architecture</td>
</tr>
<tr>
<td>110 North 34 Street</td>
<td>Apartment building</td>
<td>DO09:0212-031</td>
<td>Settlement</td>
</tr>
<tr>
<td>144 North 34 Street</td>
<td>Duplex</td>
<td>DO09:0212-034</td>
<td>Settlement</td>
</tr>
<tr>
<td>145 North 34 Street</td>
<td>Monterey Apartments</td>
<td>DO09:0212-016</td>
<td>Architecture</td>
</tr>
<tr>
<td>146 North 34 Street</td>
<td>Duplex</td>
<td>DO09:0212-035</td>
<td>Settlement</td>
</tr>
<tr>
<td>809 North 34 Street</td>
<td>Duplex</td>
<td>DO09:0216-048</td>
<td>Architecture</td>
</tr>
<tr>
<td>216 South 34 Street</td>
<td>First Presbyterian Church</td>
<td>DO09:0210-002</td>
<td>Architecture</td>
</tr>
<tr>
<td>502 South 34 Street</td>
<td>Apartment building</td>
<td>DO09:0208-057</td>
<td>Architecture</td>
</tr>
<tr>
<td>558 South 34 Street</td>
<td>Duplex</td>
<td>DO09:0208-058</td>
<td>Architecture</td>
</tr>
<tr>
<td>564 South 34 Street</td>
<td>Parkview Apartments</td>
<td>DO09:0208-028</td>
<td>Settlement</td>
</tr>
<tr>
<td>131 North 35 Avenue</td>
<td>House</td>
<td>DO09:0212-062</td>
<td>Settlement</td>
</tr>
<tr>
<td>327 North 35 Avenue</td>
<td>Duplex</td>
<td>DO09:0212-036</td>
<td>Settlement</td>
</tr>
<tr>
<td>329 North 35 Avenue</td>
<td>Duplex</td>
<td>DO09:0212-037</td>
<td>Settlement</td>
</tr>
<tr>
<td>602 South 35 Avenue</td>
<td>House</td>
<td>DO09:0208-080</td>
<td>Architecture</td>
</tr>
<tr>
<td>807 South 35 Avenue</td>
<td>House</td>
<td>DO09:0208-006</td>
<td>Settlement</td>
</tr>
<tr>
<td>1030 South 35 Avenue</td>
<td>House</td>
<td>DO09:0206-002</td>
<td>Settlement</td>
</tr>
</tbody>
</table>
Drs. Johnston
Chiropractors
John P. Johnston   Minnie F. Johnston
Poppleton Ave.

Small Clinic Room
up,
CITY OF OMAHA
PERMITS AND INSPECTION DIVISION
Certificate of Occupancy

OMAHA, NEB., 4-26-78

This is to certify that the building, structure and/or land known as 1146
South 32nd Street
Lot 100, 2nd Block
111 1/2
has been inspected and found suitable for occupancy and use as a
2 apt units (partial) of 6 Unit Block
and complies with all applicable provisions of the Omaha Municipal Code relating to such occupancy and use, and that the same has been INSPECTED AND APPROVED FOR:

ZONING

MECHANICAL

M. H. Mikels

STRUCTURAL

PLUMBING

R. Z. Lenz

ELECTRICAL

SEWER CONNECTION

F. P. R. Keck

SIGNS


MAX. ASSEMBLY—PERSONS

MAX. FLOOR L. LOAD

PSF

J. A. ROGERS

Supp. Permits and Inspection Division

By

J. A. Rogers

Building Permit No. 1381
5-19-40

CERTIFICATE OF OCCUPANCY
#57
SOURCE NOTES AND DOCUMENTS


8. Quote on June 12, 2015 by Joan A Fogarty, Author of Building Omaha: The Architectural Legacy of John and Alan McDonald.

9. Ibid., Building Omaha, Page 107, Paragraph 1, Line 10.

10. Photograph by Ivar Hanson, July 31, 1968, East Entrance.

11. Ibid., Building Omaha, Page 108, Photograph, Far left.

12. Ibid., Hanson photograph, corner lot.


17. Color photographs, Three of the nine stained glass windows, unknown date.

18. Ibid., Quote Fogarty, Made in Chicago.

19. Ibid., Hanson photograph, Chandelier.

20. Ibid., Hanson photograph, Stair case.

21. Ibid., Hanson photograph, Pocket doors and trim.

22. Leo A. Crosby Company, First National Bank Building, Omaha, Abstract of Title, #63351 – Kimmons to E 90 Feet of Lot 12, Block 7, Hanscom Place Addition, No.1 Entry Book.

24. Ibid., Abstract, No. 4, Book 14, Page 228.

25. Copy of plat of block seven, Hanscom Place.


27. Ibid., *Building Omaha*, Page 21, Left hand column, Line 27.

28. Ibid., *Building Omaha*, Page 23, Right hand column, Paragraph 1, Line 1.

29. Ibid., Abstract of Title, No. 6, Book 16, Page 171.

30. Street Railways of Omaha and Environs Map.


32. Ibid., *Building Omaha*, Page 1, Left hand column, Paragraph 1, Line 9.

33. Ibid., *Building Omaha*, Page 1, Right hand column, Paragraph 1, Line 3.

34. Ibid., *Building Omaha*, Page 3, Left hand column, Paragraph 1, Line 1.

35. Ibid., *Building Omaha*, Page 3, Right hand column, Paragraph 2, Line 1.


37. Ibid., *Building Omaha*, Page 10, Upper right hand photograph description, Paragraph 1, Line 3.

38. Ibid, Abstract of Title, No. 6, Book "N", Page 338.


40. Photograph by Ivar Hanson, July 31, 1963, Plaster behind stair.

41. Ibid., *Building Omaha*, Page 14, Right hand column, Paragraph 3, Line 1.

42. Ibid., Abstract of Title, No. 19, Book 120, Page 208.

43. Ibid., Abstract of Title, No. 24, Book 283, Page 525.

44. Ibid., Abstract of Title, No. 34, Book 36, Page 549.

45. Ibid., Abstract of Title, No. 36, Estate File No. 13416.

46. Ibid., Abstract of Title, No. 37, Book 523, Page 559.

47. Business Card, Photo copy, Johnstons.

48. Ibid., Abstract of Title, No. 52, Book 234, Page 32.
49. Ibid., Abstract of Title, No. 53, Fee book 77, Page 87.

50. Ibid., Abstract of Title, No. 55, Book 76, Page 167.

51. Ibid., Abstract of Title, No. 56, App Doc 429, Page 167.

52. Ibid., Abstract of Title, No. 58, Book 905, Page 401.

53. Ibid., Abstract of Title, No. 62, book 1262, Page 188.

54. Ibid., Abstract of Title, No. 63, Estate No. 8357.

55. Ibid., Abstract of Title, No. 65, Book 1250, Page 71.

56. Ibid., Abstract of Title, No. 68, Book 1345, Page 237.

57. Photocopy of Certificate of Occupancy, No. 349.

58. Ibid., Abstract of Title, No. 22, Book 1783, Page 517.

59. Photocopy of Building Permit, No. 62168.
Date: February 10, 2016
Case Number: 16-02-H1
Case Name: Johnston Building
Location: 1146 S 32 Street
Applicant: Paul R. Kimmons, Owner
Request: Local Landmark Designation

Inspection Date: January 15, 2016
Year Built: 1888
Original Use: Owner Residence, Rental Unit and Servant Quarters
Present Use: Four Rental Apartments

Conformance with Master Plan:
From the OMC Section 24-22:
The city council finds that the protection, enhancement, perpetuation and use of structures, districts and elements of historical, cultural, educational, architectural, engineering, or geographic significance located within the city are required in the interest of the prosperity, civic pride and general welfare of the people; and further finds that the economic, cultural and aesthetic standings of this city cannot be maintained or enhanced by disregarding the heritage of the city and by allowing the destruction or defacement of such cultural assets.

Context Description:
The existing neighborhood is a collection of single family and multi-family residential building types – from turn of the century homes to slip-in apartment buildings. It is near several National Register of Historic Places, including the Field Club Historic District and the Park Avenue Apartment Historic District, as well as several Local Landmarks. The impact of designating this apartment building as a landmark in one of the oldest neighborhoods will retain the diverse mix of residential building types by preserving the oldest pieces in their original form.
Review and Analysis:

Property History
The property at 1146 S 32 Street in Omaha was originally owned and the building commissioned by George N. Hicks, a prominent real estate developer, in 1886. John McDonald was hired as architect – it was among one of his earliest commissions – and he designed it in the Richardsonian Romanesque style. Phillip R. Pullman started construction in 1888 at a cost of $9000. The attached designation report further outlines the interesting property owner history. Below is a summarized timeline:

1886-1901 George N. and Ellen M. Hicks
1901-1906 National Life Insurance Company
1906-1923 John T. Kerns
1923-1925 Richard A. and Hazel Kearns
1925-1949 John P. and Minnie F. Johnston
1949-1952 John P. Johnston and Cecil O. Johnston
1952-1957 John P. and Dolly L. Johnston
1957-1965 Cecil O. Johnston
1965-1966 Jean Palmer and Mariam Mullenax
1966-1968 Richard H. Hibbler and Clara Elizabeth Hibbler
1968-1986 Paul R. and Margaret Q. Kimmons
1986-2010 Margaret Q. Kimmons
2010-2016 Eric B. Kimmons

During the time of the John P. and Minnie F. Johnston ownership, the building also housed their chiropractic clinic. From 1925-1949, this was the longest stretch of single ownership.

Sanborn Fire Insurance Map c. 1970
Architectural Description and Physical Integrity

Exterior
The exterior of the building retains a great deal of historic physical integrity, with some minor alterations to the overall structure. The deterioration of the red sandstone appears to be due to natural and atmospheric weathering of the material over time. In an attempt to slow down the deterioration, all of the brick and stone was painted sometime in the 1970s. The windows are mostly original and they have all been outfitted with aluminum or plexi-glass storm windows.

The ornate red brick and sandstone structure was designed by Omaha’s Master Builder, John A. McDonald in the Richardsonian Romanesque style. The southern half of the building, the long end that faces Poppleton, and the short end that faces S 32 Street, was the original owner’s residence, taking advantage of the three exterior walls and southern exposure for the front entrance. The northern half was divided into apartments and servants quarters serving the main residence and linked by passages in the basement and stairwells.

The main entrance on the south façade is flanked by a large brick and stone arch, with brick and stone railings and has a combination of tile and concrete stairs leading to the sidewalk. Originally open to the exterior, the porch is now enclosed with contemporary exterior doors and partition. Above the entrance is a rounded arch window with brick and stone details. To the west of the entrance is a projected bay from basement to roofline, with a single window at the basement level below the floor line stone course. At the main level, two double hung windows united by their stone sills, lintels, and a smaller raised sill arched window are centered. The smaller opening displays one of the original stained glass windows. On the second level there are two more double hung windows united by the stone string course sill and stone lintel. The roofline at this projected bay is accentuated by a stone crown, projected stone cornice and corner brick piers with stone caps raised above the main parapet height. To the west of the projected bay is another bay of lesser composition with a single double hung window off center on the main level and a single double hung window off center on the second level, both with stone sills and flat arch brick lintels. To the east of the Poppleton entrance is a lower level entrance which may have originally been used for coal delivery. There is a single smaller opening with stone sill and lintel above at the second level filled by a fixed stained glass panel. The parapet at this portion is accentuated by a stone course, recessed and corbelled brick frieze and stone cap.

At the southeast corner of the building is a crenulated tower element. Octagonal in plan, the five exterior sides are accentuated with stone corner quoins, stone coursing, stone cornice and a crenulated parapet capped in stone. Three of the sides have a single window on the main and second levels. The four outer windows are double hung and the two central windows are fixed and hopper combinations – the hoppers having stained glass panels. The main level windows have a continuous stone sill string course and stone lintel. Just below the lintels are decorative clay tile friezes. The second level windows have a continuous stone sill string course and flat arch brick lintels capped by a stone crown, rounded stone arches and clay tile friezes.
On the east façade, the main entrance for the historic apartments is centered at the top of a shorter concrete stoop with stone and brick railings (now coated in cement and paint). The entrance opening is topped by a stone lintel. Covering most of the lintel is a non-historic fabric awning which replaced an earlier wood canopy that was supported by columns. To the north of the entrance is another projected bay from foundation to parapet. The basement level has a single window and an open stair well that leads to an entrance door under the front stoop. The main level opening is a three part window with two tall narrow double hung windows flanking a taller fixed window with wide hopper. The three upper sashes of this combination window have stained glass panels. The second floor openings are both double hung windows united by their continuous string course sill and stone lintel. The parapet at this bay is again taller with a stone cornice and corner piers capped by stone. To the south of the entrance is a single window at the basement level, a single rounded stone arch fixed window with stained glass panel and a stone sill at the main level, and a single smaller window with stone lintel and sill at the second level – the upper sash being stained glass. Above this portion of east façade is the decorative main parapet with stone course, recessed and corbelled brick frieze and stone cap.
The west (rear) elevation is divided in two bays – the south projecting about 7 feet from the north half. On the south bay, the lower basement windows below the main floor stone course have stone sills. The three double hung windows on the main and second level have stone sills and flat arch brick lintels. One of the double hung windows has been infilled with glass block and a vinyl slider window. The parapet is simple with a stone course and stone cap. As you turn the corner to the north bay, the finished red brick found on the east, south and southwest facades becomes common brick. There is one opening on this returning wall – an earlier back porch entrance that has been infilled with plywood and a smaller window. One the west elevation of the north bay, there are five masonry openings and two small wood frame additions – basement and rear access with wood stairs. The openings are double hung windows with stone sills and segmental brick arches. The roofline here is at the lowest point of the shed roof with attached gutter.

The north elevation is flat and composed of common brick with a stepped parapet capped by stone. The finished face brick of the east façade returns about three feet to the west. There are two basement windows and five main level and second level windows with stone sills and segmental brick arches.

**Interior**

The interior of the units has seen a number of modifications as uses and owners have changed over the years. Originally, the south half of the building was a single unit with a grand entrance, grand central staircase with decorative wood paneling, large pocket doors and larger stately main level rooms. A stair at the west end of the unit connected to the basement and the servant’s quarters. The north half of the building was at least two units with common hallway and stairs off the east entrance foyer.

The south half has been converted to two units, one on the second level and one on the main level. The basement is storage. The grand stair balustrade and panels and the partitions with pocket doors have been removed. The stair to the second floor is now enclosed and opens up to a new hallway connected to the east entrance. The wood paneling and doors either stored or reused in other parts of the building. The west stair linking the original kitchen to the basement has been removed.

On the north half, the main level and second level units remain with some updating. The east entrance foyer retains all of its original character with the addition of a door on the south wall connecting to hallway with two more doors – one leading to the south main level unit and one to the south second floor unit. The basement is accessed from a new stair in the original foyer and was at some point another unit, but is currently used for storage.
Standards for Designation
From the Omaha Municipal Code, Sec. 24-52. - Standards for Designation.

A particular site, structure, or area may be designated for preservation as a landmark or landmark heritage district if it has:

(a) Historical and cultural importance, having significant character, interest or value, as part of the development, history, heritage or cultural characteristics of the city, state or nation; or is associated with the life of a person significant in the past; or is the site of an historic event; or exemplifies the cultural, political, economic, educational, social or historic heritage of the community;

(b) Architectural and engineering importance, portraying the historical setting or environment of a distinctive characteristic of an architectural or engineering type, period, style, or method of construction; or is the work of a master or designer whose individual work is significant in the development of the city; or contains elements of design, detail, materials or craftsmanship of distinctive quality, or which represents a significant innovation;

(c) Geographic importance, by being part of or related to a square, park or other distinctive area, which should be developed or preserved according to a plan based on a historic, cultural or architectural motif; or owing to its unique location or singular physical characteristics represents an established and familiar visual feature of the neighborhood, community or city; or

(d) Archeological importance, yielding or which may be likely to yield information important in prehistory or history.

From these standards, the applicant is requesting a local landmark designation of the property by meeting two of the qualifications - (a) Historical and Cultural Importance and (b) Architectural and Engineering Importance.

Historical and Cultural Importance
The Johnston Building has significant value as part of the development of the City – particularly the Hanscom Park Neighborhood. The earliest owner, George N. Hicks, was an essential character in the development of Hanscom Park as he built and resided in several properties in the area. The style and scale of the buildings he developed varied but the Hanscom Place plats, residential blocks and parcels were consistent in scale and frontage, many of them being just steps from the horsecar lines and later street car lines in the area. The site that Hicks chose for this home was the high point of the street car system on a very visible corner just north of popular destination of the public Hanscom Park. He was credited with building many of the best homes in Hanscom Park and doing a great deal for the city at his most productive time in the 1890s. It was noted that the city and business community had confidence in his real estate firm. (George N. Hicks Residence No. 1 Local Landmark Designation Report.) Considering that the research done by the current owner found evidence of financial struggles and foreclosure on this particular property, the overall impact that Hicks had on the area was positive during the risky economic periods. The longest period of ownership was with the Johnston family – a married couple of chiropractic doctors lived and worked in the house for more than 24 years, hence why the property owner has proposed to name the building after this resident. Changing ownership a number of times, the property eventually fell into the hands of a local architect and his family who continue to respect the quality and importance of this robust structure and who have maintained it for nearly 48 years. Their intention is to continue to maintain the property passing it down to younger generations.

Architectural Importance
The Johnston Building portrays the distinctive character of a historic architectural style and is the work of a master whose work is exceptionally significant in the City. This residential building is most likely one of John A. McDonald’s earliest commissions being designed the same year he started his architectural practice. Borrowing the new spirit of American architectural design that resulted in a national style during the 1880s, McDonald utilized the materials and elements of H. H. Richardson and others when he designed the roman arches and rusticated sandstone detailing in this building. The uniqueness and high style of the architecture is paralleled by the uniqueness and innovation of the building’s use and layout. It is a multi-unit residential building that conveys its hierarchy and function on the exterior. The larger primary unit has a grander entrance on the south façade, and the north half’s smaller units enter into an understated entrance on the east. The south unit takes advantage of the two street frontages with larger and more detailed windows, while the north units are limited by their smaller east, north and west window openings. It appears to be a unique building type (a duplex and a flat combo) for the eclectic residential neighborhood as well as for the master architect.

Conclusion
In reviewing the material the planning department finds that the applicant has thoroughly researched the home, its architectural style and architect, and the ownership history. The property exhibits a high level of integrity that should be maintained and updated as time goes on. Repairs to the brick and sandstone will have to be carefully considered as they continue to erode. The property is worthy of designation and preservation under two of the Standards for Designation – 1)Historical and Cultural Importance and 2)Architectural Importance.

Recommendation:
The Planning Department recommends approval of the proposed Local Landmark Designation Report, having met two of the qualifications for designation; 1)Historical and Cultural Importance and 2)Architectural Importance.

Attachments:
8 x 11 Case Packet