RESOLUTION - EXHIBIT I
JOSEPH GARNEAU, JR. RESIDENCE
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, Philipp J. Joerz, Beverly Joerz and Elenor Martin are the owners of the Joseph Garneau, Jr. Residence; and

WHEREAS, these owners on July 5, 1979, requested that the Joseph Garneau, Jr. Residence be designated a Landmark under the City of Omaha's Landmark Heritage Preservation Ordinance; and

WHEREAS, the Joseph Garneau, Jr. Residence and carriage house were constructed in 1890 on a portion of the Touzalin & Yates Reserve; and

WHEREAS, the Joseph Garneau, Jr. Residence reveals through a minimal number of elements the medieval and picturesque qualities of the Romanesque Revival style of architecture; and

WHEREAS, the Joseph Garneau, Jr. Residence represents a unique local application of this Victorian style to a single-family unit; and

WHEREAS, the Joseph Garneau, Jr. Residence is historically related to the Garneau Cracker Company which became one of the largest operations of its kind in the West during the 1880’s; and

WHEREAS, the Joseph Garneau, Jr. Residence is historically related to prominent Omaha merchant Thomas Kilpatrick who resided there until his death in 1916; and

WHEREAS, the Joseph Garneau, Jr. Residence represents the only extant résidence of Thomas Kilpatrick.

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

THAT, the Joseph Garneau, Jr. Residence and carriage house, 3100 Chicago Street, be designated as a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission
DEPARTMENT RECOMMENDATION

INSPECTION DATE
July 5, 1979

REQUEST
- [x] Landmark Designation
- Landmark Heritage
- District Designation
- Certificate of Approval to Perform Work

CATEGORY
- [x] District
- Building
- Structure
- Site
- Object

APPLICANT
Philipp J. and Beverly Joerz, Elenor Martin

LOCATION OF PROPOSED DESIGNATION OR WORK
3100 Chicago Street

PRESENT USE
Apartments (nine units in residence and one in carriage house)

CONFORMANCE WITH MASTER PLAN
Conforms to the Combination Rehabilitation/Redevelopment Areas of the 1977 Community Development Master Plan where reconstruction of existing neighborhoods is proposed.
Existing: Two and one-half story, pre-1900 frame and brick residences which have been converted into apartments border on the St. Joseph Hospital and Interstate 580 areas.

Probable future effect on neighborhood if designation is granted or work is approved.
Stabilization of the existing housing stock in an area that is undergoing development toward high density residential units.

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 Joseph Garneau, Jr. Residence
and/or Common

LOCATION
Street and Number
3100 Chicago Street, Omaha 68131

CLASSIFICATION

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Present Use

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OWNER OF PROPERTY

Name
Philipp J. & Beverly Joerz, Elenor Martin

Phone Number
493-2557

Street and Number
11319 Manderson Street

City, State and Zip Code
Omaha, Nebraska 68164

Representative
Same

Phone Number

City, State and Zip Code

LEGAL DESCRIPTION

The East 35' of Lot 27 and all of Lot 28, Hillside Reserve, Douglas County, Nebraska.

REPRESENTATION IN EXISTING SURVEYS

Title

Date

Federal State County Local
DESCRIPTION
Describe the present and original (if known) physical appearance.

STATEMENT OF SIGNIFICANCE
Specific Dates
Architect
Builder

Date 7/5/19
Signature of Owner/Representative
LHPC Case No. H1-79-17, APPLICANTS Philipp J. and Beverly Joerz and Elenor Martin request LANDMARK DESIGNATION for 3100 Chicago Street. Area to be designated is shaded.

Scale: 1"=100'

Landmarks Heritage Preservation Commission
Description

The Joseph Garneau, Jr. residence, 3100 Chicago Street, reveals through a minimal number of elements the medieval and picturesque qualities of the Romanesque Revival style of architecture. Constructed in 1890, the building represents a unique local application of this Victorian style to a single-family unit. Joseph Garneau, Jr., vice-president and general manager of the Joseph Garneau Cracker Company, erected the structure on the southeast corner of the Touzalin and Yates Reserve after the American Biscuit and Manufacturing Company assured ownership of the local factory.

Of bearing wall construction, the red-brick and sandstone three-story residence is assymmetrical in massing and irregular in plan. The round arched main entrance, surrounded by rusticated sandstone voussoirs and quoins, is flanked by a projecting polygonal tower on the west and a steeply pitched gabled dormer on the east. Coupled, semi-circular arched windows in groups of twos and threes are located directly above this entrance and within the structure's end gables. All other window openings employ straight-topped sandstone lintels and rusticated sills which extend to form decorative horizontal belt courses. An unornamented single-story porch and a two-story bay window provide additional relief to the building's east facade.

The residence's original smooth brick exterior finish has been textured with a rose-colored stucco and a second story, wood frame sun porch has been added to the rear elevation. All roof surfaces remain sheathed in gray slate shingles and ridges are covered with decorative crown tile.

Extensive interior remodeling has produced nine efficiency apartments which retain only woodwork and fireplace elements. The structure's original entry and grand staircase have been retained to provide access to these units and provide the major focal point of the interior.

A one and one-half story carriage house, similar in detail to the main structure, occupies the northeast corner of the estate. Its three gabled dormers, inset with single round-arched windows, act to reinforce the picturesque silhouette of the residence.
Statement of Significance

Joseph Garneau, Jr., vice-president, treasurer and general manager of the Joseph Garneau Cracker Company, established residency in Omaha during 1883 when the St. Louis based company opened a branch factory at Twelfth & Jackson Streets. Producing ninety varieties of crackers and cakes which were distributed in twenty states and territories, the Garneau Cracker Company became one of the largest operations of its kind in the West during the 1880's. Garneau's successful development of the Omaha operation led to its consolidation in 1890 with the American Biscuit and Manufacturing Company of Chicago. Later that year, Joseph Garneau, Jr. erected a Romanesque style, brick and sandstone residence at 3100 Chicago Street. An accomplished horseman, Garneau served as president of the Omaha Driving Park Association until 1896 when he was transferred by the parent company to Chicago.

In 1903, Thomas Kilpatrick obtained ownership of Garneau's Chicago Street home and resided there until his death in January, 1916. The structure represents the only extant place of residence for Kilpatrick, a prominent Omaha merchant.

Kilpatrick, born in 1841 near Glasgow, Scotland, was employed by A. T. Stewart of New York and Hogg, Brown & Taylor of Boston before going into business for himself under the name of Taylor, Kilpatrick & Company, Retail Dry Goods, Cleveland. In 1887, Kilpatrick bought out the wholesale dry goods house of Tootle, Maul and Company of Omaha and formed the Kilpatrick-Koch Dry Goods Company. By 1895, the retail house of N. B. Falconer and the jobbing house of the J. T. Robinson Notion Company were purchased by Kilpatrick and associates, adding the manufacture of clothing to their former business.

After this series of expansions, the business became known as Thomas Kilpatrick & Company and occupied the former Ross and Cruickshank Store on the northeast corner of Fourteenth & Farnam Streets. The company continued to expand during the twentieth century and erected a six-story building in 1923, another six-story unit in 1926 and in 1934 acquired the Browning-King business. In 1946, Kilpatrick bought the World-Herald Building at Fifteenth & Farnam Streets for additional office space. The company, acquired in 1961 by Younker Brothers, Inc. of Des Moines, continues to operate a number of shopping center locations under the title of Younker-Kilpatrick's.
Bibliography


Industries of Omaha, Nebraska. Omaha: Industrial Publishing Company, 1887.

Leading Industries of the West: Omaha, 1884.

Omaha City Directories, 1887-1903.


Pen and Sunlight Sketches of Omaha & Environs.

Savage, James W., and Bell, John T. History of the City of Omaha, Nebraska and South Omaha. New York: Munsell and Company, 1894.


ORDINANCE NO. 29036

AN ORDINANCE to designate the Joseph Garneau, Jr. Residence, located at 3100 Chicago 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 Joseph Garneau, Jr. Residence is located at 3100 Chicago Street, which is legally described as follows:

The East 35 feet of Lot 27 and all of Lot 28, Hillside Reserve, 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 Joseph Garneau, Jr. Residence are hereby deemed significant and worthy of preservation.

Section 3. That the Joseph Garneau, Jr. Residence is hereby designated pursuant to Section 4.16.080 of the Omaha Municipal Code, and hereby subject to all of the provisions of the Landmark Heritage Preservation Ordinance 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] 1/2/80

MAYOR OF THE CITY OF OMAHA DATE

PASSED JAN 2 2 1980

ATTEST:

[Signature]

CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:

[Signature]

CITY ATTORNEY

K/8:6C3:13