RESOLUTION - EXHIBIT A
Mary Kimball House - 2236 St. Mary's Ave.
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, Thomas Kohoutek is the owner of the former Mary Kimball House, and the adjoining carriage house, and

WHEREAS, the owner requested that the Mary Kimball House and carriage house be designated as a Landmark under the City of Omaha's Landmarks Heritage Preservation Ordinance; and,

WHEREAS, the Landmarks Heritage Preservation Commission of the City of Omaha requested on December 13th, 1995, that the Mary Kimball House and carriage house, located at 2236 St. Mary's Ave. be designated a Landmark under the City of Omaha's Landmarks Heritage Preservation Ordinance; and,

WHEREAS, eminent architect Thomas Rodgers Kimball designed this house for his mother, Mary Kimball in 1909; and,

WHEREAS, the Mary Kimball House is Omaha's best representation of Thomas Kimball's residential designs as it is the only remaining residence that embodies all of the characteristics found in his varied work; and,

WHEREAS, these characteristics -- verticality through the use of stepped parapets, massive chimneys, and steep roof pitch, an overall eclectic design with emphasis on the Dutch colonial, a symmetrical facade with grand street presence, and decorative classical detailing across all facades -- are of exceptional integrity; and,

WHEREAS, the Mary Kimball House and Carriage house contributes significantly to the architectural heritage of Omaha as the best representation of Thomas R. Kimball's residential design; and,

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

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

THAT, the Mary Kimball House and carriage house, 2236 St. Mary's Ave. be designated a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission

Application for Landmark or Landmark Heritage District

1. **Name of Structure:** Mary Kimball House

2. **Location / Address:** 2236 St. Mary's Ave.

3. **Applicant:**
   - **name** Thomas J. Kohoutek
   - **address** 1723 N. 102 Ave.
   - **Omaha, NE 68114**
   - **phone** (402) 391-4213

4. **Classification:**
   - **Category**
     - □ district
     - □ building(s)
     - □ structure
     - □ site
     - □ object
   - **Ownership**
     - □ public
     - □ private
     - □ both
   - **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)

5. **Owner of Property:**
   - **name** Thomas J. Kohoutek
   - **address** 1723 N. 102 Ave.
   - **Omaha, NE 68114**
   - **phone** (402) 391-4213

6. **Legal Description:**

West 20 feet of lot 16 Cortlandt Place and all lots 14 through 17 block 0 Convent Place

application cont'd on back
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 Landmarks Commission staff will assist you in filling out this portion if necessary. Use additional sheets if necessary.

DESCRIPTION:

The Mary Kimball House at 2236 St. Mary's Ave. was designed in 1905 by Thomas Kimball as a home for his mother and sister. This three story plus full-basement house was constructed of load-bearing brick walls with a red clay tile roof. According to building permit records the cost of the house was $11,000, but evidence from the World Herald indicates that the cost was $45,000. The design is eclectic with an emphasis placed on the Dutch Colonial architectural style. The property includes the house and a matching carriage house to the rear of the lot as well as one non-contributing building. The carriage house was built in 1906.

Thomas Kimball designed this house for his mother, Mary, in 1905. This house is perhaps one of the best examples of Kimball’s work on residential homes. The house embodies Thomas Kimball’s emphasis on the vertical by using tall parapets and steeply pitched roof. Kimball’s innovative style was in contrast to the horizontal plan of the Prairie style which was popularized by Frank Lloyd Wright during the same era.

The Mary Kimball house is located in what was once an affluent section of downtown Omaha. The house was built on the former grounds of the St. Mary’s Convent. Although the area has declined somewhat, the house retains all the original characteristics and has been well maintained. The most noticeable characteristics of the house are the three cross gables with parapets that accent the steeply pitched, red clay tile roof. The main parapet on the front façade is stepped and is reminiscent of the Dutch Colonial style. This parapet is decorated with three separate finials. The four remaining parapets are simple and add height to the cross gables and gable ends of the main roof. The two on the gable ends of the main roof are embellished with decorative brick work in a stepped pattern. One dormer also accents the roof and is located on the east façade of the house. The roof is steeply pitched and has wide overhanging eaves that are decorated by copper flashing, rain gutters and down spouts. In the center of the northern slope of the roof is a large chimney with little ornamentation.

The windows of the house are mainly one-over-one, double-hung sash with the exception of the main floor windows, which are casement windows or French doors with long narrow panes of glass. The windows are decorated with limestone sills and decorative brickwork. Many of the first floor windows are also decorated with limestone label molds. The second story windows are articulated with brick, Tudor arches. In the parapets there are third floor windows that are paired and decorated with arched bricks or limestone hood molds.

The main façade faces south towards St. Mary’s Ave. and is embellished by a stepped parapet cross gable that protrudes only slightly from the façade. This stepped gable with finials provides the major Dutch Colonial design elements. Beneath the second story windows is a white limestone balcony with carved quatrefoils and curved bracket supports. The first floor windows are much larger and are decorated with white limestone label molds and sills. Decorative brick quoin work also flanks the corners of the cross gable. On either side of the center cross gable the remainder of the front façade is fairly simple in design. The main entrance is in an off center placement on the front façade, but is central to the entire design of the property. The door leads out to a stoop porch covered by a cantilevered steel canopy which was added during the 1940’s. The stoop porch runs the entire length of the front façade and has two sets of stairs, one on the west and one on the east.

The east and west façades of the house are almost identical. Both façades rise into plain parapets that are accented with decorative brick work in a stepped pattern. The parapets are not central to the facade, but are located towards the front of the house. The rear portion of the west façade is articulated

[Signature of Owner]

[Date: 12-4-95]

Please return the completed application to: Preservation Administrator, Omaha Planning Department

1819 Farnam St., Omaha, NE 68183
with a porte-cochère covering the original brick drive. Shortly after the house was built St. Mary's Ave. was graded and the original driveway was not used. An alternate original brick driveway leads from the alley at the rear of the lot. The door off the porte-cochère leading into the house, however, has been converted into a window. The east façade is accented by a large, enclosed sun porch covered with a hipped roof.

The north façade of the house is accented with two cross gables, one at each end. These cross gables are deep and the east cross gable is not flush with the east façade. This creates an open corner at the rear of the house. A two story porch is located at this corner. The upper story of the porch is open and the lower is enclosed. The rear of the house has a central porch with a hipped tile roof. At the third floor between the two cross gables is an exterior walkway between the two gable rooms.

Access to the property is made through a small gate located off St. Mary's Ave. Since the street had been graded, the house sits upon a hill overlooking the street. Along the street level is a stone retaining wall in which the gate is located. Steps from the gate lead up the hill to the level of the house. A wrought iron fence runs along the front and partially along the west of the property and along the east edge is a chain link fence. Full-grown trees line the original drive and border along the property line. To the east of the house is a large open yard with the original lily pond at its center. To the rear of the carriage house is the foundation of the greenhouse that was once part of the property.

The interior of the house has remained virtually unchanged throughout its history. Although most recently the house was apartments, the floor plan was not modified to accomplish this. Instead temporary kitchen units were placed in existing rooms and the apartments used the original bedrooms and bathrooms. Most of the changes to the interior have been cosmetic including changes in wall and floor coverings. Original woodwork is found throughout the house and many of the original light fixtures are also present. Oak woodwork and leaded glass bookcases decorate the living room and mahogany woodwork is found in the dining room. Some of the original wood floors have been covered by carpeting, but many rooms still have the original flooring. The main staircase rises the full three stories and is embellished with dark wood paneling. Two richly ornamented fireplaces accent the interior of the first and second floors. The first floor fireplace is marble with a carved oak mantel. The second floor fireplace is brick with white painted wood mantle and glass panels. Pocket and French doors are found throughout the house as are built in cabinets and shelves.

The carriage house, located to the rear of the property, is designed in the same eclectic manner as the main house. The gable roof is ornamented by four arched dormers, two facing north and two facing south. A shed roof is found to the rear of the carriage house and covers a small storage area. The roof is covered with the same red clay tile that is found on the main house and the emphasis on the vertical is found here as well. The east and west ends of the carriage house are embellished with parapets. A single chimney is located on the east façade and is decorated with a limestone cap. Two large garage doors provide entrance to the carriage house and are found on the souuth façade. A second floor living space is found within the carriage house. A simple staircase located in the northwest corner of the main floor leads to the second floor. Three rooms with simple wood floors make up the entire living area in the carriage house.

SIGNIFICANCE:

The Mary Kimball house is significant at the local level under Criterion C for its association with Omaha architect Thomas Rogers Kimball. Kimball designed this house for his mother in 1905. Although most noted for his work on public buildings like the Omaha Public Library and St. Cecilia's Catholic Church, Kimball also designed several houses for the affluent citizens of Omaha. Of these, the Mary Kimball house best represents Kimball's designs, as it embodies all the characteristics found in his residential architecture.

The Mary Kimball house sits upon a hill which at one time was the location for the St. Mary's Convent and school. To the west of the house there is a Christian Science Church and the other land surrounding the house is primarily multi-family residential. The apartment buildings are not visible from the Kimball property as the trees and foliage create a natural visual barrier. The house was constructed in 1905 by Wallace H. Parrish, a local builder.
Thomas Rogers Kimball designed several residential homes in the early decades of the 1900's. Although no two of his homes are exactly alike, he maintained similar stylistic elements throughout his designs. Referring to classical architecture, Kimball preferred to design his homes with a simple masonry box floor plan and symmetrical façade. Other characteristics include emphasis on height and silhouette which is achieved through the use of parapets, chimneys, and roof ornament. Unlike other architects of the period who emphasized horizontal styles, Kimball preferred the verticality of the buildings. Along with verticality, Kimball also used the dramatic lines of a building to create a beautiful silhouette that would merge into the skyline. The houses he designed usually maintained some, but not all of these characteristics, the only exception being the Mary Kimball house. This house is one of the best examples of Kimball's residential architectural works that encompasses all the design elements.

The Mary Kimball house is considered the "complete" Thomas Kimball house. The masonry box has five parapets that emphasize the height of the building. The stepped parapet of the Dutch Colonial style also helps to emphasize height, but it also helps to integrate the roof line with the sky. The silhouette of the Mary Kimball house cuts dramatic lines that prove the importance of design to Kimball. The house maintains the classical detail of being symmetrical along the front façade. Although Kimball also preferred smooth wall surfaces, the Mary Kimball house used brick for decorative detailing. This detailing is used, however, to emphasize the height of the house and not for mere decoration.

Thomas Rogers Kimball was Omaha's most influential architect. He studied at the University of Nebraska, Massachusetts Institute of Technology, and the Cowles School of Art in Boston. After his education in America, he ventured to Paris where he studied at the Ecole des Beaux-Arts (1887-88). Although he never completed his architectural training, he returned to Boston where he started the firm of Walker, Kimball and Best. He worked in Boston until 1891 when they established a branch office in Omaha. Until 1899 when he went into private practice, Kimball kept his partnership with Walker. He maintained his own practice until 1928 when he formed the firm of Kimball, Steele, and Sandham. Kimball died in 1934. His architectural designs gained him national attention and his firm of Walker and Kimball was appointed as architect-in-chief for the Trans-Mississippi Exposition held here in Omaha in 1898. Because his partner, Walker, was still in Boston, evidence indicates that Kimball was the chief architect for the entire exhibition. Later in his life he became president of the American Institute of Architects for two terms.

Kimball worked as an architect for several decades during the late nineteenth and early twentieth centuries. His designs in Omaha proved to be some of the greatest works of the time. He designed both commercial and residential buildings and he was known throughout the United States as a skilled architect. Although he never received a degree in architecture, he is considered the premier architect of Omaha and perhaps Nebraska. Influenced by historic architecture, Kimball designed in several different styles including Spanish Mission, Greek Revival, and Colonial Revival styles. His designs have played a role in the architectural development of Omaha.

Mary R. Kimball was the wife of prominent Union Pacific official Thomas Lord Kimball. She was one of the prominent citizens of Omaha who was founder of the Creche, a home for children and a supporter of the fine arts in Omaha. To encourage amateur dramatics, she had a small theater built into the third floor of her house on St. Mary's Ave. Mary Kimball lived in the house from 1905 until her death in 1930 at the age of 97.

The integrity of the Mary Kimball house is very good. The main characteristics of the house have not been altered or changed. Some changes have occurred over time, including the removal of a door on the west façade. Another change was the removal of an elevator. The only evidence of the elevator is the rear two-story porch which was later enclosed. These changes are the only major changes that have occurred to the building. One non-contributing building is located on the property of the Mary Kimball house. A modern three car garage was added northeast of the carriage house. Other than this addition, the property remains much as it appeared during the early twentieth century.

2ibid, p.
5Mary Kimball, Bibliography File. (Omaha Public Library, W. Dale Clark Branch).
BIBLIOGRAPHY, Page 4

City of Omaha Building Permits. City of Omaha Planning Department, Division of Permits and Inspection.


National Register Nomination for Omaha Public Library Building. City of Omaha Planning Department.

Sanborn Fire Insurance Maps. City of Omaha Planning Department.


VERBAL BOUNDARY DESCRIPTION:

West 20 feet of lot 16 Corlandt Place and all lots 14 through 17 block 0 Convent Place

BOUNDARY JUSTIFICATION:

The property includes all land historically associated with the Mary Kimball Residence.
March 19, 1996

C3-96-29

Honorable President

and Members of the City Council,

The attached Ordinance designates the Mary Kimball House, located at 2236 St. Mary's Avenue as a landmark. The applicant is Thomas Kohoutek.

The Mary Kimball House at 2236 St. Mary's Avenue was designed in 1905 by Thomas Kimball as a home for his mother and sister. This three story, plus full basement, house was constructed of load-bearing brick walls with a red clay roof. According to building permit records the cost of the house was $11,000, but evidence from the World Herald indicates that the cost was $45,000. The design is eclectic with an emphasis placed on the Dutch Colonial architectural style. The property includes the house and a matching carriage house to the rear of the lot as well as one non-contributing building. The carriage house was built in 1906.

DEPARTMENT RECOMMENDATION: Approval.

The Landmarks Heritage Preservation Commission held a public hearing on this request December 13, 1995, and recommended approval of the designation.

The Planning Board held a public hearing on this request February 7, 1996, and recommended approval of the designation.

Full summary of all proceedings attached.

PLANNING BOARD RECOMMENDATION: Approval.

Respectfully submitted,

Jeffrey P. Johnson, AICP
Planning Director

Reflected to City Council for Consideration:

Mayor's Office/Title
Interoffice Memo
21 December 1995

To: Chairman, Planning Board Members
From: Jeff Johnson, Planning Director
Re: Landmarks Case No. H1-95-30, Landmark designation

At the December 13th meeting of the Landmarks Heritage Preservation Commission, the applicant and owner of the property, Thomas J. Kohoutek, requested Landmark designation for the Mary Kimball House, 2236 St. Mary's Avenue. The public hearing held at this meeting resulted in a recommendation for approval of the request.

Landmark designation allows for Commission review and approval of proposed changes that may affect the exterior of the building, based on significant elements described in the Landmark application, as well as other elements referred to in Chapter 24 of the Omaha Municipal Code (O.M.C.).

According to Chapter 24 O.M.C., section 24-59, we hereby transmit this proposal to the City Planning Board, and request that you consider the degree of conformity of nonconformity with the Master Plan of the City.

Staff Recommendation: The Planning Department considers this request to be in conformance with the Master Plan.
Case #H1-95-30
Thomas Kohoutek
1732 N. 102 Ave.
Omaha, NE 68114

REQUEST: Local Designation of the Mary Kimball Residence
LOCATION: 2236 St. Mary's Avenue

At the meeting of the Landmarks Commission held on December 13, 1995, Ms. Stacey Pilgrim, Planning Department, presented this request.

Ms. Pilgrim stated that the Mary Kimball house was designed by Thomas Rogers Kimball. The house was designed in 1905 for his mother. Mr. Pilgrim stated that the house was designed in a very eclectic style with some emphasis placed on the Dutch colonial architectural style. A lot of emphasis is placed on the vertical as well as the silhouette. Ms. Pilgrim stated that the emphasis on the vertical is evident in the five parapets that are located on the different facades. The main parapet is stepped and is also decorated with three different finials. Ms. Pilgrim stated that the arches over the windows are tudor arches except for the large window in the top parapet and that is a romanise.

Ms. Pilgrim stated that the front facade has the coin work. The front facade at the lower level has a single stoop porch that covers the front. Ms. Pilgrim stated that the house did have two entrances for the drives. Both drives are of brick construction. Ms. Pilgrim stated that there have been very few changes to the house.

Ms. Pilgrim stated that the only non-contributing structure on the site is a white garage at the northeast corner of the property. The property consists of three different structures, two contributing and one non-contributing. The contributing structures consist of the main house and the carriage house. Ms. Pilgrim stated that the carriage house also has parapets and also has four large dormers that protrude from the roof line. The interior of the carriage house has two large garage bays and to the rear on the first level is a storage area. The second floor has three rooms. Behind the carriage house is also a foundation for a greenhouse, which has been removed.

Ms. Pilgrim stated that the house was constructed in 1905. The building permit shows that the house cost $11,000 to construct, but further evidence shows that it was probably $45,000.

Ms. Pilgrim stated that the rear portion of the house also has parapets. On the third floor of the house, there is an exterior porch that connects the two cross gables with the parapets. Ms. Pilgrim stated that the two story porch as actually an original elevator that was located on the property, but has been removed.

Ms. Pilgrim stated that to the east of the main house there is a large open area where a lily pond was located. To the west side of the property is a church, which was built shortly after this house was built. The house is presently surrounded by multi-family residences. Ms. Pilgrim stated that until recently the house was also used for apartments. No walls were removed or rooms closed off. The owners installed temporary kitchen units, which can easily be removed without causing any adverse
Minutes
December 13, 1995
Page 2

effects to the structure. Ms. Pilgrim stated that there is a wrought iron fence along the west, south, and north facades with a chainlink fence along the east facade.

Mr. Thomas Kohoutek, owner, stated that he bought the house in October, 1995. Mr. Kohoutek stated that the house will be a single family residence again.

No one appeared in opposition to this request.

Mr. Dunbar moved to APPROVE the local designation of the Mary Kimball residence as a local landmark. Dr. Pratt seconded the motion.

AYES: Dunbar, Kinnick, Wilsam, Pratt, McCusker.

Motion carried 5-0.

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REQUEST: Approval of Landmark Designation of the Mary Kimball House (LHPC Case #H1-95-30)

At the Planning Board meeting held on February 7, 1996, no one appeared before the Board to present this request.

No one appeared in opposition to the request.

Mr. Johnson stated that the Landmarks Heritage Preservation Commission on December 13, 1995, approved the Mary Kimball House as a local landmark. Mr. Johnson stated that the Planning Department recommends approval of the request.

Mr. Nesbitt moved to APPROVE the landmark designation of the Mary Kimball House (LPHCCase #H1-95-30); 2236 St. Mary's Avenue. Mrs. Spence seconded the motion which carried 7-0.
CASE: C3-96-29
APPLICANT: Planning Department
REQUEST: Approval of Landmark Designation of the Mary Kimball House (LHPC Case #HL-95-3C)
LOCATION: 2236 St. Mary's Avenue
SUBJECT AREA IS OUTLINED - FEBRUARY 1996

SCALE: 1" = 500' (APPROX.)
ORDINANCE NO. 33852

AN ORDINANCE to designate the Mary Kimball House, located at 2236 St. Mary's Avenue, 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 Mary Kimball House, located at 2236 St. Mary's Avenue, which is on the following described land, to wit:

The west 20 feet of Lot 16, Cortland Place and all of Lots 14 through 17, inclusive of Convent Place, City of Omaha, Douglas County, Nebraska.

Section 2. That for the reasons cited in the Landmarks Heritage Preservation Commission Resolution attached hereto as Exhibit "A", and made a part hereof, the historical value of the Mary Kimball House is hereby deemed significant and worthy of recognition.

Section 3. That the Mary Kimball House is hereby designated pursuant to Section 24-61 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

APPROVED BY

MAYOR OF THE CITY OF OMAHA

PASSED APR 2 1996 7-0

ATTEST:

CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:

ASSISTANT CITY ATTORNEY
ORDINANCE NO. 33852

AN ORDINANCE to designate the Mary Kimball House, located at 2236 St. Mary's Avenue, as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st Reading MAR 1 9 1996 - Hearing

Hearing MAR 2 6 1996 - Over to

Final Reading APR - 2 1996

Passed 7-0

Mary Gallagher
CITY CLERK
Addendum to Mary Kimball House Landmark Designation:

Research subsequent to the designation of the Mary Kimball house as a local Landmark shows that the retaining wall for this property was designed by Thomas Rogers Kimball, the architect for the house. (See attached documentation from Kimball’s job book.) The wall was necessary because Saint Mary’s Avenue was graded and lowered in 1921.

The retaining wall is an important architectural characteristic of the Mary Kimball House and is subject to design review along with the rest of the Mary Kimball House designation. Any future work related to the wall or that has an effect on the wall should be carefully evaluated.

Lynn Meyer
Preservation Administrator
7/20/98