RESOLUTION – EXHIBIT I
WEST CENTRAL – CATHEDRAL LANDMARK HERITAGE DISTRICT
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, the West Central – Cathedral District developed around the Academy of the Sacred Heart, opened in 1882; and,

WHEREAS, the West Central – Cathedral District was an extension of Omaha's Second Gold Coast built after the business and commercial boom of the 1880's; and,

WHEREAS, the West Central – Cathedral District was the home of many of the City's business and professional leaders after 1900; and,

WHEREAS, structures in the West Central – Cathedral District reflect the changing architectural fashions from approximately 1900 to 1930; and,

WHEREAS, structures in the West Central – Cathedral District were designed by some of Omaha's finest architects including John and Alan McDonald, John Latenser, F. A. Henninger, and George Prinz; and,

WHEREAS, the West Central – Cathedral District's components -- the vast majority being residences -- are linked aesthetically by scale, proportion, and siting, and a variety of architectural styles, both vernacular and "high style", are manifested throughout the area, creating cohesiveness through a desirable dissimilarity as well as through similarity; and,

WHEREAS, the West Central – Cathedral District's historical landscape features aid significantly in the area's retention of its sense of time and place.

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

THAT, the West Central – Cathedral District, North 38th Street, Capitol Avenue to Cuming Street, be designated as a Landmark Heritage District of the City of Omaha.
Landmarks Heritage Preservation Commission
APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic

and/or Common  West Central – Cathedral Landmark Heritage District

LOCATION
Street and Number

North 38th Street, Capitol Avenue to Cuming Street

CLASSIFICATION

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<th>Category</th>
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OWNER OF PROPERTY
Name  See attached petitions

Street and Number

City, State and Zip Code

Representative  Roy Uden, President
West Central Development Council

Street and Number
125 N, 38th Avenue

City, State and Zip Code
Omaha, NE 68131

LEGAL DESCRIPTION
See attached legal description

REPRESENTATION IN EXISTING SURVEYS
Title  West Central Survey, Omaha City Planning Department
Date  1975

- over -
Landmarks Heritage Preservation Commission

DEPARTMENT RECOMMENDATION

INSPECTION DATE
August 12, 1980

REQUEST  

- Landmark Designation
- Landmark Heritage
- District Designation
- Certificate of Approval
- to Perform Work

CATEGORY

- District
- Building
- Structure
- Site
- Object

APPLICANT

By petition

LOCATION OF PROPOSED DESIGNATION OR WORK

North 38th Street, Capitol Avenue to Cuming Street

PRESENT USE

Residential and Educational

CONFORMANCE WITH MASTER PLAN

Conforms to the January 1976 Housing Market Analysis, West Central Study Area which proposes the creation of an historic district

NEIGHBORHOOD CHARACTER

Existing: Single family turn-of-the-century neighborhood which contains prominent Omaha landmark structures along with an established college preparatory facility.

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

That future private and public improvements will be sympathetic to the existing historic fabric.

PRESERVATION ADMINISTRATOR'S RECOMMENDATION

Approval

PLANNING DIRECTOR'S RECOMMENDATION

Approval

ADDITIONAL DATA
Historical Significance

West Central-Cathedral Landmark Heritage District

The West Central-Cathedral Landmark Heritage District is a symbol of Omaha's growth and expansion in the late nineteenth century. The residences that grace North 38th Street belonged to the City's business and professional leaders, many of whom made their living off the increased commerce and trade resulting from the boom decade of the 1880's. Unlike many other once-elite residential areas in the City, the 38th Street district has maintained the cohesiveness and sense of place that mark it as an exclusive turn of the century neighborhood. The styles represented by the structures trace architectural fashions from 1889 until the late 1920's. In addition, the houses bear the mark of Omaha's most creative architects, including John and Alan McDonald, who built their homes on the street, and F. A. Henninger, George Prinz, and John Latenser.

When Omaha was settled in 1854, the land that later became 38th Street was open prairie. It was soon claimed by Jesse Lowe, a member of the Council Bluffs and Nebraska Ferry Company which founded the City, and first Mayor of Omaha. Lowe's farm encompassed 320 acres west of the City. After his death in 1868, his heirs began to divide the farm into smaller tracts which were eventually subdivided and platted into lots.

The first indication of expansion into that vicinity occurred in 1880, when Bishop James O'Connor of the Catholic Church purchased twelve acres of land at 36th and Burt Streets from Frederick B. Lowe. O'Connor's decision to purchase property in the subdivision of Park Place was a bold one. Although the City's western boundary in 1880 was 36th Street, the City was by no means inhabited to that distance. In addition, although the land along 38th Street was platted, no other settlement had taken place in the area. O'Connor planned to use the land for a girls' school, but in 1880 he still had not found a teaching order of sisters to staff it. This need was soon alleviated, however, when the Religious of the Sacred Heart agreed to come in 1881.

The first Sacred Heart Academy opened at 9th and Howard, across the street from the Bishop's residence and near St. Philomena's Cathedral at 9th and Harney, in 1881. Construction soon began on the Park Place structures, and the school was located there after Thanksgiving, 1882. Bishop O'Connor also realized that his residence was inadequate and by 1883 had begun construction of a new home on the northwest corner of 36th and Burt. This two-story frame structure (no longer standing) served as the episcopal residence of the diocese until 1936.

While the Academy of the Sacred Heart spearheaded the development of Park Place west of the City, other factors were combining to swell Omaha's size and contribute to its position in the trade of the Midwest. The 1880's brought the most fantastic boom Omaha has ever experienced. Population growth alone, from 30,000 in 1880 to 102,000 a decade later, swelled the City's borders and led to the 1887 annexation of land west to 48th Street. The number of residents crowding into the City caused unprecedented real estate development with new subdivisions being platted on the outskirts of the City and scores of homes rising daily. But such impressive growth was impossible without a strong economic base, and the expansion of these years set the pattern for Omaha's commercial and industrial life in the next half century.
Omaha's fortune had been assured in the 1860's when the City effectively became the eastern terminus of the Transcontinental Railroad. In the 1880's, the railroad facilitated Omaha's growth through the development of the wholesale and jobbing area near the Downtown. A formerly elite residential area surrounding 12th and Howard gradually gave way to wholesalers specializing in commodities such as dry goods, hardware, groceries, liquor, boots and shoes, produce, fruit and a variety of other goods. Located near the river and railroad lines, the growth of this business eventually caused the removal of the Cathedral from Downtown to the Park Place district in 1909.

At the same time, an entirely new industry was developing south of the City. The Union Stockyards Company was formed in 1883 with the intention of making Omaha a meatpacking center. The Stockyards expanded throughout the following decade and attracted big meatpacking firms such as Swift, Armour and Cudahy to the new suburb of South Omaha. Although not annexed to Omaha until 1915, South Omaha played an important role in attracting workers, particularly immigrants, to the Omaha vicinity and helped fuel its development.

Economic and population growth created fortunes for those who operated the industries that prospered in a climate of expansion. One significant industry and big employer in the City was the Omaha Smelting Works. Its president by the turn of the century was Edward W. Nash, Omaha's personification of the Horatio Alger hero. Nash started his career as a bookkeeper at the Smelting Works in 1869. He worked his way up in the firm, becoming accountant, secretary and stockholder until the organization of the American Smelting and Refining Company in 1899. This large combination, which controlled most of the smelters in the country, had Nash as its President after 1900.

Like Bishop James O'Connor, Nash realized the City was pushing westward and purchased land adjacent to the Academy of Sacred Heart. E. W. Nash and his family played a prominent role in the development of the Park Place district, building their Queen Anne house at the northwest corner of 38th and Burt in 1887, and also constructing a frame Colonial Revival home just north of it two years later. The house at 3806 Burt remained the family home until it was torn down in the 1930's, while the structure north of it was the home of Mrs. Nash's sister and brother-in-law for many years. Nash was also a stockholder in the Omaha Motor Railway Company, which built a line to 36th and Burt, and later extended it to 40th and Cuming. This car line provided the main connection with Downtown Omaha and no doubt helped encourage construction in the area.

After Edward Nash's death in 1905, the family's presence continued in Park Place and in the City through his eight children. His surviving son, Louis, built a Tudor Revival style home across the street at 3807 Burt in 1912 and remained there until his death in 1942. Louis Nash, King of Ak-Sar-Ben in 1922, was perhaps best known in the city as president of the Burgess-Nash Department Store, an exclusive emporium located at 16th and Howard. The Nash's were devout Catholics and when St. Cecilia's Cathedral was begun at 40th and Burt in 1905, they donated $25,000 for construction of the Nash Family Chapel adjoining the Cathedral.

The decade of the 1890's brought an end to the prosperity that fueled the previous year's expansion. A nation-wide depression and financial panic ended Omaha's construction and outlying areas like 38th Street experienced no growth. The Nash home, the Academy of the Sacred Heart, and the Bishop's residence constituted the entire settlement of the 38th Street district until the return of prosperity after 1900. The bulk of structures along the street rose between 1900 and 1930, frequently built by men who profited by the development of Omaha as a commercial and wholesaling center. In general, structures built before 1915 tended to be the most grand, while those constructed later were less elaborate, in keeping with the changes that occurred in the neighborhood.
In the first decade of the twentieth century, 38th Street became part of Omaha’s second Gold Coast neighborhood. When Omaha pioneer leaders achieved success, they built their homes on the bluffs near Capitol Hill or along South 10th Street. The men who made their wealth on the growth and expansion of the 1880’s began to establish their own Gold Coast, extending west along Farnam Street. North 38th Street gradually became an extension of that neighborhood, with houses exhibiting the same stateliness that prevailed on streets further south.

An additional factor attracting residents into the area was the construction of St. Cecilia’s Cathedral at 40th and Burt. When begun in 1905, most Omaha Catholics believed the structure was too far outside the city. By the time it was first used in 1917, a neighborhood of fine homes had grown up around the structure. In general, homes in the Cathedral District were not as grand as those in the Gold Coast area south of Dodge Street. North 38th Street, however, was an exception, and it became the showplace of the Cathedral vicinity.

Among the business and professional men who built homes on 38th Street was Attorney Constantine J. Smyth. The Irish-born Smyth arrived in Omaha and worked his way through Creighton University’s Law School before being admitted to the Nebraska Bar in 1885. His career in public affairs encompassed election to the Omaha School Board, the Nebraska House of Representatives, and to the office of State Attorney General. He joined with Edward Smith to form the law office of Smith and Smyth, and also taught at Creighton’s Law School, before erecting his $7,300 home at 710 North 38th Street in 1906. He returned to politics in 1913 when President Woodrow Wilson named him Special Assistant to the Attorney General of the United States. This was followed in 1917 by Smyth’s appointment as Chief Justice of the Circuit Court of Appeals of the District of Columbia, where he lived until his death in 1924. The house at 710 North 38th Street remained in the family, with Ingvard and Drexeline Sibbernson, the parents of Smyth’s son-in-law, purchasing it. Sibbernson operated a farm loan business with his sons.

Two expensive and richly decorated homes along the street were those of Ephraim W. Dixon at 426 North 38th, and Otto H. Barmettler at 622 North 38th Street. Both cost $30,000, providing an indication of the quality of workmanship and detailed construction that characterized the street in its heyday. Dixon came to Omaha to become president of Orchard and Wilhelm Carpet Company. The firm, which had started as Orchard and Bean in 1877, gradually became known as one of the finest home furnishing stores in the region. Otto Barmettler started his career as an office boy at the American Biscuit Company in Davenport, Iowa. In 1908, he joined the successful Iten Biscuit Company in Omaha, gradually becoming General Manager of the firm. Barmettler’s wealth grew with the success of the company, which affiliated with the National Biscuit Company (Nabisco) in 1928. The Barmettlers were extremely wealthy, and traveled widely in America and abroad. They spent a portion of each year in California, traveling back and forth by rail in reserved state room cars.

A number of other Omahans known for their roles in business and industry also chose to reside on North 38th Street. Mrs. Marian E. Carpenter, widow of Joseph F. Carpenter, lived at 502 (508) North 38th Street. Her husband was one of the Carpenter brothers who founded Carpenter Paper Company, a large wholesale firm, in 1886. She later sold the home to James A. Sunderland, president of Sunderland Brothers Company, wholesale and retail coal and building materials. At 402 North 38th Street was the home built in 1907 by Frank B. Lawrence, president of Lawrence Shot and Lead Company. It later housed Sidney D. Barkalow, of Barkalow Brothers News Agency. Their firm had received the contract for selling newspapers on the Union Pacific Railroad to San Francisco, and in stations across the country. John McDonald and his son Alan were successful Omaha architects who built their
homes at 509 and 515 North 38th Street. The McDonalds successfully adapted their designs to mirror each popular architectural style in the their almost half century of practice in the City. With the wealthy Joslyn family serving almost as patrons to them, the McDonalds created structures that varied from the turn of the century Scotch Baronial Castle which served as the Joslyn home to the Art Deco Joslyn Memorial Art Museum built almost thirty years later. At 418 North 38th Street was the elaborate $45,000 residence of John A. Swanson, a leading Swedish merchant. Swanson was affiliated with various clothing stores in the City before joining the Nebraska Clothing Company in 1912. His son-in-law, W. Otto Swanson, eventually became Chairman of the Board of the business and later resided in the 38th Street home. W. Otto Swanson was chosen King of Ak-Sar-Ben in 1938 and serve as Swedish Counsel for the Midland States later in his life.

North 38th Street was right in the middle of the path taken by the Easter Sunday Tornado in 1913. Several houses were hit along the street but the worst damage was sustained by the Academy of the Sacred Heart. Because of Easter vacation, only three students were in the structure with the Sisters when the storm struck. Although the school building was badly damaged, no one was killed. Louis Nash organized the Sisters into groups and they remained in his home and that of Constantine Smyth until more permanent accommodations could be arranged. The destruction along 38th Street was not as severe as in other areas of the City, and all structures, including the Academy, were repaired.

Although houses were built in the neighborhood until the late 1940's, it lost some of its exclusiveness by the 1920's. The N. J. Skogman and Sons Construction Company built several duplexes on the southern edge of the District around Davenport Street, and the Austin Apartments on the southeast corner of 38th and Davenport further exhibited the encroachment of multi-family housing in the District. Neither were most of the houses built in the vicinity as large as those constructed before World War I. Vacant lots were filled with homes that suited the price range of middle class families, rather than the more wealthy residents who settled there in the previous decade. Yet North 38th Street maintained its dignity, as families in the old houses remained or sold them to other families who cared about the neighborhood. A number of Catholic families also settled in the Cathedral area, and their influence proved valuable in retaining the early twentieth century feeling of North 38th Street. In recent years, a strong neighborhood council has taken steps to see that the neighborhood remains in its present condition.

North 38th Street signifies the elegance and grandeur of life for Omaha's leading residents in the early twentieth century. Unlike other neighborhoods of that period, this District was managed to avoid the encroachment of commercial activity or widespread subdivision of homes into apartments. Institutions such as the Academy of Sacred Heart (now Duchesne) and the nearby St. Cecilia's Cathedral, have not elected to move west as Omaha's population base has shifted. The West Central-Cathedral Landmark Heritage District is a fitting tribute to life in Omaha during the golden era before World War I.
Architectural Description

West Central—Cathedral Landmark Heritage District

The West Central—Cathedral Landmark Heritage District comprises some thirty-eight architecturally or historically significant buildings. Dating from the late 19th through the early 20th centuries, few of the district's buildings have undergone major alterations. The district, located along the ridge of a north-south bluff line, surrounds North 38th Street, Capitol Avenue to Cuming Street. Primarily residential in character, the district contains a religious/educational complex.

Buildings and sites contributing to the character of the district:

1. **Austin Apartments (3703 Davenport Street):** 1921, English Renaissance Revival, owner/builder: Drake Realty and Construction Co., architect: Holabird and Roche, five three-story apartment buildings (four: 30' by 100', one: 30' by 55'), total cost: $235,000, unified symmetrical arrangement around landscaped spaces, cast in place concrete construction, hydro-stone faced symmetrical facades, entries crowned with broken pediments and supporting pilasters, parapet wall with low-relief ornamentation, rectangular windows with double-hung sashes

2. **George T. Forster Residence (3712 Davenport Street):** 1916, Prairie School, owner: George T. Forster - department manager and buyer for Hayden Bros. Department Store, architect: Louis C. Bouchard, two-story dwelling (30' by 50'), cost: $5,000, wood frame and beige stucco, horizontal symmetrical massing, oriental influenced gable roofs, banded rectangular double-hung windows, cypress trim, organic floor plan features central brick and stone fireplace, hand-carved wooden radiator tables and canvas ceilings

3. **Skogman Duplex No. 1 (3714 Davenport Street):** 1923, Vernacular Brick, owner/architect/builder: N. J. Skogman and Sons, two-story brown brick veneer duplex (35' by 35'), cost: $14,000, hip roof with central dormer, symmetrical facade, stepped "terrace" approach, flat-roofed and bracketed entry hood flanked by elliptical arched window canopies, rectangular double-hung windows with three over one lights

4. **Skogman Duplex No. 2 (301 North 38th Street):** 1923, Vernacular Brick, owner/architect/builder: N. J. Skogman and Sons, two-story red brick veneer duplex (26' by 40'), cost: $14,000, hip roof, central dormer with parapet, symmetrical facade, second story bracketed balcony forms first floor entry canopy, projecting central entry flanked by balustraded porches, rectangular double-hung windows with six over one lights

5. **Skogman Duplex No. 3 (302 North 38th Street):** 1923, Vernacular Brick, owner/architect/builder: N. J. Skogman and Sons, two-story red brick veneer duplex (26' by 40'), cost: $14,000, hip roof with central dormers, symmetrical facade, full length porch, flat-roofed and bracketed entry hood flanked by gabled window canopies, rectangular double-hung windows with six over one lights
6. **McCarville Duplex** (307 North 38th Street): 1925, Vernacular Brick, owner/builder: John R. McCarville, architect: C. W. Rosenberry, two-story red brick veneer duplex (28' by 40'), cost: $10,000, hip roof with central dormer, symmetrical facade, projecting central entry, rectangular windows with six over one lights

7. **Skogman Duplex No. 4** (308 North 38th Street): 1923, Vernacular Brick, owner/architect/builder: N. J. Skogman and Sons, two-story red brick veneer duplex (33' by 33'), cost: $14,000, hip roof with central shed dormer, symmetrical facade, projecting and bracketed entry flanked by balustraded porches, central horizontal hip roof intersected by brick entry piers, rectangular double-hung windows with four over one lights

8. **Dailey Duplex** (309 North 38th Street): 1924, Vernacular Brick, owner: Irene C. Dailey, two-story red brick veneer duplex (38' by 42'), cost: $8,000, hip roof with central hip dormer, enclosed eaves, projecting entry with extended parapet and recessed side lights, rectangular windows with one over one lights

9. **George C. Flack Residence** (322 North 38th Street): 1921, Prairie/Italian Renaissance Revival, owner: George C. Flack – treasurer of both the Bankers Mortgage Loan Company and Occidental Building and Loan Association, architect/builder: I. H. Collins, two-story buff brown brick veneer dwelling (35' by 45'), cost: $9,500, green tile hip roof, projecting eaves with exposed and ornamental rafters, symmetrical facade, limestone string course and water table, central round-arched tripartite window composition with limestone columns above an extended entry canopy, recessed segmental-arched limestone entry flanked by brick terraces which continue unbroken to the dwelling’s corners, tapered corner buttresses, rectangular double-hung windows with one over one lights, ornamental iron fence, detached two car garage with green tile hip roof

10. **Peter F. Zimmer Residence** (324 North 38th Street): 1920, Prairie/Georgian Revival, owner: Peter F. Zimmer – president of Omaha Liberty Fire Insurance Company and manager of Nebraska National Insurance Company, two-story yellow brick veneer dwelling (36' by 72'), cost: $15,000, dark green tile hip roof with round shoulder-arched dormers framed by pilasters and ornamented with tracery, asymmetrical facade, horizontal massing, semi-enclosed first story entry porch extends to the dwelling’s southern edge and supports a second story open-air porch, central elliptical-arched entry (topped by a fan light and flanked by multi-paned side lights) is defined on the porch facade by a limestone shoulder arch supported by scroll-shaped brackets, rectangular double-hung windows with six over one lights, attached two car garage

11. **Frank B. Lawrence Residence** (402 North 38th Street): 1907, Colonial Revival, owner: Frank B. Lawrence – president of Lawrence Shot and Lead Company; by 1911 pioneer railway news agent Sidney D. Barkalow had moved into the dwelling (Barkalow Brothers controlled the news business on Union Pacific Trains), architect: Frederick A. Henninger, two and one-half story stucco and brick veneer dwelling (36' by 36'), cost: $8,000; gambrel shingled roof punctuated on the upper pitch by a shed dormer and on the lower pitch by a shed dormer, an ornamented bull’s-eye and a projecting gabled two-story dormer; asymmetrical facade, full length front porch supported at the corners and either side of the entry by three massive columns, comice dentils, round arched and pilastered entry flanked by oval apertures with four key voussoirs, double-hung windows with six over six lights, first story brick has been painted grey and stucco areas white
12. Lewis J. TePoeel Residence (415 North 38th Street): 1934, English Vernacular Revival, owner: Lewis J. TePoeel - attorney, builder: Schroeder Investment Company, two-story brown brick veneer dwelling (30' by 34'), cost: $4,800, simple square structure topped by a shingled hip roof with central dormer, asymmetrical facade, applied one and two-story projecting and overlapping steeply pitched gables define entry, double-hung rectangular windows with six over six lights, attached single car garage

13. Harry A. Koch Residence (417 North 38th Street): 1928, Period Revival: Tudor, owner: Gould Dietz Investment Company (Harry A. Koch, president of Harry A. Koch Company - surety bonds and general insurance, was the dwelling's first resident), architect: Frederick A. Henninger, two-story brown brick veneer and stucco dwelling (26' by 32'), cost: $8,100, shingled L-shaped high gable roof with shed dormer at intersection, asymmetrical facade, ornamental half-timbering forms second story facade, shoulder arched molding above recessed round arched front door, rectangular casement windows with eight lights, leaded stained and diamond-paned casements on first floor main facade, attached one car garage

14. John A. Swanson Residence (418 North 38th Street): 1921, Tudor Revival, owner: John A. Swanson - clothing merchant and later president of the Nebraska Clothing Company, architect: George B. Prinz, two and one-half story brown brick veneer dwelling (55' by 60'), cost: $45,000, tiled gable roof with projecting and intersecting gable end, overhanging eaves, vergeboards and purlins, hip dormers, asymmetrical facade, gabled porch with half-timbering and flattened Tudor-arched entry, rectangular double-hung windows, segmental-arched windows in gable end, detached garage

15. Porter-Hoffmann Residence (425 North 38th Street): 1914, Vernacular Prairie Style, owner: Dr. Elmer R. Porter - physician, Leo Hoffmann, Sr. - operator of Hoffmann Funeral Home, architect: unknown, two-story stucco dwelling (30' by 40'), cost: unknown, hip roof with central clipped gable dormer, enclosed stucco eaves, asymmetrical facade, full length brick and limestone porch, shed-roofed and bracketed entry canopy, projecting entry, recessed side lights and classical pilasters frame central doorway, extended wooden belt line defines stepped parapet of southern wing, rectangular windows with six over one lights

16. Ephraim W. Dixon Residence (426 North 38th Street): 1910, Jacobethan Revival, owner: E. W. Dixon - president of the Orchard and Wilhelm home furnishings store, architect: John Latenser, two and one-half story brown brick veneer dwelling (50' by 51'), cost: $30,000, high pitched tiled gable roof, parapeted gables, high-pitched gabled dormers with vergeboards and purlins, asymmetrical facade, two and one-half story projecting pavilion with parapeted gables cupped in limestone, multiple chimneys, buttressed corners, brick and limestone porches with second story balconies, central entry, rectangular double-hung windows with one over one lights

17. Albert S. Billings, Jr. Residence (427 North 38th Street): 1916, Tudor Revival/Prairie, owner: Albert S. Billings, Jr. - treasurer of Billing's Dental Supply Company, architect/ builder: C. M. Slabaugh, two story brick veneer and stucco dwelling (35' by 40'), cost: $8,000, L-shaped high gable roof, half-timber cross gable, wide and bracketed vergeboards, ornamental half-timber second story end gable over tapered brick first story, symmetrical gable ends, bracketed shed-roofed canopy supported by brick pilasters frames main entry,
rectangular double-hung windows with one over one lights, pairs of fixed rectangular windows punctuate tapered brick areas

18. Albert S. Billings, Sr. Residence (431 North 38th Street): 1907, Neo-classical Revival, owner: Albert S. Billings, Sr. - president of Billing's Dental Supply Company, architect: unknown, two and one-half story brown brick veneer dwelling, (30' by 44'), cost: $7,500, hip roof with extended eaves and exposed rafters, dormers with extended eaves flank southwest ridgeline, projecting transverse gable ends with raking cornice and purlins, limestone hood molding over round aperture set within gable end, limestone lintels and string course, two-story projecting bay, full-length brick porch supported by singular columns, rectangular windows with one over one lights

19. W. J. Hynes Residence (432 North 38th Street): 1917, Jacobethan Revival, owner: W. J. Hynes - Hynes Elevator Company, architect: Frederick A. Henningson, two and one-half story brick veneer and stucco dwelling (32' by 68'), cost: $24,000, horizontal massing, green tile gable roof with clipped gable ends, enclosed and stuccoed eaves, high-pitched gable dormers with vergeboards and purlins, asymmetrical facade, two-story bay window within a two and one-half story projecting pavilion with parapeted gables capped in limestone, ornamental half-timber second story above a multi-hued beige brick first story, brick set in a Flemish bond, limestone Tudor-arched entry, leaded casement windows in dormers and bays, double-hung elsewhere frequently in groups of three with six over one lights

20. Porter-Phelan Residence (444 North 38th Street): 1909, Tudor Revival/Prairie, owner: Dr. Elmer R. Porter - physician, Edward Phelan - contractor, architect: John McDonald, two and one-half story buff brick veneer dwelling (36' by 40'), cost: $12,000, tiled gable roof with central cross gable flanked by shed dormers, extended eaves with exposed rafters exhibit oriental influences, symmetrical facade, enclosed central porch, limestone columns, rectangular double-hung windows with one over one lights

21. Marion E. Carpenter Residence (502 North 38th Street): 1907, Eclectic Revival, owner: Marion E. Carpenter - widow of Joseph F. Carpenter, secretary of Carpenter Wholesale Paper Company, architect: F. W. Clarke, two and one-half story stone and stucco dwelling (42' by 48'), cost: $13,000, red tile hip roof with enclosed and heavily bracketed eaves, dormers of similar design centrally located in each hip, Palladian window with arched hood forms east dormer, symmetrical facade, horizontal massing, ornamental half-timber second story above rusticated ground floor, large segmental-arched windows flank entry, hip-roofed entry canopy, side lights flank central single door, rectangular double-hung windows with six over one lights

22. J. F. Langdon Residence (503 North 38th Street): 1928, Georgian Revival, owner: J. F. Langdon - physician, architect: John and Alan McDonald, two-story brown brick veneer dwelling (24' by 44'), cost: $11,000, low red tile hip roof with enclosed eaves, rectangular plan, asymmetrical facade, an ornamented limestone entablature accents central entry, limestone panels decorated with festoons are centered between second story windows, massive rectangular chimney, rectangular double-hung windows with six over six lights
23. Alan McDonald Residence (509 North 38th Street): 1920, Georgian Revival, owner: Alan McDonald - architect, architect: Alan McDonald, two-story red brick veneer dwelling (30' by 40'), cost: $10,000, slate gable roof flanked by rectangular chimneys at the gable ends, symmetrical facade, brick set in a Flemish bond, pedimented projecting pavilion supported by slender columns, side-lit and paneled single door entry, rectangular double-hung windows with eight over eight lights flanked by shutters.

24. John McDonald Residence (515 North 38th Street): 1911, Jacobethan Revival, owner: John McDonald - architect, architect: John McDonald, two-story red brick veneer dwelling (24' by 42'), cost: 57,500, tiled gable roof flanked by parapeted stepped gables with central chimneys, central parapeted cross-gable of similar design, parapeted and gable-roofed projecting entry pavilion with central round arch, side-lit doorway, brick relieving arches above windows, limestone sills and water table, double-hung rectangular windows with one over one lights, groups of three narrow rectangular windows above entry.

25. S. B. Doyle Residence (520 North 38th Street): 1909, Classic Revival, owner: S. B. Doyle - contractor, architect: unknown, two and one-half story brick veneer dwelling (44' by 46'), cost: unknown, low hip roof, hip roof dormers flank central balcony with ornamental parapet, extended and enclosed cornice with dentils and elaborate brackets, symmetrical facade, vertical massing, limestone lintels, sills, belt course and quoins, central projecting and curvilinear entry porch enriched with fluted ionic columns, double door entry, classical porte cochere of similar detailing on south facade, narrow rectangular double-hung windows with one over one lights.

26. Arthur English Residence (521 North 38th Street): 1911, Prairie, owner: Arthur English - receiver Nebraska Traction and Power Company, architect: John McDonald, two-story brown brick veneer dwelling (28' by 42'), cost: $13,000, tile hip roof with exposed rafters at eaves, symmetrical facade, low horizontal massing, tapered brick corner buttresses at first floor level, limestone sills, rusticated stone below limestone water table, green tile inserts form horizontal banding, segmental arch entry hood flanked by large round arch windows defined by banded circular brickwork, rectangular double-hung windows often in pairs with one over one lights.

27. Reinhold B. Busch Residence (604 North 38th Street): 1908, Renaissance Revival, owner: Reinhold B. Busch - vice president of the Crane Company (wholesale steam gas and water supplies), architect: John Latenser, two and one-half story brown brick veneer dwelling (40' by 57'), cost: $20,000, low hip roof, massive medallioned cornice with block modillions and dentils, festooned limestone panels set in frieze, limestone architrave, three-bay symmetrical facades, central limestone balcony with balusters supported by massive modillions, limestone quoins surround first floor openings and central bay, windows linked by limestone string course, segmental arch openings in north and south bay, central jack arch window opening framed by freestanding limestone columns, double-door entry located within north bay porch, cast iron porte cochere on north facade, narrow rectangular French doors topped by diamond paneled transoms on the first floor open to a terrace defined by a limestone balustrade, second floor rectangular windows are double-hung with fixed transoms.
28. Otto H. Barmettler Residence (622 North 38th Street): 1916, Italian Renaissance Revival, owner: Otto H. Barmettler - vice president and general manager of the Icen Biscuit Company, architect: Frederick A. Henninger, two and one-half story beige brick veneer dwelling (38' by 88'), cost: $30,000, tile hip roof, central hip dormer flanked by segmental arch dormers, enclosed eaves, symmetrical facade, low horizontal massing, projecting end pavilions contain multi-paned floor to ceiling windows framed by freestanding Roman Doric columns, central hip-roofed entry is supported by freestanding columns which frame three segmental arch openings, entry porch is defined by limestone ballustrade, double-hung rectangular windows with six over six lights

29. Constantine J. Smyth Residence (710 North 38th Street): 1906, Classic Revival, owner: Constantine J. Smyth - Chief Justice of the Circuit Court of Appeals of the District of Columbia, architect: Joseph E. Dietrick, two and one-half story frame dwelling (46' by 38'), cost: $7,500; hip roof intersected on all hips by gable dormers ornamented with crown molding, dentils and pilasters; enclosed eaves enlivened with scrolly-like modillions, symmetrical facade framed by two-story Composite order corner pilasters, protecting two-story bay windows on north and south facades, projecting two-story entry porch is supported by monumental groupings of three Composite order columns, second and first floor porches are defined by wooden balustrades, rectangular double-hung windows with one over one lights; detached garage, constructed in 1919, designed by Thomas R. Kimball

30. Catherine B. Nash Residence (820 North 38th Street): 1896, Colonial Revival, owner: Catherine B. Nash - wife of Edward W. Nash, president of the American Smelting and Refining Company, architect: unknown, two and one-half story frame dwelling (46' by 24'), cost: unknown, gambrel shingled roof punctuated on the lower pitch by an elongated hip roof dormer with balustraded porch, gambrel roof extends on main elevation to form entry porch, porch roof supported at the corners and entry by Egyptian Revival columns, enclosed eaves with modillions, asymmetrical facade, projecting two-story gable-roofed bay window, gambrel ends frame semi-circular shingled arch which springs from a broken cornice, shingle siding in an imbricated pattern is located in gable and gambrel ends, clapboard siding elsewhere, brick foundation, rectangular double-hung windows with three over one lights

31. Oscar O. Manger Residence (3710 Cass Street): 1908, Tudor Revival, owner: Western Construction Company, architect: Oscar Manger, two and one-half story brown brick veneer and stucco dwelling (24' by 30'), cost: $2,800, gable roof intersected by gable dormers, overhanging eaves, decorative rafter ends, vergeboards and purlins, half-timber gable ends, gable roofed entry porch of similar detail, terrace extends east of entry and forms roof for ground-level arcade, second story bay window, rectangular double-hung windows with six over six lights

32. DeWitt K. Ellingwood Residence (3647 California Street): 1921, Prairie Eclectic, owner: DeWitt K. Ellingwood - wholesale lumberman, architect: John McDonald, two story cobblestone dwelling (38' by 32'), cost: $10,000, gable roof with enclosed eaves and block modillions, random-coursed cobblestone with projecting beaded mortar joint, symmetrical facade, parapeted and gable-roofed projecting entry pavilion with central side-lit doorway, rectangular double-hung windows with twelve over one and nine over one lights, windows often grouped in pairs, limestone sills
33. Louis C. Nash Residence (3807 Burt Street): 1912, Jacobethan Revival, owner: Louis C. Nash - vice president of the Burgess-Nash Department Store, architect: unknown, two and one-half story brown brick veneer dwelling (74' by 36'), cost: unknown, tiled gable roof, parapeted gables, high-pitched gable dormers, tall chimneys with separate shafts for each flue, shafts are grouped in stacks, half-timber gable ends, brick set in an English bond; limestone window frames, parapets, quoins, and ornament; rectangular windows with multiple lights are divided by stone mullions and transoms, two-story bay window which projects from central gabled pavilion frames main entry, porte cochere on west facade

34. Dr. Harold Gifford, Sr. Residence (3636 Burt Street): 1923, Prairie/Tudor Revival, owner: Harold Gifford, Sr. (1925) - physician, architect: Ernest F. Schreiber, two and one-half story brick veneer dwelling (62' by 34'), cost: unknown, slate hip roof with shed roof dormer, tall brick and limestone chimneys, asymmetrical facade, horizontal massing, L-shaped plan, ornamental half-timber second story above brick first story, two-story gable-roofed bay window, ornamental banding separates first and second levels within bay, inset Tudor-arched limestone entry, narrow rectangular windows are leaded in diamond or rectangular patterns, first story exhibits casement sashes with double-hung on second

35. Benjamin F. Marshall Residence (3646 Burt Street): 1913, Prairie/Tudor Revival, owner: Benjamin F. Marshall - president Marshall Paper Company, architect: John McDonald, two and one-half story buff brick veneer dwelling (38' by 38'), cost: $14,000, gable roof with central cross gable flanked by shed dormers, extended eaves with exposed rafters exhibit Prairie influence, symmetrical facade, central entry porch supported by brick columns, central second story bay window, rectangular double-hung windows with one over one lights, limestone water table, porte cochere on west facade

36. Barton Millard Residence (3650 Burt Street): 1911, Georgian Revival, owner: Baxton Millard - employee of the Merriman and Holquist Grain Company, architect: unknown, two and one-half story red brick veneer dwelling (38' by 40'), low hip roof with paved gable dormers, segmental arch multi-paned dormer windows, wide enclosed and modillioned eaves, symmetrical facade, sun porch on east facade balanced by porte cochere on west, pedimented projecting pavilion with full entablature supported by ionic columns, rectangular double-hung second story windows with eight over one lights, segmental arch windows with leaded transoms at first floor level, central elliptical arch entry with leaded fan light and multi-paned side lights

37. Academy of the Sacred Heart (Duchesne) (3601 Burt Street): 1882-1887, Victorian Eclectic, architect: Dufrene and Mendelssohn (1882), Thomas R. Kimball (1910), Jacob M. Nachtigall (1920, 1930, 1930), Builder: P. J. Creedon (1882, 1887) 1882: five story brown brick veneer educational structure trimmed with cut stone and black brick (114' by 81'), cost: $68,000, mansard roof with multiple hip dormers, heavily modillioned cornice, symmetrical facade, central projecting pavilion on east facade; limestone sills, vousoirs and water table; flat-topped and segmental arched double-hung windows with one over one lights, carved oak stairway, Eastlake woodwork; 1887: three story brown brick veneer addition on the south facade matching northern wing (40' by 80'), cost: $19,000; 1910: brick veneer and stone chapel, cost: $45,000; 1920: four story brick veneer addition, cost: $75,000; 1930: brick veneer physical plant (cost: $200,000), auditorium (cost: $150,000), chapel extension with dormitories above (cost: $100,000) - contains leaded stained glass windows from the Pine Grove Avenue house in Chicago
Case No. H2-80-18 APPLICANT West Central Development Council requests LANDMARK HERITAGE DISTRICT DESIGNATION for West Central-Cathedral District, North 38th Street, Capitol Avenue to Cuming Street. Area to be designated is shaded.

Scale: 1" = 500'
Landmarks Heritage Preservation Commission
AN ORDINANCE to designate the West Central Cathedral District, located at North 38th Street, Capitol Avenue to Cuming Street, as a Landmark Heritage District 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 West Central-Cathedral District is located at North 38th Street, Capitol Avenue to Cuming Street, which is legally described as follows:

Commencing at the Northeast corner of Lot 11, Block 1, Brennan Place as surveyed, platted and recorded in Douglas County, Nebraska, thence East along a line 33 feet South of and parallel to the center line of California Street, a distance of 480 feet; thence North along a line 33 feet West of and parallel to the center line of 36th Street, a distance of 1,128.3 feet; thence West along the South right-of-way line of Cuming Street, a distance of 783.5 feet; thence South along a line of 128 feet West of and parallel to the center line of 38th Street, a distance of 384 feet; thence West along a line 33 feet South of and parallel to the center line of Burt Street, a distance of 90 feet; thence South along a line of 216 feet West of and parallel to the center line of 38th Street, a distance of 160 feet; thence East, a distance of 15 feet; thence South along a line 203 feet West of and parallel to the center line of 36th Street, a distance of 225 feet; thence West a distance of 15 feet; thence South along a line 216 feet West of and parallel to the center line of 38th Street, a distance of 389 feet; thence West a distance of 14 feet; thence South along a line 232 feet West of and parallel to the center line of 38th Street, a distance of 135 feet; thence East a distance of 49 feet; thence South along a line 183 feet West of and parallel to the center line of 38th Street, a distance of 195 feet; thence West a distance of 38.2 feet; thence South along a line 221.2 feet West of and parallel to the center line of 38th Street, a distance of 410.34 feet; thence East, a distance of 29.9 feet; thence South along a line 193 feet West of and parallel to the center line of 38th Street, a distance of 156.12 feet; thence West, a distance of 88.25 feet; thence South along a line 281.25 feet West of and parallel to the center line of 38th Street, a distance of 255 feet; thence East a distance of 198.25 feet; thence South along a line 83 feet West of and parallel to the center line of 38th Street, a distance of 110.34 feet; thence East, a distance of 116 feet; thence South, a distance of 18.2 feet; thence East along the North right-of-way line of Capitol Avenue, a distance of 319 feet; thence North along a line 30 feet West of and parallel to the center line of 37th Street, a distance of 241 feet; thence West, a distance of 54.5 feet; thence North along a line 25 feet West of and parallel to the center line of 37th Street, a distance of 59 feet; thence West, a distance of 128.5 feet; thence North along a line 161.5 feet East of and parallel to the center line of 38th Street, a distance of 710 feet; thence East, a distance of 66.5 feet; thence North along a line 228 feet East of and parallel to the center line of 38th Street, a distance of 135 feet; thence West, a distance of 48 feet; thence North along a line 150 feet East of and parallel to the center line of 38th Street, a distance of 135 feet to the point of beginning.

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 West Central-Cathedral District are hereby deemed significant and worthy of preservation.

Section 3. That the West Central-Cathedral District is hereby designated pursuant to Section 24-61 of the Omaha Municipal Code, and hereby subject to all of the provisions of Landmark Heritage Preservation, Ch. 24, Art. II of the City of Omaha.
Section 4. That this Ordinance shall be in full force and take effect fifteen (15) days from and after the date of its passage.

INTRODUCED BY COUNCILMEMBER

Steve Rosenthal

APPROVED:

MAYOR OF THE CITY OF OMAHA

DATE

PASSED JAN 20 1981 - AS AMENDED 6-0

ATTEST:

Mary Halloran

CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:

CITY ATTORNEY

I hereby certify that the foregoing is a true and correct copy of the original document now on file in the City Clerk's office.

Mary Halloran

BY

CITY CLERK
ORDINANCE NO. 29390

AN ORDINANCE to designate the West Central-Cathedral District, located at North 38th Street, Capitol Avenue to Cuming Street, as a Landmark Heritage District pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st Reading  JAN 6 1981

2nd Reading on 1-20-81

3rd Reading  JAN 13 1981

Passed on 1-20-81

Final Reading  JAN 20 1981

Amended Approved

Passed as Amended 6-0

Mary Schillinger, Clerk