

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received APR 19 1985

date entered MAY 16 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The Leone, Florentine, and Carpathia Apartment Buildings

and/or common The Kent Apartment Complex (D009:3-21,22,23)

2. Location

street & number 832 S. 24th st.; 834 S. 24th st.; 907-911 S. 25th St. na not for publication

city, town Omaha N/A vicinity of

state Nebraska code 031 county Douglas code 055

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Apartments

4. Owner of Property

name TABCO, Inc. c/o Tom Paltani American Indian Center of Omaha

street & number 832 S. 24th Street 613 S. 16th Street

city, town Omaha na vicinity of state Nebraska 68102

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds

street & number Omaha/Douglas County Civic Center; 1817 Farnam St.

city, town Omaha state Nebraska

6. Representation in Existing Surveys

title Landmarks Heritage Preservation Commission has this property been determined eligible? yes no

date April, 1983 federal state county local

depository for survey records Omaha City Planning Department

city, town Omaha state Nebraska

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>na</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Leone, Carpathia, and Florentine, known today as the Kent Apartments, are a grouping of three apartment buildings and the rear courtyard that lies between them. The Leone and Carpathia are located side by side, facing South 24th Street. The Florentine is directly west of the other two buildings on the same lot, facing South 25th Street. Vincenzo P. Chiodo constructed the buildings between 1909 and 1912 with Italian Renaissance design motifs from his native Italy. The distinctive features of these buildings, which are perhaps unique in Nebraska apartment buildings of this period, include the use of a stone facade, the use of cobble masonry on the front facades of the Carpathia and the Florentine, and to a lesser degree the use of the Italian Renaissance style. They are a significant grouping for these reasons and for their similarity in style, height, material, design, and association with V. P. Chiodo. Today, these buildings are in relatively unchanged but poor condition, with plans underway for a rehabilitation through the Economic Recovery Tax Act of 1981.

Leone, 832 South 24th St.

Bearing wall structure with stone on front facade and brick for side and rear walls; five-bay "dumb-bell" tenement plan with side recesses for wooden outdoor stairways, 50' x 81'; three stories over raised basement; flat roof; rock-faced coursed ashlar with beaded joints on first floor and for central entry portico, lightly textured dress-faced coursed ashlar on second floor, and smooth dressed-faced ashlar on third floor; a smooth stone stringcourse between each floor and separating the third floor from the cornice; roof of portico serves as balcony for central bay with double doors of second floor, small balcony on third floor also with double doors bears the name "Leone Apartment;" dressed-faced stone quoins and window surrounds at second and third floor; narrow, simple cornice with dentils; marble front steps; double-hung windows; 1909; Italian Renaissance style; F. W. Kreele, architect; Vincenzo P. Chiodo, builder and owner

Florentine, 907-911 South 25th St.

Concrete block structure with rock-faced masonry on front facade; plan suggests two contiguous "dumb-bell" tenements with typical light hole in center of building and recesses on sides for wooden outside staircase, front facade clearly divided into two mirrored halves, each with own centered entrance, 90' x 64'; three stories over raised basement; flat roof; first floor front facade and part of second are rock-faced coursed ashlar masonry with cobble masonry on second floor frieze and third floor; watertable, stringcourses above and below second floor windows; wall cornice between second and third floors; smooth-faced stone lintels on first floor, continuous smooth lintel forms stringcourse at second floor, rock-faced ashlar lintels on third; rough-faced concrete block on side and rear walls of first and second floors, third floor has smooth-faced concrete block; each half of front facade has an identical recessed central entrance consisting of simple architrave supported by smooth, square pilasters with foliated bases resting on pedestals, a small ornamental feature tops each architrave with a lunette and panel enscribed "Florentine;" stone bollard with pyramidal tops line front sidewalk as the remnant of the original fence; 1911; Vincenzo P. Chiodo, builder and owner.

Carpathia, 834 South 24th St.

Brick bearing wall structure with stone facade and wood floor system; rectangular plan, 41' x 84', with slight recess on south side, three stores over raised basement; flat roof; front facade is all cobble masonry with prominent watertable, stringcourse at level of second

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input checked="" type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) Ethnic: Italian
	<input type="checkbox"/> invention			

Specific dates 1909, 1911, 1912

Builder/Architect Vincenzo P. Chiodo, Omaha

Statement of Significance (in one paragraph)

The Leone, Carpathia, and Florence contribute to the state's architectural heritage in their distinctive use of style and material. The treatment of the Italian Renaissance style and the stone front facades are highly unusual in Omaha and Nebraska and appear to be associated with the Calabrian heritage of the owner and builder, V P. Chiodo.

The three apartment buildings, built 1909-12, were the first construction projects for Chiodo. The services of an architect were only employed on the first one (Leone), thereafter Chiodo designed them himself. These and the other buildings he constructed are located within a few blocks of each other. This is the neighborhood where he lived and which had a Calabrian population.

Vincenzo Pietro Chiodo (1869-1949) was born in Calabria and first came to America at the age of sixteen with his three brothers. After a visit to Italy, Chiodo entered the Philip School of Design in Chicago in 1891 where he learned the trade of ladies' tailoring. He returned to Omaha in the late 1890's and ran his own shop. After the turn of the century, Chiodo spent an increasing amount of time in developing his property holdings. He eventually owned a number of rental properties and apartment buildings.

For his first construction project, he purchased salvaged materials from the old courthouse and jail. These materials, including the stone, were recycled in the Leone, Carpathia, and Florentine. The Leone was named for his son, Leon, who died at the age of seventeen. Chiodo hired Italian stone masons to complete the stone and concrete block work on the buildings. By the late 1920's he had acquired a considerable fortune in real estate.

Chiodo was a leader in Italian social and religious organizations. He served as the Italian vice-consul at Omaha and was state supreme deputy of the Sons of Italy. He was also a Knight of the Order of St. Gregory, a fourth degree Knight of Columbus, and a member of the Elks Club. As a leader of the community and a member of various Italian societies, he was one of the speakers at the dedication of Columbus Park in 1935 and at the unveiling of a statue of Columbus in that park in 1940.

Architecturally, the Leone, Carpathia, and the Florentine buildings are unique for their use of the Italian Renaissance style, unusual in the city's apartment buildings, particularly the Renaissance palazzo treatment of the front facade found here. The stone front is also highly unusual in Omaha apartments; here the most common material is brick. The use of cobble masonry is perhaps unique in the state.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Omaha North, Nebr.-Iowa

Quadrangle scale 1:24,000

UTM References

A	<u>1</u> <u>5</u>	<u>2</u> <u>5</u> <u>3</u> <u>0</u> <u>7</u> <u>0</u>	<u>4</u> <u>5</u> <u>7</u> <u>0</u> <u>6</u> <u>3</u> <u>0</u>	B	<u>1</u> <u>5</u>	<u>2</u> <u>5</u> <u>3</u> <u>0</u> <u>7</u> <u>0</u>	<u>4</u> <u>5</u> <u>7</u> <u>0</u> <u>6</u> <u>0</u> <u>0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>1</u> <u>5</u>	<u>2</u> <u>5</u> <u>3</u> <u>0</u> <u>0</u> <u>0</u>	<u>4</u> <u>5</u> <u>7</u> <u>0</u> <u>6</u> <u>1</u> <u>0</u>	D			
E				F			
G				H			

Verbal boundary description and justification

Lot 33, Block O, Redick's Second Addition, City of Omaha, Douglas County, Nebraska

List all states and counties for properties overlapping state or county boundaries

state	na	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Penelope Chatfield Sodhi, Preservation Historian

organization Nebraska State Historical Society date March, 1984

street & number 1500 "R" Street telephone (402) 471-3270

city or town Lincoln state Nebraska

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Morgan D Knott 4/8/85

title Director, Nebraska State Historical Society date

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I hereby certify that this property is included in the National Register

A. Lorena Byers
Keeper of the National Register

Entered in the
National Register

date 5/16/85

Attest:

Chief of Registration

date

UNITED STATES DEPARTMENT OF THE INTERIOR
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floor lintels, wall cornice at third floor lintel level, topped by a frieze and cornice; entry porch is the most elaborate of the three buildings - square, fluted columns with Ionic capitals support lintel with decorative floral motifs as well as panels encribed "Carpathia" and "1912", within the porch are attached columns of different heights and capitals, highly decorated round-arched archivolt and side panels surround the front door; marble front steps; double-hung windows throughout; remnants of rock-faced ashlar posts for fence along sidewalk; 1912; Vincenzo P. Chiodo, builder and owner.

Courtyard

The rear facades of the buildings face the courtyard which is a simple design of walkways with a small circularwalk in the center. The northern boundary of the courtyard is a retaining wall which effectively separates the area from the adjacent lot. Although the walkways reflect a concern for this space inside the large lot, it does not have a strong sense of a courtyard.

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Chiodo copied several features of Renaissance palazzi of Florence. Three-story, symmetrical facades of stone are the major common elements. Stringcourses at the lintel level are a nearly universal feature of the Florentine palazzi.³ This is a distinctive element in the two buildings Chiodo designed and is not used in the earlier Leone designed by Kreele. Some palazzi have a change in the stone treatment of each floor from rusticated stone of the first floor to smoother on the second and smoothest on the third, i.e. Palazzo Medici, Palazzo Pazzi-Quaratesi, and Palazzo Gondi. This occurs in Kreele's Leone front facade and, curiously, on the sides and rear of the Florentine, which are executed in concrete block. The third floor is a smoother-surfaced concrete block. The Florentine also has a continuous cornice around all sides of the building, which give it a more unified appearance than a typical facade building. In addition, the buildings are described in Chiodo's obituary (which was in Italian) as palazzi and not the equivalent of apartment buildings.⁴

Although these buildings have significant features which are reminiscent of Florentine Renaissance palazzi, some features are very different: i.e., the wall cornice with frieze and the cobble masonry. The palazzo form became common throughout Italy, and features may have been altered in other regions. "The great Florentine palaces provided models for most of the rest of Italy, and almost every Italian town can show several examples of a comfortable, large house which, somewhat grandiloquently, is referred to in Italian as a palace."⁵ The stone work, houses, and other buildings of Calabria may provide answers to these distinctive features which were not common in Florentine palaces nor in Omaha buildings. In support of this, Chiodo used Italian stone masons in the construction work. Most Omaha Italians came from Calabria or Sicily, so presumably the stone masons would have learned the craft as practiced in these two southern states.

The only significant concentration of Italians in Nebraska occurred in Omaha, so it is not surprising that no other examples of this type of cobble masonry work have been recorded in the state to date. Consequently these unique examples are significant not only to Omaha but to the entire state.

¹ Omaha Sun, Oct. 10, 1974, p. 11A, "V. P. Chiodo had charisma."

² Ibid.

³ Peter Murray. The Architecture of the Italian Renaissance. (London: B. T. Batsford Ltd., 1963), pp. 60-74.

⁴ The American Citizen, Oct. 3, 1949, p. 1, "La Perdita di un Buon Cittadino e di un Ottimo, Sincero Amico."

⁵ Murray, p. 5.

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