

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

For HCRS use only

received SEP 8 1982
date entered

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

1. Name

historic Garneau-Kilpatrick House -(D009:4=6)

and/or common Pi Kappa Alpha Fraternity

2. Location

street & number 3100 Chicago Street N/A not for publication

city, town Omaha N/A vicinity of congressional district Second

state Nebraska code 031 county Douglas code 55

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input 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 checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	N/A 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 type="checkbox"/> other:

4. Owner of Property

name Pi Kappa Alpha-Theta Lambda Housing Corporation
c/o John E. Haley, Haley-Makielski Associates

street & number 2215 North 90th Street

city, town Omaha N/A vicinity of state Nebraska 68154

5. Location of Legal Description

courthouse, registry of deeds, etc. Douglas County Register of Deeds

street & number Douglas County Courthouse, 1819 Farnam

city, town Omaha state Nebraska

6. Representation in Existing Surveys

title Historic Omaha Buildings Survey Certified Part I
has this property been determined eligible? yes no

date On-going federal state county local

depository for survey records Landmarks Heritage Preservation Commission

city, town Omaha state Nebraska

7. Description

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

Describe the present and original (if known) physical appearance

The Garneau-Kilpatrick house, 3100 Chicago Street, reveals qualities of the Romanesque Revival style as applied to a single-family unit. The three story residence is assymmetrical and irregular in plan. The house is constructed of red-brick and sandstone but its original smooth brick exterior has been textured with stucco. The roof remains sheathed in gray slate shingles.

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

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

Extensive interior remodeling produced nine efficiency apartments which retain only woodwork and fireplace elements. The structure's original entry and grand staircase have been retained to provide access to these units and provide the major focal point of the interior. An extensive certified rehabilitation is on-going for use as a fraternity-dormitory, providing living quarters for about forty people. Proposed work includes restoration of the slate roof and porch. Many of the interior walls on the first floor, built later for apartment usage, will be removed to retrieve the original main floor spaces. Remaining interior features will be repaired and used. These include fireplaces, wood paneled wainscoat, light fixtures, ceilings and trim.

A one and one-half story carriage house, similar in detail to the main structure, occupies the northeast corner of the site. Its three gabled dormers, inset with single round-arched windows, act to reinforce the picturesque silhouette of the residence. The carriage house garage-type doors will be replaced with four panel bi-fold wood paneled doors of original character.

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 type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates Constructed 1890 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Garneau-Kilpatrick house was significantly associated with the lives of two prominent Omaha businessmen who contributed to Omaha's growth and prosperity. Joseph Garneau, Jr., was prominently associated with the Joseph Garneau Cracker Company which became one of the largest operations of its kind in the West. The construction of this house coincides with the Garneau Cracker consolidation with the American Biscuit and Manufacturing Company of Chicago. The house is also the only extant residence of Thomas Kilpatrick, renowned Omaha dry goods retailer and clothing manufacturer whose Omaha business continually expanded from 1887 through to the present corporation of Younker-Kilpatrick's. Architecturally the house stands as a fine example of the Richardsonian Romanesque style in Nebraska. The house is somewhat unique in this regard, the Romanesque style having not received popular appeal for residential architecture in the state.

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

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

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

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property less than 1 acre

Quadrangle name Omaha North, Nebr.-Iowa

Quadrangle scale 1:24000

UMT References

A	<u>1</u> <u>5</u>	<u>2</u> <u>5</u> <u>2</u> <u>1</u> <u>5</u> <u>0</u>	<u>4</u> <u>5</u> <u>7</u> <u>1</u> <u>9</u> <u>3</u> <u>0</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

The East 35 feet of Lot 27 and all of Lot 28, Hillside Reserve, Douglas County, Nebraska, includes all of the historically associated real estate.

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

state	<u>N/A</u>	code	county	code
state		code	county	code

11. Form Prepared By

name/title	<u>Robert Peters, Preservation Administrator;</u>	Edited by;	<u>Bob Puschendorf, SHPO Office</u>
organization	<u>Landmarks Heritage Preservation Commission</u>	date	<u>June, 1982</u>
street & number	<u>1819 Farnam</u> <u>1500 "R" Street</u>	telephone	<u>402/ 444-7000; 471-3850</u>
city or town	<u>Omaha</u> <u>Lincoln</u>	state	<u>Nebraska</u>

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Marcus W. Knott 8/27/82

title	<u>Director, Nebraska State Historical Society</u>	date	
For HCERS use only			
I hereby certify that this property is included in the National Register			
<u>for</u> <u>Alma Byers</u>	Entered in the	date	<u>10/7/82</u>
Keeper of the National Register	National Register		
Attest:		date	
Chief of Registration			

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

The Garneau-Kilpatrick house has been recognized under the City of Omaha's Landmark Heritage Preservation ordinance. Recognized for revealing through a minimal number of elements the medieval and picturesque qualities of the Romanesque Revival style of architecture, and the unique local application of this Victorian style to a single-family unit, the house was designated as a Landmark in 1979.

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

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