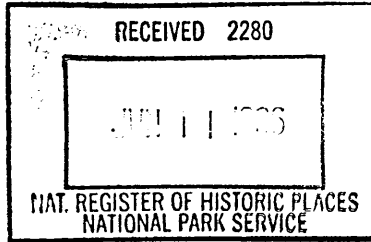


United State Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Kimball, Mary Rogers House

other names/site number NeHBS DO09:0122-004

2. Location

street & number 2236 St. Mary's Avenue not for publication [N/A]

city or town Omaha vicinity [N/A]

state Nebraska code NE county Douglas code 055 zip code 68102

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Lawrence Sommer 6/3/96
Signature of certifying official Date
Director, Nebraska State Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I, hereby certify that this property is:
- entered in the National Register.
 See continuation sheet.
 - determined eligible for the National Register.
 See continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other, (explain): _____

Edson H. Beall 7-19-96
Entered in the National Register

Signature of Keeper Date of Action
Bar

Kimball, Mary Rogers House
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5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public-local
- public-state
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
<u>2</u>	<u>1</u>	buildings
		sites
		structures
		objects
<u>2</u>	<u>1</u>	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed
in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instruction)

DOMESTIC--single dwelling

DOMESTIC--single dwelling
WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY REVIVALS

foundation BRICK
walls BRICK

roof TERRA COTTA
other STONE--limestone

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patters of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

- Previous documentation on file (NPS):
- preliminary determination of individual listing (36 CFR 67) has been requested.
 - previously listed in the National Register
 - previously determined eligible by the National Register
 - designated a National Historic Landmark
 - recorded by Historic American Buildings Survey # _____
 - recorded by Historic American Engineering Record # _____

Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE

Period of Significance
1905-1930

Significant Dates
1905, 1906

Significant Person
(Complete if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Kimball, Thomas Rogers

- Primary Location for Additional Data:**
- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository:**
Omaha City Planning Department

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10. Geographical Data

Acreage of Property Less than one acre

UTM References (place additional UTM references on a continuation sheet).

	Zone	Easting	Northing	Zone	Easting	Northing
1.	15	253220	4570090	3.		
2.				4.		

See continuation sheet.

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Stacey C. Pilgrim, Planner Specialist
organization Omaha City Planning Department date March 1996
street & number 1819 Farnam, Suite 1100 telephone 402-444-5210
city or town Omaha state NE zip code 68183

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name/title Thomas J. Kohoutek
street & number 1723 N. 102 Avenue telephone 402-391-4213
city or town Omaha state NE zip code 68114

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended, (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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7. Narrative Description

The Mary Rogers Kimball House at 2236 St. Mary's Avenue was designed by Omaha architect Thomas Rogers Kimball. The house was built in 1905 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 a 1943 World Herald article 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 1906 carriage house as well as one non-contributing modern garage.

The Mary Rogers Kimball house is located in a residential area near downtown Omaha. The house was built on the former grounds of the St. Mary's Convent and Cemetery which date from 1867-1887. Although the neighborhood has declined somewhat, the house retains its historic integrity. Access to the property is made through a small gate located off St. Mary's Avenue. 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 main facade faces south towards St. Mary's Avenue and is embellished by a stepped parapet cross gable that protrudes slightly from the facade. 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 facade is fairly simple in design. The main entrance is off-center on the front facade, 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 facade and has two sets of stairs, one on the west and one on the east.

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 facade 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 parapets on the gable ends of the main roof are embellished with decorative brick work in a stepped pattern. A dormer accents the roof and is located on the east facade 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. The third floor parapet windows are paired and decorated with arched bricks or limestone hood molds.

The east and west facades of the house are almost identical. Both facades rise into plain parapets that are accented with decorative brick work in a stepped pattern. The parapets are off center being located towards the south edge of the facades. The rear portion of the west facade is articulated with a porte-cochère covering the original brick drive. Shortly after the house was built St. Mary's Avenue was graded and the original driveway was not used. An alternate original brick driveway leads from Landon Court 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 facade is accented by a large, enclosed sun porch covered with a hipped roof.

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7. Narrative Description (continued)

The north facade 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 facade. This creates an open corner at the rear of the house. Originally an elevator shaft was located here, but after Mary Kimball died, the shaft was converted into a two story porch. The upper story of the porch is open and the bottom 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 porch between the two gable rooms.

The interior of the house has remained virtually unchanged throughout its history. Although most recently the house was divided into approximately six 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, such as 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 style as the main house. The gable roof is ornamented by four arched dormers, two facing north and two facing south. The rear of the carriage house has a small shed roofed storage area. The roof is covered with the same red clay tile that is found on the main house, and an 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 facade and is decorated with a limestone cap. Two large garage doors provide entrance to the carriage house and are found on the south facade. 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.

8. Statement of Significance

The Mary Rogers Kimball house is significant at the local level under Criterion C as a well-preserved example of residential architecture designed by Thomas Rogers Kimball. Kimball designed this house for his mother and sister in 1905. Although most noted for his work on public buildings such as the Omaha Public Library and St. Cecilia's Catholic Church, Kimball also designed several houses for affluent citizens of Omaha. Of these, the Mary Rogers Kimball house is one of the best representative examples of his residential designs, as it embodies all the characteristics found in his residential architecture. Its period of significance extends from 1905 until 1930 when Mary Kimball died.

The Mary Rogers Kimball house sits upon a hill which at one time was the location for the St. Mary's Convent, School and Cemetery. There is a Christian Science Church to the west of the house 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 identical, he utilized 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 facade. Other characteristics include emphasis on height and silhouette, achieved through the use of parapets, chimneys, and roof ornament. Unlike other architects of the period who

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8. Statement of Significance (continued)

emphasized horizontal styles, Kimball preferred to emphasize the verticality of his buildings.¹ 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 contained some of these characteristics, an exception being the Mary Rogers Kimball house which utilized all. This house is one of the best examples of Kimball's residential architectural works that encompasses all the design elements.²

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 Rogers Kimball house is considered the "complete" Thomas Kimball house.³ The masonry box has five parapets that emphasize the height of the house. The stepped parapet of the Dutch Colonial style helps emphasize the building's height, but it also integrates the roof line with the sky.⁴ The silhouette of the Mary Rogers Kimball house cuts dramatic lines that prove the importance of design to Kimball. The house is symmetrical along the front facade. Although Kimball also preferred smooth wall surfaces, the Mary Rogers Kimball house used brick for decorative detailing. This detailing is used, however, to emphasis the height of the house and not for mere decoration.

Thomas Rogers Kimball (1862-1934) was Omaha's most influential architect. He studied at the University of Nebraska, Massachusetts Institute of Technology (1884-87), and the Cowles School of Art in Boston (1883-86). After his education in America, he ventured to Paris where he studied at the Ecole des Beaux-Arts (1887-88).⁵ 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 the firm established a branch office in Omaha.⁶ 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 1898.⁷ 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.⁸

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.⁹ 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

¹"Thomas R. Kimball, Omaha Architect." (*The Landmark*, 1978)

²Ibid

³Ibid

⁴Ibid

⁵*The National Cyclopedia of American Biography*. (Vol. 25 New York; James T. White and Co., 1936), p. 364.

⁶Ibid

⁷"Thomas R. Kimball, Omaha Architect."

⁸Thomas R. Kimball Obituary, *American Architect*, October, 1934

⁹Ibid

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8. Statement of Significance (continued)

premier architect of Omaha and perhaps Nebraska.¹⁰ 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 Rogers 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 97.¹¹

The integrity of the Mary Rogers Kimball house is very good. The majority of significant design 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 facade and the removal of an elevator. The only evidence of the elevator is the rear two-story porch which was later enclosed. These changes do not significantly detract from the overall integrity of the house. One non-contributing building is located on the property of the Mary Rogers Kimball house. A modern three car garage was built northeast of the carriage house. Otherwise, the property remains much as it appeared during the early twentieth century.

¹⁰"Thomas R. Kimball, Omaha Architect."

¹¹Mary Kimball, Bibliography File. (Omaha Public Library, W. Dale Clark Branch).

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9. Bibliography

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

Harris, Cyril M., editor. *Historic Architecture Sourcebook*. New York: McGraw Hill Book Co., 1977.

Kimball, Mary , Thomas R. Kimball. Bibliography File, Omaha Public Library, W.Dale Clark Branch.

Landmarks Heritage Preservation Commission. *A Comprehensive Program for Historic Preservation In Omaha*. 1994.

The National Cyclopedia of American Biography. Vol. 25. New York: James T. White and Co., 1936.

National Register Nomination for Omaha Public Library Building. City of Omaha Planning Department, 1978.

Sanborn Fire Insurance Maps 1934 (last updated 1965). City of Omaha Planning Department.

"Thomas Kimball, Omaha Architect." *The Landmark*, 1978.

Thomas R. Kimball Obituary. *American Architect*. October, 1934.

Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles*. Cambridge, MA: The M.I.T. Press, 1969.

10. Geographical Data

Verbal Boundary Description

The nominated property is a tract of land described as West 20 feet of lot 16 Cortland Place and all lots 14 through 17 block 0 Convent Place, Omaha, Douglas County, Nebraska.

Boundary Justification

The boundary includes all property historically associated with the Mary Kimball Residence.