RESOLUTION—EXHIBIT 1
BROATCH BUILDING
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, the Atelier Partners are owners of the Broatch Building and,

WHEREAS, George Haecker, representing the Atelier Partners on September 8, 1983, requested that the Broatch Building be designated a Landmark under the City of Omaha's Landmark Heritage Preservation Ordinance; and,

WHEREAS, the Broatch Building was originally constructed as a three-story structure in 1880 and was expanded to four stories in 1887 by the prominent Omaha architectural firm of Mendelsohn and Lawrie; and,

WHEREAS, the Broatch Building was built by William James Broatch, an early Omaha entrepreneur, politician and civic leader who established the City's first wholesale heavy hardware business in 1874 and twice served as mayor of Omaha; and,

WHEREAS, the Broatch Building is historically related to the development of the "Old Market", an area significant to the commercial development of Omaha as the 1880's wholesale jobbing district that served as a distribution center for goods shipped on the Union Pacific Railroad from here to the west coast; and,

WHEREAS, the Broatch Building is representative of an early phase of warehouse development, both structurally and aesthetically; and,

WHEREAS, the Broatch Building is located within the "Old Market" National Register Historic District; and,

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

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

THAT, the Broatch Building, 1209-1211 Harney Street, be designated as a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission

DEPARTMENT RECOMMENDATION

INSPECTION DATE

8-30-83

REQUEST                CATEGORY
x Landmark Designation  District
  Landmark Heritage     x Building
  District Designation  Structure
  Certificate of Approval Site
  to Perform Work       Object

APPLICANT

Atelier Partners

LOCATION OF PROPOSED DESIGNATION OR WORK

1209 Harney Street

PRESENT USE

Office and commercial

CONFORMANCE WITH COMPREHENSIVE PLAN FOR HISTORIC PRESERVATION

In conformance; shown as potential Landmark

CONFORMANCE WITH OTHER MASTER PLANS

In conformance - Master Plan Review Committee - September 15, 1983

NEIGHBORHOOD CHARACTER

Existing: The area is in a state of change (due to construction of Central Park Mall, new office structures and rehabilitation with the Old Market) from its predominately warehouse uses to uses more compatible with the immediate environs.

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

The designation should encourage sensitive renovation of surrounding structures of similar character.

PLANNING DEPARTMENT RECOMMENDATION

Approval

ADDITIONAL DATA

Located within a National Register of Historic Places District.
Landmarks Heritage Preservation Commission

APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic W. J. Broatch Building
and/or Common The Yellow Building

LOCATION
Street and Number 1209-1211 Harney Street
Omaha, Nebraska

CLASSIFICATION

<table>
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<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
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OWNER OF PROPERTY

Name The Atelier Partners (Trustee) Phone Number (402) 345-3060

Street and Number 1209 Harney Street, #400
City, State and Zip Code Omaha NE 68102

Representative Gary Goldstein or George Haecker Phone Number (402) 345-3060

Street and Number 1209 Harney Street, #400
City, State and Zip Code Omaha NE 68102

LEGAL DESCRIPTION
The East 33 feet of the West 44 feet of Lot 2 Block 150, the original City of Omaha, surveyed, platted and recorded in Douglas County, Nebraska.
REPRESENTATION IN EXISTING SURVEYS
Title Historic Omaha Building Survey, Landmarks Heritage Preservation Commission
Date 1977

__ Federal _ State __ County X Local

REPRESENTATION IN EXISTING SURVEYS
Title A Comprehensive Program for Historic Preservation in Omaha, Landmarks
Date 1980
__ Federal _ State __ County X Local
Heritage Preservation Commission.

REPRESENTATION IN EXISTING SURVEYS
Title
Date
__ Federal _ State __ County __ Local

DESCRIPTION
Describe the present and original (if known) physical appearance.

(See attached)

STATEMENT OF SIGNIFICANCE
Specific Dates (See attached)
Architect
Builder

8 September 1983
Date
Signature of Owner/Representative
/George Haecker AIA, Partner
Significance

The Broatch Building is located in the Old Market Historic District, an area listed in the National Register of Historic Places. The following statement from the National Register nomination form summarizes the significance of the area.

The "Old Market" Historic District is significant to the commercial development of Omaha as the wholesale jobbing area which mushroomed in the 1880's and continued well into the 20th century, serving as the distribution center for the variety of goods shipped on the Union Pacific Railroad and its branch lines all the way to the west coast. The light industrial and warehouse buildings extant in the district exist as substantial and representative structures of their type for the late nineteenth century, structurally, functionally, and aesthetically.

Among the oldest structures in the Old Market Historic District is the Broatch Building at 1209-1211 Harney Street. It is located on a site originally claimed by Jesse Lowe in 1856. One of Omaha's first settlers, Lowe served as the City's first mayor. The property was sold in 1861 to George B. Lake, who resided on this site.

In 1880, the property was purchased by William James Broatch who initiated construction of a three-story brick building on the lot designed to house Broatch's wholesale iron, steel, and heavy hardware business. A fourth floor was added to the building in 1887 to meet Broatch's growing needs. The later addition, designed by architects Mendelsohn and Lawrie, is structurally indistinguishable as a separate addition. The present building, known as the "Yellow Building", is essentially unchanged from its appearance in 1887. Cost of the building was estimated to be $25,000 at the time of its completion.

W.J. Broatch was born in Middleton, Connecticut on July 31, 1841. He served in the Civil War under General Grant. Among his later assignments in the army was a year's service as an Indian Agent at the Yankton Indian Agency. In 1870, Broatch resigned his captain's commission and moved to Ohio, where he remained until March of 1874. At this time he settled in Omaha and became established as the City's first wholesale heavy hardware dealer. His business was originally located across the street from the 1209-1211 Harney Street site.

As a member of the Omaha community, W.J. Broatch was active in politics and civic organizations. His memberships and honors included: member of the Board of Education, 1877-1878; president of the Board of Trade, 1879-1880 and 1882-1884; and representative of the 24th session of the Nebraska Legislature. In 1887, he was elected mayor of Omaha, and served until 1889; he served a second term as mayor in 1896. Additionally, he was an original member of the Missouri River Commission established in 1891, under President Arthur. Broatch died on June 16, 1922; leaving a widow and two sons. The Broatch Building remained in Broatch's estate until 1923.
Broatch remained at 1209-1211 Harney Street until he retired in 1907, at which time Harvey I. Adams, president of Omaha Iron Store Co., succeeded Broatch in this hardware operation. The Omaha Iron Store was located in the Broatch Building until approximately 1915, at which time this company consolidated with Baum Iron to become Omaha Baum Iron Store, Inc., and located in the Baum Building (1223 Harney). The Broatch Building was vacant from 1916 to approximately 1920 when Robert M. Beard leased and later purchased the property for his company, Beard Wallpaper Co. Beard Wallpaper occupied the building until 1965.

From 1966-1977, the building housed Midwest Mattress and Bedding Co. On April 1, 1977, its current owners took possession of the building. The building was completely renovated in 1979 and presently houses the offices of Bahr, Vermeer and Haecker, architects for the rehabilitation, and Ellis and Guy Advertising.

The Architects, Mendelsohn and Lawrie

The architect for the original three story 1880 structure is unknown. However, architects for the fourth floor addition, Mendelsohn & Lawrie designed numerous significant commercial buildings in Omaha. Louis Mendelsohn originally came to Omaha in 1880, and in 1881 was in partnership with Alfred Dufrene. Together, Mendelsohn and Dufrene designed, among other structures, the Burlington and Missouri River Railroad headquarters, and the Christian Sprecht building. Dufrene left the firm in 1885, and in 1887 Harry Lawrie joined Mendelsohn and George Fischer in designing some of Omaha's most distinctive buildings including the Bemis Bag Building.

Description

Broatch Building, 1209 Farnam; four story brick loft structure with basement (originally constructed as three story structure in 1880 with fourth floor added in 1887 by architects Mendelsohn and Lawrie); rectangular (33' x 120') plan; wooden floor and ceiling joists span between two bearing walls which form the sides of the building and run its entire depth; building facade is topped off with a metal bracketed cornice; the three upper stories all contain four double-hung windows with the upper two stories having pediment type window hoods with segmented-arch undersides and the second story windows having segmented-arch hoods; belt-courses link the hooded lintels and sills of the windows at the top three floors and are made from stone except for the belt-course below the fourth story windows which is brick; Recessed brickwork at edges of window openings on upper three floors creates column-like silhouette that appears to support hooded lintels; The first floor storefront is framed by two cast-iron pilasters and is divided into four sections by three thin cast-iron colonettes with flared capitals; the three east sections are of equal width with the main entrance in the third or center section; the west section is twice the width of the eastern section, creating an asymmetrical first floor composition; the colonettes and pilasters of the storefront support a simple metal lintel that runs the entire width of the facade; iron fire escape occurs at upper floors of western bay of structure; entire
building painted yellow with dark contrasting trim color at cornice, lintels and connecting belt courses, and first floor storefront; simple concrete steps combined with handicap ramp with metal rail at main entry.
Bibliography

A Comprehensive Program for Historic Preservation in Omaha. Omaha City Planning Department, Omaha: Klopp Printing Co., 1980.


Omaha City Directories.

Omaha Illustrated. Omaha: Dunbar, 1888.


LHPC Case No. HL-83-14, APPLICANT Atelier Partners requests LANDMARK DESIGNATION for 1209 Harney Street. Area to be designated is shaded. (Broatch Building)
December 6, 1983

HI-83-14

Honorable President

and Members of the City Council,

This proposed Ordinance designates the Broatch Building, 1209 Harney Street, as a Landmark. The owner, Atelier Partners, is the applicant.

DEPARTMENT RECOMMENDATION: Approval.

SUMMARY OF TESTIMONY AT THE PLANNING BOARD PUBLIC HEARING: At the Public Hearing held November 2, 1983, no one appeared in favor or in opposition to this request for Landmark designation.

PLANNING BOARD ACTION: Approval 7-0.

SUMMARY OF TESTIMONY AT THE LANDMARKS HERITAGE PRESERVATION COMMISSION PUBLIC HEARING: At the Public Hearing and Administrative Meeting of the Landmarks Heritage Preservation Commission Meeting held September 28, 1983, the Preservation Administrator presented a brief visual overview of the architectural and historical significance of the Broatch Building. The owner of the property was unable to attend the meeting.

No one appeared in opposition to this request. Full summary of proceedings attached.

LANDMARKS HERITAGE PRESERVATION COMMISSION ACTION: Approval 4-0.

Respectfully submitted,

Martin H. Shukert
Planning Director

7C11:64

Att.: Minutes
   Ordinance
   Resolution
   Exhibits

Referred to City Council for Consideration:

Mayor's Office/Title
AN ORDINANCE to designate the Broach Building, located at 1209 Harney Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

Section 1. That the Broach Building is located at 1209 Harney Street, which is on the following described land, to wit:

The East 33 feet of the West 44 feet of Lot 2, Block 150, Original City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

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 Broach Building are hereby deemed significant and worthy of preservation.

Section 3. That the Broach Building 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

[Signature]

APPROVED:

[Signature]

MAYOR OF THE CITY OF OMAHA

DATE

PASSED DEC. 20 1983 6-0

ATTEST:

[Signature]

CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:

[Signature]

CITY ATTORNEY

PL/87C111:65
ORDINANCE NO. 30205

AN ORDINANCE to designate the Broatch Building, located at 1209 Harney Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st Reading DEC 6 1983

on 12/13/83

Hearing DEC 13 1983

on 12/20/83

Final Reading DEC 20 1983

Passed 4-0

Mary Boligam Cornett