RESOLUTION
EGGERSS-O'FLYNG BUILDING
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, 1413 Leavenworth Historic L.P. is the owner of the Eggerss-O'Flyng Building; and,

WHEREAS, this owner requested that the Eggerss-O'Flyng Building be designated as a Landmark under the City of Omaha's Landmarks Heritage Preservation Ordinance; and,

WHEREAS, wholesale jobbing contributed significantly to Omaha's commercial development in the late nineteenth and early twentieth centuries; and,

WHEREAS, at that time, many of the cities largest and most notable businesses built substantial warehouse structures near the rail lines on the eastern and southern edges of downtown; and,

WHEREAS, the Eggerss-O'Flyng Building is significant architecturally as a fine example of the early twentieth century warehouse in Omaha in terms of form, function, technology and style as outlined in the National Register Multiple Property document "Warehouses in Omaha"; and,

WHEREAS, The Eggerss-O'Flyng Building is significant in the areas of industry and commerce for its association with the Eggerss-O'Flyng Company, a major manufacturer and distributor of containers for over 50 years; and,

WHEREAS, it is the intent of the owner of the Eggerss-O'Flyng Building to renovate the structure for use as apartments in a manner consistent with historic preservation standards set out by the Secretary of Interior; 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 Eggerss-O'Flyng Building, 801 South 15th Street, be designated as a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission
APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic
Eggerss-0'Flyng Building
and/or Common
Eggerss-0'Flyng Building

LOCATION
Street and Number
801 South 15th Street

CLASSIFICATION

<table>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building(s)</td>
<td>Private</td>
<td>Occupied</td>
<td>Agriculture</td>
</tr>
<tr>
<td>Structure</td>
<td>Both</td>
<td>Unoccupied</td>
<td>Commercial</td>
</tr>
<tr>
<td>Site</td>
<td>Public Acquisition</td>
<td>Work in Progress</td>
<td>Educational</td>
</tr>
<tr>
<td>Object</td>
<td>In Process</td>
<td>Accessible</td>
<td>Entertainment</td>
</tr>
</tbody>
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OWNER OF PROPERTY

Name
1413 Leavenworth Historic L.P.

Street and Number
Go Raseland Redevelopment Corp., G.P.
Bldg: 801 S. 15th Street, Omaha, NE 68102

City, State and Zip Code
City, State and Zip Code

Representative
Richard Greene

Street and Number
444 Regency Pkwy/Suite 301/ Omaha, NE 68114

City, State and Zip Code

LEGAL DESCRIPTION

Lots 344, Block 199
Original City of Omaha

1413 Leavenworth Historic L.P.
By: Raseland Redevelopment Corp., G.P.

Signature of Owner/Representative
8/26/91

Date
REPRESENTATION IN EXISTING SURVEYS

- X Historic Omaha Building Survey, Landmarks Heritage Preservation Commission. (Local)
- X A Comprehensive Plan for Historic Preservation in Omaha, Landmarks Heritage Preservation Commission, 1980. (Local)
- ___ Omaha City Architecture, Landmarks, Inc., 1977. (Local)
- ___ Survey of Douglas County, Nebraska State Historical Society, 1978. (State)
- ___ Other:

DESCRIPTION

(See attached)

SIGNIFICANCE

(See attached)

Specific Dates  1902, 1912, 1918
Architect        Joseph Guth
Builder
DESCRIPTION

The Eggerson-O’Flyng Building is comprised of a 1902 three-story building designed by Omaha architect Joseph Guth; a six-story structure built to the east of the original structure in 1912, also by Guth; and three stories added to the original structure in 1918, assumed to have been designed by Guth. A four-story structure added by the Eggerson-O’Flyng Company to the south of the original building in 1920 is now under separate ownership and is not being considered for local landmark designation.

Structurally, the building consists of a system of wood posts, girders and joists -- the joists being built up from 2x16's bolted together -- and perimeter brick load-bearing walls.

Details such as the simple corbeled-brick cornice, round-arched windows and the classically treated former entrance on Leavenworth Street -- with its oculus, entablature, pilasters and keystones --associate the building with the Renaissance revival style.

Wooden double-hung windows are used throughout the building, many with nine over nine lights. Sills and other trim items are of limestone.

A metal canopy --a portion of which is shown on plans for the original building -- covers a concrete loading dock at the northwest corner of the structure.
SIGNIFICANCE

The Eggerson-O'Flyng Building is significant architecturally as an early twentieth century example of the warehouse property type in terms of form, function, technology and style as outlined in the multiple property listing "Warehouses in Omaha". Associated with the historic context "Wholesale Jobbing in Omaha, 1875-1941", the building is also important in the areas of industry and commerce for its association with the Eggerson-O'Flyng Company, a major manufacturer and distributor of cardboard containers. The Eggerson-O'Flyng Building possesses integrity of location, design, setting, materials, workmanship, feeling and association.

Wholesale jobbing contributed significantly to Omaha's commercial development in the late nineteenth and early twentieth centuries. Many of the city's largest and most notable businesses built substantial warehouse structures at the time around the rail yards located on the eastern and southern edges of downtown.

One of the firms to build in the area was the Eggerson-O'Flyng Company, formed in 1903 through the consolidation of a box company owned by A.J. Eggerson since 1885 and the O'Flyng-Parker Printing Company, which had printed labels for Mr. Eggerson. For many of its early years cigar boxes were the partnership's main product, supplying the over 350 independent cigar makers located in the Eggerson-O'Flyng territory. The firm later produced a wide variety of containers including heavy cellophane boxes for candy and flowers, hat boxes, boxes for artillery shells and bomb fuses during the second world war, and large containers for mattresses and coffins.

The Eggerson-O'Flyng warehouse is significant because of its association with the Eggerson-O'Flyng Company, one of the few businesses in the wholesale district to manufacture as well as distribute its products. Architecturally, the building is important as a well preserved example of the early twentieth century warehouse in Omaha. The evolution of the building -- which was built in phases -- is clearly evident today due to the structure's high degree of integrity.
BIBLIOGRAPHY

Architectural working drawings on file (microfilm) at the City of Omaha, Permits and Inspections Department.

City of Omaha building permits.


Case No. H1-91-19. APPLICANT: 1413 Leavenworth Historic L.P. requests LANDMARK DESIGNATION FOR Eggerson's-O'Flyng Building, 801 South 15th Street. AREA TO BE DESIGNATED IS SHADEd.

Map From:
1984 Omaha/Douglas County Historic Building Survey, Site #DO09:0119-001

Scale: 1"=100'
Landmarks Heritage Preservation Commission
February 25, 1992

H2-91-19

Honorable President

and Members of the City Council,

The proposed Ordinance designates the Egress-o'Flying Building, located at 801 South 15th Street, as a landmark. The applicant is 1413 Leavenworth Historic, L.P.

DEPARTMENT RECOMMENDATION: Approval.

SUMMARY OF TESTIMONY AT THE PLANNING BOARD PUBLIC HEARING: At the public hearing January 8, 1992 the Planning Director presented the request. He stated that the Landmarks Heritage Preservation Commission has recommended the historic designation.

No one appeared either in favor of or opposed to the request. Full summary of proceedings attached.

PLANNING BOARD RECOMMENDATION: Approval 7-0.

SUMMARY OF TESTIMONY AT LANDMARKS HERITAGE PRESERVATION COMMISSION MEETING: At the public hearing/administrative meeting September 11, 1991 the applicant presented the request. He said it was the intent to develop 60 units of loft apartments in the building.

No one appeared in favor of or opposed to the request. Full summary of proceedings attached.

LANDMARKS HERITAGE PRESERVATION COMMISSION RECOMMENDATION: Approval 4-0.

Respectfully submitted,

Gary L. Pryor
Planning Director

0562y
AN ORDINANCE to designate the Eggerss-O'Flying Building, located at 1413 Leavenworth as a Landmark pursuant to the Landmark Preservation Ordinance of the City of Omaha.

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

Section 1. That the Eggerss-O'Flying Building is located at 1413 Leavenworth, which is on the following described land, to wit:

Lot 344, Block 199, 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 Eggerss-O'Flying Building are hereby deemed significant and worthy of preservation.

Section 3. That the "Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings", as may be from time to time amended, are hereby adopted as the design standards to be applied in the enforcement of this Ordinance and Chapter 24, Article II of the Omaha Municipal Code.

Section 4. That the Eggerss-O'Flying Building is hereby designated pursuant to Section 24-61 of the Omaha Municipal Code, and hereby subject to all of the provisions of this Ordinance and Chapter 24, Article II of the Omaha Municipal Code.
Section 5. 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

Joseph L. Brundel

APPROVED BY:

Pl. Morgan 3/19/92
MAYOR OF THE CITY OF OMHA DATE

PASSED MAR 17 1992 2-0

ATTEST:

W. H. Williams 3/17/92
CITY CLERK OF THE CITY OF OMHA

APPROVED AS TO FORM:

Fred Zeager
CITY ATTORNEY

8805t

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 L. Callow
CITY CLERK
ORDINANCE NO. 32576

AN ORDINANCE to designate the Eggers-O'Flying Building, located at 1413 Leavenworth as a Landmark pursuant to the Landmark Preservation Ordinance of the City of Omaha.

PUBLICATIONS

PUB'N. OF HEARING
Date 2-28-92

PUB'N. OF ORDINANCE

PRESENTED TO COUNCIL

1st Reading FEB 25 1992 Hearing
3-19-92

Hearing MAR 3 1992 over to 3/19/92
Pursuant to City Council Rule 1111

Final Reading MAR 17 1992
Passed 20

Mary Elizabeth Barnette
CITY CLERK