RESOLUTION–EXHIBIT 1
KENNEDY BUILDING
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, the Union Plaza Apartments Partnership is the owner of the Kennedy Building; and,

WHEREAS, Richard R. Knudson, Jr., representative of the Union Plaza Apartments Partnership, on April 12, 1985 requested that the Kennedy Building be designated a Landmark under the City of Omaha's Landmark Heritage Preservation Ordinance; and,

WHEREAS, the Kennedy Building presently known as the Union Outfitting Building was built in 1910; and,

WHEREAS, the Kennedy Building was designed by the prominent Omaha architectural firm of Fisher and Lawrie; and,

WHEREAS, the Kennedy Building is architecturally significant as a unique local adaptation of the Commercial style of architecture, exhibiting such representative features as Chicago windows, a facade composition that expresses the skeletal nature of the building's structural frame, a moderately projecting cornice and an even compositional balance between vertical and horizontal lines; and,

WHEREAS, the Kennedy Building exhibits a local adaption of Chicago architect Louis Sullivan's method of giving unity to a multi-story building by dividing the facade into the tripartite scheme of base, shaft and capital; 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 Kennedy Building, 1517 Jackson Street, be designated as a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission
DEPARTMENT RECOMMENDATION

INSPECTION DATE
2/5/85

REQUEST
X Landmark Designation
   Landmark Heritage
   District Designation
   Certificate of Approval
to Perform Work

CATEGORY
X District
   Building
   Structure
   Site
   Object

APPLICANT
Richard R. Knutson, Jr.

LOCATION OF PROPOSED DESIGNATION OR WORK
1517 Jackson Street

PRESENT USE
Vacant

CONFORMANCE WITH COMPREHENSIVE PLAN FOR HISTORIC PRESERVATION
In conformance - shown as potential individual Landmark.

CONFORMANCE WITH OTHER MASTER PLANS
In conformance - staff master plan review committee

NEIGHBORHOOD CHARACTER
Existing:
The structure is located along south 16th Street in the Central Business District. The building lies in a transitional area between office and retail uses to the north and primarily warehouses to the east and south.

Probable future effect on neighborhood if designation is granted or work is approved.
The designation and proposed certified historic rehabilitation of the building will have a positive effect on its surroundings and should stimulate further rehabilitation and development.

PLANNING DEPARTMENT RECOMMENDATION
Approval

ADDITIONAL DATA
This building is to be a certified historic rehabilitation project.
Landmarks Heritage Preservation Commission

APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic
Kennedy Building
and/or Common
Union Outfitting Building

LOCATION
Street and Number
1517 Jackson Street

CLASSIFICATION

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<th>Category</th>
<th>Ownership</th>
<th>Status</th>
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Yes: Restricted
Yes: Unrestricted
No

OWNER OF PROPERTY
Name
Union Plaza Apartments, an Iowa Limited Prtn.

Phone Number
(712) 322-5633

Street and Number
133 Bluff Street

City, State and Zip Code
Council Bluffs, Iowa 51501

Representative
Richard R. Knudson, Jr.

Phone Number
(712) 322-5633

Street and Number
133 Bluff Street

City, State and Zip Code
Council Bluffs, Iowa 51501

LEGAL DESCRIPTION
Lot 4, Block 171, and the north 1 foot of the vacated alley adjoining said premises on south, in the Original City of Omaha, as surveyed and lithographed in Douglas County, Nebraska.

UNION PLAZA APARTMENTS, AN IOWA LIMITED PARTNERSHIP

Richard R. Knudson, General Partner

Signature of Owner/Representative

Date
April 12, 1985
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: 1910
Architect: Fisher and Lawrie
Builder:
United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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

1. Name

historic Kennedy Building (D009:0121-065)
and/or common Union Outfitting Company

2. Location

street & number 1517 Jackson Street

NA not for publication

city, town Omaha

NA vicinity of

state Nebraska code 031 county Douglas code C55

3. Classification

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4. Owner of Property

name Union Plaza Apartments, an Iowa Limited Partnership

street & number P.O. Box 383

city, town Council Bluffs

NA vicinity of state Iowa 51502

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds, Omaha/Douglas Civic Center

street & number 1819 Farnam Street

state Nebraska

city, town Omaha

6. Representation in Existing Surveys

1984 Omaha/Douglas County Historic Building Survey has this property been determined eligible? ___ yes ___ no
date 1984 - on going

federal state county X local

depository for survey records Omaha City Planning Dept. & Nebraska State Historical Society

city, town Omaha/Lincoln

state Nebraska
Describe the present and original (if known) physical appearance

The Kennedy Building is a commercial/warehouse structure built in 1910 by the Kennedy Investment Company; technically it is a hybrid structure, built of a combination of masonry load bearing walls, and steel and wood framing; formally the building is a seven story rectangular brick corner building articulated on its two street-facing sides; stylistically the building exhibits elements of the Commercial style and the influence of Chicago architect Louis Sullivan.

The Kennedy Building was constructed in 1910 at a cost of $100,000 by the Kennedy Investment Company as a speculative commercial showroom/warehouse building. It is situated in a transitional area of downtown Omaha, bordering the southern edge of the retail core and the western edge of the wholesale/warehousing district and thus reflects the architectural requirements of both.

The seven story (plus basement) rectangular brick building measures 132' X 66' in plan. Only the north and west facades are articulated. The building utilizes a hybrid structural system of masonry bearing walls supported upon continuous stepped concrete footings at the east and south walls and independent steel columns and footings at the west and north walls. Interior columns bear on independent footings and are cast iron at the basement and first floors and pine at the upper floors. Interior framing consists of light wood floor framing (2 X 14's @ 12" o.c.) supported on regularly spaced yellow pine girders. For fire protection the building was equipped with a sprinkler system along with fully plastered ceilings and beams.

Functionally, the building is divided into three zones vertically. Storage and mechanical functions originally occupied the basement level. The first and second floors, characterized by their lofty, open spaces and massive display windows related mainly to pedestrian needs and served as the main retail show rooms. The third through seventh floors, also open in plan, served as additional storage/display space. The major entrance is centrally located at the building's western facade. A passenger elevator and stair located directly beyond at the eastern wall, along with a freight elevator at the southeast corner provide the necessary vertical circulation.

Stylistically, the Kennedy Building is a local adaptation of the Commercial style (Whiffen), reflecting the then current trends of realism and the requirements of business and commerce for light, space and air. Architects Fisher and Lawrie also employed Louis Sullivan's method of giving unity to a multi-storied building; the tripartite scheme of dividing an elevation into base, shaft and capital, analogous to a classical column. At the principal (north and west) facades the first and second stories form the building's rather transparent base through the use of continuous strips of glazing. The continuous band of display windows at the first floor, some of which are 12'-6" X 12'-6", are set out from the structure and are joined by thin structural steel mullions. At the second floor the band of display windows discontinue at the building's corners and are surrounded by terra cotta relief and face brick. A continuous horizontal band of projecting terra cotta trim divides the base (1st and 2nd floors) from the shaft (3rd through 6th floors). The third through the sixth floors are of brick piers articulated with Chicago windows arranged vertically in equally spaced rows, reflecting the structural bays behind. Pressed brick surrounds each row of windows emphasizing the vertical, with terra cotta trim at the head and sill of each window. Another projecting band of terra cotta divides the 6th from the 7th floor creating the impression of a capital. Groups of double hung windows with large terra cotta jack arches occur at the seventh floor. The building is crowned with an elaborate projecting, galvanized sheet metal (iron) cornice, wrapping only slightly beyond the west and north facades.

Continued
The general integrity of the Kennedy Building is good, despite several remodelings to the exterior and interior. In a 1936 remodeling, black Carrara glass covered most of the display windows, but has since been removed. The most severe remodeling occurred when a bar/lounge was installed at the first floor level. Again, most of this work has recently been removed, leaving the interior spaces open as they were originally constructed. The utilitarian interior space contains no significant elements. The building is presently in the early stages of a certified historic rehabilitation.
8. Significance

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The Kennedy Building is architecturally significant to Omaha as a unique local adaptation of the Commercial Style, as an example of the early twentieth century tripartite method of multi-story design inspired by Louis Sullivan, and as a work of the prominent Omaha architectural firm of Fisher and Lawrie.

A local family corporation, the Kennedy Investment Company, built the Kennedy Building as a speculative Commercial building in 1910, leasing it first to the People’s Furniture and Carpet Company and later to the Union Outfitting Company in 1924. Principal shareholders in the Kennedy Investment Company were Anna M. Kennedy, James A.C. Kennedy, Thomas F. Kennedy, and Marie and Edward Kennedy. Of these, James A.C. Kennedy gained notoriety in the metro area as a state legislator in 1903, as Deputy Douglas County Attorney (1903), as Referee in U.S. Bankruptcy Court and as Attorney General in Nebraska for the Missouri Pacific Railroad.

Architecturally, the Kennedy Building is representative of the Commercial style (Whiffen), and of the formal characteristics first set forth by Chicago architect Louis Sullivan for the design of multi-story buildings. Commercial style elements include the large, Chicago windows at the third through the sixth floors, the use of a moderately projecting cornice and the composition of the facade with large expanses of glass that reflect the buildings skeletal frame. The Sullivanesque (Whiffen) influence is also evident in the Kennedy Building, recalling Sullivan’s tripartite scheme of designing buildings with a distinct base, middle and top. A unique feature of the building is the composition and structuring of the first and second floors. The almost totally glazed "curtain wall" technology of the first floor is in contrast to the rather accepted building technology and forms in the stories above. The location of the Kennedy Building along south 16th Street, where the warehouse area meets the southern edge of downtown Omaha’s primary retail street, probably accounts at least partially for the abundant use of glass for street level display windows.

The Kennedy Building was designed by the locally prominent firm of Fisher and Lawrie, a firm responsible for at least twelve buildings in Omaha’s historically significant Warehouse/Light Industrial District (8th to 10th, Douglas to Jackson Streets) and many others in the "Old Market" Historic District (NHP, 1979) and Downtown Retail Center. Harry Lawrie, who had worked in the pioneering Chicago firm of Burnham and Root, and George Fisher, a civil engineer from Michigan, used the Kennedy Building to express their advocacy of honesty, structure and function.
Building Permit Records. Omaha City Planning Department, Omaha, Nebraska.

Deeds and Mortgage Records, Douglas County, Nebraska.

Omaha Chamber of Commerce Journal, June 1936.

Omaha City Directories. Omaha, 1910-1984.

Omaha Public Library Files on Kennedy Investment Company.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property: less than one

Quadrangle name: Omaha North, NE-Iowa

Quadrangle scale: 1:24000

UTM References

A Zone 1 5 2 5 3 9 7 0 4 5 7 0 9 3 0

Easting Northing

B Zone 1 5 2 5 3 9 7 0 4 5 7 0 9 3 0

Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

Lot 4 and 1 foot adjacent south, Block 171, Original City of Omaha, Douglas County, Nebraska

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

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11. Form Prepared By

name/title: Dan Worth/Architect, Planner

organization: Omaha City Planning Department

date: March, 1985

street & number: 1619 Farnam Street, Suite 1110

telephone: 402/444-4927

city or town: Omaha

state: Nebraska

68183

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

title

date

For NPS use only

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

date

Keeper of the National Register

Attest:

Chief of Registration
ORDINANCE NO. 30201

AN ORDINANCE to designate the Kennedy Building, located at 1517 Jackson 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 Kennedy Building is located at 1517 Jackson Street, which is on the following described land, to wit:

Lot 4 and one foot adjacent on south, Block 171, City Lots, 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 Kennedy 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 Kennedy 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 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

[Signature]

APPROVED:

[Signature]

MAYOR OF THE CITY OF OMAHA DATE

PASSED JUN 18 1965 6-0

ATTEST:

[Signature]

CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:

[Signature]

CITY ATTORNEY

PL/8:6
AN ORDINANCE to designate the Kennedy Building, located at 1517 Jackson Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st Reading JUN 4 1985 - Hearing

Hearing JUN 11 1985 - 001 to

6/18/85

Final Reading JUN 18 1985

Passed 6-0

Mary Sullivan Bresette