RESOLUTION - EXHIBIT 1
McKESSON-ROBBINS BUILDING LANDMARK DESIGNATION
LANDMARK HERITAGE PRESERVATION COMMISSION

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

WHEREAS, the City of Omaha is the owner of the McKesson-Robbins Building; and,

WHEREAS, Mayor Al Veys, on behalf of the City of Omaha, on July 19, 1978, requested that the McKesson-Robbins Building be designated as a Landmark under the City of Omaha's Landmarks Heritage Preservation Ordinance; and,

WHEREAS, the McKesson-Robbins Building was designed by nationally known Omaha architect Thomas Kimball; and,

WHEREAS, the McKesson-Robbins Building represents state-of-the-art technology in a transitional period of industrial architecture; and,

WHEREAS, the McKesson-Robbins Building is historically associated with M. E. Smith and Company, the region's largest dry goods firm; and,

WHEREAS, the McKesson-Robbins Building is a significant element in the 9th Street warehouse "canyon"; and,

WHEREAS, the McKesson-Robbins Building is eligible for nomination to the National Register of Historic Places.

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

THAT, the McKesson-Robbins Building, 902-12 Farnam Street, be designated as a Landmark of the City of Omaha.
July 19, 1978

Mr. Joe M. Hart, Jr.
Chairman, Landmarks Heritage Preservation Commission

Dear Mr. Hart,

On behalf of the City of Omaha, I am requesting that you place before the Landmarks Heritage Preservation Commission the necessary applications petitioning the Landmark Designation of the following publicly owned buildings:

1. Former Public Library Building, 1823 Harney Street
2. Burlington Headquarters Building, 1004 Farnam Street
3. Union Station, 10th and Marcy Streets
4. McKesson-Robbins Building, 902-12 Farnam Street
5. Orpheum Theater, 409 South 16th Street

These structures, eligible for or listed on the National Register of Historic Places, represent a range of building types and architectural styles which are unique not only to Omaha, but to the State of Nebraska. Their designation will insure the continued existence of a priceless and irreplaceable heritage.

Sincerely,

Al Veys
Mayor
Landmarks Heritage Preservation Commission

DEPARTMENT RECOMMENDATION

INSPECTION DATE

July 24, 1978

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

CATEGORY
District
Building
Structure
Site
Object

APPLICANT
City of Omaha

LOCATION OF PROPOSED DESIGNATION OR WORK
902-912 Farnam Street (McKesson-Robbins Building)

PRESENT USE
McKesson-Robbins Company Warehouse

CONFORMANCE WITH MASTER PLAN
In conformance

NEIGHBORHOOD CHARACTER
Existing: Large, brick warehouses lining 9th Street form a "canyon" effect that has remained virtually unchanged since construction in the late 19th and early 20th Century. The McKesson-Robbins Building is an integral part of the west side of this "canyon" wall.

Probable future effect on neighborhood if designation is granted or work is approved.
The sensitive renovation of the exterior of the McKesson-Robbins Building, which will result from designation, could set the example for future renovations or alterations of the neighboring warehouses which form the "9th Street Canyon".

PRESERVATION ADMINISTRATOR'S RECOMMENDATION
Approval

PLANNING DIRECTOR'S RECOMMENDATION
Approval

ADDITIONAL DATA

· The McKesson-Robbins Company is scheduled to vacate the building in the spring of 1979. Concepts for its reuse as an element in the Central Park Mall are currently being considered.

· Eligible for nomination to the National Register of Historic Places.
APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic
   Nash Building
and/or Common
   McKesson-Robbins Building

LOCATION
Street and Number
   902-912 Farnam Street

CLASSIFICATION
Category District Structure
   Building(s) Private
   X Public

Ownership

Status
   X Occupied
   Unoccupied
   Work in Progress
   Accessible

Present Use
   Agriculture
   Commercial
   Educational
   Entertainment
   Government
   Industrial
   Military
   Museum
   Park
   Private Residence
   Religious
   Scientific
   Transportation
   Other

X Yes: Restricted
   Yes: Unrestricted
   No

OWNER OF PROPERTY
Name
   City of Omaha

Street and Number
   1819 Farnam Street

City, State and Zip Code
   Omaha, NB 68102

Representative

PHONE NUMBER
   Phone Number 444-5001

LEGAL DESCRIPTION

Block 124; City Lots; Lots 7 & 8

REPRESENTATION IN EXISTING SURVEYS
Title
   Determination of eligibility, National Register of Historic Places
Date
   May, 1978

Federal ___ State ___ County ___ Local ___
DESCRIPTION
Describe the present and original (if known) physical appearance.

(ATTACHED)

STATEMENT OF SIGNIFICANCE
Specific Dates
Architect (ATTACHED)
Builder (ATTACHED)

______________________________
Date

______________________________
Signature of Owner/Representative
LHPC Case No. HI-78-6, APPLICANT The City of Omaha requests LANDMARK DESIGNATION for 902-12 Farnam Street (McKesson-Robbins Building). Area to be designated is not shaded.

DOUGLAS STREET

BLOCK 124

10TH STREET

FARNAM STREET

LOT 7     LOT 8

SCALE: 1" = 50'

north
SHPO Report
TO: Greg Peterson, City of Omaha Planning Department
FROM: Marvin F. Kivett, State Historic Preservation Officer
Re: Structures on Block 124, Omaha Original Town

DO09:2-29. NASH BUILDINGS (M. E. Smith & Co. Warehouse and Factory
No. 1; McKesson-Robbins, Pendleton Wool Co.), 902-12 Farnam and
901-11 Douglas.

Built by Mrs. Catharine B. Nash for M. E. Smith & Co. in 1905-07
at a cost of $190,000 each, these twin eight story over raised basement
structures were designed by the renowned architect, Thomas Rogers
Kimball. Designed for use as factory and wholesale warehouse space,
the structures reflect state-of-the-art technology in a transitional
period of industrial architecture. Structured primarily of heavy
timber (mill) construction, Kimball utilized fireproofed cast iron
columns for the basement and ground story levels and fireproofed
built-up steel beams and columns where required. Exterior walls
are of graduated solid masonry construction.

Architect Kimball provided thoroughly detailed documents to
produce a functional, up-to-date structure. Each building was de-
signed and equipped with the latest fire safety techniques in mind
including brick enclosed stairways and elevators, standard fire
doors, standpipes, automatic sprinkler system and outlet scupperos on
each floor.

Aesthetically, the buildings received the same rational thought
that the functional, structural and fire protection concerns received.
Reflecting a then current tendency toward "realism" in design
(primarily expounded by Russell Sturgis), Kimball abandoned histori-
cism in favor of a more rational, straightforward approach for these
utilitarian structures. These simple, massive brick piles clearly
articulate the loft nature of the interior while exhibiting a compositional sophistication for which Kimball was so well known. One should note the compositional variety of the fenestration and other design features including the trabeated openings with exposed cast-iron lintels, the corbelled arched brick wall cornice, the heavy stone water table and stilted segmental arched of the ground story and the appropriately massive brick vaulted hood supported by stone consoles marking the entrance of the main (south) building. The symbolic appropriateness which resulted from this image of solidity is noteworthy.

DO09:2-34. M. E. SMITH BUILDING. (A. C. Nelson), 201-211 S. 10th Street.

This is one of the most significant industrial buildings (architecturally) to be identified through the Nebraska historic buildings survey. Designed and constructed in 1919-20 under the supervision of architect Frederick S. Stott, the building was planned as a daylight loft factory for light industrial use. The structure was built by the M. E. Smith Company at a cost of $600,000 and rented to various manufacturing concerns. Constructed of reinforced concrete sheathed on the outside with brick, the architect took advantage of recent structural developments to produce a modern, fire-resistant structure. Equipped throughout with the same fire safety features as the Nash Buildings, the major improvement was the result of the two-way reinforced concrete slab structural system which simultaneously improved the fire-resistive qualities of the building and allowed the exterior walls to accept large glass areas providing much needed light to the factory spaces inside.

Other planning considerations are significant as well. A sensitive client and a capable architect collaborated to produce a factory building which considered more than the employee's labor needs. A modern cafeteria and recreation room was provided in the upper pavilion while an exterior garden with movable awning was provided on the adjacent roof space. A medical room, sleeping room, playroom and nursery were provided on the main level. These considerations represent an important response to labor concerns which began to receive nationwide attention after the turn of the century.

Architecturally, the exterior implies the interior structural system with the large expanses of industrial sash set between the slender piers and narrow brick spandrels. Almost totally lacking in vestiges of historicism, the building represents an early and well-developed example of modernist thought highly reminiscent of the pioneer work in industrial architecture by Albert Kahn.
The significance of these three buildings in the development of factory and warehouse architecture in Nebraska is well established. The buildings exist in a contiguous relationship with Omaha's major light industrial and warehouse district which runs between 8th and 10th from Douglas to Jackson streets. This district has greater significance from a structural, planning and architectural point of view than does the well known "Old Market" district a few blocks away. Developed as an early 20th century counterpart to the late 19th century "Old Market", the buildings along 9th street, both individually and collectively represent an architecture which achieved a symbolic and aesthetic appropriateness lacking in the earlier district (with few exceptions; eg. the Ames Block at 1101-11 Howard streets, Millard Block No. 2 at 1101-07 Harney and the Morse-Coe Building at 1119-23 Howard). And within the 9th street district, only three buildings (all by architects Fisher & Lawrie) approach the significance of the Nash and Smith buildings; these are the Crane Building at 323 S. 10th the Fairbanks, Morse & Co. Building at 902 Harney and the John Deere Building at 902-12 Howard. The several other interesting buildings in the area relied heavily on historicism, primarily in the use of Renaissance Revival styles. While the development of industrial architecture from the 18th century on is a complex story, there can be little doubt that the Nash and Smith buildings should be considered high points in that early development in Nebraska.

Historically, the three buildings in question were all associated with the M. E. Smith Company. This firm was organized about 1870 in Council Bluffs and moved into the Omaha area in 1886. This wholesale dry goods firm continued to grow and soon expanded into the manufacture of clothing about the time they moved into the Ames Block (1101-07 Howard) which was built expressly for their use (1889). By the turn of the century they were the largest and most important wholesale dry goods firm in Omaha doing business throughout the Northwest. Their continued growth and importance is manifest in the Nash and Smith buildings.

Architecturally, the importance of Thomas Kimball (1862-1934) is well known. Kimball was one of the state's premier architectural talents having received his education at the University of Nebraska, Massachusetts Institute of Technology, Cowles Art School and the Ecole des Beaux-Arts. His distinguished career led him to be chosen Architect-in-Chief with C. Howard Walker for the Trans-Mississippi and International Exposition in Omaha in 1898. He also acted as professional advisor to the Nebraska State Capitol Commission (1919-32) and is credited with the writing of that progressive competition. He was elected a Fellow in the American Institute of Architects in 1909 and served as A.I.A. National President from 1918-20.
Among Kimball's distinctive buildings are several which have become major Nebraska Landmarks. Perhaps most notable among these are the Omaha Public Library (1891-94), St. Cecelia's Cathedral (1905-59) and the Burlington Station (1896), all in Omaha, and the Hall County Courthouse (1901-04) in Grand Island.

Little is known as yet about Frederick S. Stott. His brief Omaha career (c. 1920-30) led to several commissions in addition to the Smith Building. Perhaps most notable is the unique Prairie Style structure, St. John's A.M.E. Church (1921) at 2402 22nd Street in Omaha.

BIBLIOGRAPHY


Kimball, Thomas Rogers, Collection. Nebraska State Library and Archives, Nebraska State Historical Society.

"M. E. Smith Co. Plant Will Be Enlarged Soon." *Omaha Bee,* July 25, 1919, pg. 3.


Honorable Al Veys
City of Omaha
Omaha/Douglas Civic Center
Suite 300
1819 Farnam Street
Omaha, Nebraska 68102

Dear Mayor Veys:

Thank you for your letter requesting a determination of eligibility for inclusion in the National Register pursuant to Executive Order 11593 or the National Historic Preservation Act of 1966, as amended. Our determination appears on the enclosed material.

As you understand, your request for our professional judgment constitutes a part of the Federal planning process. We urge that this information be integrated into the National Environmental Policy Act analysis in order to bring about the best possible program decisions. This determination does not serve in any manner as a veto to uses of property, with or without Federal participation or assistance. Any decision on the property in question and the responsibility for program planning concerning such properties lie with the agency or block grant recipient after the Advisory Council on Historic Preservation has had an opportunity to comment.

We are pleased to be of assistance in the consideration of historic resources in the planning process.

Sincerely yours,

William J. Murtagh
Keeper of the National Register

Enclosure
E.O.11593
DETERMINATION OF ELIGIBILITY NOTIFICATION
NATIONAL REGISTER OF HISTORIC PLACES
OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
HERITAGE CONSERVATION AND RECREATION SERVICE

Request submitted by: HUD-CD Mr. Al Veys, Mayor

Date request received: 5/3/78 Additional information received 6/12/78

Name of property: Nash Buildings State: Nebraska

Location: 902-912 Farnam and 901-911 Douglas; Omaha; Douglas County

Opinion of the State Historic Preservation Officer:

(X) Eligible  ( ) Not eligible  ( ) No response

Comments:

The Secretary of the Interior has determined that this property is:

(X) Eligible Applicable criteria: A, C

Comments: The 1905-1907 Nash Buildings are significant as an unusually functional, safe, and aesthetically-pleasing industrial complex designed by well-known architect Thomas Roger Kimball. The buildings are also important for their historical associations with M. E. Smith and Company, the region's largest dry goods firm and one of the city's important industries.

( ) Not eligible

Comments:

( ) Documentation insufficient (see accompanying sheet explaining additional materials required)

[Signature]
Keeper of the National Register

Date: 7-12-78
E.O.11593
DETERMINATION OF ELIGIBILITY NOTIFICATION
NATIONAL REGISTER OF HISTORIC PLACES
OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
HERITAGE CONSERVATION AND RECREATION SERVICE

Request submitted by: HUD-CD Mr. Al Veys, Mayor

Date request received: 5/3/78 additional information received 6/12/78

Name of property: M.E. Smith Building
State: Nebraska

Location: 201-211 So. 10th St.; Omaha; Douglas County

Opinion of the State Historic Preservation Officer:

( ) Eligible  ( ) Not eligible  ( ) No response

Comments:

The Secretary of the Interior has determined that this property is:

( ) Eligible  Applicable criteria: A, C

Comments: Built in 1919-20, the M. E. Smith Building is significant as an unusually well-designed industrial structure in which new structural advancements and architectural styling were used to produce a better-lighted, safer structure. Its associations with M. E. Smith and Company, a very important dry goods firm in the area, contribute to its significance as do the health and child care facilities provided in it which demonstrate an important, early interest in employee welfare.

( ) Not eligible

Comments:

( ) Documentation insufficient (see accompanying sheet explaining additional materials required)

Keeper of the National Register

Date: 7/12/78

WASO-185 9/75
The City of Omaha, Nebraska is involved in an extensive redevelopment project in its Central Business District. The major thrust of this redevelopment project is the creation of a six-block long, one-block wide linear park that connects the heart of the financial/retail core to the Missouri River and a proposed marina/housing/commercial redevelopment project. This linear park, known as the Central Park Mall, is the City's commitment to the revitalization of its C.B.D. Since its inception in early 1971, the Central Park Mall has served as the open space spine and catalyst for rejuvenation of a dying central core. This park has spurred construction of a new downtown library, a new headquarters building for Northwestern Bell, proposed construction of a new State Office and Downtown Continuing Education Center as well as approximately $10,000,000 in restoration and renovation of existing buildings in the Central Business District. A map is enclosed that depicts these revitalization projects.

At the present time, the City holds title to all of the property in the Central Park Mall. The block between 14th and 13th Streets is essentially complete in accordance with the development plan and all of the buildings have been removed between 14th and 10th Streets with the exception of the Burlington Building (No. 28 on the enclosed map) which is on the National Register of Historic Places. The City has a long-term lease agreement with a developer to restore the Burlington Building in a manner that is compatible with the development of this open space and which will also preserve the architectural integrity of this fine historic structure.

The structures in the blocks between 10th and 8th Streets are still standing. In February of 1978, the City requested the State Historic Preservation Officer to review these structures in accordance with Advisory Council procedures, Section 800.4 (a) (2). The State Historic Preservation Officer found no structures in the block between 9th and 8th Streets to be eligible for inclusion in the National Register of Historic Places. However, in the block between 10th and 9th Streets, this was not the case. The three buildings in this block may possess sufficient significance to be considered eligible for inclusion in the National Register according to the State Historic Preservation Officer's opinion.
In response to that finding, the City is requesting that a written opinion be rendered by your office respecting the property's eligibility for inclusion in the National Register. I have enclosed a copy of the research that was compiled by the State Historic Preservation Officer to assist you in making a recommendation.

I would like to take this opportunity to thank you for your assistance in helping the City of Omaha to comply with the National Historic Preservation Act. If you need any additional information, please do not hesitate to contact my office.

Sincerely,

[Signature]

Al Veys
Mayor

Enclosures
ORDINANCE NO 2853

AN ORDINANCE to designate the McKesson-Robbins Building located
at 902-912 Farnam 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 McKesson-Robbins Building is located
at 902-912 Farnam Street, which is legally described as follows
Lots 7 and 8, Block 124, Original City of Omaha, 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 McKesson-Robbins Building are hereby deemed
significant and worthy of preservation

Section 3 That the McKesson-Robbins Building is hereby designat-
ed pursuant to Section 4.16.080 of the Omaha Municipal Code, and hereby
subject to all of the provisions of the Landmark Heritage Preservation
Ordinance 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

APPROVED

PASSED OCT 17 1978

MAYOR OF THE CITY OF OMAHA DATE

ATTEST

APPROVED AS TO FORM

CITY CLERK OF THE CITY OF OMAHA

CITY ATTORNEY

835/1
NOTICE TO PUBLIC

ORDINANCE NO. 26/81

AN ORDINANCE to designate the McKeeon-Robbins Building located at
1012 Farnam Street as a Landmark pursuant to the Landmark Heritage
Preservation Ordinance of the City of Omaha.

SUMMARY

AN ORDINANCE to designate the McKeeon-Robbins Building located at
3-512 Farnam Street as a Landmark pursuant to the Landmark Heritage
Preservation Ordinance of the City of Omaha.

APPROVED October 17, 1978

MARY GALLIGAN CORNETT
City Clerk

10-19-78

MARY GALLIGAN CORNETT
City Clerk

AN ORDINANCE to designate the McKeeon-Robbins Building located at
92-912 Farnam Street as a Landmark pursuant to the Landmark Heritage
Preservation Ordinance of the City of Omaha.

MARY GALLIGAN CORNETT
City Clerk

10-6-78
AN ORDINANCE to designate the McKesson-Robbins Building located at 902-912 Farnam Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha

PRESENTED TO COUNCIL

1st Reading OCT 3 1978

Hearing 10-10-78

Hearing OCT 10 1978

Open to 10-17-78

Final Reading OCT 17 1978

Passed

Mary Fassbinder Bennett