RESOLUTION-EXHIBIT 1
PACKER'S NATIONAL BANK
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, Stefanie J. Cagle is the owner of the Packer's National Bank; and,

WHEREAS, the owner on April 16, 1984 requested that the Packer's National Bank be designated a Landmark under the City of Omaha's Landmark Heritage Preservation Ordinance; and,

WHEREAS, the Packer's National Bank was built in 1907; and,

WHEREAS, the Packer's National Bank is architecturally significant as a work of the eminent Nebraska architect Thomas Kimball, whose work also includes St. Cecilia's Cathedral, the Burlington Headquarters Building and the former Omaha Public Library; and,

WHEREAS, the Packer's National Bank is also architecturally significant as a distinctive example of the Neo-Classical style; and,

WHEREAS, the Packer's National Bank is historically significant because of its association with the commercial development of South Omaha and the meatpacking industry; 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 Packer's National Bank, 4939 South 24th 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: PACKER'S NATIONAL BANK BUILDING
and/or Common
OLD PACKER'S BANK BUILDING

LOCATION
Street and Number
4939 South 24th Street
Omaha, NE 68107

CLASSIFICATION
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OWNER OF PROPERTY
Name Stefanie J. Cagle

Street and Number
7815 McKinley
City, State and Zip Code
Omaha, NE 68122

Representative
L. Vernon Cagle

Street and Number
7815 McKinley
City, State and Zip Code
Omaha, NE 68122

LEGAL DESCRIPTION
South Omaha City Lots - Block B6, N1 541 W90°40' W110° of Lot 8, Township 14, Range 13, Section 3, SW - ½ Section.

Signature of Owner/Representative

Date
April 16, 1984
REPRESENTATION IN EXISTING SURVEYS

- Historic Omaha Building Survey, Landmarks Heritage Preservation Commission. (Local)
- 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 - The Packer's National Bank building is a 40'x90' rectangular red brick structure with contrasting stone trim. It is built primarily in the Neo-Classical Revival style with some renaissance revival elements such as the heavily rusticated round arched windows on the south elevation. The facade is strictly symmetrical with classically detailed windows flanking a central pedimented entry. A full entablature encircles the top of the building and supports a balustrade of decorative grillwork. The words "Packer's National Bank" are engraved in the frieze of the facade. Stylized Ionic-like capitals top a series of brick piers used at regular intervals around the structure. A stone water table runs at sill level and serves to connect all windows. A two-story addition built in 1950 occurs at the east (rear) of the original structure.

(See additional attached information)

SIGNIFICANCE - Architecturally, the "Packer's National Bank" building, built in 1907, is significant as a work by the prominent Nebraska Architect Thomas Kimball, and as a good example of the Neo-Classical Revival Style of Architecture in Omaha. Historically, the structure is an integral part of the south 24th Street commercial district, an area that was the retail core of the original city of south Omaha, first incorporated as a village in 1886. The entire South Omaha commercial district has been identified in A Comprehensive Plan for Historic Preservation in Omaha as meeting requirements for designation as a historic district. The Packer's National Bank building has also been identified in the plan as a structure potentially eligible for individual landmark designation status.

(See additional attached information)

Specific Dates 1907
Architect Thomas Kimball
Builder
Landmarks Heritage Preservation Commission
DEPARTMENT RECOMMENDATION

INSPECTION DATE
4/26/84

REQUEST
- XLandmark Designation
- Landmark Heritage
- District Designation
- Certificate of Approval
- Xto Perform Work

CATEGORY
- District
- XBuilding
- Structure
- Site
- Object

APPLICANT
Stefanie J. Cagle

LOCATION OF PROPOSED DESIGNATION OR WORK
4939 South 24th Street

PRESENT USE
Commercial Building

CONFORMANCE WITH COMPREHENSIVE PLAN FOR HISTORIC PRESERVATION
In conformance; shown as a potential individual Landmark and as part of a potential Landmark District.

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

NEIGHBORHOOD CHARACTER
Existing:
Structure is an integral part of the historic South Omaha business district

Probable future effect on neighborhood if designation is granted or work is approved.
Designation should reinforce efforts to establish a historic district within the South Omaha Business District.

PLANNING DEPARTMENT RECOMMENDATION
Approval

ADDITIONAL DATA
Description
Packer's National Bank, built in 1907, is a one-story red brick commercial building with contrasting stone trim. Stylistically the structure exhibits both Neo-Classical and Renaissance revival details. Distinctive features include the strict symmetry of the facade, the pedimented main entrance and architraved flanking windows, the encircling entablature and balustrade supported by brick pilasters with stylized Ionic capitals and the heavily rusticated round-arched windows.

Packer's National Bank, 4939 South 24th Street, constructed in 1907; Thomas Kimball, architect; brick bearing wall construction with concrete floors; rectangular (40' x 90') plan; one story; three bay symmetrical facade with central pedimented entry supported by consoles and flanked by architrave topped windows with stone surrounds; stylized Ionic capitals top a series of brick pilasters used at regular intervals around the structure; full entablature encircles the top of the building and supports a balustrade of decorative grille work; the words "Packer's National Bank" are engraved in the frieze of the facade; stone water table runs at sill level and serves to connect all windows; two-story addition built in 1950 occurs at east (rear) of original structure; original windows and metal window grilles have been removed and replaced with anodized windows; Interior extensively remodeled in 1954 and again in 1964. Original plaster coffered ceiling, hidden by suspended ceiling, has been substantially altered to accommodate mechanical and electrical equipment and supports for suspended ceiling.

Significance
The Packer's National Bank building is significant in the area of commerce for its association with the development of South Omaha and the meat packing industry. Architecturally, the structure is significant as a work of the eminent Nebraska architect Thomas Kimball and as distinctive example of the Neo-Classical Revival style.

Packer's National Bank is one of three main banks in South Omaha that began in the first decade of the City's history. Along with Union Stockyards National (1886) and South Omaha National (1886), Packer's was founded in July, 1891 to deal with the growing financial activity of the industrial suburb of South Omaha. As the only financial institution of the early three that has survived with the same name and is still in South Omaha, Packer's National is clearly intertwined with the history of a city that centered around the livestock and meat packing trade.

The City of South Omaha came into existence because of the Union Stockyards Company and its determination to make it a meat packing center. With financial backing from Wyoming cattle baron Alexander Swan, who sought a livestock market closer than Chicago, a group of Omaha capitalists formed the Union Stockyards Company and began to purchase land south of Omaha. The capitalists included John Creighton, whose family donated funds to start Creighton University; cattleman and investor William A. Paxton; proprietor of the Willow Springs distillery Peter E. Iler; stockman and politician John A. McShane and others. The stockyards began operation in 1884, and within six years the Union Stockyards Company had managed to entice Swift, Armour, Cudahy and other meat packing leaders to South Omaha.

The new City of South Omaha developed along with the stockyards and grew rapidly to 8000 people by 1889. The business district began along "N" Street but moved
to the top of the hill along 24th by the turn of the century. As a packinghouse town, South Omaha attracted a wide variety of immigrants to Omaha, particularly after 1900. Omaha's cultural diversity benefited from the ethnic mix of people who came because of plentiful jobs for unskilled laborers in the packinghouses. The City of South Omaha eventually grew to 26,000 before being annexed by Omaha in 1915.

The growth of Packer's National Bank paralleled the growth of South Omaha and its livestock trade. The bank was founded in 1891, only seven years after the Stockyards opened. Financial institutions were somewhat less permanent in the depression years of the 1890's and the new Packer's Bank opened in a building previously used by the Nebraska Savings and Loan Exchange Bank at the southeast corner of 26th and "N" Street.

Packer's National Bank had initial ties with the meat packing industry, as evidenced by its officers. A.C. Foster, president in 1892, was the general manager of the Swift meat packing plant; E.A. Cudahy, head of Cudahy meat packing was on the board of directors; and vice-president W.N. Babcock was also general manager of the Union Stockyards Railroad Company. Such interlocking involvement with stockyards men was not unusual at this time. By 1893, however, John F. Coad became president of the bank and established the Coad family in South Omaha banking for the next 75 years.

John F. Coad was part of the generation of businessmen who came to Nebraska Territory in the 1850's to make a fortune in the West. Like William A. Paxton, another frontiersman, Coad worked as a freighter and then as a cattle rancher in Wyoming before selling his ranch and becoming an Omaha banker. Coad built a large home at 3718 Farnam in 1892. The West Farnam area was just developing as the City's newest Gold Coast in the 1890's, and the Coad's residence there established their business and social status in the community.

As South Omaha expanded, the business district changed from its "N" Street focus to 24th Street. Packer's National Bank followed this movement and constructed its Neo-Classical building on the northeast corner of 24th and "O" Streets. The second generation of Coads remained active in the bank and also achieved prominence in business and civic affairs. J.F. Coad, Jr. had begun as a messenger and then cashier at Packer's before succeeding his father as president in 1912. He also served as State Bank Examiner of Nebraska from 1899-1901, and on the executive council of the Nebraska and later the American Bankers Association between 1915 and 1922.

Another brother, William J. Coad, was a Vice-president at the bank. William Coad was an attorney, chairman of the MUD Board for a decade beginning in 1914, and later became president of Omaha Flour Mills and Omar, Inc. A third brother, Arthur L. Coad, joined the bank in 1917. Coad also worked his way up at the bank and in 1938 succeeded his brother as president. Arthur Coad's presidency, from 1938 to 1968, saw the bank through the changes that occurred in South Omaha when the large meat packing firms closed in the 1960's. The Coad family ended its active management of the bank in 1968 when it was sold to the Dunlop brothers, a Nebraska banking family. A decade later, in 1979, Packer's National moved to a new site at 23rd and "L", where they remodeled a former grocery store into a modern facility.

Architecturally, the Packer's National Bank building is significant as a work of the eminent Nebraska architect Thomas Kimball and as an example of the Neo-Classical revival style in Omaha. Kimball, generally acknowledged as the state's most talented architect, is noted for many important works in Omaha including
St. Cecilia's Cathedral, the Burlington Headquarters Building, the former Omaha Public Library and the now non-extant Fontenelle Hotel. With his partner C. Howard Walker, Kimball was also architect-in-chief for the Trans-Mississippi and International Exposition held in Omaha in 1898.

Nationally, exhibitions — particularly the 1893 Columbian Exposition — were responsible for the popularity of classical architecture in the late nineteenth and early twentieth centuries. In Omaha, it was the Trans-Mississippi Exposition that provided the classical inspiration from the time of its occurrence in 1898 until well into the following century. Several details on the Packer's National Bank building are particularly reminiscent of those found on buildings of the Exposition. One similarity is the composition of the south elevation of the bank building, with its round arched windows spaced between brick piers, to sections of the walls of several of the major Exposition buildings. The use of parapets with like patterns can also be found. Additionally, window grilles, such as those originally used on the bank building but now removed, can be seen on photographs of the Mines and Mining Building. In general, the classical and Renaissance character mandated by Kimball for the Trans-Mississippi Exposition is also present in his design for the bank building.

The Packer's National Bank is also significant as an example of the symbolic use of Neo-Classical architecture. Banking had been an important business in America since the end of the Revolution, and the temple-like form of bank buildings had remained constant since that time. In small towns across the country it was often only the bank which displayed any sign of architectural quality (Hamlin, p. 188), and this was primarily done through classical design because it symbolized integrity, stability and security. Kimball, through his well-executed Neo-Classical design, was able to establish this positive image for the owners of the Packer's National Bank within the business district of the then small town of South Omaha.

The following brief account of Kimball's distinguished career is found in the National Register nomination for the Omaha Public Library.

Thomas Rogers Kimball was perhaps Nebraska's premier architectural talent. Born in 1892, near Cincinnati, Ohio, he received advanced education at the University of Nebraska, Massachusetts Institute of Technology and the Cowles Art School in Boston. He then studied at the Ecole des Beaux-Arts in Paris (1887-88) under various tutors before returning to Boston where the architectural firm of Walker, Kimball and Best was formed. Kimball lived and worked in Boston until 1891 when he opened the branch office in Omaha. He continued in partnership with C. Howard Walker until 1899 when he went into private practice in Omaha. He practiced alone until 1928 when the firm of Kimball, Steele and Sandham was formed. Kimball died in Omaha in 1934.

Kimball's distinguished career led to his selection as a Fellow in the American Institute of Architects in 1901 and his election as National President from 1918-1920. He was Architect-in-Chief with C. Howard Walker for the Trans-Mississippi and International Exposition in Omaha (1898) and acted as professional advisor to the Nebraska State Capitol commission from 1919-1932. In this capacity, he wrote the competition which led to the selection of Bertram Goodhue as architect for the new capitol building (Murphy, 8-2).
Bibliography


Omaha Chamber of Commerce Fournals.

Omaha City Directories.

Omaha Public Library Clipping Files, Social Science Department.

Savage, James W.; Bell, John T.; and Butterfield, Consul W. History of the City of Omaha Nebraska and South Omaha. New York: Munsell and Co., 1894.


South Omaha Souvenir. 1908


LHPC Case No. H1-84-4, APPLICANT Stefanie J. Cagle requests LANDMARK DESIGNATION for 4939 South 24th Street. Area to be designated is shaded. (Packer's National Bank)

Scale: 1"=100'
Landmarks Heritage Preservation Commission
August 28, 1984

H1-84-4

Honorable President

and Members of the City Council,

This proposed Ordinance designates the Packers National Bank, 4939 South 24th Street, as a Landmark. The owner, Stefanie J. Cagle, is the applicant.

DEPARTMENT RECOMMENDATION: Approval.

SUMMARY OF TESTIMONY AT THE PLANNING BOARD PUBLIC HEARING: At the Public Hearing held July 5, 1984, 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 LANDMARK HERITAGE PRESERVATION COMMISSION MEETING: At the Public Hearing and Administrative Meeting held June 21, 1984, the Landmark Heritage Preservation Commission Administrator presented a visual overview of the architectural significance of the Packers National Bank.

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

LANDMARK HERITAGE PRESERVATION COMMISSION ACTION: Approval 5-0.

Respectfully submitted,

[Signature]

Martin H. Shukert
Planning Director

6C11:2

Att.

[Signature] Mayor's Office/Title

[Handwritten]

[Handwritten]
PLANNING BOARD MINUTES

H1-84-4
Stefanie J. Cagle

REQUEST: Landmark Designation
LOCATION: 4939 South 24th Street
(Packers National Bank)

At the Public Hearing held July 5, 1984, Mr. Shukert stated that the Packers National Bank was built in the Neo-Classical Revival style by the prominent Nebraskan architect Thomas Kimball in 1907. He said Kimball also designed such Omaha landmarks as St. Cecilia's Cathedral, Burlington Headquarters and the former Omaha Public Library. Mr. Shukert pointed out the architectural similarities between the Packers National Bank building and the structures designed by Kimball at the Trans-Mississippi Exposition of 1898.

Mr. Shukert stated that the building actually has two parts, Kimball's original, Neo-classical structure on the western side of the block and a newer, brick addition to the rear on the eastern portion of the block. Mr. Shukert reported that the owners of the building, Mr. and Mrs. Cagle, are in favor of this designation. He said the building is in the process of rehabilitation using a combination of private financing and Community Development Block Grant Funds. Mr. Shukert stated that the ultimate use of the building will be as commercial or office space in the original bank building with several residential units in the newer portion.

It was noted that the Landmarks Heritage Preservation Commission approved this request for the designation of Packers National Bank on June 21, 1984.

No one appeared in opposition to this request.

At the Administrative Meeting held July 11, 1984, Mr. Shukert stated that the Planning Department recommends this request be approved.

Mr. Overfelt moved to APPROVE this request for the Landmark Designation of 4939 South 24th Street, commonly known as Packers National Bank. Ms. Latimer seconded the motion which carried 7-0.

LANDMARK HERITAGE PRESERVATION COMMISSION MINUTES

H1-84-4
Stefanie J. Cagle

REQUEST: Landmark Designation
LOCATION: 4939 South 24th Street
(Packers National Bank)

At the Public Hearing and Administrative Meeting held June 21, 1984, Mr. Meyer presented a brief slide presentation noting the special characteristics of the Packers National Bank; such as the "Neo-Classical Styling"; the Ionic pilaster capiteis, etc. Mr. Meyer stated that the window styling was very characteristic of the Neo-Classical style.

No one appeared in opposition to this designation.

Mr. Lang asked the Commission members to direct him in the use of signs for the building. He stated that there will be a commercial space (they do not know who the tenant will be at this time) and that the tenant will definitely need to have signage of some type.
Lynn Meyer mentioned that he has given to Mr. Lang the guidelines that the Commission wrote for the proposed Old Market District, which is the most extensive thing that has been written on signs by the Commission. Mr. Meyer felt that the Commission would like Mr. Lang to be in keeping with these guidelines.

Lloyd Harmsen informed Mr. Lang that he should read these guidelines and then submit to the Commission a few proposals.

Mrs. Schneider reminded Mr. Lang that everything that is intended to be done to the exterior of the building, needs to be brought before the Commission for its approval.

Mr. Lang said that he will work closely with the City in these regards.

Mr. Meyer suggested that a flush mounted and fairly small, enameled sign could be mounted to the corner piers of the building.

After no further discussion, Mr. How moved that the Packers National Bank Building located at 4939 South 24th Street be designated as a Landmark of the City of Omaha. Seconded by Mr. Harmsen. Carried 5-0.

6C114
ORDINANCE NO. 30447

AN ORDINANCE to designate the Packers National Bank, located at 4939 South 24th 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 Packers National Bank is located at 4939 South 24th Street, which is on the following described land, to wit:

The North one foot of the South 41 feet of the West 90 feet and the South 40 feet of the West 110 feet of Lot 8, Block 86, South Omaha 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 Packers National Bank are hereby deemed significant and worthy of preservation.

Section 3. That the Packers National Bank 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

Approved:  

MAYOR OF THE CITY OF OMAHA DATE

APPROVED AS TO FORM:

CITY ATTORNEY

PL/86a
ORDINANCE NO. 30467

AN ORDINANCE to designate the Packers National Bank, located at 4939 South 24th Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st Reading AUG. 28 1984
2nd Reading Sept. 1 1984
Public Hearing on 9-11-84 ended 5-0

FUTURE CONSIDERATION

Date 8-31-84

PUBLICATIONS

PUBL'n. OF HEARING

PUBL'n. OF ORDINANCE

 Passed 2-0

Mary Callison Cornette
City Clerk