RESOLUTION - EXHIBIT A
Parlin, Orendorff and Martin Plow Company Building, 707 S. 11th Street
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, the Butternut Apartments Limited Partnership is the owner of the Parlin, Orendorff and Martin Plow
Company Building, also known as the Butternut Building; and,

WHEREAS, the owner requested that the Parlin, Orendorff and Martin Plow Company Building be designated as
a Landmark under the City of Omaha's Landmarks Heritage Preservation Ordinance; and,

WHEREAS, the Landmarks Heritage Preservation Commission of the City of Omaha requested on June 8th,
1994, that the Parlin, Orendorff and Martin Plow Company Building, located at 707 S. 11th Street, be designated
a Landmark under the City of Omaha's Landmarks Heritage Preservation Ordinance; and,

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

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

WHEREAS, the Parlin, Orendorff and Martin Plow Company Building is significant as an exemplary
representative of one of the earliest forms of Warehouses in Omaha; and,

WHEREAS, the Parlin, Orendorff and Martin Plow Company Building, designed by noted Omaha architect John
Latenser and built in 1906, stands as one of the best remaining examples of this building type in regard to its
architectural integrity; and,

WHEREAS, the building at 707 S. 11th Street contributes significantly to the historic identity of the central
business district; and

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

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

THAT, the building at 707 S. 11th 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  Park, Orendorf, and Martin Plow Co.
and/or Common

LOCATION
Street and Number  707 S. 11th St.
Omaha, NE.

CLASSIFICATION

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

Name  Butternut Apartments, L.P.
Street and Number  180 N. Wacker Dr. 312-683-7257
City, State and Zip Code  Chicago, IL 60606
Representative  Gerard Keating
Street and Number
City, State and Zip Code

LEGAL DESCRIPTION

Lots 2, 3, 4, 5, 6, 7, 8
Block 192
Original City Lots
Omaha, NE.

Signature of Owner

Date  5-2-94
5. Description of physical appearance:

The Parlin Orendorff and Martin Plow Co. Building is a flat-roofed, seven-story, 122,000 sq. ft. warehouse building constructed in 1906. Designed by Omaha architect John Latenser and trapezoidal in plan (to accommodate the existing rail lines), the building is situated with the main entrance on the east, at the third story level, lined up with the 10th Street bridge. The warehouse's technical system consists of heavy timber framing (mill construction) and perimeter masonry (brick) load-bearing walls. The building is faced with red-brown brick. All four sides are embellished with Renaissance (stylized) detail in the brick work and limestone elements.

Primary features of the building are the east and west end portions, formed as pavilions. Rectangular in plan, each is faced with darker brick and is more extensively detailed than other wall surfaces. The pavilions are articulated on three sides by a blind arcade of recessed window sections topped by embellished round arches, a masonry band with a grid pattern of projecting headers, a limestone sill supported by limestone brackets, and a parapet. The masonry band, sill details and parapet circumscribe the building. Three limestone medallions adorn the parapet on each side of the pavilions. The west facade treatment repeats the central building facade in that it is less detailed, with wider window sections topped by segmental arches. The medallions are absent on this facade. (see continuation sheet)

Date of Construction: 1906 Source of Date: Building Permit

Date(s) of Alteration(s): Unknown

Has building been moved? ☐ yes ☑ no. If so, when?

6. Statement of significance:

The Parlin Orendorff and Martin Plow Company Building is significant architecturally (Criterion C) on the local level for its association with the historic context "Wholesale Jobbing in Omaha, 1875-1941." Representing a property type linked to this historic context, the building was one of more than 140 buildings identified and analyzed as part of the multiple property listing, "Warehouses in Omaha." The determination of the building's architectural significance has been based on this property type listing which considers the form, function, technology and style of the warehouse type.

The Parlin Orendorff and Martin Plow Company Building was built in 1906 for the Parlin Orendorff Plow Company of Canton, Illinois. At the time, the company was an important major distributor of farming implements in the country. Designed by the prominent Omaha architect John Latenser, it is the last of his warehouse designs to use the mill (heavy timber) construction method for its structural system.

The Parlin Orendorff and Martin Company remained in the building until about 1920. It was then purchased by International Harvester who occupied it until about 1950. Subsequent tenants were Paxton Gallagher Wholesale Groceries, until 1964, and finally, the Butternut Coffee Company. The building has been well maintained and has suffered only minor alterations over the years; consequently, it has retained a very high degree of historic and architectural integrity.

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☑ yes ☐ no

[Signature]
Description of physical appearance: Cont'd.

At ground level a concrete dock (apparently original) exists along the south side abutting the rail line, and along a portion of the west side. There are several loading doors and larger windows topped by round arches on this level. A historic postcard photo shows the dock as being continuous along the west and south sides. Subsequently however, a small frame enclosure was constructed on the west dock, and a portion of this dock was removed. The west third of the south side and the entire west side of the dock area are covered by an iron and steel canopy. Historic photos indicate that the canopy was extant in 1920, however, as the postcard image indicates, the canopy and enclosure were not part of the original construction.

The interior of the building consists of large, open warehouse space, broken up by heavy timber supporting columns and a central masonry (brick) elevator shaft.

The overall integrity of the building is very high. The only apparent exterior changes are the enclosure (with steel siding) of the original entrance on tenth street, the steel canopy and the small frame addition under the canopy to the west. The entrance on tenth street still functions as the main entrance into the building, and it appears that the original cast iron and glass entry still exists under the enclosure. Interior alterations are minimal, made apparently to accommodate industrial machinery.
Notes: Shaded area denotes Parlin, Orendorff and Martin Plow Co. building. (D009: 0121-36)

Photo Key:
#1. Looking NE at West and South elevations
#2. Looking NW at East and South elevations
#3. Looking NW at detail of pavillion
#4. Looking NW at main entry
#5. Looking West at North face
#6. Interior view, Main (third) floor level
August 30, 1994

C3-94-156

Honorable President

and Members of the City Council,

The attached Ordinance designates the Parlin, Orendorff and Martin Plow Company Building at 707 South 11th Street as a landmark. The applicant is the Planning Department.

CASE DESCRIPTION: The designation was initiated by the owner of the structure. The building is commonly known as "The Butternut Building". The Landmark Heritage Preservation Commission voted to recommend approval of the landmark designation at their June 8, 1994 public hearing.

DEPARTMENT RECOMMENDATION: Approval, the designation is in conformance with the Master Plan of the City of Omaha.

SUMMARY OF TESTIMONY: At the Planning Board public hearing July 6, 1994, Gary Pryor, Planning Director, presented the recommendation. He told the Planning Board that the Landmark Heritage Preservation Commission found the building to be in conformance with the standards for designation.

No one appeared in opposition.

Full summary attached.

PLANNING BOARD RECOMMENDATION: Approval, as recommended by the Landmark Heritage Preservation Commission and the Planning Department, 5-0.

Respectfully submitted,

Gary L. Pryor
Planning Director

3825x

Referred to City Council for Consideration:

Mayor's Office/Title

L
INTER-OFFICE MEMO

June 13, 1994

TO: Chairman and members of the Planning Board

FROM: Gary L. Pryor, Planning Director

SUBJECT: Master Plan Referral C3-94-156
Approval of Landmark Historic Designation (H1-94-15)
Parlin, Orendorff and Martin Plow Co. Building
707 South 11th Street

At the June 8, 1994, Landmarks Heritage Preservation Commission meeting, the Administrator presented the Landmark designation request from the owner of the Parlin, Orendorff and Martin Plow Co. Building (otherwise known as the Butternut Building), at 707 South 11th Street. This designation was initiated by the owners of the structure. The public hearing held at this meeting resulted in approval of Landmark status for this structure.

Landmark designation allows for Commission review and approval of proposed work that would affect the exterior of the building, based on the significant elements described in the Landmark application, as well as other elements referred to in Chapter 24, Omaha City Code (O. M. C.).

According to Chapter 24, O. M. C., Chapter 24-59, we hereby transmit this proposal to the City Planning Board, and request that you consider the degree of conformity or nonconformity with the Master Plan of the City.

Staff Recommendation: The Planning Department is recommending approval of the Landmark designation of 707 South 11th Street. This designation is in conformance with the Master Plan of the City of Omaha.
PLANNING BOARD MINUTES

C3-94-156
Planning Department
(5-38.15)

REQUEST: Approval of Landmark Historic
Designation (Case #H1-94-15)

LOCATION: 707 S. 11 St. (Parlin, Orendorff
and Martin Plow Company Bldg.)

At the Planning Board meeting held on July 6, 1994, Mr. Gary Pryor, Planning
Director, presented this request.

Mr. Pryor stated that this designation was initiated by the property owner and
recommended for approval by the Landmarks Heritage Preservation Commission.
The Commission has recommended that this property is in conformance within the
standards of designation.

Mr. Pryor stated that the Planning Department is recommending approval of the
designation and is in conformance with the Master Plan.

No one appeared in opposition to this request.

Mr. Park moved to APPROVE the landmark historic designation; 707 S. 11 Street
(Parlin, Orendorff, and Martin Plow Company Building). Mrs. Jeffries seconded
the motion which carried 5-0; Mr. Nesbitt being absent.
AN ORDINANCE to designate the Parlin, Orendorff and Martin Plow Company Building at 707 South 11th 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 Parlin, Orendorff and Martin Plow Company Building at 707 South 11th Street, which is on the following described land, to wit:

Lots 5 through 8, inclusive, Block 192, Original City Lots, City of Omaha, Douglas County, Nebraska.

Section 2. That for the reasons cited in Landmark Heritage Preservation Resolution attached hereto as Exhibit "A", and made a part hereof by reference, the historical value of the Parlin, Orendorff and Martin Plow Company Building is hereby deemed significant and worthy of recognition.

Section 3. That the "Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating 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 Parlin, Orendorff and Martin Plow Company Building is hereby designated as a landmark 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

APPROVED BY:

MAYOR OF THE CITY OF OMAHA

DATE

PASSED SEP 20 1994 7-0

ATTEST:

CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:

CITY ATTORNEY

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.

DEPUTY CITY CLERK
ORDINANCE NO. 33380

AN ORDINANCE to designate the Parlin, Orendorff and Martin Plow Company Building at 707 South 11th Street as a landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st Reading AUG 30 1994 Hearing
9/13/94 pursuant to City Council Rule VII H.

Hearing SEP 13 1994 - Over to
9/20/94

Final Reading SEP 20 1994 Passed 7-0

Mary Kate Corbett
CITY CLERK