RESOLUTION-EXHIBIT I
POPPLETON BLOCK
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, Glenn LeDioyt, Louis Canar, Eudice Canar, R.M. Canar, and Esther S. Canar are the owners of the Poppleton Block; and,

WHEREAS, these owners on July 7, 1981, requested that the Poppleton Block be designated a Landmark under the City of Omaha's Landmarks Heritage Preservation Ordinance; and,

WHEREAS, the Poppleton Block was built in 1880; and,

WHEREAS, the Poppleton Block is significant as a fine example of the High Victorian Italianate style of architecture popular in the Midwest during the latter part of the nineteenth century; and,

WHEREAS, the Poppleton Block provides an extant and basically unaltered example of the type of commercial building constructed in Omaha before the turn of the century; and,

WHEREAS, the Poppleton Block was built by A.J. Poppleton, a prominent Omaha attorney whose successful defense of Ponca Indian Chief Standing Bear set legal precedents in granting Indians status as persons under the law; and,

WHEREAS, in 1890 a one-story addition was constructed directly south of the Poppleton Block; and,

WHEREAS, this one-story addition is also architecturally and historically important and is considered to be a part of what is referred to as the Poppleton Block.

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

THAT, the Poppleton Block, 1001 Farnam Street, be designated as a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission
DEPARTMENT RECOMMENDATION

INSPECTION DATE
September 24, 1981

REQUEST CATEGORY
- Landmark Designation District
- Landmark Heritage x Building
- District Designation Structure
- Certificate of Approval Site
- to Perform Work Object

APPLICANT
Glenn LeDioyt

LOCATION OF PROPOSED DESIGNATION OR WORK
1001 Farnam Street (Poppleton Block)

PRESENT USE
Vacant

CONFORMANCE WITH MASTER PLAN
In conformance with Burlington/Old Market Redevelopment Plan. In conformance with A Comprehensive Plan for Historic Preservation in Omaha, shown as an individual structure and as being located in a potential historic district.

NEIGHBORHOOD CHARACTER
Existing: The area is in a state of change (due to the construction of the Central Park Mall) from its predominately warehouse and distributorship uses, to uses more compatible with the environment of the Old Market and the Park.

Probable future effect on neighborhood if designation is granted or work is approved.
The designation of the Poppleton Block should help to encourage property renovation to surrounding buildings of similar character.

PRESERVATION ADMINISTRATOR'S RECOMMENDATION
Approval

PLANNING DIRECTOR'S RECOMMENDATION
Approval

ADDITIONAL DATA
The applicant plans to spend over $1,000,000 on renovation of the Poppleton Block. Uses would include offices, commercial and possibly some residential, with work to start in early 1982.
Landmarks Heritage Preservation Commission

APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic
Poppleton Block
and/or Common
Good Specialties Bldg..

LOCATION
Street and Number
1001 - 1005 Farnam on the Mall

CLASSIFICATION
<table>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>District</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Building(s)</td>
<td>Private</td>
<td>Occupied</td>
<td>Agriculture</td>
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<tr>
<td>Structure</td>
<td>Both</td>
<td>Unoccupied</td>
<td>Commercial</td>
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<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>
</table>

Yes: Restricted
No: Unrestricted

OWNER OF PROPERTY

Name
LeDioyt Land Company

Phone Number
345-9800

Street and Number
345 Farm Credit Building

City, State and Zip Code
Omaha, NE 68102

Representative
Glenn H. LeDioyt

Street and Number
345 Farm Credit Building

City, State and Zip Code
Omaha, NE 68102

LEGAL DESCRIPTION

Lot 1, Block 134, Original City of Omaha
REPRESENTATION IN EXISTING SURVEYS
Title: Omaha City Architecture, Landmarks, Inc.
Date: 1977

REPRESENTATION IN EXISTING SURVEYS
Title: An Inventory of Historic Omaha Buildings, Landmarks, Inc.
Date: 1980

REPRESENTATION IN EXISTING SURVEYS
Title: Historic Omaha Building Survey, Landmarks Heritage Preservation Commission
Date: 1977

A Comprehensive plan for Historic Preservation in Omaha, Landmarks Heritage Preservation Commission, 1981
Survey of Douglas County, Wisconsin State Historical Society 1978

DESCRIPTION
Describe the present and original (if known) physical appearance.

STATEMENT OF SIGNIFICANCE
Specific Dates: 1880
Architect: Henry Voss
Builder

As holders of a certain land contract covering the subject property, we join in this request for Landmark Designation.

Louis Canar
Eudice Canar
LeDIOYT LAND COMPANY

R. M. Canar
Esther S. Canar

7/28/81

Date
Signature of Owner/Representative
President
Historical Significance

When A. J. Poppleton erected the three-story Italianate Poppleton Block in 1880, he was in the forefront of a trend toward new construction and changing land use in that section of downtown Omaha. The 1880's marked the beginning of the City's development as a metropolitan center for meatpacking, heavy industry, and wholesaling and retailing. The area surrounding the Poppleton Block became increasingly identified with the wholesaling business as Howard, Jackson and Leavenworth Streets lost favor as residential neighborhoods and were replaced by commercial structures that housed Omaha's expanding jobbers' trade.

Andrew Jackson Poppleton came to Omaha in 1854 and became the City's pioneer attorney. Nineteenth century historians claim that Poppleton had decided to leave the frontier Nebraska settlement, when he met a fellow law student from Michigan, A. J. Hanscom, who reassured Poppleton that there would be plenty of law business with land claims plus additional influence if both were elected to the Territorial Legislature. Hanscom correctly predicted their future, as both men played significant roles in drafting Territorial laws, and Poppleton's law practice flourished with cases involving land disputes and more serious offenses. Soon after the Union Pacific Railroad became established at Omaha, Poppleton was named their General Attorney, a position he held until his retirement in 1888. Perhaps the most important case in Poppleton's legal career was his successful defense of Ponca Indian Chief Standing Bear. Based on the issue of whether Indians could live outside reservations, the case set legal precedents in granting Indians status as persons under the law.

Throughout his years in Omaha, Poppleton purchased a great deal of property and invested in various business enterprises. One of his first real estate acquisitions was the lot at 1001 Farnam, purchased for $1500 in 1856. The lot contained a frame building, reputedly the fifth house built in Omaha, in which Poppleton opened a law office. Since Farnam Street was one of the main business streets in the City, the lot undoubtedly held commercial firms for the following decades until Poppleton erected his new building.

The real estate boom, expansion of business and population increase caused Omaha's business district to move throughout the 1880's. Ninth Street had previously been the principal retail artery; by 1881, 10th Street attracted the main commercial business. The construction of the 10th Street viaduct soon after changed the character of the street, and small shops moved west to 13th and 16th Streets. Instead, 10th Street became a main artery of the developing wholesale district.

Poppleton evidently felt the Eighties was the right time to invest. Besides his building at 1001 Farnam he also built an elaborate Queen Anne residence on his estate "Elizabeth Place" at North 16th Street and Willis Avenue. In 1886 he built another Poppleton Block at 413-23 South 11th Street on a corner in the heart of today's Old Market. Unlike the building on 11th Street, which held mostly wholesale fruit and produce merchants, 1001 Farnam also housed some retail merchants.
Even as the "most elegant and commodious building in the City of Omaha" was being built, the three storefronts at 10th & Farnam Street were rented. Elguter's Clothing Store remained almost a decade, along with Peycke Brothers Commission Merchants and the Spalding Carriage Repository. An 1890 one-story addition to the rear of the eastern third added frontage on 10th Street for a storefront or loading purposes. Later inhabitants of the Poppleton Block included A. Frick and Company, wholesale liquors; Leon Brothers Clothing; various cafes; and Midwest Dexter Corporation, a wholesale household appliance firm which occupied the building in the 1930's and 1940's. The Good Specialties Company, a wholesale gifts business, located there in the mid-60's and sold it to the present owner in 1981.

Architectural Significance

The Poppleton Block is significant as a fine example of the High Victorian Italianate style of architecture popular in the Midwest during the latter part of the nineteenth century. Often employed by builders and lesser known architects, this style was considered to be the practical commercial style of the day. Details were freely borrowed from many different sources to be used in various combinations to create a final composition that was generally applied to a simple volumetric form. The major elements of High Victorian Italianate found in the 1880 Poppleton Block are the broadly projecting cornice supported by brackets, the vertical emphasis displayed in the three bays of the facade, the stilted segmental arches of the third story windows and the sharp, angular cast-iron details.

Architectural Description

Poppleton Block, 1001 Farnam, constructed in 1880, Henry Voss, architect; three story with basement, rectangular (66x100') brick loft structure; wooden floor and ceiling joists span between four bearing walls running the depth of the building, the ends of which extend beyond the plane of the facade dividing it into three vertical, equal bays which slightly overshadow the horizontal emphasis of the cornice and floor lines; the extended ends of the bearing walls are partially clad in cast-iron and appear as pilasters with stylized capitals of a geometric pattern; a cast-iron entablature above the first floor spans between the vertical lines created by the ends of the bearing walls; the three bays of the first floor are subdivided into three parts by thin cast-iron colonettes; the two end bays have central entries; the original entrance at the middle bay has been glazed to carry the lines of the flanking windows; geometric designs in cast-iron emphasize the intersection points of the grid formed by the main vertical and horizontal elements of the facade; the heavily bracketed cast-iron cornice, like all horizontal elements on the front of the building, is broken by and is subordinate to, the vertical emphasis of the bearing walls; three double-hung windows with two over two lights penetrate the brick wall of each bay at the second and third floors; a simple stone hood molding serves to emphasize the grouping of the three windows of each bay on the second floor, while interconnecting stilted segmental brick arches and a common sill accomplish the same purpose on the third floor; the east elevation is a simple plan of brick penetrated by widely spaced
double-hung windows that take the shape of the windows of the corresponding floor on the facade; the west elevation, which butts up to the wall of the adjoining building, is blank; the top two floors of the rear elevation contain three windows per bay topped with segmental arches. Decorative pressed metal ceiling in western bay, with dropped acoustical ceilings in the two eastern bays; wood floor and ceiling joists and wood deck throughout; wood stair serves all floors at the middle of the east wall; two freight elevators serve the structure, one in the east and one in the west bay.

Architect, Henry Voss

Henry Voss, born in Germany in 1843, studied drafting and architecture in Switzerland for five years before embarking on a seven month study tour to perfect his chosen profession. After working in Germany for several years and serving in the German army as an infantry officer during the France-German War, Mr. Voss came to America in 1871. He worked a short time in New York, Chicago and Rock Island, Illinois before settling in Omaha in 1873.

Among Mr. Voss' work are designs for St. Joseph Hospital (2300 South 10th Street), the Poppleton Block (1001 Farnam), and several breweries including the Krug Brewery (25th & Vinton Street), the Amheuser-Busch Building (1213 Jones Street), and the Metz Brewery.

Bibliography


Omaha Bee Annual Review. January 1, 1881.

Omaha City Directories.

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.


LHPC Case No. HI-81-13, APPLICANT Glenn LeDioyt requests LANDMARK DESIGNATION for 1001 Farnam Street. Area to be designated is shaded. (Poppleton Block)

Scale: 1"=100'
Landmarks Heritage Preservation Commission
ORDINANCE NO. 29806

AN ORDINANCE to designate the Poppleton Block, located at 1001 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 Poppleton Block is located at 1001 Farnam Street, which is on
the following described land, to wit:

Lot 1, Block 134, Original City of Omaha

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 Poppleton Block are hereby deemed
significant and worthy of preservation.

Section 3. That the Poppleton Block 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 COUNCIL MEMBER

[Signature]

APPROVED:

[Signature]

MAYOR OF THE CITY OF OMAHA DATE

PASSED JUL 13 1982

ATTEST:

[Signature]

CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:

[Signature]

CITY ATTORNEY

PL/8:7C3:54
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PRESENTED TO COUNCIL

1st Reading JUN 29 1982

Hearing 7-6-82

Hearing JUL 6 1982

One to 7-13-82

Final Reading JUL 13 1982

Passed

Mary Colligan Counts