RESOLUTION-EXHIBIT 1
SANFORD HOTEL
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, the Sideris-Panos Realty Company is the owner of the Sanford Hotel; and,

WHEREAS, Gus Sideris, representative of the Sideris-Panos Realty Company, on November 29, 1984, requested that the Sanford Hotel be designated a Landmark under the City of Omaha's Landmark Heritage Preservation Ordinance; and,

WHEREAS, the Sanford Hotel, presently known as the Conant Hotel, was built in 1916-17; and,

WHEREAS, the Conant Hotel was designed by the prominent Omaha architect John Latenser; and,

WHEREAS, the Sanford Hotel 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, the Sanford Hotel was financed and built by Dr. Harold Gifford; and,

WHEREAS, Dr. Harold Gifford was internationally known as a pioneer in ophthalmology; and,

WHEREAS, Dr. Gifford was known locally as a prominent philanthropist - giving much of the land for Fontenelle Forest - and as a founder of Methodist Hospital and the Omaha Medical College; and,

WHEREAS, the Sanford is one of two early twentieth century high-rise hotels, still functioning as hotels in Omaha; 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 Sanford Hotel, 1913 Farnam Street, be designated as a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission
DEPARTMENT RECOMMENDATION

INSPECTION DATE
November 15, 1984

REQUEST
X Landmark Designation

CATEGORY
District

X Building

__ Landmark Heritage

Structure

Certificate of Approval

Site

to Perform Work

__ Object

APPLICANT
Sideris Realty Company

LOCATION OF PROPOSED DESIGNATION OR WORK
1913 Farnam Street

PRESENT USE
Hotel

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 building is located within the Central Business District, an area comprised of a mixture of uses, scales of buildings, and historic properties. To the North is situated the multi-story Norwest Bank and the Service Life Building (an Omaha landmark), to the East is a potential landmark - the Empire State Building; to the South the Douglas County Court House Annex and a vacant Bank to the West with the historic Astro Theater beyond.

Probable future effect on neighborhood if designation is granted or work is approved.
The Conant (Sanford Hotel) is an important building in this area of downtown Omaha. Designation will help protect this landmark, and the planned rehabilitation will have a positive effect by adding housing to the CBD and by adding interest and spurring other designations/rehabilitations.

PLANNING DEPARTMENT RECOMMENDATION
Approval

ADDITIONAL DATA
Building has been determined eligible for listing in the National Register of Historic Places.
Landmarks Heritage Preservation Commission

APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic Sanford Hotel
and/or Common Conant Hotel

LOCATION
Street and Number 1913 Farnam Street
Omaha, NE 68102

CLASSIFICATION

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OWNER OF PROPERTY
Name Sideris Realty Company
Phone Number 341-1644
Street and Number 1913 Farnam Street
City, State and Zip Code Omaha, NE 68102

Representative Gus Sideris.
Phone Number 341-1644
Street and Number 1913 Farnam Street
City, State and Zip Code Omaha, NE 68102

LEGAL DESCRIPTION
Lot 11 of Block 143, and Part of Lots 8 and 9 of Block 249½, Original City of Omaha Lots, Douglas County, Nebraska.

Signature of Owner/Representative
Date Nov 29, 1984
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)

x Other: 1984 Omaha/Douglas County Historic Building Survey.

DESCRIPTION

See attached

SIGNIFICANCE

See attached

Specific Dates: 1916-17
Architect: John Latenser
Builder: Seuden-Breck Construction Company
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 Sanford Hotel (DOO9: 124-38)

and/or common Conant Hotel

2. Location

street & number 1913 Farnam Street N/A not for publication

city, town Omaha N/A vicinity of

state Nebraska code 031 county Douglas code 055

3. Classification

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| | | | X other: Hotel

4. Owner of Property

name Sideris - Panos Realty Company

street & number 1913 Farnam Street

city, town Omaha N/A vicinity of state Nebraska

5. Location of Legal Description

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

street & number 1819 Farnam Street

city, town Omaha state Nebraska

6. Representation in Existing Surveys

title 1984 Omaha/Douglas Co. Historic Building Survey

has this property been determined eligible? X 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
7. Description

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Describe the present and original (if known) physical appearance

Functionally, the Sanford Hotel is a large hotel building built in 1916-17 for Dr. Harold Gifford; technically, it is constructed of a brick-clad, concrete encapsulated steel frame with a concrete pan joist floor system; formally, the seven story building is rectangular in plan (basement and first floor) changing to an "H" plan at the second through seventh floors; stylistically, the architect John Latenser employed Louis Sullivan's method of giving unity to multi-story elevations by dividing the facade into the tripartite scheme of base, shaft, and capital analogous to a classical column.

The Sanford Hotel, built in 1916-17, is a large seven-story over full basement building measuring approximately 86'-9" X 90'-0" (ground floor). Technically the Sanford is constructed of a steel skeleton frame encapsulated in concrete for "fire-proof" construction. The floors are a concrete pan joist system spanning between composite beams, while a brick veneer clads the concrete and steel structure.

The building is divided into three functional zones arranged vertically; the basement contains support and mechanical functions, the first floor contains the hotel lobby and adjacent commercial areas, while the second through the seventh floors contain hotel rooms. The major entrance, centrally located at the northern Farnam Street facade, opens directly into the hotel lobby. Vertical circulation is provided by two centrally located elevators, with secondary vertical circulation provided by an interior stair at the north eastern corner of the building and fire stairs at the east and west ends of the southern facade.

Formally, the rectangular plan at the basement and first floor changes to an "H" shaped plan at the second through seventh floors. This change in plan corresponds to a change in function, thus allowing light and air to interior hotel rooms. A flat roof tops the building, with the elevator penthouse projecting above the roof line at the building's center.

The Sanford basically has only one major facade. All articulation and ornamentation are applied to the buff brick northern Farnam Street elevation; the other elevations are constructed of utility brick, obviously anticipating other adjacent buildings.

Stylistically, architect John Latenser employed Louis Sullivan's method of giving unity to multi-story elevations; the tripartite scheme of dividing an elevation into base, shaft and capital - analogous to a classical column.

The "base", in this case, is the first story commercial storefront severely remodelled in recent remodelings. This level contains a central entrance covered by a large suspended canopy. A continuous horizontal band of carved limestone divides the "base" from the "shaft". The second through sixth floors are articulated by pairs of double-hung windows arranged vertically in seven equally spaced rows. Limestone trim surrounds each row of windows emphasizing the vertical, while recessed spandrels contain inset rectangular blocks of limestone and decorative rowlock brick coursing. Another band of limestone trim at the seventh floor creates the division of "shaft" to "capital". Pairs of double-hung windows, aligned with those below, are separated from each other by inset, rectangular limestone panels carved with circular and floral

Continued
designs. An elaborate, projecting sheet metal cornice crowns the building, wrapping only the north, east and west sides of the northern wing.

The integrity of the Sanford is very good. The ornately detailed plastered beam ceiling of the first floor lobby is now covered with a suspended ceiling, but is still intact. The hotel rooms and support areas, while constructed of relatively plain plastered walls and ceilings, have undergone some remodelling over the building's history. Much of the exterior is relatively unchanged, though with the street level commercial facade having undergone the most severe alterations, it is doubtful that much of the original store front fabric remains.
8. Significance

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Statement of Significance (in one paragraph)

The Sanford (Conant) Hotel is significant to Omaha and Nebraska in the area of social/humanitarianism by its direct association with its developer and owner, internationally known ophthalmologist and, locally prominent philanthropist, Dr. Harold Gifford. The building is architecturally significant as one of the few remaining well preserved examples of high rise hotel architecture of early 20th century Omaha. Designed by locally prominent architect John Latenser Sr., it exhibits characteristics of the Commercial Style (Whiffen) and is a local adaption of Louis Sullivan's method of giving unity to a multi-story building.

The seven story Sanford Hotel, located at 1913 Farnam Street in Omaha, was built in 1916-17 at a cost of $140,000 for its owner and financier Dr. Harold Gifford. Dr. Gifford (Oct. 18, 1858 - Nov. 28, 1929) was known internationally as a pioneer in ophthalmology and locally as a kind, generous man of medicine and lover of nature.

Born in Milwaukee, Wisconsin, Dr. Gifford attended universities at Cornell, Ann Arbor, Germany and Austria before arriving in Omaha in 1886 and establishing his practice at 20th and Harney. In Omaha, Dr. Gifford achieved international recognition for his efforts in diagnostic evaluation, clinical research and eye surgery. His treatment was "the finest to be obtained in this field" (Omaha World Herald, 11/29/29). Equally significant, Dr. Gifford helped found one of Omaha's largest medical centers, Methodist Hospital, and organized the Omaha Medical College - today known as the University of Nebraska College of Medicine - and acted as its dean.

Dr. Gifford's humanitarian efforts equalled his medical accomplishments. An avid naturalist, Dr. Gifford also helped to establish many City parks and donated much of the land to create the Fontenelle Forest wilderness preserve along the Missouri River. Although an avowed socialist and agnostic, Dr. Gifford invested continuously in Omaha real estate and hotels. In 1915 he built the Castle Hotel (623 So. 16th Street, razed 1974) and also developed the Sanford Hotel in 1916. (Building Permit)

The Sanford Hotel was built during a great construction era in downtown Omaha. This construction boom gave Omaha a look that characterized it for much of the 20th century. Among the buildings constructed from 1910 to the depression were such high-rises as the WOW Building, Fontenelle Hotel, 1st National Bank, Medical Arts Building and the Paxton Hotel. The Sandford was not only part of this downtown expansion, but was a part of a great period of hotel building as well. In all, Omaha has 117 hotels, in or near the downtown in 1917. (City Directory) Since then, the automobile has decentralized the commercial districts; people choose to stay in low-rise motels lining the highways. Today, the Sanford (Conant) and the Hill are the only high-rise hotels still functioning as hotels in Omaha.

Continued
After its construction, the Sanford was leased to Harley Conant, who managed and operated it until 1950. Conant already owned and operated his own high-rise hotel "The Conant" at 16th and Harney (now the Regis Condominiums). Late in 1929 a four story addition was planned for the Sanford but never completed. Apparently, Dr. Gifford's death, in November, and the Great Depression brought the plans to a stand still. Conant sold his hotel at 16th and Harney in 1939 and devoted all his efforts to the Sanford (soon there after renamed The Conant Hotel).

The design for the Sanford was provided by John Latenser Sr. (1858-1930). Latenser, a native of Liechttinstein, arrived in Omaha in 1885. He soon achieved notariety by being appointed Superintendent of Public Buildings by President Cleveland after he successfully devised a system to stabilize the foundation of the Chicago Post Office. Latenser's practice in Omaha was prolific, with commissions including the Douglas County Court House (NRHP, 1979) and Omaha Central High School (NRHP, 1979).
Building Permit Records. Omaha City Planning Department, Omaha, Nebraska.

Deeds and Mortgage Records, Douglas County, Nebraska.


*Omaha City Directories*. Omaha, 1917-1984.

*Omaha's Own Magazine*, July 1926, pg. 11-13.

*Omaha Public Library Clipping File Collection*, listed under Dr. Harold Gifford and Hotels, Motels.

*Sheldon, Addison E.*  *Nebraska, The Land and the People*. V. 2 Chicago and New York; Lewis Publishing Co., 1931.

10. Geographical Data

Acreage of nominated property: 0.28 acre

Quadrangle name: Omaha North

Quadrangle scale: 1:24000

UTM References

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Verbal boundary description and justification
Lot 11 of Block 143, and Part of Lots 8 and 9 of Block 249½, original City of Omaha Lots, 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 Planning Department
date: December, 1984

street & number: 1819 Farnam Street, Suite 1110
telephone: 402/444-4927

city or town: Omaha
state: Nebraska

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

    national [ ] state [ ] local [X]

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: [ ] date: [ ]

Chief of Registration
LHPC Case No. H1-84-15, APPLICANT: Gus Sideris requests LANDMARK DESIGNATION for 1913 Farnam Street. AREA TO BE DESIGNATED IS SHADED. (Sanford Hotel)
February 12, 1985

H1-84-15

Honorable President

and Members of the City Council,

This proposed Ordinance designates the Conant Hotel, 1913 Farnam Street, as a Landmark. The owner, Sideris Realty Company, is the applicant.

DEPARTMENT RECOMMENDATION: Approval.

SUMMARY OF TESTIMONY AT THE PLANNING BOARD PUBLIC HEARING: At the Public Hearing held January 2, 1985, two concerned citizens appeared in favor of this request. No one appeared in opposition.

PLANNING BOARD ACTION: Approval 7-0.

SUMMARY OF TESTIMONY AT THE LANDMARKS HERITAGE PRESERVATION COMMISSION MEETING: At the Public Hearing and Administrative Meeting held December 20, 1984, a visual overview of the architectural and historical significance of the Conant Hotel was presented. One of the owners of the Hotel appeared in favor of its designation.

No one appeared in opposition. Full summary of proceedings attached.

LANDMARKS HERITAGE PRESERVATION COMMISSION ACTION: Approval 5-0.

Respectfully submitted,

Martin H. Shukert, AICP
Planning Director

Referred to City Council for Consideration:

Mayor's Office/Title
AN ORDINANCE to designate the Conant Hotel, located at 1913 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 Conant Hotel is located at 1913 Farnam Street, which is on the following described land, to wit:

All of Lot 11, Block 143 and All of Lots 8 & 9, excepting the West 56.75 feet, Block 249%, Original City of Omaha 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 Conant Hotel 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 Conant Hotel 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 COUNCIL MEMBER

APPROVED:

MAYOR OF THE CITY OF OMAHA

PASSED FEB 26 1985

ATTEST:

APPROVED AS TO FORM:

PL/84G14:20

CITY CLERK OF THE CITY OF OMAHA

CITY ATTORNEY
ORDINANCE NO. 30604

AN ORDINANCE to designate the Conant Hotel, located at 1913 Farnam Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st Reading: FEB 12 1985 - Hearing

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2/13/85

Hearing: FEB 19 1985 - Over to

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2/26/85

Final Reading: FEB 24 1985

Passed 6-0

Mayor Calvin Bassett