Dear Friends,

Preservation is changing, and we love it.

In 2016-2017, we noticed a tremendous spike in Omahans interested in changing their city by keeping things the same, that is to say, influencing its future while preserving its architectural past. This community driven, grassroots attitude toward preservation thrills us. As the 2017-2018 president of the Restoration Exchange Omaha (REO) Board of Directors, I would like to express my gratitude and congratulations to all of you for this shift in our collective purpose.

The national trend of refocusing on neighborhood identity and community character is clearly alive and well in Omaha. It’s the driving force behind some of REO’s successes and achievements over the last year. All over our city, we are seeing renewed interest in preserving our architectural and cultural heritage as we continue to grow and thrive.

With seven National Register and local landmark nominations written and approved this past year (with more in the works), hardly an area of town was left untouched.

• In the Leavenworth Neighborhood the Hanscom Apartments, currently known as the Bristol Apartments, were found to have significance locally as a surviving style of a multi-story apartment building in the Spanish Colonial Revival style. InCommon Community Development purchased the building in 2015 and is in the process of renovating the interior. The organization will continue to offer affordable rate apartments in the building in an area that is currently experiencing a renaissance.

• In north downtown, REO did exhaustive research to name 1510 Cass St. a landmark. We found and interviewed Chu Huey, the last surviving member of the On Leong Tong, a Chinese Merchants Association that operated out of the building in the early part of the 20th century. His stories ensured that the building would be saved.

• In South Omaha, we protected the late 19th century Cornish and Worthington Mansions by locally landmarking them. ”After the loss of Johnson Mortuary, it is comforting and supportive of the city to protect two of the few remaining mansions of Omaha’s original Gold Coast,” said Arnie Breslow, manager of the properties along with his partner Gina Basile.

Our success isn’t just counted in landmarks, though. We measure success in engagement as well. REO’s membership and volunteer numbers continue to grow, and hundreds of you gave to our online campaigns to fund our programming and initiatives, for which we are grateful. This helped more than 900 people discover the Aksarben neighborhood during our fall historic neighborhood tour, and 294 people attend the 12th Restore Omaha Conference!

Preservation is changing. What we’re experiencing now is not the preservation movement of the past. This is a vision focused on the future. It’s more inclusive, more creative and more important than ever. Let’s continue to work together to improve our city. I’m excited to have you along for the ride.

Adam Andrews, AIA
2017-2018 Board President
MAJOR CONTRIBUTORS
($10,000+)
Sherwood Foundation

($1,000 - $9,999)
North Omaha Historical Grant
Catholic Cemeteries of the Archdiocese of Omaha
AO
Alley Poyner
Macchietto Architecture
Chris McClellan
John Pyrovoulos
South Omaha Historical Grant
Stella Realty

PILLAR - ($500 - $999)
Robert and Mary Braun
Pamela Buffett
Susan Buffett
Dr. Herbert and Cynthia Hartman
Bruce Lauritzen
Royce Maynard/Dicon
Paul Mileris and Robin Behlers
Jeannie O’Donnell
James and Judy Skinner
The Rose Theater
John Wallace Webster

CORNERSTONE - ($250 - $499)
Jo Anne Amoura
Curtis and Robin Boeck
Diana and Jeffrey Briggs
Laurie Smith Camp
Patrick and Melissa Duffy
David Gaupp/Blue Star Holdings
James and Cynthia Irvine
Martin Janousek, AIA
Helen Kenefich
Teddi and Timothy Kennedy
Barbara McCusker
Mick Manley/
MCM Jr. Insurance Inc.

Minne Lusa House
Betty Quinn
Linda and John Rebrowic
Tobin and Mary Schropp

FRONT PORCH - ($150 - $249)
Maureen and Richard Anderl
Diane Broch
Sandi and Bill Bruns
Honor Bulkley/Round Hill Pacific
Tom and Anne Byrne
Keith Clark
Nancy Dunham
Mark Ehrhart/
Ehrhart Griffin & Associates
Eric Eichhoff
Mike Fish
Roger and Joyce Fitch
Maureen T. Fitzgerald
Vince and Jonie Furlong
Gerber Architecture PC.
Jared and Kristine Gerber
Teresa Gleason/
Polecat Communications
Mary E. Green
Sarah Newman
and David Harding
Jesse Harding
Amanda Harrington
Jim Nolan and Kathy Herman
Timothy Hook
Jean and Lee Johnson
Andrew and Ann Kane
Patrick Lazure
Evan Luxon
Molly Maguire
Nicole and Kyle Malone
Peter and Jennifer Manhart
Damon Matthew
Lynn Miller
Monroe Middle School
Dorothy and Eugene O’Donnell

Louis Pachman
and Allison Latenser
Mary and Richard Parrish
John J. Philson
Neal and Deb Retzlaff
Laura Shiffermiller
Eileen and Tom Slane
Robert Stargel/
Lund-Ross Constructors
Ben Swan/Swan Development
Cindy Toohler
Traco, Inc
Kathleen Tracy
Dave Ufferts and Amy Jacobsen
Marvin Webb, AIA/
Webb & Co. Architects
Brian T. White
Tiffany Williams/
Tangerine Designs

PRESERVATION CELEBRATION WEEKEND SPONSORS
Paul G. Smith Associates
Dicon
Lund-Ross Contractors
Eyman Plumbing
Heating and Air
Dundee Bank
Alley Poyner
Macchietto Architecture
AIA Omaha
Nustyle Development Corp.
Laura and William Shiffermiller
Dan and Shirley Neary
Baird Holm
Cramer Kreski Designs
Engineered Controls
Field Day Development
J. Development
Morrisey Engineering, Inc.
Oldenhuis Contracting Inc.
Omaha By Design
PEN Architect
R.W. Engineering and Surveying
Black Market Furniture
+ Hardware
Chicago Lumber Company
City of Omaha Planning Department
Millard Lumber
R. Mechanical Heating & Air
Renaissance Roofing Inc.
Preserve Council Bluffs
Prestige Plumbing
DRD Home Services
Cornhusker Motor Club

IN KIND
AO
Hotel Deco XV
Metropolitan Community Foundation
RDG Planning and Design
### REVENUE

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<td>- National Register Nominations</td>
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<td><strong>Total Income</strong></td>
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| Cost of Goods Sold             | 989.00   |

| **Gross Profit**               | **127,709.00** |

### EXPENSE

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<td><strong>Total Expense</strong></td>
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| Net Ordinary Income            | -20,824.00|

| Cash Reserve                   | 43,530.00 |

| Balance                        | 22,706.00 |

Cover Photos:
- **TOP ROW FROM LEFT:** Barbara McCusker, president, Fairacres Neighborhood Association; Alliance Barber Shop & Supply owners along with Dave Ulferts, bringing new business and people to historic places; Norita Matt, City of Omaha employee promoting and advocating for older neighborhoods.

- **MIDDLE ROW FROM LEFT:** Carrie Derrick, turning Swanson Mansion into a single family home once again; Christian Gray, providing affordable housing in historic places.

- **BOTTOM ROW FROM LEFT:** Ella Willis, restoring the former Tic Toc Diner into a community gathering place; Roger duRand, preservation advocate; Rhonda Stuberg, working to keep Blackstone Neighborhood historic.
7 NATIONAL REGISTER AND LOCAL LANDMARK NOMINATIONS WRITTEN AND APPROVED

- Holy Sepulchre Cemetery for its association with the city’s social development and as the primary burial place for the city’s Roman Catholic population during the late 19th and early 20th century.
- Hanscom Apartments, currently known as the Bristol Apartments, for local significance as a surviving example of a Spanish Colonial Revival style, multi-story apartment building.
- The Scott-Omaha Tent & Awning Co. building as a rare surviving example of a late 19th-century commercial building constructed for the purpose of manufacturing carriages and wagons. REO research found the modern day parachute was patented in this building.
- The Bellevue College Dormitories as rare extant examples of late 19th/early 20th-century collegiate buildings.
- Fairacres Neighborhood Historic District notable as a planned community designed as a garden suburb with winding Fairacres Road as its core. The design emphasized the ease and enjoyment of automobile use – a departure from planned neighborhoods that had access to the public streetcar routes.
- Locally landmarked the late 19th century Cornish and Worthington Mansions on South 10th Street.

PARTNERED WITH ALLEY POYNER MACCHIETTO TO RESEARCH AND DOCUMENT 44 SMALL COMMERCIAL DISTRICTS that were once along the historic Omaha & Council Bluffs Street Railway routes. Information gathered will allow the City of Omaha to study the areas for future nominations and development.

RESEARCHED PROPERTIES FOR CLIENTS
Schlitz Building, Moore Rowhouses, University of Nebraska at Omaha buildings, Carnation Ballroom, The Rose Theater, St. Benedict’s School, Tic Toc Diner and 16th and Evans.
NINE HUNDRED PEOPLE DISCOVERED THE HISTORIC AKSARBEN NEIGHBORHOOD during Restoration Exchange Omaha’s Fall Neighborhood Tour October 2.

COMPLETED THE ONLINE RESOURCE DIRECTORY providing the public a local source for products and services to help them restore older properties.

294 PEOPLE ATTENDED THE 12TH RESTORE OMAHA CONFERENCE MARCH 4. The event was held at the Fort Omaha campus of Metropolitan Community College as part of Restoration Exchange’s Saving Places weekend. Keynote speaker was Tom Mayes, vice president and senior counsel for the National Trust for Historic Preservation who shared 14 ways on Why Old Places Matter. Sheila Ireland, an architect with HDR reprised her “TEDx Omaha” talk titled your City is a Library to open the conference. 18 breakout sessions ranged from historic tile to the restoration of M’s Pub and ended with three Restore Jam! presentations. For the first time a special realtor track was offered and realtors attending could get continuing education credits. “I appreciate the networking, the stories of buildings saved, the sharing of resources and the enthusiasm for all things old and worth saving.”

HUNDREDS OF ELEMENTARY THROUGH COLLEGE-AGE STUDENTS educated on the history, architecture and culture of North and South 24th Street by taking our walking tours.
PARTNERED WITH NEBRASKA MAIN STREET NETWORK TO PRESENT OLD BUILDINGS, NEW OPPORTUNITIES. Andrea Kathol with Field Day Development along with Colleen Mason with P.J. Morgan shared their expertise on what to look for before you buy an older building, how to create realistic budgets, financing options, how to determine the best use for a building, hiring professionals for the restoration process and finally finding tenants for your revitalized space. Current and potential building owners and main street officials joined both in person and online through our webinar.

THE NEBRASKA CHAPTER OF THE PUBLIC RELATIONS SOCIETY OF AMERICA PRESENTED RESTORATION EXCHANGE OMAHA WITH ITS 2016 COMMUNITY SERVICE AWARD AT ITS YEAR-END GALA. And, Downtown Omaha Inc. presented REO with its Downtown Preservation Award for its work saving the 11th and Douglas buildings.

SHARED PRESERVATION NEWS AND TIPS ON REO’S SOCIAL MEDIA AND THROUGH ITS MONTHLY E-NEWSLETTER. REO now has over 4,000 active Facebook followers and 1,327 on Instagram.

HELD MEMBER’S ONLY TOURS.
- August 26 – South 24th Street Walking Tour
- October 23 – Ghost Sign Tour in Downtown Omaha
- Dec. 7 – Dundee Bank remodel of White Rose Gas Station
- April 23 – The Rose Theater

HEART BOMBED FIVE BUILDINGS ALL ALONG FORMER STREETCAR ROUTES.
- 2711 N. 24th Street – Carnation Ballroom
- 1723 Vinton Street
- 1722 S. 16th Street – St. Joseph School and Community Center
- 1624 Cuming Street – Fitzgerald Boarding House
- 1114 Florence Blvd.

Meet Ella Willis. She is a force in North Omaha working daily to promote and advocate for the neighborhood she loves. Ella bought this building at 4106 N. 24th St. Built around 1905, it has been a pool hall, beauty shop, hamburger stand, Kuenne’s Bakery and most recently the Tic Toc Diner. She has big plans. On the day we took this picture the 75-year-old was scraping layers of linoleum and carpet to uncover the original hardwood floors. On the south end she wants to create the Historic North Omaha Community Center and on the north end a coffee shop. A place the neighborhood can gather, talk, get to know one another and create a community. She has a lot of work to do. We are doing all we can to help her make it happen.
RECOGNIZING PRESERVATION EXCELLENCE

The second Saving Places, A Preservation Celebration was held at the historic Paxton Ballroom. The event honored:

Mark and Vera Mercer for their work to recreate the look of the well-loved M’s Pub restaurant after a fire left its building charred and gutted.

Carrie Derrick for her work restoring the 1010 Mercer Park Road home. “Her work expertly melds the old with the new in an effort to truly breathe new life into the home and neighborhood. She turns out a stunning result while paying attention to what is important to those of us who value what the past has to offer.”

Dundee Bank’s Blackstone Branch, designed by AO with Dicon as the general contractor, earned the Building Preservation Award. “The project stands out for the difficulty in conversion from a former restaurant use to a commercial bank as well as the high integrity in repairing historic elements such as the windows and replacing elements that were removed such as the garage entries.”

The Young Preservationist Award to Nicole Malone. Malone has been involved with the Restore Omaha conference since 2006. She has chaired since 2008. Nicole has served as a founding Board Member of REO and a member of the Nebraska State Historical Society Historic Preservation Board. She has been a team member on several award winning renovation projects, including the Buffett Grocery Store, Security State Bank in Ansley and White Rose Gas Station. “With more than 12 years of experience working with historic properties, Nicole lives for the preservation and restore of historic buildings. Her incredible passion and empathy for people is nothing short of amazing.”

The Kimball prize awarded to Lynn Meyer, retired Preservation Administrator of the City of Omaha. Lynn has been responsible for achieving Certified Local Government Status for the City of Omaha in 1985, supervising the writing of several historic districts and historic properties, creating a GIS based tracking system for historic properties and creating professional quality collection of large format photographic images available on line through the Landmarks Heritage Preservation Commission website.

PROTECTING PROPERTIES

In Douglas County there are 86,153 properties built before 1967, but only 107 (less than 1%) are protected from demolition by having local landmark status. In 2016-2017 the following gifts helped us research and protect vulnerable properties.

- North and South Omaha Turnback Tax grants to research and landmark properties east of 42nd Street.
- Sherwood Foundation Grant to fund architectural historians to write nominations.
- #GivingTuesday campaign to locally landmark the Cornish and Worthington Mansions on South 10th Street.
- And an Omaha Gives! campaign with 154 donors raising $5,515 to underwrite our nomination work.