

BIOGRAPHICAL DATA

Perry Poyner, AIA, NCARB



Becomes Registered Architect in Nebraska

Becomes Registered Architect in Iowa

Becomes Registered Architect in Kansas

Obtains National Council of Architectural Registration Boards certification



1987

Forms Alley Poyner Macchietto Architecture (APMA)

Starts as a 3-person firm out of a spare bedroom.

1995-2003

Advisor to National Trust for Historic Preservation
Perry has participated in the renovation and/or adaptive reuse of over 100 buildings, including The 1926 Livestock Exchange Building and the Senior Living center for OneWorld Community Health Center located on the Livestock Exchange Campus.

EDUCATION

1971-1975
Bachelor of Science in Architecture, University of Nebraska Lincoln

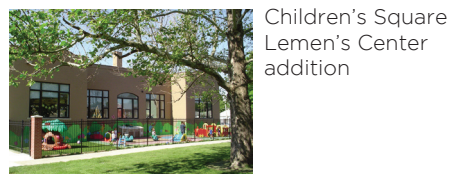
1975-1977
Master of Architecture, University of Illinois

1977-1978
Architecture Intern, Skidmore, Owings & Merrill

1978-1980
Architect & Construction Manager, Greenberg and Associates (Chicago)

1980-1987
Associate, Bahr Vermeer & Haecker Architects

1989-1994
Serves on YMCA Board of Managers



Children's Square Lemen's Center addition

1992-1998
Children's Square, Board (President, 1998 - 2000)



1998-2002
South Omaha Affordable
Housing Board

2002
Jury Member,
National Preservation Awards

2004-Present
Joins Open Door Mission Board
of Directors (Currently serves
as Board President) Perry over-
saw the master planning efforts
for ODM, pushing to elevate the
standards of design for the under-
served.

2008

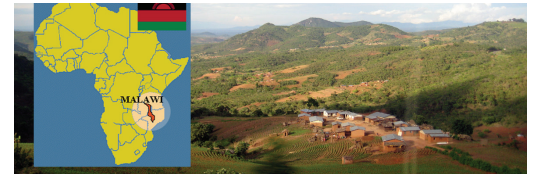
Fueled by growth and a desire to be
closer to the communities they serve,
APMA relocates to new offices in the
Tip Top Building in North Downtown
Omaha. The firm had 32 employees.



AIA Omaha Preservation Award
Hughes-Irons Motor Co. Building



2015
Working with Team Lift to design and
build a school for girls in Malawi, Africa



Excellence in Historic Preservation
Efforts in the Adaptive Reuse
Category, Preservation Iowa,
Clarinda Carnegie Art Museum



Honor Award, IIDA Great Plains
Chapter IDEA Awards
(Adaptive Reuse Category)
Heartland Family Services, North
Omaha Multigenerational Campus



2015
Retires from APMA but continues
doing work in Omaha as well as abroad.



APMA hires its 54th employee, is one
of the largest architecture studios
in the city and continues to work
on the types of community-focused
projects that Perry established as a
priority for the firm upon its
inception.



BIOGRAPHICAL DATA

Perry Poyner By The Numbers

50

During his tenure at APMA, the team successfully secured placement on the National Registry of Historic Places for nearly 50 buildings and neighborhoods in Omaha and Council Bluffs, Iowa. (Perry personally led the efforts for 15 National Registry nominations, including the St. Richards School and Rectory, Barker Building, and former Northwestern Bell building)

120

During his tenure at APMA, the team successfully rehabilitated more than 100 historically significant buildings across the region.

1410

Perry changed the face of some of Omaha's neediest neighborhoods by designing 1,410 residential units for low-income individuals and families.

One World Health Center
Livestock Exchange Campus



STATEMENT OF CONTRIBUTIONS

ELEVATING THE STANDARD OF DESIGN



Perry's focus in graduate school was on sustainability, a subject that wasn't popular until two decades later. This sensitivity to the environmental impact of architecture, coupled with his interest in adaptive reuse, informed every design in his portfolio. Perry's design for the National Arbor Day Foundation's Lied Conference Center in Nebraska City resulted in a LEED-certifiable building before LEED certification existed.

"Perry has this incredible confidence as a human being - there's nothing we can't do."
- Albert Macchietto, principal - APMA

"Perry believed that the best part of combining the historic tax credit program and the low-income housing tax credit program was the ability to take advantage of high quality materials that we would not otherwise be able to afford on such projects, such as terrazzo floors, all brick facades, decorative stone work, etc.

In my mind, that combination always offered those residents a sense of permanence and belonging in the community. The Margaret is great example of this."

- Jennifer Honebrink, architect - APMA



"Perry really believes that the homeless and the disenfranchised deserved a nice space to live, and that we as architects should provide the same quality of design work for a homeless shelter as we would on a multimillion dollar single family home.

He has worked with countless groups that serve those most at-risk: Open Door Mission, Siena-Francis House, Stephens Center, Community Alliance, Heartland Family Services - he truly believes good design can make our community better."

- Jenny Zimmer, architect - APMA



"As the need for homeless facilities grew, and the trend moved away from 'transitional housing. APMA worked with organizations in our community to develop 'permanent supportive housing.' Perry played a key role working with the Nebraska Investment Finance Authority (NIFA) to, for the first time in its history, fund projects like these at the Stephen Center, Open Door Mission and Siena-Francis House."

- Daric O'Neal, partner - APMA

“I didn’t make the connection between adaptive reuse and sustainability until I met Perry.”

- Jenny Zimmer, architect - APMA



CITY OF OMAHA, PLANNING DEPARTMENT - NARROW HOUSE PROJECT
1.12.09

“I’ve always admired Perry for his high standards, both as a designer and a person. His work and personal character exemplify what it means to be an architect.”

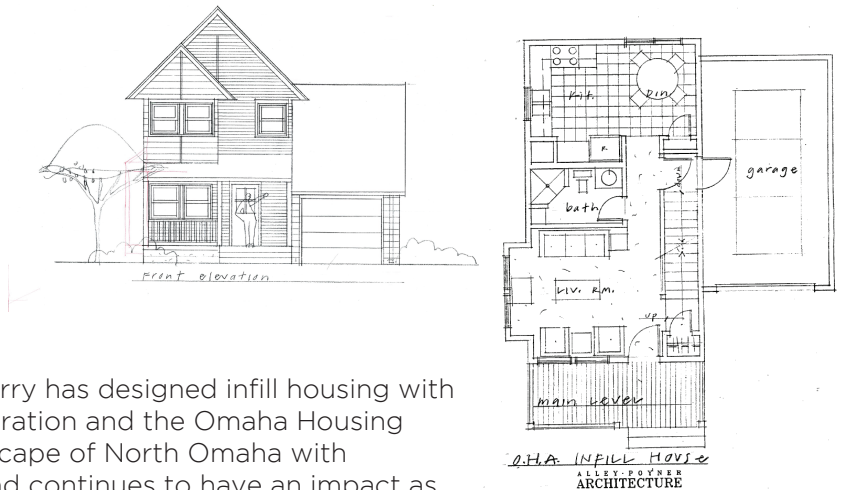
Lynn Meyer, Former administrator for the Landmarks Heritage Preservation Commission

DESIGNING FOR THE UNDERSERVED

“[Perry] worked with Holy Name Housing to develop some iconic infill houses to be built in North Omaha. He gave Holy Name permission to use the house designs whenever they wished. Since then, over 300 of those houses have been built in North Omaha. He has literally helped change neighborhoods in Omaha for the better with that gift.”

- Mike Thompson, architect -APMA

In addition to his work with Holy Name, Perry has designed infill housing with the Omaha Economic Development Corporation and the Omaha Housing Authority. His work has changed the landscape of North Omaha with hundreds of homes added or improved, and continues to have an impact as the community grows.



“Most importantly I know you and the people you work with to have a passion about redesigning our city to make it a good place to live”

- Sister Marilyn Ross, Holy Name Housing Corp.



- Perry has built four houses in Juarez, Mexico through the organization Casas Por Cristo.
- He has designed clinics in Haiti and Pakistan and traveled to both countries with Mission to the World, an international disaster relief group that helps in locations that have been hit by natural disasters.
- Perry has traveled to Malawi three times with Team Lift to see the progress of the secondary boarding school for girls. The school will be completed this year and will cover over 30 acres of land and house around 600 girls. He recently went back to Malawi to look at a site for possibly two more schools of equal scale.
- Perry volunteers at the Open Door Mission - where he serves as Board President - at least once a month.



“Perry was always a good match maker. He would find an abandoned or under-utilized property and try to match it with a non-profit or developer who could turn it into a vibrant part of our community again.”

- Jennifer Honebrink, architect - APMA

“Perry taught me the importance of understanding the various and complex funding sources (for historic and low-income projects) and how to put them together to make an idea a reality. His understanding of the rules and the opportunities for funding, helped get countless projects off the ground, providing homes and, more importantly, hope for hundreds of people in Omaha.”

- Daric O’Neal - partner, APMA



Roseland Apartments, South Omaha - one of APMA’s first projects

MENTORING THE NEXT GENERATION

He has taught me more about design in one brief conversation that I learned all during school. It went like this, I was just out of the Air Force with my architecture degree, working with him at Bahr Vermeer and Haecker, and I thought I was pretty hot stuff. I had a project proposal I was showing to a client and as my presentation went on it looked and felt like I had done everything wrong with them. They were pretty cold to anything I said and, frankly, it went badly.

After they had left, he said, “Do you want to know why that went so bad in there?” I said, “Of course! Tell me what I did wrong.” He said, “Everything you presented in there was prefaced with “I want to do this and I want to do that.” This isn’t your project and it isn’t your money. Its theirs.” I have never forgotten that and it has served me well.

- Mike Thompson, architect - APMA



He really had a love for giving clients a variety of options – not presenting just one thing. He really drilled that into my head: we are here not to design for ourselves and our egos, rather for the client (be it a home owner, a church, or an organization like the National Arbor Day Foundation).

He felt it was really important that in the end the building that got built really looked like and worked for the client. Very much a proponent that if a person was driving around looking at buildings, they’d never be able to say “That’s a Perry Poyner building” but rather “Wow! That building is perfect for that organization!”

- Martin Kluck, architect/partner - APMA

MISCELLANEOUS MATERIAL

Omaha World-Herald

Alley Poyner Architecture
Former Anheuser Busch Building
houses new architectural firm
by Connie Sorenson Birk
Omaha Metro Update
 we believe the creative process should work.
 "Our job as architects is to inform

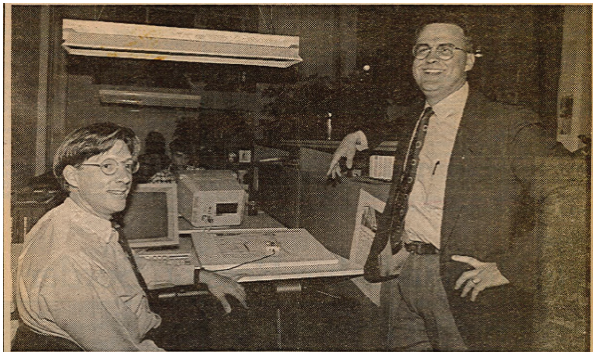
Historic building houses Alley Poyner's office
 Continued from preceding page.



Rudy Smith/World-Herald

Poyner, left, Alley outside the "OFFICE" ... Italianate brownstone used to be part of the Anheuser-Busch complex in the Old Market.

Architects Stress Variety by Design



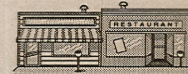
Rudy Smith/World-Herald

Alley, left, Poyner do 90 percent of their design work on a computer ... "We don't like the idea of aping original construction. We try to be sensitive to the history, to work within its context but distinguish what is new from what is original," Alley said.

Architects Stress Variety in Projects Firm's Growth Is by Design

By Cynthia Furlong Reynolds
 Small Business Correspondent

Across from the Old Market Cold Storage Co., down from the Omaha Boli, Nut & Screw Co., in the midst of the rumbling hum of machinery and the squeals of jostling trucks, the sleek, modern, Italianate brown-



Small Business

like a misplaced suit than a 20th-century, despite the across its fore-

left of a once- of brewery Anheuser-Busch. I list relic of a it in this case,

The first year was lean, but by the end of their third, the company had completed projects totaling \$36 million.

"We're real open to growing - we've grown quickly for a three-year-old firm," Alley said. "But Perry and I like doing architecture. We never want to get so large that we can't do it."

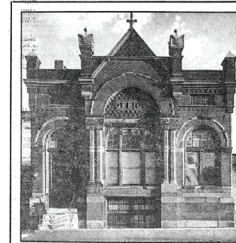
scale model of the Burlington Train Station, which will one day house Warren Distributors.

Alley removes the roof and shows the various models of mezzanines which may one day crisscross the lofty expanse of sky within the 45,000-square-foot space. "Our ideas range from a high-tech, clean lacy structure to a more monolithic mezzanine, more like the original concept," he said.

"But going along with our philosophy of distinguishing between the original and the new, we're inclining towards the lacy, to give a sense of what the original volume was like without the mezzanine."

Alley & Poyner was responsible for converting the Roseland Theater into apartments, difficult because of

Business & Markets



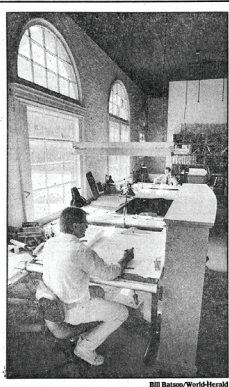
City of Omaha Planning Department

Decorative masonry and brickwork on the outside ... The owner is to restore the exterior.

Omaha Architect Firm Steps Into Old Building

By Steve Jordan

The scratch of pencils and tap of computer keyboards have replaced the rumble of skateboard wheels at the 100-year-old Anheuser-Busch office building at 1213 Jones



Bill Batson/World-Herald

'Hands-on' architects are finding jobs in downtown Omaha, West Coast

By Jeffrey S. Dalage

Observing how the former Perry Poyner, the Alley Dalage Poyner architecture firm has been working as an Omaha corporate headquarters, a Hollywood location, an Omaha retail and restaurant landmark, a corner and a variety of other projects.

Currently, two of the firm's major projects are the renovation of the former City of Omaha building for new Secular Company headquarters, the second project is the renovation of the Old Market Theater lobby, using marble, granite and custom lighting in a \$200,000 project through the City of Omaha.



Dalage, Poyner and Alley on auditorium balcony in new Secular building ... "Creative means working with a limited budget."

Dalage said the difference between his and many architects is that, the emphasis is on interior design. "In fact, our agreement states 'It's all in the hands of the architect,'" he said. "It sounds like that ..."

Restored Dodge building keeps 'historic flair'

January 10, 2012

"Dougherty has credited architect Perry Poyner with sparking his interest in the property when he showed how the building looked historically as Dundee Manor Hotel."

South Omaha's Roseland Now Bills 17 Apartments

November 20, 1988

The results of a yearlong, \$1 million renovation - a 17 - unit apartment building with an indoor courtyard - will be unveiled in December. Everything Went "This was a gut rehabilitation of the whole building," said Perry Poyner..."

“It just dawned on me recently that what everybody is trying to recreate is kind of what used to be there. If you read much about new urbanism that’s what it’s about – being close to key services, and being able to walk places. I grew up in a little working class neighborhood in Lincoln...the neat thing is, we were like two blocks from everything you ever needed in your life.”

- Perry Poyner

Old Market Luring Big - Scale Development

October 10, 1994

Omaha World-Herald

Alley Poyner Architects is the architectural firm for the George H. Lee building, the Ruben block buildings and the Butter - Nut building on 11th Street.

Perry Poyner of Alley Poyner said tax credits for restoring historic buildings have helped generate development activity. Some of the buildings are on the National Historic Register.

Poyner said the increased demand for downtown housing hadn’t hurt, either.

“I think people are recognizing that things are growing quickly down here,” he said. “A lot of restaurants are coming in, and there’s a lot of activity.”

Architects leaving Market for TipTop

April 8, 2008

The architects’ pioneer spirit led them to the Old Market nearly two decades ago, when few warehouses had been converted to retail and living spaces.

“People thought it was a little shaky at the time,” Poyner recalled. “We like to be urban pioneers, so that part was kind of intriguing for us. It’s a little bit like that for us in NoDo.”



Cruise Away 2014, Honorary Event Chair
Fundraiser to benefit Stephen Center



OPEN DOOR MISSION
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Board Chairmen: Perry Poyner
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