Landmarks Heritage Preservation Commission

MINUTES

Wednesday, June 14, 2017

Public Meeting:
1:30 PM, Room 1210 – 12th Floor
Omaha/Douglas Civic Center
1819 Farnam Street

Landmarks Heritage Preservation Commission Members: Joan Fogarty – Chair, George Killian – Vice Chair, Carrie Meyer, Regan Pence, Scott Dobbe, Kathryn Aultz, Jaime Suarez, Brian Magee and Curt Witzenburg.

Certification of Publication: Omaha Preservation Administrator certifies publication in the Daily Record, the official newspaper of the City of Omaha, on Monday, June 5, 2017 notice re: Landmarks Heritage Preservation Commission meeting on Wednesday, June 14, 2017.

Members Present:
Joan Fogarty, Chair
Kathryn Aultz
Scott Dobbe
Brian Magee
Carrie Meyer
Regan Pence
Jaime Suarez
Curt Witzenburg

Members Not Present:
George Killian, Vice-Chair

Others Present:
Jed Moulton, Urban Design Planning Manager
Trina Westman, LHPC Administrator
Jennifer Taylor, City Law Department
Clinette Ingram, Recording Secretary

Ms. Fogarty - Chair, called the meeting to order at 1:34 pm and introduced the Commission members and staff. She explained the procedures for hearing the cases. There were six members present. Two members appeared after the roll was called. Mr. Suarez was not present for the approval of the minutes.

APPROVAL OF MINUTES:

Ms. Aultz moved to APPROVE the May 10, 2017 minutes as amended. Mr. Dobbe seconded the motion.

AYES: Aultz, Dobbe, Magee, Pence, Witzenburg, Fogarty

ABSTAIN: Meyer

MOTION CARRIED: 6-0-1
CERTIFICATE OF APPROVAL:

CASE NUMBER: 17-18-H3
PRESENTED BY: Bob Torson_Architect
NAME: West Farnam Apartments Remodel
LOCATION: 3817 Dewey Avenue
REQUEST: Certificate of Approval for Work on a Local Landmark

At the Landmarks Heritage Preservation Commission meeting held on June 14, 2017, Bob Torson (Robert Torson Architects), Nate Owens (Robert Torson Architects), Jewell Andersen (Robert Torson Architects) and John Higgins (Owner) appeared before the Commission.

Mr. Torson stated that the owner planned to remodel and restore the entire building. The building has one of the few remaining electric elevators in the city. The exterior of the building, which included the brickwork, steel/glass portico and the leaded glass windows directly above the front door and on the fourth floor, would be restored according to Secretary of Interior guidelines. New windows would be installed throughout the rest of the building. Several layers of roofing would be removed so that a new roof could be installed. In addition, new gutters and downspouts would be added. Driveways, streetscapes, entrances and off-street parking will remain the same.

Mr. Torson explained that the windows needed to be replaced because they had deteriorated over the years and were not energy-efficient. He submitted a letter from Alvine Engineering (Exhibit B) which indicated that the existing windows needed to be replaced. The applicant stated that the existing windows would be replaced with double-hung, cottage-style windows that were specially designed for historic projects. He presented a sample of the window being proposed. (Also submitted was a specification of the proposed light fixture (Exhibit C) and wood deck information (Exhibit D)). In response to Ms. Fogarty, Mr. Torson stated that the original paint colors could not be determined since many of the historic pictures were in black and white. Attempts would be made to establish the original colors when the windows are removed. He mentioned that the gas and electrical meters that were on the inside of the building would possibly be relocated to the outside. There was some discussion about the proposed location of the utility meters and dumpster.

Ms. Meyer inquired about the plans for the windows that were located above the front door and fourth floor. Mr. Torson explained that the windows were in good condition and needed minor repairs. The windows in the elevator would also be brought back to their original condition.

Mr. Torson explained that the building is historically significant because it is an example of the Renaissance Revival architectural style with Prairie Style features. The building is five stories tall and has nine apartments. The apartments would be adjusted to include a second full bath, larger closets and relocation of the kitchen areas.

Ms. Fogarty provided some background about the building. She explained that some prominent, historical figures had apartments in the building outside of their main homes. Referring to the recommendation of the Planning Department, Ms. Fogarty stated that “the proposed exterior renovations align with the standards set forth by the Secretary of the Interior as well as precedents set by other Landmark preservation projects”. The Planning Department recommended approval of the application.
Ms. Meyer moved to APPROVE the request as presented. Ms. Aultz seconded the motion.

AYES: Aultz, Dobbe, Magee, Meyer, Pence, Suarez, Witzenburg, Fogarty

MOTION CARRIED: 8-0
RESOLUTION:

CASE NUMBER: N/A  NAME: FY2017 CLG Grant Proposal Update
PRESENTED BY:  LOCATION: N/A
Jed Moulton_Omaha Planning  REQUEST: Resolution of the Updated Nebraska Certified Local Government (Omaha) Funding Request and Application for the Fiscal Year 2017-2018

At the Landmarks Heritage Preservation Commission meeting held on June 14, 2017, Jed Moulton appeared before the Commission.

Mr. Moulton discussed the Intensive Level Survey of the Historic Streetcar Context. He stated that the number of study areas was indeterminate, noting that it was a challenge to determine what the criteria was for the 5,000 parcels and what was actually a neighborhood commercial center. It was eventually determined that there were 44 study areas that represented the original development and history of the era. The project was separated into Phase I and Phase II. In Phase II, all of the research will be completed. The Stockyards survey will be postponed until the next fiscal year.

Ms. Aultz moved to APPROVE as presented. Mr. Pence seconded the motion.

AYES: Aultz, Dobbe, Magee, Meyer, Pence, Suarez, Witzenburg, Fogarty

MOTION CARRIED: 8-0

ADJOURNMENT:

It was the consensus of the Board to ADJOURN the meeting at 2:56 p.m.