Members Present: Joan Fogarty, Chair  
Scott Dobbe – Vice-Chair  
Kathryn Aultz  
Brian Magee  
Regan Pence  
Jaime Suarez

Members Not Present: Curt Witzenburg  
Carrie Meyer

Others Present: Dave Fanslau, Planning Director  
Jed Moulton, Urban Design Planning Manager  
Ivy Freitag, LHPC Administrator  
Jennifer Taylor, City Law Department  
Rikki Flott, Recording Secretary

Ms. Fogarty called the meeting to order at 1:30 pm. Ms. Fogarty introduced the Commission members and other City staff. She explained the procedures for hearing the cases. There were six members present.

APPROVAL OF MINUTES:

Minutes from the July 11, 2018 were not available for approval. These minutes will be available at the next meeting.
CERTIFICATE OF APPROVAL:

CASE NUMBER: 18-21-H1
APPLICANT: Brian Whetstone (REO)
OWNER: Murphy Shambley, ETAL

NAME: Tip-Top Tailors Building
LOCATION: 1802-06 North 24th Street, 68111
REQUEST: Local Landmark Designation

At the Landmarks Heritage Preservation Commission meeting held on August 8, 2018, Mr. Brian Whetstone, Restoration Exchange Omaha, appeared before the Commission.

Mr. Whetstone explained that the owner had not yet signed the application for the Local Landmark Designation. He stated that this building was one of the few extant commercial building structures in this area and the only commercial structure remaining on the block. The building is a single-story, three bay commercial structure that was built in 1922 with Art Deco style detailing. The designer and architect of the building is unknown. Mr. Whetstone stated that each bay has a central doorway surrounded by plate glass storefront windows. The storefronts are where the most significant alterations are visible; however, each of them still has different pieces of the original construction design. Each doorway has its own decorative tile design in varying stages of integrity. He noted that the building sits on top of a brick look-out foundation with a window on each side of the storefront doorway. All of the original windows are intact, though most have been covered up. Above each storefront is a decorative tile design that shows some evidence of previous storefront signs. The 24th Street and the Decatur Street façades are similar with brick patterns, the north side of the building is a brick wall and the back of the building is divided into three separate bays like the front with a door and a window on either side.

Mr. Whetstone described the interior of the building as having three rectangular bays, which do not appear to have been altered with the exception of some walls constructed at the back for restrooms and office space. The interior flooring in the 1802 location has tile flooring while the other bays have hardwood floors.

Mr. Whetstone explained that the building has significance under Criteria A for its Historical and Cultural Importance as a development in the Near North Side and for its association with Gerald Morris. Its period of significance is from 1922 when the building was built until 1964 when the Tip-Top Tailors business closed. By the time the Tip-Top Tailors building was constructed in 1922, the stretch of 24th Street from Cuming Street to Lake Street was well established as a Jewish Commercial Corridor. Jewish businesses occupied businesses in the building from 1922 until the end of World War II. At the time, the demographics of the neighborhood began to change to a predominantly African-American population. Gerald Morris was a successful, African-American entrepreneur who occupied the middle bay (1804 North 24th Street) in 1945. The Tip-Top business was part of a larger cleaning business that he operated. Mr. Morris later opened a restaurant on North 30th Street and he established the Offbeat Club which was his most notable venture. The Offbeat Club allowed Mr. Morris to become part of the entertainment culture that existed at that time. He became involved in the North Side branch of the YMCA and the NAACP. He used his position with the NAACP to lobby for civil rights legislation to ban employment discrimination.

Mr. Dobbe expressed concern about the lack of context and stated that the building seemed more suitable for Criterion B. Mr. Whetstone responded that the State Preservation Office believed that Criterion A was more appropriate.
Ms. Fogarty noted that the Planning Department recommended a layover due to the inability to obtain the owner’s consent prior to the meeting.

Mr. Suarez moved to LAYOVER. Mr. Dobbe seconded the motion.

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

MOTION CARRIED: 6-0.
At the Landmarks Heritage Preservation Commission meeting held on August 8, 2018, Brian Whetstone Restoration Exchange Omaha, and Bob Perrin (Owner) appeared before the commission.

Mr. Whetstone stated that the four-story, red brick building is located in what was known as an automobile warehouse and sales district. The building features a Commercial-Style design from the early 20th Century. He noted the large display windows on the first floor and the granite block base. The interior of the building shows evidence of its use as an automobile sales building and its later use as an Army Corp lab. He presented pictures of the former showroom space, an original basement door, and the original elevator that was used to move cars. In 1981 the Army Corp of Engineers renovated the building and attempted to make it more energy efficient. This resulted in some of the original windows being covered or removed altogether.

Joseph McArthur was the architect who designed the building in 1919/1920 for property owners Charles Tucker and C.J. Dunn. He designed similar automobile sales buildings around that time.

Mr. Whetstone explained that the building is significant under Criteria A for its Historical and Cultural importance as an extant automobile sales building and for its association with the Army Corps of Engineers. He noted that there were two Periods of Significance: 1920 to 1948 for its association with the automobile industry and 1948 to 1967 for its association with the Corps. Mr. Whetstone explained the important work relating to the Missouri River that was done by the Corp during its time in the building. The Corps eventually sold the building in 2009.

Ms. Fogarty mentioned that two members of the commission, Ms. Aultz and Mr. Witzenburg were recusing themselves from the case due to conflicts of interest.

Mr. Dobbe stated that he had visited the site of the building. He believed that the surrounding buildings: the Law Building, the Flat Iron building and the Buick dealership were remarkably intact and had a cohesive appearance. He inquired as to why Mr. Whetstone chose Criteria A only, and not also Criteria B and/or C. Mr. Whetstone responded that the Army Corps utilization of the building throughout the 20th Century was believed to be the most notable characteristic about the structure.

Ms. Dobbe motioned to APPROVE the request. Mr. Magee seconded the motion.

AYES: Pence, Magee, Dobbe, Suarez, Fogarty

ABSTAIN: Aultz

MOTION CARRIED: 5-0-1

Mr. Dobbe noted that his support of the request was personal and did not represent Omaha by Design.
ADJOURNMENT:

It was the consensus of the Board to ADJOURN the meeting at 2:00 p.m.