Landmarks Heritage Preservation Commission

MINUTES

Wednesday, April 10, 2019

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

Landmarks Heritage Preservation Commission Members: Scott Dobbe – Chair, Carey Meyer – Vice Chair, Andrew Conzett, Joan Fogarty, Regan Pence, Kathryn Aultz, Jaime Suarez and Curt Witzenburg.

Certification of Publication: Omaha Preservation Administrator certifies publication in the Daily Record, the official newspaper of the City of Omaha, on Thursday, March 28, 2019 notice re: Landmarks Heritage Preservation Commission meeting on Wednesday, April 10, 2019.

Members Present: Scott Dobbe – Chair
Carrie Meyer – Vice Chair
Kathryn Aultz
Joan Fogarty, Chair
Jaime Suarez
Curt Witzenburg

Members Not Present: Andrew Conzett
Brian Magee
Regan Pence

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

Mr. Dobbe called the meeting to order at 1:35 pm. He introduced the Commission members and other City staff and explained the procedures for hearing the cases. There were six members present.

APPROVAL OF MINUTES:

Ms. Meyer moved to APPROVE the minutes from the February 13, 2019 meetings. Ms. Aultz seconded the motion.

AYES: Meyer, Aultz, Fogarty, Witzenburg, Dobbe

ABSTAIN: Suarez

MOTION CARRIED: 5-0-1.
At the Landmarks Heritage Preservation Commission meeting held on April 10, 2019, Elijah Williams - Contractor (Elijah Williams Construction) appeared before the Commission.

Mr. Williams stated the details of the project that would occur on the basement level of the home. He explained that two existing, deteriorating windows would be replaced with a similar product. The two existing 6’, side-by-side sliding doors would be replaced with one 12’ sliding door which would require a new header. The owner also wanted a porch constructed on the south side of the structure that would connect with the main level. The owner obtained a Certificate of Approval in 2012 to replace the porch on the south side of the home on the main level. The owner chose not to go forward with that project at that time. Mr. Williams stated that the owner wanted him to construct a more scaled down version of the porch than what was originally proposed in 2012. The covered porch would be 11’ x 26’.

In response to Ms. Fogarty, Ms. Freitag stated that the front entrance was not original to the home. There was no other documentation to show what was originally there. In response to Mr. Dobbe, Ms. Freitag stated that there was no roof on the porch design that was approved in 2012. Mr. Dobbe stated that he wanted to see more of the final design so that the commission could see exactly what was being proposed.

Ms. Fogarty advised the applicant that the neighborhood association would be very interested in knowing about the plans for this home. Ms. Freitag stated that she did not know if the neighborhood association was aware of the project.

Ms. Fogarty stated that she wanted the case to be laid over. She added that she also wanted permission to walk around the property.

Ms. Aultz moved to LAYOVER the request until the May 8, 2019 meeting. Ms. Meyer seconded the motion.

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

MOTION CARRIED: 6-0.
LOCAL LANDMARK: DESIGNATION  *Layover from the August 8, 2018 meeting.*

<table>
<thead>
<tr>
<th>CASE NUMBER:</th>
<th>18-21-H1</th>
<th>PROPERTY:</th>
<th>Tip-Top Tailors Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>OWNER:</td>
<td>Murphy Shambley ETAL</td>
<td>LOCATION:</td>
<td>1802-06 North 24th Street, 68111</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Restoration Exchange Omaha</td>
<td>REQUEST:</td>
<td>Local Landmark Designation</td>
</tr>
</tbody>
</table>

At the Landmarks Heritage Preservation Commission meeting held on April 10, 2019, Joshua Biggs (Restoration Exchange) and Kay LeFlore (Tenant) appeared before the Commission. Mr. Dobbe recalled that this case had been laid over from the August 8, 2018 meeting to allow time to obtain consent from the owner.

Mr. Biggs stated that 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. Jewish businesses owned and occupied the bays of the building for almost two decades. Shortly after World War II the building and the neighborhood transitioned from Jewish residents and businesses to predominantly African-American residents and businesses as a result of the Great Migration. In 1945 Gerald and Ethel Morris established a branch of their cleaning business in the middle bay (1804 North 24th Street). Mr. Morris became involved in the North Side branch of the YMCA and the NAACP to promote civil rights and community building efforts in the near North Side and in the State of Nebraska. His efforts in those areas helped to shape legislation that ended discriminatory hiring practices in Nebraska. He also operated a drive-in restaurant and the Offbeat Club which was a popular jazz nightclub at the time.

Mr. Biggs mentioned some architectural details of the building. He stressed, however, that the building was significant under Criteria A for its Historical and Cultural Importance for its association with the life of a person that was significant in the past. The building was part of a commercial district that was clustered around the North 24th Street streetcar line. He added that this building is one of the few remaining commercial buildings on 24th Street north of Cuming Street and south of Lake Street. He showed several pictures of the businesses/business owners that occupied some of the bays. The bay located at 1804 North 24th Street and the north side branch of the YMCA are the only extant sites associated with Gerald Morris. The period of significance is from 1922 when the building was constructed to 1964 when the dry cleaners ceased operations.

Mr. LeFlore appeared in support of the designation. He stated that he has been in business in the location for 19 years. He wanted the historical nature of the site to be maintained. He also wanted a connection to the historical pictures of 24th Street that will be shown for decades to come. He mentioned that this location is significant because it has a basement level which many new businesses do not have.

Mr. Witzenburh moved to APPROVE. Mr. Suarez seconded the motion.

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

MOTION CARRIED: 6-0.
NATIONAL REGISTER OF HISTORIC PLACES: NOMINATION

CASE NUMBER: 19-03-H5
OWNER: Redfield and Company, Inc.
APPLICANT: Clarity Development

PROPERTY: Nebraska Buick Auto Company
LOCATION: 1901 Howard Street, 68102
REQUEST: National Register nomination
[CLG Review + Recommendation]

At the Landmarks Heritage Preservation Commission meeting held on April 10, 2019, the applicant did not appear before the Commission.

Ms. Freitag stated that she has spoken with Ms. Dirr Gengler who had stated that she would be present. She noted that there was a site visit with the SHPO office about a month prior. She indicated that the Tax Credit Reviewer was present along with the National Register Coordinator for the state who was in support of the nomination. The nomination received a recommendation from the LHPC before it is forwarded to the State Review Board and finally, to the National Park Service.

Mr. Dobbe stated that the commission could technically address the issue; however, he explained that the case could be laid over so that the commission could have the opportunity hear the case presented and have any questions answered. Ms. Fogarty agreed.

Ms. Fogarty moved to LAYOVER the case until the May 8, 2019 meeting of the commission. Ms. Aultz seconded the motion.

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

MOTION CARRIED: 6-0.
RESOLUTION:

CASE NUMBER: 19-04-CLG
PRESENTED BY: Jed Moulton_Omaha Planning

REQUEST: FY2019 CLG Grant Proposal
Resolution of Nebraska Certified Local Government (Omaha) Funding Request & Application for Fiscal Year 2019-2020

At the Landmarks Heritage Preservation Commission meeting held on April 10, 2019, Jed Moulton (Urban Design Planning Manager) appeared before the Commission.

Mr. Moulton discussed what the proposed grant funds would cover. He stated that the proposal includes the third phase of the department’s efforts to designate the remaining buildings that were associated with the streetcar lines. The grant would also make it possible to hire a consultant who could prepare a Multiple Property Document Form which is an application to the National Park Service that would help to pre-certify the historical context of the associated buildings. Also included in the request was assistance to help to create a National Register District of one of the streetcar nodes as a test of the Multiple Property Document. Finally, a small amount of funds was being requested for attendance to the National Trust Conference.

Mr. Witzenburg moved to APPROVE the request. Mr. Suarez seconded the motion.

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

MOTION CARRIED: 6-0.

ADJOURNMENT:

It was the consensus of the Board to ADJOURN the meeting at 2:23 p.m.