Landmarks Heritage Preservation Commission

MINUTES

Wednesday, July 8, 2020

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

Landmarks Heritage Preservation Commission Members: Scott Dobbe – Chair, Joan Fogarty – Vice-Chair, Andrew Conzett, Kathryn Aultz, Emma Sundberg, Jaime Suarez, Michael Sharp, 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, June 25, 2020 notice re: Landmarks Heritage Preservation Commission meeting on Wednesday, July 8, 2020.

Members Present: Scott Dobbe – Chair
Andrew Conzett
Jaime Suarez
Michael Sharp
Emma Sundberg

Members Not Present: Kathryn Aultz
Joan Fogarty – Vice Chair
Curt Witzenburg

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

Mr. Dobbe called the meeting to order at 1:46 pm. He introduced the Commission members, City staff and explained the procedures for hearing the cases. There were five members present. Mr. Dobbe welcomed Michael Sharp, new member to the board.

ADMINISTRATIVE ITEMS:
Approval of May 13, 2020 Meeting Minutes.
Mr. Suarez moved to APPROVE the meeting minutes. Mr. Conzett seconded the motion.
AYES: Conzett, Sharp, Sundbert, Suarez, Dobbe
MOTION CARRIED: 5-0.
NATIONAL REGISTER OF HISTORIC PLACES NOMINATION: MPD + 2 NR HISTORIC DISTRICTS

<table>
<thead>
<tr>
<th>CASE NUMBER:</th>
<th>20-023-H5</th>
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<tbody>
<tr>
<td>APPLICANT:</td>
<td>Omaha Planning Department</td>
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<tr>
<td>PRESENTER:</td>
<td>Rosin Preservation</td>
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<td>PROPERTY:</td>
<td>Streetcar-era Commercial Development in Omaha, Nebraska (MPDF); Orchard Hill Historic District; Benson Commercial Historic District.</td>
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<td>LOCATION:</td>
<td>Omaha; Hamilton Street/N 40th Street; Maple Street/N 59-63 Streets</td>
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<td>REQUEST:</td>
<td>National Register nominations [CLG Review + Recommendation]</td>
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At the Landmarks Heritage Preservation Commission meeting held on July 8, 2020, Amanda Loughlin appeared before the commission. Jed Moulton and Ivy Freitag appeared on behalf of the Planning Department.

Ms. Loughlin stated that this project consisted researching the streetcar network and how commercial nodes developed along that network. She explained that the Multiple Property Documentation Form (MPDF) covered development in Omaha from 1868 when the rail lines were laid until 1955. The three types of properties that were considered were: 1) streetcar-era commercial districts; 2) streetcar-era commercial buildings; and 3) streetcar-related resources.

The streetcar commercial districts show where the streetcars traveled. The on-line commercial districts were nodes along lines that focused on individual neighborhoods. The end-of-line commercial districts, which were the most common property type, were usually their own cities until they were annexed by the City of Omaha. The routes for the districts were documented mostly through maps. Their period of significance was from 1868 – 1955. Individual commercial buildings, which were an uncommon property type, were included for their significance along the streetcar route but may not necessarily have a cohesive district around them. Individual buildings needed to have more architectural integrity and were required to be on a documented route. The streetcar-related resources is a rare property type that is directly related to the streetcar system which includes car barns, bridges and powerhouses.

The Orchard Hill Commercial District located at North 40th & Hamilton Streets is one of the districts being listed. This was on the Benson Line and the North 45th Line. There are seven contributing, brick buildings typical of the era which includes two apartment buildings. The structures are pedestrian oriented with on-street parking. The period of significance for the Orchard Hill Commercial District is 1896 until 1955. This district is locally significant for Commerce, Community Planning and Development and for its Architecture, especially the building on the southwest corner of the intersection and the Stein Building on the northwest corner.

The Benson Commercial Historic District is located on Maple Street, between 59th and 63rd Streets. Approximately 72 resources were considered with about 42 contributing. The period of significance is from 1900 when some of the structure were built until 1957 when Radial Highway opened. The opening of the highway drew traffic and commerce away from Maple Street. The Benson district is locally significant for Commerce and Community Planning & Development. Benson could also qualify because it was its own municipality from 1887 – 1917 when it was annexed by Omaha.

There was some discussion about how the actual streets in these areas were part of the context of districts. Mr. Moulton explained that all of the contributing and non-contributing nodes would be able
to access tax credits with an approved redevelopment plan. Ms. Freitag added that this documentation effort would be able to provide property owners in these districts with access to state and federal incentives. She hoped that this effort would encourage more district nominations. Mr. Moulton discussed the possibility of creating smaller, local redevelopment incentives from $5,000 - $10,000 that would help property owners with façade improvements. He asked the commission for their support and approval of the nomination.

Mr. Dobbe asked why Orchard Hill and Benson were chosen out of the 44 nodes. Ms. Loughlin responded that recommendations were used from the survey reports along with visual inspections of the sites. She and her colleague met with staff from the city and state to discuss their findings. She stated that these two sites were chosen because of their cohesiveness, characteristics and the number of contributing resources. Ms. Freitag added that areas where there would be future development was also a consideration. In response to Mr. Sharp, Ms. Loughlin stated that the Little Bohemia, Vinton Street, Leavenworth and Florence nodes were also top considerations for the nomination.

Mr. Conzett and Ms. Sundberg also expressed their support for the nomination.

Mr. Suarez moved to GRANT the request. Mr. Sharp seconded the motion.

AYES: Conzett, Sharp, Sundberg, Suarez, Dobbe

MOTION CARRIED: 5-0.

**ADJOURNMENT:**

It was the consensus of the Board to ADJOURN the meeting at 2:26 p.m.