MINUTES
PUBLIC HEARING AND ADMINISTRATIVE MEETING
LANDMARKS HERITAGE PRESERVATION COMMISSION
1:30 P.M. - WEDNESDAY, JANUARY 12, 2011
12TH FLOOR – ROOM 1210
OMAHA DOUGLAS CIVIC CENTER - 1819 FARNAM STREET

CERTIFICATION OF PUBLICATION:
Omaha Preservation Administrator certifies publication in the Daily Record, the official newspaper of the City of Omaha, on Wednesday, February 2, 2011, notice re: Landmarks Heritage Preservation Commission meeting, February 9, 2011.

MEMBERS PRESENT:  Doug Bisson, Chairman
                    Albert Macchietto, Vice Chairman
                    Bryan Zimmer
                    John Schleicher
                    Nicholas Hogan
                    Eduardo Santamaria
                    Gregory Mahloch

MEMBERS NOT PRESENT: Edward Quinn

OTHERS PRESENT: Rick Cunningham, Planning Director
                 Mike Leonard, Preservation Administrator
                 Jo Cavel, Law Department

Mr. Bisson, Chair, called the meeting to order at 1:30 p.m. Mr. Gregory Mahloch was introduced as a new member and welcomed by the Commission. Roll call was taken with seven members present.

APPROVAL OF MINUTES:

Mr. Macchietto moved to APPROVE the August 11, 2010 meeting minutes as written. Mr. Zimmer seconded the motion.

AYES: Zimmer, Schleicher, Hogan, Santamaria, Macchietto, Bisson

ABSTAINED: Mahloch

MOTION CARRIED: 6-0-1

NATIONAL REGISTER NOMINATION:

Case #H5-10-19
Alley Poyner Macchietto Architecture
Attn: Martin Kluck
1516 Cuming Street
Omaha, NE  68102

REQUEST: Request for approval of National Register Nomination for Farm Credit Building

LOCATION: 206 South 19th Street

At the Landmarks heritage preservation Commission meeting held on Wednesday, January 12, 2011, Mr. Martin Kluck, Architect, Alley Poyner Macchietto Architecture, and Mr. Todd Heistand, NuStyle Development, appeared before the Commission in support of this request.

Mr. Kluck stated that the Farm Credit Administration was created at the height of the Depression. He stated that the Farm Credit Building was the corporate office for the district of the 4-state region of the Farm Credit Administration from 1934 to 1968. Kluck stated that the federal government, the banking industry, and farmers in need came together under this organization.
Mr. Kluck used visuals in discussing that the building was originally built in 1923 by F. A. Henninger as Bankers Reserve Life occupying the top three floors; office tenants occupied six floors, and shops occupied the first floor. He stated that the 1934 addition was built in 4 months, connecting adjacent buildings and creating more efficiency. In 1938, an air conditioning system was added. They were able to run pipes and put mechanical equipment in the center of the building making it one of the first buildings in Omaha to have central air.

Mr. Kluck noted that in this era of early American agriculture, there was no banking system in place for agriculture. He stated from about 1890 to 1920 was a "heyday" for American agriculture partly because the weather was conducive to the success of the crops. Between 1907 and 1918 there was a big exodus of people from the city to the country to farm. Then the 1920 to 1940 period brought about difficult times for most of America. Therefore the twelve districts of the Farm Credit Administration were created.

Mr. Kluck highlighted the building's history stating that the elevators had mid-century fronts. In 1976, space was added on the upper floors and the concrete parking garage was built. Windows were replaced in 1986. A fire sprinkler was added in 1995.

Mr. Kluck proposed 106 new residential units to take the place of the offices that were in the Farm Credit Administration building. He stated that the original structure is steel encased in concrete. In response to Mr. Bisson, Mr. Kluck stated that this is a historic tax credit project, so the standards set by the Secretary of the Interior must be met. He stated that floors 2 through 5 will have 12 apartments. Floors 7, 8, and 9 will have 13 apartments due to the infill that was done in the 1970s. Kluck stated that the owner plans to meet a need which is evident in downtown in regards to affordability. He stated that there is a restoration plan for the elevator lobby on the various floors. Kluck stated that there will be a community room and fitness area on the rooftop along with a deck that will overlook Omaha to the south from the 11th floor.

Mr. Schleicher moved to APPROVE the nomination of the Farm Credit Building to the National Register. Mr. Bisson seconded the motion.

AYES: Schleicher, Hogan Santamaria, Mahloch, Zimmer, Bisson

ABSTAINED: Macchietto

MOTION CARRIED: 6-0-1

CERTIFICATE OF APPROVAL:

Case #H3-10-14
LeDioyt Landmark
1001 Farnam Street
Omaha, NE 68102

REQUEST: Request for Certificate of Approval for a granite transom

LOCATION: 1001 Farnam Street

At the Landmarks Heritage preservation Commission meeting held on Wednesday, January 12, 2011, Ms. Michele Yanovich, Circo Enterprises, 4027 S. 90th Street, appeared before the board in support of this request.

Ms. Yanovich described the area proposed for renovation noting that the owner felt that the granite transom would be more noticeable to the public and enhance the entrance. She presented photos of the entrance area along with a sample block of the granite material. Yanovich stated that the lettering on the granite would have a gold inlay.

Mr. Macchietto recommended the applicant use a black slate or darkened glass which is more commonly used in other transoms. Mr. Zimmer recommended that the building name be changed back to the Poppleton Building for historical recognition.
Mr. Macchietto moved to LAYOVER the request until the February 9, 2011 meeting to allow the applicant time to coordinate on the material for the transom. Mr. Bisson seconded the motion.

AYES: Hogan, Santamaria, Mahloch, Macchietto, Zimmer, Schleicher, Bisson

MOTION CARRIED: 7-3

DISCUSSION:

Mr. Mike Leonard, LHPC Administrator, updated the Commission on the recycling/trash container project in the Old Market district. He stated that Free Green Can representatives elected not to use the smaller print as recommended by the Commission.

Mr. Leonard discussed the reconnaissance surveys. He stated that Mead & Hunt will be in Omaha on January 26, 2011. The Planning Department will work to complete the Parks and Boulevards survey.

Mr. Leonard discussed the archiving work that is underway. He stated that Mr. Lynn Meyer will be working with the department to identify photos and other material for digitization in a format that can be preserved and accessible for observation by the public.

Mr. Rick Cunningham, Planning Director, stated that the department has initiatives to improve upon the use of the Accela program. He stated that this will allow seamless communication and availability of information across the entire department. Mr. Leonard added that the department is also working with GIS staff and the public library system in the digitization and archiving process.

It was the consensus of the Commission to ADJOURN the meeting at 2:25 pm.