MINUTES
PUBLIC HEARING AND ADMINISTRATIVE MEETING
LANDMARKS HERITAGE PRESERVATION COMMISSION
1:30 P.M. - WEDNESDAY, JUNE 8, 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, May 25, 2011, notice re: Landmarks Heritage Preservation Commission meeting, June 8, 2011.

MEMBERS PRESENT: Doug Bisson, Chairman
Albert Macchietto, Vice Chairman
John Schleicher
Eduardo Santamaria
Gregory Mahloch
Peggy Jones (arr. 1:44 pm)
Jose Garcia

MEMBER NOT PRESENT: Bryan Zimmer
Nicholas Hogan

OTHERS PRESENT: Mike Leonard, LHPC Administrator
Rick Cunningham, Planning Director
James Thele, HCD Assistant Planning Director
Jim Krance, Planner
Lynn Meyer, Planner
Jo Cavel, Law Department

Mr. Doug Bisson, Chair, called the meeting to order at 1:30 pm, introduced the Commission members, to include the new members: Ms. Peggy Jones and Mr. Jose Garcia, as well as the staff. Bisson explained the procedures for hearing the cases. Seven members were present for the meeting.

APPROVAL OF MINUTES:

Mr. Macchietto moved to APPROVE the April 13, 2011 meeting minutes as written. Mr. Mahloch seconded the motion.

AYES: Schleicher, Santamaria, Mahloch, Macchietto, Bisson

ABSTAINED: Garcia.

MOTION CARRIED: 5-0-1
CERTIFICATE OF APPROVAL

Case #H3-11-05
One World
c/o Alley Poyner Macchietto Architecture
Attn: Martin Kluck
1516 Cuming Street
Omaha, NE 68102

REQUEST: Request for Certificate of Approval to add two buildings to the site
LOCATION: 4920 S. 30 Street

At the Landmarks Heritage Preservation Commission meeting held on Wednesday, June 8, 2011, Mr. David Levy, Baird Holm LLC, 1700 Farnam Street, Mr. Martin Kluck, Architect, and Ms. Andrea Skolkin, OneWorld CHC, 4920 S. 30 Street, appeared before the board in support of this request.

Mr. Levy discussed the history of the Stockyards Redevelopment Project, initiated approximately eight years ago, approving the rehabilitation of the Livestock Exchange Building and construction of two new buildings. He stated that the two additional buildings are now being implemented. Levy stated that the Commission’s input on this matter should be considered procedural.

Ms. Andrea Skolkin, Chief Executive Officer, stated that OneWorld Community Health Center provides healthcare to the underserved (over 21,000 individuals served in 2010). She stated that the main clinic is located in the Stockyards Plaza. Skolkin stated that the clinic provides dental and behavioral healthcare as well as medical. She discussed the proposed construction of the two buildings which will be adjacent to the Livestock Exchange Building, the mixed use space as a community gathering, affordable housing (32 units), health care, and underground parking.

Mr. Martin Kluck gave a presentation of historical Livestock Exchange Building images and its transition over time. He stated that the Livestock Exchange Building redevelopment was a successful redevelopment. Kluck stated that this project received recognition by the Nebraska State Historic Preservation Office and the Park Service. The two additional buildings are a continuum of this project. He stated that the first two floors of each building will be used for clinic space and the upper two levels will be senior housing with basement parking in each building. Kluck stated that the material proposed for the new buildings will be a reflection of agri-industrial that once populated the stockyards. He listed material such as stucco, painted cement-board, and large industrial-sized brick with the same coloration as the Livestock Exchange Building. Kluck noted that the residential floors will have french balconies and awnings. He discussed a corridor analysis which was done to show that the encroachment of the proposed buildings was similar to the view of the earlier Livestock Exchange Building with the stockyard pens. Kluck stated that the addition of the two buildings on the site of the Livestock Exchange Building would further enhance the community.

Ms. Karen Mavropoulos, Greater Omaha Chamber, 1301 Harney Street, appeared before the board in support of the request. She stated that the proposed buildings in front of the Livestock Exchange Building would add to the significance of the site.

Mr. James Thele, HCD Assistant Planning Director, stated that there have been a number of public hearings regarding this redevelopment plan. He stated that archival documents relative to the history of the past structures depict the importance of the stockyards to Omaha, to the region, and to the nation. These documents are preserved and available at the Smithsonian and on the internet. Thele stated that the City is in support of this project due to the services that will be provided by the expansion of OneWorld, along with more housing and jobs in the community.

Ms. Mary Ann Krzemien, 1902 O Street, appeared in opposition to the placement of the proposed buildings. She discussed the history in terms of the community’s family members and friends who worked at the Livestock Exchange Building. Krzemien stated that the placement of the two buildings would obstruct the view of the Livestock Exchange Building from both L Street & Q Street. She felt that the grand majestic view would be gone. Krzemien opposed the relocation of the playground and the proposed green space as well. She wanted family gathering spaces to be considered.
Ms. Tonya Ward, 4826 S. 19 Street, appeared in opposition. She discussed conflicts of interest regarding this project. Ward stated that the first five floors of the Livestock Exchange Building are the most significant due to its ornate architecture. As a tour guide of the Livestock Exchange Building, Ms. Ward was concerned that the proposed buildings would take prominence over the Livestock Exchange Building which would cause a negative impact for the community. She stated that OneWorld currently oversees the residential living at the site. Ward stated that the Health Department was notified regarding violation of the non-smoking policy in a historical building. She stated that the proposed construction of two additional buildings at the Livestock Exchange Building would increase emissions and pose other environmental concerns.

Mr. Don Preister, 4522 Borman Street, appeared in opposition to the location of the proposed buildings. He stated that the Livestock Exchange Building represented hope and opportunity for many in the past. Preister talked about the feasibility of placing the proposed buildings elsewhere so as to preserve full view of the Livestock Exchange Building.

In response to the opposition, Mr. Levy confirmed that the proposed buildings would be (at their closest point) 80’ from the Livestock Exchange Building. He noted that two playgrounds are proposed. Levy stated that additional public input was requested for the Section 106 review. He stated that the Historic Preservation Office remains supportive of this project. Levy stated that the majestic view discussed earlier is seen from viaducts two to three stories high. He stated that the historic nature of the Livestock Exchange Building was surrounded by original structures which were shown in the presentation.

Mr. Tom Hutchens, board member and client of the OneWorld Clinic, 3951 S. 184 Ave. He stated that OneWorld continues to meet the expanding needs of the community. Hutchens stated that this developed site also provides for future growth. He stated that optional sites were evaluated. Hutchens stated that cost, coordination, and convenience were main factors in the decision to expand on the current site.

In response to Ms. Jones, Mr. Kluck stated that the coloration of the proposed buildings shown in the presentation is not representative of the final color. Jones also had concerns about seniors having to deal with safety/medical issues while residing on the upper levels. Kluck explained that originally, the site plan proposed for the two buildings was fixed at 8,000 sq. ft. footprints.

In response to Mr. Bisson, Mr. Thele stated that the absence of the surrounding buildings changed the topography of the Livestock Exchange Building. He added that the Livestock Exchange Building currently has a deserted look. Thele stated that the proposed buildings would provide a sense of place for the Livestock Exchange Building. He talked about the pillars that are a part of the Livestock Exchange Building which depict the history of the building. Thele stated that a mixed-use project is the best and most feasible use for the Livestock Exchange Building rather than completely commercial.

Mr. Santamaria stated that there is a history and evolvement of elements that have casually occurred since 2001 at this site. He felt that the social dynamic of that occurrence needed clarification. Ms. Skolkin described the social environment and listed the community uses of the Livestock Exchange Building.

Mr. Schleicher state that the Livestock Exchange Building has always been surrounded by elevated structures. He felt that presently, there is less of an environmental impact than in the past when more structures were present.

Mr. Mahloch moved to APPROVE the request for Certificate of Approval to add two buildings to the Stockyard Exchange Building site, subject to the applicant coordinating the exterior colors of the buildings with the LHPC Administrator to reduce the brightness/starkness of the lighter color shown in the presentation.

AYES: Mahloch, Garcia, Jones, Schleicher, Bisson

NAYES: Santamaria
DISCUSSION:

Mr. Mike Leonard, Preservation Administrator, stated that the Storz gazebo will be relocated to the Lauritzen Gardens. He stated that the gazebo was part of the Trans-Mississippi Exposition.

Mr. Lynn Meyer gave a landmark orientation presentation to Commission members. He discussed the Commission’s role, CLG status, surveys, databases, and special projects. Meyer discussed the importance of the Commission’s input over the years regarding updates of guidelines in various areas of the City when needed. He stated that there are some items which are reviewed and handled by the Preservation Administrator rather than Commission review. Meyer concluded with a discussion about Neighborhood Conservation Districts. Commission members requested more information on the chronological architectural presented.

Mr. Schleicher left at 3:45 pm. Ms. Hunter left at 3:56 pm.

ADJOURNMENT:

Mr. Macchietto moved to ADJOURN the meeting at 4:00 pm. Mr. Bisson seconded the motion.

AYES: Mahloch, Garcia, Macchietto, Santamaria, Bisson

MOTION CARRIED: 5-0