MINUTES
PUBLIC HEARING AND ADMINISTRATIVE MEETING
LANDMARKS HERITAGE PRESERVATION COMMISSION
1:30 P.M. - WEDNESDAY, AUGUST 10, 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, August 3, 2011, notice re: Landmarks Heritage Preservation Commission meeting, August 10, 2011.

MEMBERS PRESENT: Doug Bisson, Chairman
Albert Macchietto, Vice Chairman
Bryan Zimmer
John Schleicher
Eduardo Santamaria (arrived at 1:40 pm)
Gregory Mahloch
Peggy Jones
Jose Garcia

MEMBER NOT PRESENT: Nicholas Hogan

OTHERS PRESENT: Mike Leonard, LHPC Administrator
Rosemarie Lee, Law Department
Claudia Moore, Recording Secretary

Mr. Doug Bisson, Chair, called the meeting to order at 1:30 pm, introduced the Commission members, as well as the staff. Bisson explained the procedures for hearing the cases. Seven members were present when the meeting opened.

APPROVAL OF MINUTES:
Mr. Macchietto moved to APPROVE the June 8, 2011 meeting minutes as written. Ms. Jones seconded the motion.

AYES: Zimmer, Schleicher, Mahloch, Garcia, Jones, Macchietto, Bisson

MOTION CARRIED: 7-0
NATIONAL REGISTER NOMINATIONS:

Case #H5-11-13  
Alley Poyner Macchietto Architecture  
Attn: Jennifer Honebrink  
1516 Cuming Street  
Omaha, NE 68102

REQUEST: Request for approval of National Register Nomination for Rent-A-Ford Capital Garage

LOCATION: 202 North 19th Street

At the Landmarks Heritage Preservation Commission meeting held on Wednesday, August 10, 2011, Jennifer Honebrink, Alley Poyner Macchietto Architecture, appeared before the Commission in support of this request. Ms. Honebrink requested that the case be laid over until the September 12, 2011 meeting due to ownership issues.

Mr. Bisson moved to LAYOVER. Laid over until the September 12, 2011 meeting. Mr. Zimmer seconded the motion.

AYES: Santamaria, Mahloch, Garcia, Jones, Macchietto, Zimmer, Schleicher, Bisson

MOTION CARRIED: 7-0

Case #H5-11-14  
Alley Poyner Macchietto Architecture  
Attn: Jennifer Honebrink  
1516 Cuming Street  
Omaha, NE 68102

REQUEST: Request for approval of National Register Nomination for H. Thiessen Pickle Company/Ak-Sar-Ben Beef Company

LOCATION: 3101 South 24th Street

At the Landmarks Heritage Preservation Commission meeting held on Wednesday, August 10, 2011, Jennifer Honebrink and Abby Baumert, Alley Poyner Macchietto Architecture, appeared before the Commission in support of this request.

Ms. Honebrink stated that the building draws interest based upon the fact that it was the Thiessen Pickle Company. She presented a Powerpoint on the history of the company and Herman Thiessen. The pickle factory was built in 1933 and several railroad cars were purchased to expand the territory and the number of salting stations. By the 1940’s, the factory manufactured pickles and other condiments under its own name as well as for the extra label business with the biggest customer being Safeway. After Herman Thiessen’s death in 1947, it became difficult for the company to compete with the mass production of its rivals therefore the company closed in the 1960s. Ms. Honebrink shared copies of actual pickle labels and concluded with a home video of the pickles being processed in the building, courtesy of the grandsons.

Ms. Honebrink indicated that Harvey Peterson originally designed the building as an Art Deco industrial building. Consequently, when the building was actually constructed, many of the Art Deco design features were omitted and the building was constructed as a vernacular industrial building.

Mr. Darin Smith, Arch Icon Development, is proposing a low-income housing tax credit project involving the creation of 20 two and three bedroom apartments and eventually listing the building on the National Register after completion. Ms. Honebrink stated that a letter was received from the current owners in support of this plan. Mr. Smith stated that they are working closely with the Deer Park Neighborhood Association.

In response to Mr. Bisson, Ms. Honebrink discussed the renovation work. She stated that the primary façade will remain but the challenge is the freezer addition that Ak-Sar-Ben Beef installed and the
eventual addition of windows to provide lighting to that area on the east side. She added that the addition is part of the nomination but does not have any historic significance.

In response to Mr. Macchietto, Ms. Honebrink answered that the criteria for the nomination is only under Criterion A which is a broad pattern of history.

Mr. Smith stated that once the building is made into apartments there would be some indication of the history on the site. The north side will be made into a patio deck where the existing loading dock is located. He stated he is working with the City to determine parking and the City has agreed to vacate Spring Street. Depending on what happens with the balance of Spring Street there may also be a purchase of the property to the rear to provide additional green space for the tenants. The main entrance will be at 24th Street but there will also be an entrance to the rear of the building where the parking is located.

Mr. Schleicher moved to APPROVE the National Register Nomination of H. Thiessen Pickle Company/Ak-Sar-Ben Beef Company. Mr. Bisson seconded the motion.

AYES: Schleicher, Santamaria, Mahloch, Garcia, Jones, Zimmer, Bisson

ABSTAINED: Macchietto

MOTION CARRIED: 6-0-1

DISCUSSION:
Old Market Design Guidelines – Fans outside Havanna’s Joes, 10th and Farnam Street

Mr. Leonard stated that a complaint was received regarding fans in the Old Market. He submitted photos showing the fans at Havanna’s Joes. There is nothing currently in the Old Market Design Guidelines that addresses fans. Mr. Leonard stated he would have taken a look at this before permitting it and required a Certificate of Approval. He stated he is not sure if it should be handled administratively or taken to the board. The applicant needs to go through the process and obtain a Certificate of Approval. There is some language in the Old Market Guidelines that considers canopies an important aspect of the Old Market. Discussions with others agree that this does not have an impact on any architectural features of the building. The person who complained said it is a bigger picture and issue with the Old Market in general. When someone wants to stick someone on a canopy, there is language and we need to be careful on how it would impact things. This complaint opens up the floodgates for many things that are inappropriate. He stated he told the complainer that inappropriateness would not occur in the Old Market because if it cannot be dealt with administratively then it would come before the board.

Board members were concerned that anything else could show up. Mr. Santamaria stated that the motion of the fan and the scale is what brings out the attention.

Mr. Leonard stated that an electrical permit was issued for the fans but in this particular instance, because it was an electrical permit, the person at the permits counter did not realize it was for a building in the Old Market.

Mr. Leonard questioned if the applicant should be on alert. The guidelines address transparency and what you see on the inside.

Mr. Leonard stated that he went in to Havanna’s Joes and talked to the bar tender. He stated he left his card and asked to have the owner contact him. The owner has not been in contact but he plans to contact the owner and have a face-to-face conversation to discuss a Certificate of Approval. The bigger
question is, “Do we allow stuff to get attached to canopies?”

In response to Mr. Bisson, Mr. Leonard answered that there is recourse and we can require them to take them down.

Mr. Macchietto stated he believes the situation should be taken to the board because all external modifications are subject for a review. Mr. Santamaria stated that this went above and beyond an electrical permit. Mr. Bisson suggested that the guidelines be clarified.

Mr. Leonard verified that the electrical permit mentioned two fans but the issuance of a permit does not negate the obligations of a property owner to be in compliance.

Mr. Macchietto indicated that a property owner should know their district’s regulations and a tenant should get permission from the property owner to do any modifications.

Mr. Leonard stated he would bring this to the commission when he gets everything.

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