MINUTES
PUBLIC HEARING AND ADMINISTRATIVE MEETING
LANDMARKS HERITAGE PRESERVATION COMMISSION
1:30 P.M. - WEDNESDAY, FEBRUARY 9, 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: Albert Macchietto, Vice Chairman
Bryan Zimmer
John Schleicher
Eduardo Santamaria
Gregory Mahloch

MEMBERS NOT PRESENT: Doug Bisson, Chairman
Edward Quinn
Nicholas Hogan

OTHERS PRESENT: Mike Leonard, Preservation Administrator
Jim Krance, Planner (retired)
Rosemarie Lee, Law Department

Mr. Bisson, Chair, called the meeting to order at 1:30 p.m. Roll call was taken with five members present.

APPROVAL OF MINUTES:

Mr. Schleicher moved to APPROVE the January 12, 2011 meeting minutes as written. Mr. Zimmer seconded the motion.

AYES: Schleicher, Santamaria, Mahloch, Macchietto, Zimmer

MOTION CARRIED: 5-0

NATIONAL REGISTER NOMINATION:

Case #H5-11-02
Scottish Rite Masonic Center
202 S 20 Street
Omaha, NE 68102

REQUEST: Request for approval of National Register Nomination for Scottish Rite Masonic Center

LOCATION: 202 South 20th Street

At the Landmarks Heritage Preservation Commission meeting held on Wednesday, February 9, 2011, Mr. Larry Jacobsen, Restoration Architect, Schemmer & Associates, 1044 N. 115th Street, #300, appeared before the Commission in support of this request.

Mr. Jacobsen stated that the building was built specifically for the Scottish Rite in 1914. He stated that the building is currently being used for outside purposes such as receptions, performances in the theater, etc. Jacobsen stated that John Latenser, Sr., the designer, captured the classical period using limestone. He commended Latenser’s detail in the ionic columns which were tied to Masonic symbolism. Jacobsen stated that the building occupies a corner lot with two primary facades – north and east, both clad in limestone. He stated that the main entrance façade faces north to Douglas Street. The east façade is set back 16’ from the 20th Street sidewalk and the grade slopes down approximately 8’ from north to south.
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The south side of the building adjoins an alley, and the west side now connects to a 4-level concrete parking garage. Both secondary sides are buff brick. The steel-framed structure has three stories over a basement, and a stagehouse in the southwest corner that is 16' above the main roof. Jacobsen stated that in 1968, the yard area was excavated, and a basement level plaza was constructed with stairs, a handicapped ramp and a new entry doorway to the building centered below the two ionic columns. He stated that this has become the main access entrance to the building. Jacobsen stated that several south elevation windows were replaced with brick infill in 1968 as well. He presented the interior stating that the original elevator is still in use. Jacobsen was descriptive in presenting the first, second and third floors, the balcony, ballroom and the theater using photos. He stated that the basement sustained many renovations over the years in keeping with the style. Jacobsen discussed the fire escapes on the west and south side of the building.

Mr. Jacobsen described the building's significance in the areas of Social History and Architecture. Mr. Santamaria inquired how original buildings were handled that had renovations done many years ago. Mr. Jim Krance stated that the National Register considers the building as is. He stated that non-primary facades are not a detriment regarding the building's criteria for nomination. Mr. Schleicher commended the applicant for the immaculate care given the building to-date. Jacobsen discussed the history of masonry and the two surviving rites; the Scottish Rite and the York Rite, both requiring that one be a mason to join.

Ms. Joni Fogarty, 521 N 38th Street, appeared before the Commission in support of this request.

Mr. Curtis Edic, General Secretary, Scottish Rite Masonic Center, appeared before the Commission in support of the request. He discussed the theater's original portraits made in the late 1800s which are still intact.

Mr. Zimmer moved to APPROVE the nomination of the Scottish Rite Masonic Center for the National Register. Mr. Santamaria seconded the motion.

AYES: Santamaria, Mahloch, Macchietto, Zimmer, Schleicher

MOTION CARRIED: 5-0

LAYOVER CASES:

CERTIFICATE OF APPROVAL:

Case #H3-09-11
Duchesne Academy
(over from 10/14/09, 11/18/09, 1/13/10, 4/14/10)
Sheila Haggas, President
3601 Burt Street
Omaha, NE 68131

REQUEST: Request for Certificate of Approval for further development of the south elevations and entrance

LOCATION: 3601 Burt Street

At the Landmarks Heritage Preservation Commission meeting held on Wednesday, February 9, 2011, Mr. Kevin Schluckebier, Architect, BCDM, 1015 N. 98th Street, and Ms. Sheila Haggas, President, Duchesne Academy appeared before the Commission in support of this request.

Mr. Schluckebier discussed the south elevation improvements and details of the entrance to the theater which is currently non-accessible from the interior. The concern was to alleviate traveling the length of the school in order to access the theater. He also discussed the relocation of the pre-school playground. Schluckebier described access points from the southwest lobby to other areas of the school and the utilization of more space and light on each floor. He showed a presentation depicting the full approach of the building from the south and west facades. Schluckebier discussed the new sections which will be added, including the casual gathering space outside the auditorium, restrooms, coat check, catering kitchen, and elevator with stair access up to the courtyard.
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Ms. Haggas gave some history of the academy. She stated that the elevator and handicap accessible entrance will be beneficial.

Mr. Joni Fogarty, neighborhood association vice president, stated that the neighborhood supports the current drawings for the project.

Mr. Schluckebier discussed the material that will be used for the project. Mr. Macchietto commended the applicant for minimizing the impact being made on the existing building. He suggested that historical techniques be utilized in matching the lines with the existing building.

Mr. Zimmer moved to APPROVE further development of the south elevations and entrance at Duchesne Academy. Mr. Santamaria seconded the motion.

AYES: Santamaria, Mahloch, Zimmer, Schleicher, Macchietto

MOTION CARRIED: 5-0

CERTIFICATE OF APPROVAL:

Case #H3-10-14
LeDioyt Landmark
(over from 1/12/11)
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, February 9, 2011, no one appeared in support of this request.

Mr. Zimmer moved to LAYOVER this request until the March 9, 2011 meeting. Mr. Mahloch seconded the motion.

AYES: Zimmer, Schleicher, Santamaria, Mahloch, Macchietto

MOTION CARRIED: 5-0

DISCUSSION

Mr. Mahloch had suggestions regarding the City’s archiving project underway. Mr. Mike Leonard, LHPC Administrator, stated that the City will use an intern to work with staff. He invited Mahloch to provide an email with recommendations.

ADJOURNMENT

It was the consensus of the Commission to ADJOURN the meeting at 2:34 pm.
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 Zimmerman
                        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. Zimmerman seconded the motion.

AYES: Zimmerman, 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. Kluc 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. Kluc noted that in this era of early American agriculture, there was no banking system in place for agriculture. He stated that 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. Kluc 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. Kluc 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. Kluc 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 6 will have 12 apartments. Floors 7, 8, and 9 will have 13 apartments due to the infill that was done in the 1970s. Kluc 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. Kluc 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
LeDoyt 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, 4627 S. 96th 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: 7-0

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.