CERTIFICATION OF PUBLICATION:

The Omaha Preservation Administrator certifies publication in the Daily Record, the official newspaper of the City of Omaha, on Thursday, November 29, 2012, notice re: Landmarks Heritage Preservation Commission meeting December 12, 2012.

MEMBERS PRESENT: Douglas Bisson, Chair
Albert Macchietto, Vice Chair
Jose Garcia
Peggy Jones
Gregory Mahloch
Nancy Novak

MEMBER(S) NOT PRESENT: Wanda Ewing
John Hargiss
Eduardo Santamaria

OTHERS PRESENT: Rick Cunningham, Planning Director
Mike Leonard, LHPC Administrator
Clinette Warren, Recording Secretary

Douglas Bisson, Chair, called the meeting to order at 1:34 pm, introduced the Commission members, as well as the staff. Mr. Bisson explained the procedures for hearing the cases. Roll was taken with six members present.
CASES:

NATIONAL REGISTER NOMINATION:

Case #H5-12-24
Daniel Fox
7956 E. Montebello Avenue
Scottsdale, AZ 85250

REQUEST: Request for National Register Nomination for The Nottingham Apartments
LOCATION: 3304 Burt Street

At the Landmarks Heritage Preservation Commission meeting held on Wednesday, December 12, 2012, Daniel Fox appeared before the Board in support of the request.

Mr. Fox stated that the apartments were built in 1925 and last occupied in 2010. They are currently in the process of being renovated. He noted that the project is supported by the Gifford Park Neighborhood Association and the City of Omaha Planning Department. It has also been approved for Tax Increment Financing (TIF).

Mr. Fox explained that the apartments are notable for the Omaha area because of its size and architecture. The building was built in the Tudor Revival Style. Matthew J. Lahr, the architect of the property, designed a number of buildings in the Omaha area, which include: the Notre Dame Academy, the Rorick Apartments, and the Father Flanagan Home for Boys. This was also the first project to be built with cinder block, a fire-retardant building material.

Mr. Fox stated that the brick exterior of the building is in good condition. Also, 2 of the units on the garden level will be combined with the apartments above to create 2-story, 3 or 4 bedroom unit apartments. However, the common areas will not be affected. The craftsman style banisters in the stair wells will remain and the terrazzo flooring will be cleaned. The trees surrounding the property will all remain in place. The half-timbering, gable entry, light fixtures, roof tiles, pre-cast planters, and ornamental iron will also remain. He explained that one of the requirements that go along with the Tax Increment Financing is that enhancements be made to the surrounding area.

In response to Mr. Garcia, Mr. Fox stated that the property to the north of the building was acquired and will probably be demolished. He added that two properties directly to the west are under contract, and they are proposing to demolish at least one of those to allow for additional parking. He explained that the garages original to the property were demolished in 1960 since they were too small to accommodate cars of that time.

In response to Mr. Macchietto, Mr. Fox explained that the project meets the criteria primarily for its architecture and for community development. He noted that the Tudor Revival style was frequently done for single-family homes, but not for a multi-family dwelling like the Nottingham Apartments.

Mr. Fox stated that he would like to remove the chain-link fence and interior sidewalk, along with widening the entryway to make the property more appealing.

Ms. Jones moved to APPROVE the request for National Register nomination for the Nottingham Apartments. Mr. Macchietto seconded the motion.

AYES: Macchietto, Mahloch, Novak, Garcia, Jones, Bisson

MOTION CARRIED: 6-0
APPROVAL OF MINUTES:

Mr. Bisson moved to approve the November 14, 2012 meeting minutes as written. Mr. Mahloch seconded the motion.

AYES: Macchietto, Mahloch, Novak, Garcia, Jones, Bisson

Motion carried 6-0

MISCELLANEOUS:

Mr. Leonard, LHPC Administrator, presented to the Board a draft of a letter similar to a letter written by Kent Behrens in 1995 to tenants and property owners in the Old Market. Also included with the letter was a copy of Article II of the Municipal Code that pertains to Land Heritage Preservation. Mr. Leonard plans to send this information to tenants and property owners in the Old Market. The letter states that work or alterations should be approved by the Landmarks Heritage Preservation Commission or its Administrator. It also shows that the Old Market Design Guidelines were adopted by the City Council. Mr. Leonard stated that the guidelines could possibly assist when creating guidelines for other Historical Districts. He also added that after the guidelines are mailed to the Old Market, he would then be able to address issues with businesses and owners in the district. Rick Cunningham, Planning Director, suggested sending a copy of the letter and enclosed information to the Old Market Merchants Association. Mr. Macchietto suggested that the letter should state that it is the responsibility of an owner to inform their tenants of what is stated in the guidelines. He also stated that the information should be sent out at least once a year as a reminder and also to inform any new property owners or tenants of the guidelines.

It was the consensus of the Commission to ADJOURN the meeting at 2:09 p.m.