CERTIFICATION OF PUBLICATION:

Omaha Preservation Administrator certifies publication in the Daily Record, the official newspaper of the City of Omaha, on Thursday, May 3, 2012, notice re: Landmarks Heritage Preservation Commission meeting, April 11, 2012.

MEMBERS PRESENT: Douglas Bisson, Chair  
Wanda Ewing  
Jose Garcia  
Peggy Jones  
Eduardo Santamaria  
Nancy Novak

MEMBER(S) NOT PRESENT: Albert Macchietto, Vice Chair  
Gregory Mahloch  
John Hargiss

OTHERS PRESENT: Mike Leonard, LHPC Administrator  
RoseMarie Horvath, Law Department  
Clinette Warren, Recording Secretary

Douglas Bisson, Chair, called the meeting to order at 1:43 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:

CERTIFICATE OF APPROVAL:

| Case #H3-12-2 | REQUEST: Request for Certificate of Approval  
| Angie Pfannkuch | for Front Entry Canopy and Building Interior Remodel – Federal Building  
| First OFB, LLC | 106 South 15th Street  
| 1045 76th Street, Suite 2000 |  
| West Des Moines, IA 50266 | LOCATION: 106 South 15th Street |

At the Landmarks Heritage Preservation Commission meeting held on Wednesday, May 9, 2012, Jennifer Honebrink, Martin Kluck and Angie Pfannkuch appeared before the Board in support of the request.

Ms. Honebrink, Alley Poyner Macchietto Architecture, introduced Mr. Kluck, also with Alley Poyner Macchietto Architecture and Ms. Pfannkuch with First OFB, LLC. Ms. Pfannkuch explained that First OFB, LLC is partnering with First Hospitality Group out of Chicago for the
Federal Building project. First Hospitality Group will be the hotel owner/operator, with First OFB as the construction company and one of the developer/owners.

Ms. Honebrink explained that when the Federal Building was sold by the government it became a local landmark and had a covenant put on it that stated that all remodel work had to be done through the Nebraska State Historic Preservation Office (NeSHPO). The building is being converted into a Residence Inn for Marriott Hotels. It was built in 1933 as a federal office building and has been remodeled several times over the years. The primary public spaces were mainly kept in tact, with most of the remodeling work being done to the office spaces. Ms. Honebrink noted that they took into consideration what was left of the historic material in their design.

Ms. Honebrink presented several slides of the building in its current state along with renderings of the proposed remodel. She listed five issues with the project that she wanted to bring to the attention of the board: the canopy, the signage, the exterior courtyard behind the building, the remodeling of the public space, and the remodeling of the primary corridors inside the building. She noted that all of the existing windows and the three flag poles on top of the building will remain. The proposed canopy is designed to be a steel structure on the bottom and glass on top so that a person could look up through the canopy and be able to view the building. It will be bolted into the sidewalk so that it can be easily removed without affecting the building, while providing the covered entrance that the hotel desires. Ms. Honebrink explained that the signage being proposed on the corner of the building, while not historic in nature on a federal building, has a historic precedence on neighboring buildings in the downtown area. She further explained that the sign chosen for the hotel would have the least impact on the building material itself in regards to how it will be anchored. The back courtyard space will be redeveloped as an outdoor patio for hotel guests and would include a fire pit, seating area, and grill for cooking. One of the windows in the courtyard area will be turned into a door to provide direct access to the building.

Regarding the inside of the building, Ms. Honebrink explained that the first floor lobby and corridor would remain mostly intact; the bronze elevator doors and directory, which are original to the building, would remain; the ceiling tile will be replaced with a hard ceiling that mimics the coffering of the original; and the light fixtures will be replaced with period appropriate fixtures. Ms. Honebrink stated that the biggest change in the lobby would be the removal of one of the marble panels in the wall to create a reception area for hotel guests. The brass directory will be moved to the side. In addition, the terrazzo floors in the public corridors will be re-exposed; door trim that mimics the original design will be added; and the ceilings will be coffered according to the original layout.

Mr. Garcia inquired as to whether there would be any modifications to the grade of the main stairs in the lobby area and also about the issue of wheelchair accessibility. In response, Mr. Kluck that the stairs were code compliant and Ms. Pfannkuch confirmed that a person in a wheelchair would have access to a service elevator that could take them to the top of the stairs. She added that the building had been updated to ADA requirements within the last 10 – 15 years.

In response to Mr. Bisson, Ms. Honebrink explained that the frame of the canopy would be painted tan to match the color of the building. She further explained that although some of the final decisions had yet to be made, the sign would be painted with the Residence Inn colors as per Marriott standards.
Mr. Santamaria expressed his concern with the integration of the canopy and the sign. He felt that there was a contradiction between the modern canopy and the historical sign. In response, Ms. Pfannkuch stated that the lighting of the sign should give the impression that it was not original to the building. Mr. Kluck agreed with Mr. Santamaria and suggested that they could consider using the same materials to anchor the sign that would be used for the canopy.

In response to Ms. Jones, Ms. Pfannkuch explained that the location of the sign was chosen for its visibility and for how it would be the least damaging to the building. She added that they were waiting for recommendations and approval from the National Park Service. Ms. Pfannkuch confirmed that the sign is code compliant. In regards to the urban design aspect of the building, she explained that some of the street lights will be changed and new planters added.

In response to Mr. Garcia’s inquiry about the hotel parking, Ms. Pfannkuch explained that there would be a valet on staff. She added that they were working with the Omaha Park One garage, which is located across the alley from the proposed hotel, on a system so that would give them access to the garage.

Motion by Mr. Santamaria to approve the front entry canopy and building interior remodel subject to the final review and approval of the signage by City staff. Seconded by Ms. Jones.

AYES: Santamaria, Garcia, Jones, Ewing, Bisson

ABSTAIN: Novak

Motion carried 5-0-1

**APPROVAL OF MINUTES:**

Ms. Ewing moved to approve the April 11, 2012 meeting minutes as written. Mr. Garcia seconded the motion.

AYES: Santamaria, Novak, Garcia, Jones, Ewing, Bisson

Motion carried 6-0

**MISCELLANEOUS:**

Mr. Leonard spoke briefly about the reconnaissance survey books that were distributed to the board. He explained that certain neighborhoods are assessed in regards to the historical integrity of individual structures, which are then identified for future eligibility on the historic register. Mr. Leonard noted that there may be copies of up to 18 different books available.

It was the consensus of the Commission to ADJOURN the meeting at 2:47 p.m.