MINUTES
PUBLIC HEARING AND ADMINISTRATIVE MEETING
LANDMARKS HERITAGE PRESERVATION COMMISSION
1:30 P.M. - WEDNESDAY, SEPTEMBER 12, 2012
12TH FLOOR – ROOM 1210
OMAHA DOUGLAS CIVIC CENTER - 1819 FARNAM STREET

CERTIFICATION OF PUBLICATION:
The Omaha Preservation Administrator certifies publication in the Daily Record, the official newspaper of the City of Omaha, on Thursday, August 30, 2012, notice re: Landmarks Heritage Preservation Commission meeting September 12, 2012.

MEMBERS PRESENT: Albert Macchietto, Vice Chair (Acting Chair)
Nancy Novak
John Hargiss
Jose Garcia
Peggy Jones

MEMBER(S) NOT PRESENT: Douglas Bisson, Chair
Wanda Ewing
Eduardo Santamaria
Gregory Mahloch

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

Douglas Bisson, Chair, called the meeting to order at 1:35 pm, introduced the Commission members, as well as the staff. Mr. Bisson explained the procedures for hearing the cases. Roll was taken with five members present.

CASES:

NATIONAL REGISTER NOMINATION:

Case #H5-12-15
Melissa Dirr Gengler
Historic Resources Group, Inc.
442 South 28th Street
Lincoln, NE 68510

REQUEST: Request for National Register Nomination for Traver Brothers Houses
LOCATION: 2601 – 2607 Jones Street and 651 – 672 South 26th Avenue

At the Landmarks Heritage Preservation Commission meeting held on Wednesday, September 12, 2012, Melissa Dirr Gengler, Historic Preservation Consultant, Dave Ulferts, Property Owner/Developer, and Paul Nelson, Architect, appeared before the Board in support of the request.

Ms. Dirr Gengler shared a slide presentation with the audience. She explained that the property consists of 11 buildings that were built in 1916. They are being nominated under Criterion A because they have made a significant contribution to city planning in Omaha. Ms. Dirr Gengler provided some historical information about Charles and William Traver. The brothers developed hundreds of houses and apartments in the Omaha area, specifically between 20th and 40th Streets from Dodge to Leavenworth. They have been identified as real estate entrepreneurs who used large tracts of land to develop properties under the City's master plan.

Mr. Dirr Gengler presented several slides which showed the condition of the buildings at present. She stated that the eleven buildings are all two-story, brick duplexes with full basements. Each duplex has its
own individual porch and slightly different architectural details that make them unique, both inside and out. The buildings are considered to be in poor to good condition. Two of the buildings are two-bedroom units, the rest have three-bedrooms. In response to Rick Cunningham, Planning Director, Ms. Dirr Gengler stated that the basements are open floor plans with concrete floors, concrete block walls, and brick foundations. She concluded her presentation by stating that these buildings reflect what was being built in the City of Omaha at the time. She also noted that the national register nomination would make the owner eligible for the 20% preservation tax credit for the renovation work proposed for the building.

In response to Ms. Novak, Ms. Dirr Gengler stated that the commercial space is original to the property. The rooms that were built above the front porches would be removed.

Mr. Ulferts spoke about the issue of parking in the complex. He explained that he was able to acquire the land across from the complex for supplemental parking. After working with Public Works and the Urban Design Division of the Planning Department, the decision was made to widen the streets in order to accommodate parallel parking on both sides. For this reason, the stairs to the porches of the duplexes will be moved from the front to the side. One of the goals of the project is to maintain the cobblestone streets, while providing enough room for sidewalks. He stated that MUD would be installing a new water line, and is attempting to do this in a way that would preserve as much of the original cobblestone as possible.

In response to Mr. Garcia, Mr. Ulferts stated that the properties will probably rent for approximately $1,000 for 1,150 sq. ft. of space. There will be hardwood floors and washer/dryers in each duplex.

Mike Leondard, LHPC Administrator, added that this site is historically significant because of the contributions made by the Traver Brothers in fulfilling the city's master plan.

In response to Mr. Macchietto, Ms. Dirr Gengler stated that they have been in discussion with the State about the project.

Mr. Garcia moved to APPROVE the request for National Register nomination for the Traver brothers houses. Ms. Jones seconded the motion.

AYES: Novak, Garcia, Jones, Hargiss, Macchietto

MOTION CARRIED: 5-0

Case #H5-12-16
Alley Poyner Macchietto Architecture
1516 Cuming Street
Omaha, NE 68102

REQUEST: Request for National Register Nomination for the Downtown Boxing Club

LOCATION: 2401 Farnam Street

This case will be heard at the October 10, 2012 meeting at the request of the applicant.
APPROVAL OF MINUTES:

Mr. Garcia moved to approve the August 8, 2012 meeting minutes as written. Ms. Novak seconded the motion.

AYES: Novak, Garcia, Jones, Hargiss, Macchietto

Motion carried 5-0

MISCELLANEOUS:

Mr. Leonard stated that Security National Bank submitted sketches which incorporated many of the Board's recommendations. He also spoke about the Preservation Commission web site that would be installed for City use. He added that there were written contracts from Alley Poyner Macchietto for the Minne Lusa project planned to begin in the Spring of 2013.

Mr. Macchietto inquired into the progress of the situation with the cigar store in the Old Market that has a fan installed under the canopy. Mr. Leonard responded that he has attempted to contact them on a couple and occasions and have not received any response. Mr. Macchietto stated that property owners who wish to install items in the Old Market should be required to come before the Landmarks Heritage Preservation Commission. Ms. Novak inquired into what information was found regarding the history of the installation of the Bank of the West ATM in the Old Market. Mr. Leonard stated that he has so far not found any information on it, but that he will continue to look.

It was the consensus of the Commission to ADJOURN the meeting at 2:20 p.m.