CERTIFICATION OF PUBLICATION:

The Omaha Preservation Administrator certifies publication in the Daily Record, the official newspaper of the City of Omaha, on Wednesday, July 31, 2013, notice re: Landmarks Heritage Preservation Commission meeting August 14, 2013.

MEMBERS PRESENT: Douglas Bisson, Chair
Albert Macchietto, Vice Chair
Diana Failla
Jose Garcia
John Hargiss
Peggy Jones
Nancy Novak
Eduardo Santamaria

MEMBER(S) NOT PRESENT: none

OTHERS PRESENT: Jed Moulton, Urban Design Manager
Mike Leonard, LHPC Administrator
RoseMarie Horvath, City Law
Clinette Warren, Recording Secretary

Douglas Bisson, Chair, called the meeting to order at 1:40 pm, introduced the Commission members, as well as the staff. Mr. Bisson explained the procedures for hearing the cases. Roll was taken with eight members present.
CASE:

LOCAL LANDMARK DESIGNATION:

Case #H1-13-17
Christina Jansen
Alley Poyner Macchietto Architectures
1516 Cuming Street
Omaha, NE 68102

REQUEST: National Register Nomination for
Olson’s Market
LOCATION: 6115 Maple Street

At the Landmarks Heritage Preservation Commission meeting held on Wednesday, August 14, 2013, Christina Jansen appeared before the Board in support of the request.

This building was previously nominated for the National Register.

Ms. Jansen stated that the building has been nominated under Criteria A (Property is associated with events that have made a significant contribution to the broad patterns of history). The Olson’s Market was a long-standing, family-owned meat market in the Omaha area which served the area during a period of great change in the industry. It also represents the dedication of one family to the neighborhood and it helped to make Benson a distinct place to shop.

Ms. Jansen showed various pictures of the property from the past and present. She also provided information regarding the history of both the building and the Olson family.

In response to Mr. Santamaria, Ms. Jansen stated that the gable and parapet have been reconstructed along with the storefront. The original tiles have also been restored.

Mr. Garcia expressed his appreciation for the Benson neighborhood including the renovation of Olson’s Market. He expressed his feelings about the Historical Preservation process being used to facilitate a business that promotes the sell of alcohol.

In response to Mr. Macchietto, Mr. Leonard stated that there are currently no other Local Landmarks in the Benson Area.

Ms. Jones moved to APPROVE the Local Landmark Designation for the Olson’s Market. Mr. Bisson seconded the motion.

AYES: Santamaria, Failla, Garcia, Jones, Hargiss, Bisson

ABSTAIN: Macchietto, Novak

MOTION CARRIED: 6-0-2
DISCUSSION:

Case #H3-13-19
Jeff Dolezal
TACKarchitects
1111 North 13th Street
Omaha, NE 68102

REQUEST: Certificate of approval for construction of a single-family home
LOCATION: 403 North 38th Street

At the Landmarks Heritage Preservation Commission meeting held on Wednesday, August 14, 2013, Jeff Dolezal, Chris Houston, Charles Yin, and Jennifer Cooke-Yin appeared before the Board.

Mr. Dolezal stated that the home would be constructed on the northern half of the 2-parcel lot within the West Central-Cathedral District. He presented several slides which showed other properties in the neighborhood. He stated that, after adjustments, the home would probably have a setback of 25’6” from the street. Mr. Dolezal discussed the floor plan, the proposed shared driveway, building materials, landscaping and the entrance that will be shifted away from the street. He presented several examples of the Mid-Century Modern architecture that the owners have chosen for the exterior.

Mr. Bisson stressed the importance of setting the proper precedence for infill housing in the Omaha area, especially within a historic district.

Mike Leonard, LHPC Administrator, encouraged Mr. Dolezal to speak with Permits & Inspections regarding setback requirements for the property.

In response to Ms. Novak, Mr. Dolezal stated that limestone, brick, and cedar materials are being proposed for the exterior of the building. In addition, brick pavers will be used for the driveway. Mr. Garcia stated his support for the style of the building. There was some discussion regarding which direction the front door would face and the particular guidelines that would be used in the design.

Ms. Cooke-Yin discussed the economic impact of the project to the neighborhood which should be considered along with historic preservation. She added that, in a resolution that was attached to the ordinance, the properties could be linked by a variety of architectural styles that are both similar and dissimilar to already existing homes.

Jed Moulton, Urban Design Manager, stated that the main objective is to ensure that any new development does not detract from the characteristics of a neighborhood that has been deemed worthy of preservation.

Ms. Jones commented on the “FRESH” guidelines created by Pratt Cassity which include: F-Footprint and Foundation, R-Roof Shape, E-Envelope, S-Skin, and H-Holes. She questioned how those guidelines, in particular those pertaining to the roof, would apply to the new development.

In response to Ms. Failla’s question regarding the economic impact of the new home on the neighborhood, Ms. Cooke-Yin mentioned the tax revenue that would be received from a home with a value of approximately $600,000 as opposed to an empty lot that has sat vacant for almost 100 years. She added that there would also be another home built on the southern portion of the lot.
Jerry Reimer, the current owner of the lots, further discussed the economic impact of the project to the neighborhood. He explained that the project could potentially create conditions that will allow for future economic development.

Regarding the roof style of the new home, Ms. Novak referred to the document “Design Guidelines for the Site at the SE Corner of 38th and Cass Streets within the West Central Historic District”. That document states that the guidelines that it mentions were to insure that new development was compatible with the district and that any new construction should be recognized as a product of its own time and should not attempt to closely imitate an earlier style or period. Ms. Novak stated that her main focus was on the quality of the home and the exterior materials that will be used. She felt that the design of the home would be appropriate for the neighborhood.

Mr. Macchietto requested that the City Legal Department review the guidelines for the West Central District to determine if it applies to this case or just to the home at 38th and Cass.

Michael Petzar, 426 North 38th Street, appeared in opposition to the project. He felt that the Mid-Century Modern style of the new home would not fit the context of the neighborhood.

Steve Laughlin, 443 North 38th Street, discussed his experiences with building a new home in the neighborhood. He expressed his support for the new home, noting the high quality building materials being proposed.

Joan Fogarty, 521 North 38th Street, stated that she did not object to the homeowner's willingness to invest in the neighborhood. She felt that the flat roof design would fit in well with the neighborhood. She mentioned that the shared driveway may make it more difficult to sell the homes on the lot in the future.

There was additional discussion on the design, landscaping, and proposed materials for the home.

Amy Druliner, 444 North 38th Street, expressed support for the project.

Mr. Laughlin stated that when he built his home 25 years ago, the attempt was to mimic the designs that were already present in the area, which made the project difficult. He stressed the importance of not replicating what is already in existence, but creating something that is a product of its time.

Mr. Santamaria expressed his support for the project but felt that several issues needed to be addressed, including contextual massing. He noted that this project will set a precedent for future infill development. Ms. Cooke-Yin clarified that technically the home would not be in a historical district but in a Landmark Historical Preservation District and that the ordinance only refers to the preservation of architectural characteristics of the neighborhood.

Audrey Mohr, Nebraska State Historical Society, advised that if no guidelines had been established and it is found that the guidelines for the West Central Historic District do not apply, the Secretary of Interior Standards would then become the default.

There was some discussion on what standards or guidelines could be used for current and future projects. Mr. Leonard stated that he would continue to work with the owners and architects to keep the project moving forward.
**APPROVAL OF MINUTES:**

The minutes for the June 12, 2013 meeting will be approved at the next scheduled meeting.

It was the consensus of the Commission to ADJOURN the meeting at 3:18 p.m.