MINUTES
PUBLIC HEARING AND ADMINISTRATIVE MEETING
LANDMARKS HERITAGE PRESERVATION COMMISSION
1:30 P.M. - WEDNESDAY, APRIL 9, 2014
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 Monday, March 27, 2014, notice re: Landmarks Heritage Preservation Commission meeting Wednesday, April 9, 2014.

MEMBERS PRESENT: Nancy Novak, Chairperson
Jose Garcia
Kristine Gerber
John Hargiss
George Killian
Regan Pence

MEMBER(S) NOT PRESENT: Eduardo Santamaria, Vice-Chair
Peggy Jones

OTHERS PRESENT: Jed Moulton, Urban Design Manager
Trina Westman, Planner
Rosemarie Lee, City Law
Clinette Warren, Recording Secretary

Nancy Novak, Chairperson, called the meeting to order at 1:30 pm, introduced the Commission members, as well as the staff. Ms. Novak explained the procedures for hearing the cases. Roll was taken with six members present.
NATIONAL REGISTER DISTRICT NOMINATION:

Case #H5-14-3
Patrick Thompson

REQUEST: Request for National Register Nomination for The Memmen Apartments

LOCATION: 2214, 2216, 2218, & 2220 Florence Boulevard

At the Landmarks Heritage Preservation Commission meeting held on Wednesday, March 12, 2014, Patrick Thompson and Linda Williams appeared before the Board in support of the request.

Mr. Thompson stated that the building consists of 12 units and was constructed in 1889 in the Free Classic subtype of the Queen Anne style. He provided a historic overview of the property, which included the names of previous owners. Tjark Memmen, the building’s namesake, was one of the owners of the property and was passed on to his daughter after his death. The architects for the apartments were William Elliott Findley and Alexander Shields. They mostly designed houses and apartment buildings that were in the row-house style. Mr. Thompson presented several exterior views of the building which included the following architectural details: brick dogs-tooth detailing below the cornices, porch roofs and columns, hounds tooth and basket weave detailing above the cornice, pre-cast concrete springers and the garden level passage. The interior views included pictures of the following: fluted woodwork around the doors and windows, partial walls, staircases, the remaining fireplace mantels, radiators, doors and the built-in wooden cabinets in the garden level apartments.

In response to the Board, the applicant stated that the property owner is currently restoring many of the units. The floor plans for the original building were not available; however, Mr. Thompson felt that many of the floor plans are part of the original design. Depending on the location of the apartment (garden level, first level and second level) some of the apartments included an extra room under the stairway or a larger room. There was some discussion about the building style, the original building color, windows and whether the apartments may have originally been row houses that were later sub-divided into 12 units.

In response to Ms. Novak, Ms. Williams explained that the owner plans to upgrade the apartments and retain the building’s history. She added that she has suggested some options to the owner such as a bed-and-breakfast or renting the apartments to college students.

Mr. Killian inquired about the long-term transportation plan for Florence Boulevard, especially considering the building’s proximity to Creighton University. Jed Moulton, Urban Design Manager, responded that he was unaware of any specific plans for the street. It was also determined that the structure would not fall into the grant proposal for the 24th & Lake Street area. Mr. Killian was supportive of the idea of the building housing college students, as long as the building was a viable part of a larger project and easily accessible.

Mr. Moulton explained that the Planning Department recognizes the need for more mixed-density developments within areas that are mostly single-family. He felt that this type of housing is needed in the neighborhood.

Mr. Garcia mentioned that the applicant should attempt to have a historical marker placed at the site because of the historical ownership of the property.
Mr. Garcia moved to APPROVE the request for National Register Nomination for the Memmen Apartments. Ms. Novak seconded the motion.

AYES: Hargiss, Garcia, Gerber, Novak

NAYES: Pence, Killian

MOTION DENIED: 4-2
FY2014-15 CLG GRANT PROPOSAL:

FY2014-15 CLG Grant Proposal

REQUEST: Local Resolution from LHPC

Jed Moulton, Urban Design Manager, discussed the various projects contained in the request. These include the following: Continuation of the Omaha LHPC website development, Aksarben Neighborhood Reconnaissance Survey, Infill Redevelopment Guidelines for Historic Residential Neighborhoods, National Register Nomination for the 24th & Lake Commercial District, Restore Omaha Keynote Speaker, Two attendees of the National Main Streets Conference, and, one attendee of the “Forum 24: A Keystone Connection” on (July 16 - 20, 2014, Philadelphia, PA). There was a brief explanation of several of the items listed.

Regarding the National Register Nomination for the 24th & Lake Commercial District, Ms. Gerber stated that a reconnaissance survey had been performed on the 24th & Lake area in 1980. She noted that there are a number of older buildings in area and mentioned the possibility of it becoming a National Register District. Ms. Gerber also expressed concern about the progression of the website and how the process could be expedited.


AYES: Hargiss, Garcia, Pence, Killian, Novak

ABSTAIN: Gerber

MOTION CARRIED: 5-0-1
APPROVAL OF MINUTES:

Minutes from the February 12, 2014 & March 12, 2014 meeting minutes.

Ms. Novak moved to APPROVE the February 12 and March 12 meeting minutes. Mr. Garcia seconded the motion.

AYES: Hargiss, Garcia, Gerber, Pence, Killian, Novak

MOTION CARRIED: 6-0

ADJOURNMENT:

It was the consensus of the Commission to ADJOURN the meeting at 2:26 p.m.