Eduardo Santamaria, Vice-Chair, called the meeting to order at 1:30 pm, introduced the Commission members, as well as staff. Mr. Santamaria explained the procedures for hearing the cases. Roll call was taken with five members present.

Approval of Minutes:

Ms. Gerber moved to APPROVE the minutes for the August 13, 2014 meeting. Mr. Dobbe seconded the motion.

AYES: Hargiss, Gerber, Pence, Dobbe, Santamaria

MOTION CARRIED: 5-0
Certificate of Approval:

CASE NUMBER: H3-14-10  NAME: The Tavern
PRESENTED BY:  LOCATION: 514 S 10 Street
David Kerr, Proprietor, The Tavern  REQUEST: Request for Certificate of Approval for
Outdoor Seating and Enclosure

At the Landmarks Heritage Preservation Commission meeting held on Wednesday, September 10, 2014, David Kerr and Dave Haverkamp (Owners) appeared before the Board.

Mr. Haverkamp described the condition of the previous outdoor seating at this location. He stated that the goal was to provide a space that was more inviting, could seat more customers and would provide a buffer against the noise and traffic along 10th Street. In addition, the amount of noise reaching the Embassy Suites located across the street would be reduced. The materials used for the seating area are 95% recycled material. With regards to the City’s concern about the type of railing used, he stated that there is really no standard since there are a variety of railings used in the Old Market. He added that there were no actual guidelines in print that described how a patio should be designed.

Mr. Kerr addressed the issue of a dead tree that had been cut down outside of the business. He explained that he was unaware of who was responsible for cutting down the tree and assumed it was the City. Jed Moulton, City Planning, explained that the Parks Department works with the Old Market Business Association (OMBA) to remove hazardous trees. Mr. Kerr stated that the design was brought to the attention the landlord, Shelly Stokes of the OMBA, who was comfortable with the proposed changes. The new space does not encroach any farther than the previous seating area. In response to the Board, Mr. Kerr stated that Ms. Stokes had planned to attend the meeting, but was not able to. He offered to forward a written statement of support from her.

In response to Ms. Gerber, the owners stated that they were not aware that the block they are on was part of a locally designated landmark. He explained that Ms. Stokes had assumed that they had already applied for a permit for the outdoor seating area. Mr. Kerr further explained that he was not aware that a permit was needed for a temporary structure that is not connected to the façade of the building.

Mr. Santamaria expressed concern with the project reflecting the texture and fabric of the Old Market. He stated that if the applicant would have worked with the Board or City officials, they would have received the necessary direction. With regards to outdoor seating, Mr. Moulton clarified that Old Market guidelines makes no reference to seating or railings.

In response to Mr. Pence, Mr. Kerr stated that there has been a significant increase in business as a result of the new seating. He added that previously the seating area could hold only 12 people; however, approximately 24 people can now fit in the existing space. The seating was designed in a way that it could remain in place year round.

Mr. Moulton expressed support for the project and felt that the applicant had done a good job of creating a space that was both innovative and inviting, but he believed that improvements could be made with regards to the planters. He stressed the importance of architectural preservation of the Old Market as a whole with not as much emphasis on minor details.
Mr. Santamaria was in support of the project design; however, he objected to the lack of due process on the part of the applicant. He felt that it would set a negative precedent for the Old Market. In response, Mr. Haverkamp stated that he did not want the reason that the project was rejected was because the correct process was not followed. He added that they would work with the Board on any modifications it felt should be made to the design. Mr. Moulton suggested that the request be tentatively approved subject to further evaluation. Mr. Hargiss felt that some changes could be made to the design to make it more acceptable for the area. Mr. Santamaria commented on the lack of opacity and scale. He added that the materials used were not characteristic of the Old Market.

Mr. Pence felt that the addition was positive for the area since it brings people to a part of the Old Market that was underutilized.

Mr. Moulton reiterated that the Commission could grant temporary approval to give the owners time to redesign the project while also providing them an opportunity to recoup some of their investment.

Mr. Dobbe stated the Commission’s concerns about establishing a negative precedent for the Old Market; however, he believed the applicant had acted in good faith. He indicated that the tree that was removed should be replaced. He encouraged more conversation and interaction among the Old Market business community. He felt that the seating that had been installed would not age well and supported the idea of it being considered a temporary structure. He did agree that definite changes needed to be made. Mr. Haverkamp stated that he and Mr. Kerr were willing to work with the Commission on any proposed changes.

Mr. Dobbe moved to APPROVE a temporary Certificate of Approval for a period of six (6) months contingent upon a modification to the existing outdoor booths, in accordance with the Old Market Design Guidelines and the Federal Guidelines for Historic Preservation as applicable, to address concerns for opacity and scale. Mr. Pence seconded the motion.

AYES: Hargiss, Gerber, Pence, Dobbe, Santamaria

MOTION CARRIED: 5-0
National Register Nomination:

CASE NUMBER: H5-14-11  NAME: Omaha Power Plant Building
PRESENTED BY: Caitlin Kolb and Christina Jansen of Alley Poyner Macchietto  LOCATION: 505 Marcy Street
REQUEST: Request for National Register Nomination

This request was laid over at the request of the applicant.
At the Landmarks Heritage Preservation Commission meeting held on Wednesday, September 10, 2014, Melissa Dirr Gengler and Paul Jeffrey appeared before the Board. Ruben Acosta, National Register & Certified Local Government Coordinator – Nebraska State Historic Preservation Office, appeared in support of the project.

Ms. Gengler explained that the Turner Court Apartments are a pair of buildings that were built in 1921 by the Drake Realty & Construction Company, the largest development company at the time. They represent early American architecture with a Sullivanesque influence. There are 48 apartment units in the two buildings. The buildings were nominated under Criteria A for properties associated with events that have made a significant contribution to the broad patterns of our history. The buildings are examples of structures that fulfilled the housing need for Omaha after World War I. At the time, people wished to relocate from downtown Omaha into new buildings in areas that were more residential and less dense. The Drake Construction Company is also significant because they developed, manufactured, and stored a building material called Hydro-stone which enabled them to build as needed without waiting for supplies.

The buildings were also nominated under Criteria C (property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction) since it is a good example of the Sullivanesque style architecture. This style was named for Louis Sullivan, an early Chicago architect, who is noted for his contributions to the developments of high-rises. Ms. Gengler noted some of the architectural details of the building which included the vertical windows above the main entrance, brickwork, and detailing on the main façade. She showed pictures of the interior of the apartments and stated that the owner plans to renovate the existing apartments.

Mr. Acosta felt that the buildings qualified to be placed on the National Register of Historic Places. In response to Mr. Pence, Ms. Gengler stated that she did not have any historic photographs of the buildings. Ms. Gerber suggested that the applicant add other examples of Drake properties to the State file along with images of other architecture that reflected the Sullivanesque style. Mr. Dobbe further suggested that interior photos and floor plans of the building should also be added.

Ms. Gengler stated that, besides some cosmetic work and sealing of the doors from the kitchens to the hallways, the apartments have remained mostly the same. Mr. Santamaria indicated that the applicant should include contextual images from the time the buildings were constructed.
Ms. Gerber moved to APPROVE with the recommendation that the applicant include additional images of other Drake Realty & Construction Company properties and other examples of local or national Sullivanesque-style architecture to the nomination. Also, if available, other historical images of the properties should be included along with architectural floor plans. Mr. Pence seconded the motion.

AYES: Hargiss, Gerber, Pence, Dobbe, Santamaria

MOTION CARRIED: 5-0

Adjournment:

It was the consensus of the Board to ADJOURN the meeting at 2:54 p.m.