Landmarks Heritage Preservation Commission

MINUTES

Wednesday, May 11, 2016

Public Meeting:
1:30 PM, Room 1210 – 12th Floor
Omaha/Douglas Civic Center
1819 Farnam Street

Landmarks Heritage Preservation Commission Members: Joan Fogarty – Chair, George Killian – Vice Chair, Carrie Meyer, Regan Pence, Scott Dobbe, Kathryn Aultz, Jaime Suarez, Brian Magee and Curt Witzenburg.

Certification of Publication: Omaha Preservation Administrator certifies publication in the Daily Record, the official newspaper of the City of Omaha, on Wednesday, April 6, 2016 notice re: Landmarks Heritage Preservation Commission meeting, April 13, 2016.

Members Present:
Joan Fogarty, Chair
George Killian, Vice-Chair
Kathryn Aultz
Scott Dobbe
Brian Magee
Carrie Meyer
Regan Pence
Jaime Suarez
Curt Witzenburg

Members Not Present:
None

Others Present:
Trina Westman, LHPC Administrator
Jennifer Taylor, City Law Department
Clinette Warren, Recording Secretary

Ms. Fogarty - Chair, called the meeting to order at 1:32 pm, introduced the Commission members and staff. She explained the procedures for hearing the cases. There were eight members present. (Ms. Aultz appeared after roll call and approval of the minutes).

APPROVAL OF MINUTES:

Mr. Killian moved to APPROVE the April 13, 2016 minutes as submitted. Mr. Pence seconded the motion.

AYES: Killian, Magee, Pence, Suarez, Witzenburg, Fogarty

ABSTAIN: Dobbe, Meyer

MOTION CARRIED: 6-0-2
CERTIFICATE OF APPROVAL:

CASE NUMBER: 16-07-H3
PRESENTED BY: Matt Smith_BVH Architects
NAME: Blackstone Hotel Farnam - Street Facade
LOCATION: 302 South 36th Street
REQUEST: Certificate of Approval for Work on a Local Landmark

At the Landmarks Heritage Preservation Commission meeting held on April 13, 2016, Matt Smith appeared before the Commission.

Mr. Smith stated that, as part of the project, the timber façade of the building would be renovated and restored to its original appearance from the 1940’s. The building is on the National Register of Historic Places and is also a Local Landmark. He showed images of the building from the 1940’s.

The renovation would include removing the timber façade to reveal the decorative metal trim behind it. The windows would be replaced and the tile band that encircles the building along Farnam Street would be restored. Brick portions would be replaced as needed. Art Deco-styled signage would be added to match what was originally there.

In response to Mr. Dobbe, Mr. Smith stated that the owner intended to have a plain façade along the storefront and to restore the concave arc along the doorway. The applicant stated that it would not be known what could be salvaged until the renovation work began. There was some discussion about the proportions of the building with regards to the roof line and signage. Mr. Smith presented some historic photographs of the building to the commission members. Ms. Fogarty suggested that the applicant photograph the building as it was and include those with the information collected for the property.

Ruben Acosta, National Register/CLG Coordinator – Nebraska State Historical Society, explained the standards and requirements for what was previously included in nominations as it pertained to significant parts of a structure. He stated that usually the State defaults to including a whole building as it was listed at the time the nomination was written. Mr. Killian stressed the importance of good record-keeping with regards to when and how buildings were registered and when additions were added.

Mr. Dobbe moved to APPROVE the Certificate of Approval with the condition that, as constructability allows, the renovation proceeds with the intent of maintaining or matching the 1940’s proportion of the façade, especially with regards to the banding element at the parapet and signage. Mr. Killian seconded the motion.

AYES: Killian, Aultz, Dobbe, Magee, Meyer, Pence, Suarez, Witzenburg, Fogarty

MOTION CARRIED: 9-0
NATIONAL REGISTER NOMINATION:

CASE NUMBER: 16-08-H5
NAME: Allas Apartments
PRESENTED BY: Ruben Acosta _NeSHPO
LOCATION: 1609 Binney Street
REQUEST: Recommendation to the NeSHPO on the National Register Nomination

At the Landmarks Heritage Preservation Commission meeting held on April 13, 2016, Ruben Acosta appeared before the Commission.

Mr. Acosta stated that the property owner was in the process of applying for federal and state Historic Preservation tax credits and would soon commence work on the property. The four-plex apartment building was designed by Omaha Architect Charles Rosenberry for a local builder. He explained that the building is very close to the original design plan with the exception of the ornamental entrance. Many of the original windows are in place. He presented several pictures of the interior and exterior of the building. The original tile bathroom floors are all present, along with the tile entryway, much of the ornamental woodwork and built-in shelves. The floors would be repaired or replaced as necessary. He indicated that in the 1930’s a door was created between the dining rooms and the rear bedrooms of some of the apartments to allow individual renting of the rooms; however, this redesign would be reversed. He stated that this would not affect the recommendation since the period of significance for this building would be 1919 when the building was constructed.

Mr. Acosta stated that the building was significant for Community Planning & Development for being a multi-family structure that was built by an individual investor. It also has ties to the Greek community in Omaha. It is also significant for its architecture as an example of a four-plex style apartment, which is rare for the city. He mentioned the building’s location near the streetcar node at 16th & Locust streets, a major corridor that linked the residential areas toward Florence with the downtown area and other industrial areas to the south. This area was also the southern edge of the 1898 Exhibition of the Midway. He provided additional historic information about the building and its previous owners.

Trina Westman, LHPC Administrator, mentioned that the property had been designated as a Local Landmark in September 2015 and that a Certificate of Approval was granted in January 2016 for proposed work. The Certificate of Approval was granted on the condition that the project would continue to follow the guidelines of the Secretary of Interior Standards. She stated that she would continue to monitor the project in the future.

Mr. Witzenburg moved to APPROVE. Ms. Aultz seconded the motion.

AYES: Killian, Aultz, Dobbe, Magee, Meyer, Pence, Suarez, Witzenburg, Fogarty
MOTION CARRIED: 9-0
DISCUSSION:

Ms. Fogarty invited the commission members to attend a lecture at the Durham Museum on June 7, 2016 about the architectural history of Thomas Rogers Kimball. She also planned a tour of the West Central Farnam Historic District which was the first district in Omaha that was given the designation. The commission would agree on the date and time during May or June.

Adjournment:

It was the consensus of the Board to ADJOURN the meeting at 2:31 p.m.