Ms. Fogarty - Chair, called the meeting to order at 1:32 pm and introduced the Commission members and staff. She explained the procedures for hearing the cases. There were six members present.

**APPROVAL OF MINUTES:**

Mr. Dobbe moved to APPROVE the April 12, 2017 minutes as amended. Mr. Pence seconded the motion.

AYES: Killian, Aultz, Dobbe, Pence, Suarez, Fogarty

MOTION CARRIED: 6-0
LOCAL LANDMARK DESIGNATION:

CASE NUMBER: 17-03-H1  NAME: Saunders Kennedy Building
PRESENTED BY: Jennifer Honebrink_Alley Poyner Macchietto  LOCATION: 203 S 18 Street
REQUEST: Approval of Scope of Work as Conditioned by the LHPC March 8, 2017

At the Landmarks Heritage Preservation Commission meeting held on May 10, 2017, Amy Gilbertson (Trivers Associates), Albert Macchietto (Alley Poyner Macchietto Architecture) and Vic Desai (ViaNova Development) appeared before the Commission.

Ms. Gilbertson recalled that the applicant had been directed by the commission to provide additional information about the proposed alteration to the exterior of the building. The commission wanted the applicant to do some investigating into how much, if any, of the existing materials were present and whether they could be salvaged. A revised scope of work was submitted based on those findings. She discussed four areas: 1) investigation, 2) storefront design, 3) window design, and 4) conceptual update of the hotel.

Ms. Gilbertson shared photos from the investigation work. She noted that upon removal of the metal banding, the terra cotta sills and heads of the windows were found to be intact. The detailed work and terra cotta at the top floor is also intact. Portions of granite that were removed from the first floor showed that most of the original material was no longer there; however, the size of the original masonry openings could be determined. She explained that the metal panels were tacked onto the building and should be fairly simple to remove. She mentioned the various materials that would be removed from the building which included windows from the 2nd and top (7th) floors, granite cladding, murals and other pieces.

With regard to the storefront design, the architect reviewed historic photographs to determine how terra cotta was used on the building. She stated that the goal was not to duplicate what was originally there but to create a modern interpretation of the original design. The larger window openings would be re-installed and the main entry would be put back in its original location.

The applicant proposed replacing the windows for the 2nd and 7th floors since they were most affected by modern renovations. The aluminum casement window would be removed and historically appropriate double hung windows would be installed on the 2nd floor. The arched windows that were original to the top floor would also be installed.

Ms. Gilbertson showed renderings of the proposed design for the main lobby, bar, restaurant/meeting rooms and front desk. Floor plans were also presented along with the plan for the rooftop bar.

Ms. Gilbertson mentioned that the Planning Department recommendation was for approval with the condition that the windows be replaced for floors 3 through 6. She explained that the applicant would be using the Secretary of the Interior standards throughout the renovation. She noted that those standards allow existing conditions to remain. She further explained that replacement of the windows would have a significant financial impact on the project. When the windows for the 3rd through the 6th floors needed to be replaced, the owner would appear before the commission to present the type of window he planned to install.
In response to Mr. Dobbe, Ms. Gilbertson stated that a canopy would be installed on the west side of the building only.

In response to Ms. Fogarty, Mr. Macchietto stated that the existing aluminum windows will be painted so that they blend in with the building.

Mr. Suarez moved to APPROVE as presented. Ms. Aultz seconded the motion.

AYES: Killian, Aultz, Dobbe, Pence, Suarez, Fogarty

MOTION CARRIED: 6-0
At the Landmarks Heritage Preservation Commission meeting held on May 10, 2017, Lawrence Butler appeared before the Commission.

Mr. Butler stated that the building was constructed in December 1925 as a 6-bay, commercial building. The front façade was constructed with brick masonry on the north and east facades. An addition made of cement block was built close to the time of construction. He presented pictures of the bays which are 50’ - 60’ long and approximately 20’ wide. The original tin ceilings and crown moldings are intact in most of the bays. He also presented the original drawings of the building. The decorative terra cotta roof was shown on the north and east façades and the elevated masonry brick along the nameplate. He explained that the building is unique for its tapestry windows made of art deco glass. Copper molding surrounds the windows. There is also ornamentation above the doors. He described the interior layout of the bays.

Charles W. Rosenberry was the architect of the building. He also designed a number of homes in the Country Club District. Jacob Arthur Gross and Bernard Gross were brothers who purchased the building. Jacob A. Gross, born in 1886, was a Jewish immigrant. He was an entrepreneur and grocery store owner who also owned at least 4 apartment complexes in the area of 39th and Harney. He explained that many Jewish grocers began their careers as peddlers and that they played a major role in the establishment of grocery stores in the Omaha area. According to the 1926 city directory, the original tenants were A.M. Kingdom Drugs (4801), Hinky Dinky (4803), G.W. Gregg baker (4805), Schaeffer barber shop (4811); 4807 and 4809 were listed as vacant. The Hinky Dinky store eventually expanded into 4801 and 4803. The renovations that occurred as a result of the expansions became a major part of the historic composition of the building.

The building was nominated under Criterion A for commerce due to its association with the Hinky Dinky stores. The building housed the third store of the chain which began in 1925 and lasted until the last store was closed in 2000. The period of significance for the building on Military is from 1926 to 1963. It is the best surviving representative of the Hinky Dinky grocery store.

Jules Newman was the founder of the Hinky Dinky stores. By 1930 there were 36 Hinky Dinky stores. The stores were located in high-traffic areas and were typically housed in bays so that the store could expand if needed. Hinky Dinky stores controlled about 30% of the Omaha retail grocery market until the mid-1960’s.

In response to Mr. Dobbe, Mr. Butler stated that he could find no pictures showing the historic signage. Mr. Butler indicated that the National Park Service had approved 8’ signs for 3 of the bays and electronic signage for the north and west sides of the building. In addition, he stated that the tapestry windows would be removed since they have been painted over but that attempts would be made to salvage them. He also confirmed that the original corner entrance would not be reopened since the existing opening is so close. He also indicated that, at that time, he was not able to find historic photographs of the building and that the plate-glass windows that date back to 1947 are existing. He added that the
building will be stripped down to the original brick and that the paint on the decorative ceiling would be removed.

Mr. Pence moved to APPROVE as presented. Mr. Suarez seconded the motion.

AYES: Killian, Aultz, Dobbe, Pence, Suarez, Fogarty

MOTION CARRIED: 6-0
At the Landmarks Heritage Preservation Commission meeting held on May 10, 2017, Caitlin Kolb appeared before the Commission.

Ms. Kolb stated that the building was originally part of the Immanuel Deaconess Institute campus that was comprised of 17 buildings. The original building was built in 1944 and was designed by the Leo A. Daly architectural firm. The firm also designed the second part of the building that was built a decade later. She noted that the two buildings complement each other but do not look the same since they were built years apart. The buildings are made of brick with stone accents. The original building is 2 stories tall with a raised basement and the addition is 3 stories tall with a raised basement. The addition has terra cotta panels on the north and west sides of the building. The campus included a hospital, home for the aged, orphanage and other facilities. The Immanuel Deaconess Institute, founded in 1890, was one of the first in Nebraska. The basement and main floors of both buildings were used for public uses and classroom space. The second and third floors housed the dormitories for the nurses, a larger matron’s suite and one common bathroom and shower for each floor.

The building was nominated under Criterion A for its association with health and medicine and the building’s representation of the evolution of nursing. She explained that in the later 1800’s, the modern hospital began to gain in popularity where trained professionals were paid for their services. Nurses were originally viewed as free labor by these hospitals and received most of their training on the job. However, by the 1920’s when more hospitals were built, the need for standardized care increased. Due to a nursing shortage, the government passed the Bolton Act in 1943 which granted scholarships to women with the idea that they would remain in service upon completion of their training. The act also encouraged schools to increase their enrollment sizes which resulted in the construction of the Immanuel Deaconess School. St. Catherine’s on South 10th Street and Lutheran Home (currently Clarkson Hospital) on Leavenworth also built schools during that time.

The building was also nominated under Criterion C for architecture as a representation for being a combination of a school and dormitory, similar to St. Catherine’s and Lutheran Home. The building was designed in a modern style with simple lines. Ms. Kolb stated that there were plans to rehab the building into senior housing.

Mr. Dobbe recommended that original plans and elevations could be included as a supplement.

Mr. Dobbe moved to APPORVE as presented. Mr. Suarez seconded the motion.

AYES: Killian, Aultz, Dobbe, Pence, Suarez, Fogarty

NAYES: Killian

MOTION CARRIED: 5-1
CERTIFICATE OF APPROVAL:

CASE NUMBER: 17-13-H1
PRESENTED BY: Bob Perrin_Architect
NAME: John McDonald Residence Addition
LOCATION: 515 N 38 Street
REQUEST: Certificate of Approval for Work in a Local Landmark Heritage District

Ms. Fogarty recused herself from the case.

At the Landmarks Heritage Preservation Commission meeting held on May 10, 2017, Shawn Kolterman, Property Owner, and Bob Perrin, Architect, appeared before the Commission.

Mr. Kolterman explained that the home did not have enough closet or storage space to accommodate his family that included five daughters. He added that the kitchen was very small. He proposed adding an addition to the back of the home that would include a new kitchen on the main floor facing east, storage space in the basement, and an extra bedroom on the second floor. The addition would allow the family to remain in the neighborhood and be close to family members. He indicated that he owned a masonry company and that the work would be done in a way that reflected the quality and craftsmanship of the era in which the building was originally constructed. He intended to harvest some of the original brick for the addition.

In response to Mr. Killian, Mr. Perrin stated that the roof of the addition would be flat to mimic what an original screened in porch would have looked like. It would be similar to other screened-in porches in the area. He added that the addition would follow the Secretary of Interior standards.

Ms. Aultz moved to APPROVE as presented. Mr. Pence seconded the motion.

AYES: Aultz, Dobbe, Pence, Suarez, Killian

MOTION CARRIED: 5-0

ADJOURNMENT:

It was the consensus of the Board to ADJOURN the meeting at 2:56 p.m.