RESOLUTION-EXHIBIT 1
AMENDMENT OF DRAKE COURT & DARTMORE APARTMENTS
LANDMARK HERITAGE DISTRICT
LANDMARKS HERITAGE PRESERVATION COMMISSION

RESOLVED BY THE LANDMARKS HERITAGE PRESERVATION COMMISSION OF THE CITY OF OMAHA:

WHEREAS, the Drake Court and Dartmore Apartments Landmark Heritage District was designated by ordinance on December 19, 1978; and,

WHEREAS, the Drake Court and Dartmore Apartments District is listed in the National Register of Historic Places; and,

WHEREAS, Mr. Robert Rulis, on November 29, 1983, requested that the Drake Court and Dartmore Apartment Landmark Heritage District be amended to include the adjacent Ansonia Apartments, 2221-23 Jones Street; and,

WHEREAS, the Ansonia Apartments were designed, financed, and constructed by Omaha builders John A. Anderson and John L. Soderberg in 1929; and,

WHEREAS, the Ansonia Apartments - sensitively sited and designed to respect the earlier, neighboring apartment structures - contribute significantly to the character, streetscape and unique sense of place of the Drake Court and Dartmore Apartments Landmark Heritage District; and,

WHEREAS, the Ansonia Apartments exhibit design elements associated with Period Revival styles of architecture; and,

WHEREAS, this case application and supporting data are attached hereto as exhibits, and incorporated herein by the reference.

NOW, THEREFORE, BE IT RESOLVED BY THE LANDMARKS HERITAGE PRESERVATION COMMISSION OF THE CITY OF OMAHA:

THAT, the Drake Court and Dartmore Apartments Landmark Heritage District be amended to include the Ansonia Apartments, 2221-23 Jones Street.
Landmarks Heritage Preservation Commission
DEPARTMENT RECOMMENDATION

INSPECTION DATE
10/25/83

REQUEST

- Landmark Designation
- Landmark Heritage
- District Designation
- Certificate of Approval
   - to Perform Work

CATEGORY

- X District
- Building
- Structure
- Site
- Object

*This proposal is for the amendment of an existing district.

APPLICANT
Robert Rulis

LOCATION OF PROPOSED DESIGNATION OR WORK
2221-23 Jones Street

PRESENT USE
Apartment

CONFORMANCE WITH COMPREHENSIVE PLAN FOR HISTORIC PRESERVATION

Identified in A Comprehensive Plan for Historic Preservation in Omaha as being located in a potential historic district.

CONFORMANCE WITH OTHER MASTER PLANS

In conformance - Master Plan Review Committee - November 17, 1983

NEIGHBORHOOD CHARACTER
Existing:
Medium and high-rise historic residential complexes surrounded by single and two-story commercial structures.

Probable future effect on neighborhood if designation is granted or work is approved.

Designation will help to insure continued sensitive rehabilitation within this historic area.

PLANNING DEPARTMENT RECOMMENDATION

Approval

ADDITIONAL DATA

Adjacent to the Drake Court and Dartmore Apartments Historic District, a district listed both in the National Register of Historic Places and locally designated.
LANDMARKS HERITAGE PRESERVATION COMMISSION

APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic

and/or Common
Ansonia Apartments

LOCATION
Street and Number
2221-23 Jones Street

CLASSIFICATION

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OWNER OF PROPERTY

Name
Robert A. Rulfs

Street and Number
2201 Jones Street

City, State and Zip Code
Omaha, NE. 68102

Representative
Same as above

Street and Number

Legal Description

Lots 15 and 16, and ½ adjacent vacated alley, Block 0, Hillcrest Addition, as surveyed, platted and recorded in Douglas County, Nebraska.

(See attached petition)

Signature of Owner/Representative

Date
REPRESENTATION IN EXISTING SURVEYS

- X Historic Omaha Building Survey, Landmarks Heritage Preservation Commission. (Local)
- X A Comprehensive Plan for Historic Preservation in Omaha, Landmarks Heritage Preservation Commission, 1980. (Local)
- Omaha City Architecture, Landmarks, Inc., 1977. (Local)
- Survey of Douglas County, Nebraska State Historical Society, 1978. (State)
- Other:

DESCRIPTION

(See attached)

SIGNIFICANCE

(See attached)

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Description

Ansonia Apartments, 2221-23 Jones Street, constructed in 1929 at a cost of $50,000; John A. Anderson and John L. Soderberg, builders; three story concrete frame structure clad in brick; U-shaped in plan, surrounding central, exterior courtyard that opens onto Jones Street; low brick wall with central entry continues Jones Street building line and defines the north side of the landscaped courtyard; roofline varies slightly through the use of alternating parapets and projecting eaves supported by decorative wrought iron brackets and covered by shallow slate roofs; angled, tower-like projections define the inside corners of the U-shaped complex; raised, projecting brick entries with slate covered gable roofs, exposed rafter ends, decoratively cut barge boards and arts-and-crafts inspired brackets with pendants open onto the courtyard from the east and west; stone Tudor arches with quion-like stone surrounds define entries at the tower-like corners; double-hung windows throughout; stone used sparingly for trim.

Significance

The Ansonia Apartment building, built in 1929, is significant because it substantially contributes to the character and sense of place established by the immediately adjacent Drake Court Apartments and Dartmore Apartments Historic District - a district that is both locally designated and listed in the National Register of Historic Places.

In terms of urban design the Ansonia is particularly respectful of its earlier surroundings. It is apparent that the designer of the Ansonia Apartments recognized and carefully complemented the rhythmic quality of the neighboring Dartmore apartments that tightly line Jones Street. The Ansonia building line, cornice line and materials, as well as the massing and placement of details at the street-facing end walls, are all based on the Dartmore structures.

Architecturally, the Ansonia is not representative of any one particular style but is typical of its time in that it displays details borrowed from various earlier periods. An English Tudor influence can be seen in the tower-like projections that angle across the inside corners of the U-shaped complex and in the Tudor-arched doorways with stone surrounds. Several windows also exhibit Tudor arches. Arts and crafts details, such as decoratively cut barge boards and brackets with pendants are used at the main entrance to the east and west wings of the building.

Lightweight, scrolled wrought iron brackets under the eaves of projecting roof sections allude to a Mediterranean influence.

The Ansonia apartments were originally owned and constructed by the local builders John A. Anderson and John L. Soderburg. Still used as an apartment building today, the structure remains essentially unchanged since its construction in 1929.
Bibliography


City of Omaha building permit records.


Omaha City Directories.

Omaha City Landmark Designation: Drake Court and Dartmore Apartment Historic District.

Omaha City Planning Department. A Comprehensive Program for Historic Preservation in Omaha. Omaha; Landmarks Heritage Preservation Commission, 1980.

Case No. HA-33-1/ Applicant Robert Rule requests that Drake Court and Dartmore Apartments Landmark Heritage District be amended to include Ansonia Apartments, 2221-23 Jones Street. Dotted line outlines existing Landmark Heritage District. AREA TO BE ADDED TO DISTRICT IS SHADED.

Scale: 1' = 200'

Landmarks Heritage Preservation Commission
March 13, 1984

H2-83-17

Honorable President

and Members of the City Council,

This proposed Ordinance amends the Drake Court and Dartmore Apartments Landmark Heritage District to include the Ansonia Apartments located at 2221-23 Jones Street. The owner of the Ansonia Apartments, Robert Rulis, and the owner of Drake Court Apartments, Ira Tractenbarg, are the applicants.

DEPARTMENT RECOMMENDATION: Approval.

SUMMARY OF TESTIMONY AT THE PLANNING BOARD PUBLIC HEARING: At the Public Hearing held February 1, 1984, no one appeared in favor or in opposition to this request.

PLANNING BOARD ACTION: Approval 7-0.

SUMMARY OF TESTIMONY AT THE LANDMARK HERITAGE PRESERVATION COMMISSION PUBLIC HEARING AND ADMINISTRATIVE MEETING: At the Public Hearing and Administrative Meeting held December 22, 1983, Lynn Meyer presented a visual overview of the architectural and historical significance of the Ansonia Apartments. The owner of the subject apartments appeared in favor of this designation.

No one appeared in opposition to this request. Full summary of proceedings attached.

LANDMARK HERITAGE PRESERVATION COMMISSION ACTION: Approval 5-0.

Respectfully submitted,

Mart.n H. Shukert
Planning Director

7C4+14

Att.
THE UNDERSIGNED HEREBY PETITION THE CITY COUNCIL
OF THE CITY OF OMAHA TO BE INCLUDED WITHIN A
LANDMARK HERITAGE DISTRICT TO BE CREATED PURSUANT
TO SECTION 24-53 OF THE OMAHA MUNICIPAL CODE

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<td>Pam Trueblood</td>
<td>11/27/83</td>
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REQUEST: Landmark Designation - Amendment to Drake Court and Dartmore Apartments Landmark Heritage District to include Ansonia Apartments

LOCATION: 2221-23 Jones Street

At the Public Hearing held February 1, 1984, Lynn Meyer, Landmarks Heritage Preservation Commission Administrator, appeared in behalf of this request. Mr. Meyer stated that this request is to amend an existing Historic District, the Drake Court and Dartmore Apartments District, to include the Ansonia Apartments located directly west and immediately adjacent to the existing District. He said the structure is shown in the Comprehensive Plan for Historic Preservation in Omaha as having potential for being in a historic district. Mr. Meyer stated that the Master Plan Review Committee found this designation to be in conformance with the Master Plan. He added that the Landmarks Heritage Preservation Commission recommended approval of this amendment to the existing District on December 22, 1983.

Mr. Meyer reported that the applicant/owner of the Ansonia Apartments initiated this designation. He noted that the owner of the Drake Court Apartments also signed the petition to initiate this District amendment.

In answer to a question raised by Ms. Latimer, Mr. Meyer told the Board that the LH:PC would like to eventually include the lots abutting Jones Street up to 24th Street in this Historic District.

No one appeared in opposition to this request.

At the Administrative Meeting held February 8, 1984, Ms. Latimer moved to APPROVE this request for Landmark Designation - Amendment to Drake Court and Dartmore Apartments Landmark Heritage District to include Ansonia Apartments; 2221-23 Jones Street. Mr. Overfelt seconded the motion which carried 7-0.

REQUEST: Amendment to Drake Court and Dartmore Apartments Historic District to include Ansonia Apartments - 2221-23 Jones Street

At the Public Hearing and Administrative Meeting held December 22, 1983, Lynn Meyer presented a visual overview of the buildings in question for the amendment. Mr. Meyer stated that these buildings are directly adjacent and immediately west of the boundary of the present district. Mr. Meyer noted that these buildings were built about 10 years after the original Drake Court buildings and the architect was very respectful of the existing character of the buildings already constructed. Mr. Meyer referred to the builder's respect for the materials, colors, massing and symmetry of the buildings already in place. Mr. Meyer made reference to the fact that Mr. Robert Rulis, owner of the Ansonia Apartments and Mr. Ira Tractenberg, owner of the Drake Court Apartments, have signed a petition requesting this amendment to the district.
Dr. Wood asked if Mr. Rulis had any additional comments to make after Mr. Meyer's presentation.

Mr. Rulis informed the Commission of his concern for the preservation of the buildings and the fact that his concern was the reason for purchasing them. Mr. Rulis stated that his objective was to keep the building as is, as much as possible. Mr. Rulis mentioned that the entry doors would probably have to be changed due to fire purposes. Mr. Rulis also mentioned that new conduit would have to be installed which would result in cutting into some of the concrete in the floors. Mr. Rulis noted that another objective is to have a park like setting.

Cynthia Schneider asked Mr. Rulis why the doors would have to be changed. Dr. Wood stated that these were the internal doors and not the external doors.

Dr. Wood inquired if Mr. Rulis was aware of the restriction connected with a landmark designation. Mr. Rulis said that he was very aware and would do his best to stay within these restrictions. After this designation, Mr. Meyer stated that he would forward the necessary papers through the State to the Department of Interior, in hopes of getting these buildings certified and thereby allowing Mr. Rulis to qualify for a tax credit for rehabilitation.

Dr. Wood mentioned to Mr. Rulis that he should keep in close contact with the State, since past history has proven that they are very sensitive to changes concerning the internal parts of the building, unlike this commission which is mostly concerned with the exterior of the building. Mr. Rulis said that he is very aware of this matter.

No one appeared in opposition to the amendment to the designation.

After no further discussion, Mr. Harmsen moved that the Amendment of Drake Court and Dartmore Apartments Historic District to include the Ansonia Apartments (2221-23 Jones Street) be approved. Seconded by Mrs. Schneider. Carried 5-0.
AN ORDINANCE to amend the Drake Court and Dartmore Apartments Landmark Heritage District to include the Ansonia Apartments, located at 2221-23 Jones Street,
pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

Section 1. That the Ansonia Apartments are located at 2221-23 Jones Street, which
is on the following described land, to wit:

Lots 15 and 16, and 1/2 adjacent vacated alley, Block O, Hillcrest
Addition, Douglas County, Nebraska.

Section 2. That the reasons cited in Landmark Heritage Preservation Commission
Resolution attached hereto as Exhibit I, and made a part hereof as if fully set forth herein,
the architectural characteristics of the Ansonia Apartments are hereby deemed significant
and worthy of preservation.

Section 3. That the Ansonia Apartments are hereby included in the Drake Court and
Dartmore Apartments Landmark Heritage District, and hereby subject to all of the
provisions of Landmark Heritage Preservation, Chapter 24, Article II of the City of Omaha.

Section 4. That this Ordinance shall be in full force and take effect fifteen (15)
days from and after the date of its passage.

INTRODUCED BY COUNCILMEMBER

APPROVED BY:

PASSED MAR 27 1984 5-0

ATTEST:

APPROVED AS TO FORM:

4C3:10

MAYOR OF THE CITY OF OMAHA DATE

CITY CLERK OF THE CITY OF OMAHA

CITY ATTORNEY
AN ORDINANCE to amend the Drake Court and Dartmore Apartments Landmark Heritage District to include the Ansonia Apartments, located at 2221-23 Jones Street, pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL
1st Reading MAR. 13 1984 hearing on 3-20-84

Hearing MAR 20 1984 over to 3-27-84

Final Reading MAR 27 1984 Passed - 5-0