RESOLUTION
MELROSE APARTMENTS
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, the Melrose Limited Partnership is the owner of the
Melrose Apartments; and,

WHEREAS, this owner requested that the Melrose Apartment
Building be designated as a Landmark under the City of
Omaha’s Landmarks Heritage Preservation Ordinance; and,

WHEREAS, the Melrose, built in 1916, is architecturally
significant as a fine example of a particular type of early
twentieth century apartment building, the L-court apartment;
and,

WHEREAS, the Melrose retains a high degree of its original
characteristics; and,

WHEREAS, the Melrose is listed in the National Register of
Historic Places; and,

WHEREAS, the Melrose has been completely rehabilitated in
compliance with federal historic preservation standards;
and,

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

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

THAT, the Melrose Apartment Building, 602 North 33rd Street, be
designated as a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission

APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE

Historic

and/or Common

Melrose APTS

LOCATION

Street and Number

607-06 No. 33 St.

CLASSIFICATION

Category

Ownership

Status

Present Use

District

Public

Occupied

Agriculture

Building(s)

Private

Unoccupied

Commercial

Structure

Both

Work in Progress

Educational

Site

Public Acquisition

Accessible

Entertainment

Object

In Process

Yes: Restricted

Government

Yes: Unrestricted

Industrial

No

Military

Other

OWNER OF PROPERTY

Name

Melrose Limited Partnership

Street and Number

525 Farnsworth Rd

City, State and Zip Code

Omaha, NE 68132

Representative

Doug Hiner and Partners

Street and Number

555

City, State and Zip Code

555

LEGAL DESCRIPTION

Park Place

Block #2

Lot 28 847.5 x 60 96025

Signature of Owner/Representative

Date

2/25/89
REPRESENTATION IN EXISTING SURVEYS

X Historic Omaha Building Survey, Landmarks Heritage Preservation Commission. (Local)

____ 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 NATIONAL REGISTER NOMINATION FORM)

SIGNIFICANCE

(SEE ATTACHED NATIONAL REGISTER NOMINATION FORM)

Specific Dates 1916
Architect H. O. Frankfurt
Builder Alex Beck
Case No. H1-89-17. APPLICANT: Melrose Limited Partnership requests LANDMARK DESIGNATION FOR the Melrose Apartments, 602 North 33rd Street. AREA TO BE DESIGNATED IS SHADED.

Map From:
1984 Omaha/Douglas County Historic Building Survey, Site #D009:0214-003

Scale: 1"=100'
Landmarks Heritage Preservation Commission
February 25, 1992

H2-89-17

Honorable President

and Members of the City Council,

The proposed Ordinance designates the Melrose Apartments, located at 602 North 33rd Street as a landmark. The applicant is Melrose Limited Partnership.

DEPARTMENT RECOMMENDATION: Approval.

SUMMARY OF TESTIMONY-PLANNING BOARD PUBLIC HEARING: At the public hearing January 8, 1992, the Planning Director presented the request. He stated that the Landmarks Heritage Preservation Commission had recommended the designation.

No one appeared in favor of or opposed to the request.

PLANNING BOARD ACTION: Approval 7-0.

SUMMARY OF TESTIMONY-LANDMARKS HERITAGE PRESERVATION COMMISSION MEETING: At the public hearing/administrative meeting August 3, 1899 the applicant presented the request. A brief history of the apartments was given.

No one appeared in favor of or opposed to the request. Full summary of proceedings attached.

LANDMARKS HERITAGE PRESERVATION COMMISSION RECOMMENDATION: Approval 4-0.

Respectfully submitted,

Gary L. Pryor
Planning Director

0959y

Referred to City Council for Consideration:

Mayor's Office/Title
Approximately 20 residents of the area were present at today's meeting. No one spoke after hearing Mr. Harvey withdraw the request for approval.

Mr. LeBeau complimented Mr. Harvey for their sensitivity to the neighbors and for their willingness to meet with the neighbors again. He also complimented the neighbors for their concern about the proposed project. He suggested Mr. Harvey invite City staff to attend the meeting with the neighbors when the alternate plan has been developed, and to meet with the LHPC staff prior to making a formal request before the Commission.

In response to Mr. Perry, Mr. Behrens indicated there are no established guidelines for such construction in an historic district. Mr. LeBeau reminded everyone present that the LHPC is not charged with considering the use of the property, but its appropriateness in a designated Landmark district. The use, he advised, is an issue that will have to be resolved with either the Zoning Board of Appeals and/or with the Planning Board. Such meetings are, Mr. LeBeau said, public hearings and the neighbors will be advised when the hearings are to be held.

**LANDMARKS DESIGNATION/NATIONAL REGISTER NOMINATION:**

Case No. H1-89-17/H5-89-18

Doug Hiner

**REQUEST:** Approval of Landmark Designation and National Register Nomination

**LOCATION:** 602 North 33rd Street
(Melrose Apartments)

Ms. Kathleen L. Fimple presented the Landmarks Designation/National Register Nomination to the Commission for their consideration.

The Melrose apartment complex, constructed in 1916, is comprised of two separate three-story buildings positioned adjacent and attached, but perpendicular to each other, giving the appearance that the buildings are one large L-shaped structure. A large courtyard lies between the buildings and the street corner. While the west building is larger than the north one, both are of brown brick with identical limestone and darker brown brick detailing. Both feature balconies flanking the entry bays with "The Melrose" inscribed above each entrance. The Melrose exhibits a high degree of integrity with virtually no alternations to the exterior and only minor changes in the interior.

The request for Landmarks Designation and National Register Nomination is submitted at the request of the owner, Doug Hiner. Mr. Hiner proposes to use The Melrose for family housing (one and two bedroom apartments).

Regarding renovation work, Ms. Fimple and Mr. Hiner indicated that work is primarily in the mechanical systems of the structure (heating, plumbing, air conditioning, etc.). In response to Mr. LeBeau, Mr. Hiner indicated he would be willing to request local designation as well.
Minutes
Landmarks Heritage Preservation Commission
August 3, 1989
Page 3

No one appeared in opposition to this request.

MOTION: Mr. Perry moved to approve Landmarks Designation/National Register Nomination for The Melrose Apartments, 602 North 33rd Street. Mr. Jeffrey seconded the nomination.

There being no further discussion, roll was called.

YEA: Jeffrey, Ferguson, Perry, LeBeau
MOTION APPROVED: 4-0

There was general discussion about making this area an historic district. Mr. Hiner indicated that some interest has been shown, but that they have not moved forward on the subject.

There being no further business, the meeting adjourned at 2:18 p.m.

Ann M. Dudas
Recording Secretary

1711P
REQUEST: Approval of Landmark Historic Designation  
LOCATION: 620 North 33rd Street, Melrose Apartments

REQUEST: Approval of Landmark Historic Designation  
LOCATION: 1102 Park Avenue, Normandie Apartments

REQUEST: Approval of Landmark Historic Designation  
LOCATION: 1906-10 Jones Street and 638-42 South 19th Street, Steiner Rowhouses

REQUEST: Approval of Landmark Historic Designation  
LOCATION: 801 South 15th Street, The Eggerss-O'Flying Building

These requests were heard concurrently due to agreeing interests.

At the Planning Board meeting held on January 8, 1992, Mr. Gary Pryor Planning Director, presented these requests.

Mr. Pryor stated that the Landmarks Heritage Preservation Commission has reviewed all of these requests, and have recommended that they be given a Historic Designation. Two of these properties are currently on the National Register.

No one appeared in opposition to this request.

Mr. Pryor stated that these designations are consistent with the City's Master Plan.

Mr. Lopez moved to APPROVE the Landmark Historic Designation of 620 N. 33 Street, Melrose Apartments; 1102 Park Avenue, Normandie Apartments; 1906-10 Jones Street and 638-42 S. 19 Street, Steiner Rowhouses; and 801 S. 15 Street, The Eggerss-O'Flying Building. Mr. Scarpello seconded the motion which carried 7-0.
AN ORDINANCE to designate the Melrose Apartments, located at 620 North 33rd Street as a Landmark pursuant to the Landmark Preservation Ordinance of the City of Omaha.

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

Section 1. That the Melrose Apartments are located at 620 North 33rd Street, which is on the following described land, to wit:

Lot 28, Block 2, Park Place, as surveyed, platted and recorded in Douglas County, Nebraska.

Section 2. That for the reasons recited in Landmarks 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 Melrose Apartments are hereby deemed significant and worthy of preservation.

Section 3. That the "Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings", as may be from time to time amended, are hereby adopted as the design standards to be applied in the enforcement of this Ordinance and Chapter 24, Article II of the Omaha Municipal Code.

Section 4. That the Melrose Apartments are hereby designated pursuant to Section 24-61 of the Omaha Municipal Code, and hereby subject to all of the provisions of this Ordinance and Chapter 24, Article II of the Omaha Municipal Code.
Section 5. 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

Joseph L. Frenkel

APPROVED BY:

Mayor of the City of Omaha

DATE

MAYOR OF THE CITY OF OMAHA

PASSED MAR 17 1992 7-0

ATTEST:

CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:

CITY ATTORNEY

I hereby certify that the foregoing is a true and correct copy of the original document now on file in the City Clerk's office.

CITY CLERK
ORDINANCE NO. 32597

AN ORDINANCE to designate the Melrose Apartments, located at 620 North 33rd Street as a Landmark pursuant to the Landmark Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st Reading FEB 25 1992

Hearing MAR 3 1992

Final Reading MAR 17 1992 Passed 7-0

Mary Bryan Corbett
CITY CLERK