RESOLUTION
NORMANDIE APARTMENTS
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, James Kean is the owner of the Normandie Apartments; and,

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

WHEREAS, the Normandie, built in 1898, is architecturally significant as a fine early example of the apartment building in Omaha; and,

WHEREAS, the Normandie is one of only two pre-1900 apartment structures extant in Omaha today; and,

WHEREAS, the Normandie retains its original floor plan and virtually all of its original architectural characteristics; 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 Normandie Apartment Building, 1102 Park Avenue, 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
NORMANDIE APARTMENTS

and/or Common

LOCATION
Street and Number
1102 PARK AVE.

CLASSIFICATION

<table>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
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<td>Building(s)</td>
<td>Public</td>
<td>Occupied</td>
<td>Agriculture</td>
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<td>Structure</td>
<td>Private</td>
<td>Occupied</td>
<td>Commercial</td>
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<td>Object</td>
<td>Public Acquisition</td>
<td>Work in Progress</td>
<td>Entertainment</td>
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<td></td>
<td>In Process</td>
<td>Accessible</td>
<td>Government</td>
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OWNER OF PROPERTY
Name: JAMES V. KERAN
Street and Number: 3605 50 114 AVE.
City, State and Zip Code: OMAHA, NE 68144
Representative: Same as above

LEGAL DESCRIPTION
LOTS 1 & 2, BLK. 4, HANSCOM PLACE,
OMAHA, DOUGLAS COUNTY, NE.

Signature of Owner/Representative
Date: 6-25-80
REPRESENTATION IN EXISTING SURVEYS

- 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

SIGNIFICANCE

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Specific Dates
Architect
Builder
Case No. H1-90-16, APPLICANT: James Kean requests LANDMARK DESIGNATION FOR Normandie Apartments, 1102 Park Avenue. AREA TO BE DESIGNATED IS SHADED.

Map From:
1984 Omaha/Douglas County Historic Building Survey, Site #D009:0203-007

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

H2-90-16

Honorable President

and Members of the City Council,

The proposed Ordinance designates the Normandie Apartments located at 1102 Park Avenue, as a Landmark. The applicant is James V. Kean.

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 has recommended the historic designation.

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

PLANNING BOARD RECOMMENDATION: Approval 7-0.

SUMMARY OF TESTIMONY—LANDMARKS HERITAGE PRESERVATION COMMISSION MEETING: At the public hearing/administrative preservation meeting August 14, 1991 Lynn Meyer presented slides on the history of the apartments.

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

096ly

Referred to City Council for Consideration:

Mayor's Office/Title
MINUTES
PUBLIC HEARING AND ADMINISTRATIVE MEETING
LANDMARKS HERITAGE PRESERVATION COMMISSION
1:30 P.M. - WEDNESDAY, AUGUST 14, 1991
BOARD OF EQUALIZATION CONFERENCE ROOM - LC-3
OMAHA DOUGLAS CIVIC CENTER - 1819 FARNAM STREET

CERTIFICATION OF PUBLICATION:

MEMBERS PRESENT: Michael Fenner, Chairman
Catherine Ferguson
Joan Flinspach
Barbara Wickman

MEMBERS ABSENT: Paul Jeffrey
Bryan LeBeau
Albert Macchietto

OTHERS PRESENT: Lynn Meyer, Preservation Administrator
Kent Behrens, Planning Department
Lynn Bjorkman, Planning Department
Dawn Landholm, Planning Department
Ken Bunger, City Attorney, Law Department

The meeting was called to order at 1:30 p.m. by Mr. Fenner with 4 members present and 3 members absent.

LANDMARKS DESIGNATION/NATIONAL REGISTER NOMINATION:

Case No. H1-90-16; H5-90-17
James Kean

REQUEST: Approval of Landmarks Designation and National Register Nomination

LOCATION: 1102 Park Avenue
(Normandie Apartments)

No one appeared before the Commission in opposition to this request. Mr. Fenner stated they took a tour of the exterior of the building before the meeting.

Mr. Lynn Meyer, Landmarks Administrator, presented a slide presentation on the history of the Normandie Apartments. The building was built in 1898. The influence of the Renaissance revival style can be seen in the columns that form the portico, in the modillions and dentils underneath the eaves of the building, and the simulated rustication that is formed by the brick work at the buildings base. There is a classical wave-like pattern that forms a belt
course around the building. Mr. Meyer stated that the Normandie was built by George Pane and was designed by F. A. Henninger. Given its high degree of integrity, the Normandie clearly conveys its historic significance in plan, design, setting, and materials. Mr. Meyer stated he has talked to the owner, and he is the one who initiated the designation and is in favor of this request.

Ms. Flinspach moved to APPROVE the recommendation for Landmarks Designation and National Register Nomination. Ms. Wickman seconded the motion.

AYES: Ferguson, Flinspach, Wickman, Fenner

Motion carried 4-0

CERTIFICATES OF APPROVAL

Case No. H3-91-22
Nancy Kirk

REQUEST: Approval of fence
LOCATION: 3516 Lincoln Blvd.
(Bemis Park Historic District)

Ms. Nancy Kirk, owner, presented this request to the Commission. Ms. Kirk stated they are replacing an existing fence and propose to extend the fence around more of the property. There was an existing white picket, dog earred fence on the east property line. For cost purposes, they propose to use a chainlink fence around the back and sides and to replicate the picket fence across the front to keep it in the style of the house. Ms. Kirk presented to the Commission pictures of the fence. The only difference in the picket fence is that it has 3" spacing between boards instead of 4" spacing for the safety of the baby.

Mr. Fenner stated there are some chainlink fences in the neighborhood that run perpendicular to the street and none in the front, which is what Ms. Kirk has.

No one appeared in opposition to this request.

Ms. Ferguson moved to APPROVE the fence as it has been constructed. Ms. Flinspach seconded the motion.

AYES: Ferguson, Flinspach, Wickman, Fenner

Motion carried 4-0

Case No. H3-91-23
Charles Gue

REQUEST: Approval of porch enclosure and reroof
LOCATION: 3602 Lincoln Blvd.
(Bemis Park Historic District)

No one appeared in opposition to this request.

Mr. Fenner stated the Commission did an inspection of the property. Mr. Meyer stated he has contacted the owner and he is in favor of this request. Mr. Fenner stated this is one of the least controversial items the Commission has seen.
PLANNING BOARD MINUTES

HI-89-17
Melrose Limited Partnership

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

HI-90-16
James Kean

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

HI-91-1
Hillcrest Apartments, LTD.

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

HI-91-19
1413 Leavenworth Historic, L.P.

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 North 33rd
Street, Melrose Apartments; 1102 Park Avenue, Normandie Apartments; 1906-10
Jones Street and 638-42 South 19th Street, Steiner Rowhouses; and 801 South
15th Street, The Eggerss-O'Flying Building. Mr. Scarpello seconded the motion
which carried 7-0.

8820t
AN ORDINANCE to designate the Normandie Apartments, located at 1102 Park Avenue 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 Normandie Apartments are located at 1102 Park Avenue, which is on the following described land, to wit:

Lots 1 and 2, Block 4, Hanscom 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 Normandie 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 Normandie 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. French

APPROVED BY:

R.J. Murray
MAYOR OF THE CITY OF OMHA

DATE

PASSED MAR 17 1932 7-0

ATTEST:

CITY CLERK OF THE CITY OF OMHA

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

BY
ORDINANCE NO. 39597

AN ORDINANCE to designate the Normandie Apartments, located at 1102 Park Avenue 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 over to 3/9/92

Final Reading MAR 17 1992 Passed 2-0

Mary Barragan, City Clerk