

DUNDEE- MEMORIAL PARK ASSOCIATION



Dundee Day August 27th

Pancake Breakfast
7 AM - 11 AM
Parade starts at 10:30 A.M
And much, much
more!

Sorensen Celebration

Mark your calendars! Come to the 40th Anniversary Celebration of the building of the Sorensen Library and Recreation Center, Saturday, August 20, 2016; 10 a.m.- noon, 48th and Cass. There will be refreshments, a short program at 10:15 - 10:30 a.m., door prizes, and historical photos and information about activities there through the years. See you there!

Dundee-Memorial Park Association Newsletter

"Dedicated to Preserving the Community"
www.dundee-memorialpark.org

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Letter From the President

Molly Romero
402-502-2203

The Heat of Summer!

It is mid-June as I write this, and we have begun a true summer heat wave, with the hottest succession of above-90's June temperatures in over 50 years, according to the Omaha World-Herald. A dear friend informed me that we are a full 23 degrees cooler than the official Phoenix temperature today, and with family living in Phoenix, I will focus on the extreme of their weather, wishing them well and a needed respite, rather than focusing on the heat of ours. The mid-90's don't seem so hot now.

The Dundee Water Brigade

With the heat of summer full upon us, our iconic begonia and ivy flower baskets will be even thirstier. It is a delight to see the water truck pulling up to the basket on my corner, with a friendly "Hello," and a cheerful, "Thank you." It is also a delight to be in the truck, greeting folks and giving the plants a drink. If you would like to take a turn at watering, please contact Dan Rock to find a slot on the schedule. He may be reached at DRock@EllickJones.com or 402-558-4913.

Pending Demolition Ordinance

At the last Board of Directors meeting, on May 2nd, Councilman Chris Jerram joined us to explain the proposed city ordinance that would address the process of issuing demolition permits for buildings that are 75 years old and older. After discussion, the board unanimously adopted a motion to support the passage of the ordinance by sending a letter to the City Council expressing the board's support. The board believes this is an important matter, and I believe it deserves clarification, especially for mid-town residents and developers active in mid-town neighborhoods. Other mid-town neighborhood associations have also written letters supporting the proposed ordinance, among them are Fairacres, Blackstone, and the Mid-Town Neighborhood Alliance.

In the past few years, there have been several instances of demolished buildings that caused quite an uproar, with neighbors wanting their voices heard, not only in Dundee, but also in Fairacres, and other parts of Omaha.

Dundee-Memorial Park Association

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President's Message

Continued from front page.

The Fairacres neighborhood, along with many from Dundee and Memorial Park as well as other mid-town neighborhoods, successfully opposed the demolition of the beautiful Temple Israel on a wooded 8-acre site on Cass Street just east of 72nd. Christian Christianson of Blue Stone Development voluntarily engaged in dialog with residents and other interested parties. The result was he abandoned his development plan, and the building was completely remodeled and repurposed as the new home of the Omaha Conservatory of Music, which is on its way to becoming a world-class institution of which Omaha can be extremely proud.

Often, finding the best way to use an older property is not the quickest way, requiring more time, the participation of more people, the formation of a new vision. Another example in Dundee is the repurposing of the Dundee Theater for a new Film Streams movie theater venue. That building, too, was under threat of demolition.

Omaha has lost many beautiful buildings that give the older Omaha neighborhoods character and charm. I will not go into the lengthy list, but will mention two recent homes we lost, one on Farnam and one on Happy Hollow, both removed to make way for more open space. While the proposed ordinance does not assure that a building will be saved from demolition, it does assure an opportunity for conversation about the significance of the building proposed for demolition.

I met with Jennifer Taylor, Omaha's Assistant City Attorney, who did in-depth research on comparable ordinances in various cities, and was the primary drafter of the proposed ordinance. She knows it through and through. She was very helpful, giving me extensive information about how the issue is addressed in other cities as well as in the proposed ordinance.

To quote the proposed ordinance: "The intent of this division [section of the larger ordinance] is to provide for notice to city residents of the anticipated demolition of potentially significant buildings or structures, to give fair consideration to any alternatives to demolition and to allow owners of such buildings or structures to contemplate preservation, restoration, rehabilitation or relocation as alternatives to demolition." In short, the purpose is to provide an opportunity for conversation, discussion about whether the structure is significant, and if so, what can be done to satisfy all parties.

First of all, the proposed ordinance will come into play only upon the application for a demolition permit, the complete removal of the structure. It will not apply to permits of any other type, such as remodeling or adding on. For those demolition applications for buildings 75 years old and older, the ordinance will provide for an administrative review by the planning department. Most important, it is

not intended to preserve every old building, rather only buildings of significance. Whether a building is significant is determined by examining its historical, cultural, or architectural significance. Factors to be considered include whether it is listed as a significant structure by the State Historical Commission, is on the reconnaissance surveys of the Nebraska Landmarks Preservation Commission, or on the National Historic Trust list.

To reiterate, a structure's significance is based on architectural, historical and cultural factors. To many, it will seem the ordinance does not provide sufficient protection for historical structures, but it is the intention to balance property rights of owners and developers with the interests of the community's desire for preservation. If, after the review period, the demolition permit is issued, it may be made contingent upon developing documentation of the home with photos and other relevant material, preserving the structure on paper, if not physically.

It is not clear that the Farnam house or Happy Hollow house would have been found significant, quite possibly not. But there would have been discussion. The recent demolition in Fairacres would most certainly have not been prevented, as that house was considered unsafe. Structures that are a threat to public health, safety or welfare are exempt from the proposed ordinance.

There are many cities that have ordinances governing the demolition of older structures, and the one proposed for Omaha is among the least restrictive. The Denver demolition ordinance can be accessed on line, with a section of "FAQs", including the percentage of applications that are denied. While Denver's ordinance is more restrictive than the one proposed for Omaha, only 5% of their applications trigger the notice requirement. Of those, only 1% are denied, and only one demolition has been prevented. That is not to say the ordinance is ineffective. It does give voice to those seeking to preserve, and with the opportunity for conversation comes the exchange of ideas, accommodations, and possibly an outcome better than either party would have envisioned without the discussion.

If you have an opinion about this ordinance, please let our councilmen know. It is being considered at the July 12th council meeting, and could adopted at that meeting. While the public hearing is past, we can all still have input by contacting our councilmen, not just the two representing our neighborhood, but all of them. You may also submit a letter to the City Clerk, addressed to all the councilmen and he will see that it is entered into the record and the councilmen are given copies.

Continued on page 6



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Serving Dundee for Over 30 Years

President's Message

Continued from preceding page

Dundee Day – August 27th – the Last Saturday in August

There are still volunteer opportunities available for Dundee Day. If you would like to help, you can contact Sara Jensen at SJensen0917@gmail.com or Sarah Troia at Denim Saloon. In addition, this year, sponsorship advertising and donation opportunities are available. Both Sara and Sarah can provide information about those opportunities. All net proceeds go to pay for the business district security officer, Robert Butler and his colleagues, who have been a tremendous asset to not only the business district, but to the entire neighborhood.

Have a great July, stay cool, and I hope to see you all in September at our next neighborhood meeting. Have a great summer!

Stay up to date on our news through our website: www.Dundee-Memorial Park.org

Trim Those Trees ... Please

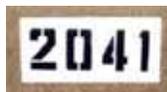
Please be considerate of your neighbors and keep your trees and shrubs trimmed along your sidewalks. There is a city ordinance stating that there should be an 8 foot overhead clearance. And shrubs should not over hang sidewalks, so that they are obstructed and inhibit passage or views of street traffic.

Please take a careful look at all sides of your property and make sure that you are not causing problems or safety issues for others.

Allow your street number to be visible to Emergency Responders

Have your curb painted with a stencil of your street number for easily sighted address in the case of an emergency for \$10. Simply Mail in this fully completed slip with check of \$10 to

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Sat. 8:30 a.m.-noon
Ask about our extended hours.
Access us online via Children's Connect.
ChildrensPhysiciansOmaha.org

2016 DUNDEE DAY SATURDAY AUGUST 27th PARADE APPLICATION

Please help us have a happy, well-organized Dundee Day Parade. We plan to start the parade at 10:30 A.M. at the entrance to Memorial Park. Participants need to fill out this application and return it to the Dundee Dell as soon as possible along with your check. Each participant group must pay \$20.00 with checks payable to Dundee Merchants Association.

Everyone is welcome!
Name of organization/contact person or individuals marching:

Address: _____

Phone: _____

Number of Individuals Participating: _____

Mail to: PAT GOBEL
DUNDEE DELL

5007 Underwood Avenue
Omaha, Nebraska 68132
402-553-9501

Dundee Community Garden

Watermelon Feed July 24

Kids Activity July 12

June was sure hot! But it brought a lot of growth in the garden. Our sweet potatoes especially love the heat... and the tomatoes, peppers, and eggplants are all doing well too. We had an amazing strawberry crop in June—the plants under the fruit trees were loaded.

Please check out the Neighbor Garden area along Underwood Ave., by the Little Free Library. This area is where we invite anyone walking by to help themselves to a pinch of this or handful of that. We've got fresh kale and collard greens ready to pick—help yourself and pick a bunch to use for dinner! In our herb section, we've got parsley, basil (regular and Thai), mint, and tarragon—it might be just the thing you need to finish off your dish! The tomatoes and peppers should be ready to harvest soon. We've made the Neighbor Garden area more user-friendly with better signage and more clearly marked paths, so check us out!

Kids in the Garden: Nature Weaving Looms and Flower Pounding, [rescheduled from June], Wed. June 15, 6:30 to 7:30 p.m. Children ages 5-12 are invited to come make stick looms and weave garden treasures into the strings; and make a banner by pounding leaves and flowers. FREE. [This class was rescheduled due to extreme heat in June.]

All are invited to our annual Watermelon Feed, Sunday July 24, 3-5 p.m. at the garden. We'll be selling slices of cold watermelon for 50¢ each. This is a great time to visit and see what's growing!

Thank you to all our friends and neighbors who donated to the Dundee Community Garden during Omaha Gives. We raised over \$1400 this year, which we are putting to use in improving the Neighbor Garden area, and we plan to purchase new commercial grade picnic tables soon.

Mary Green



Photo from watermelon feed a few years ago. Mary Green center with Adam and Heika Langdon



**No DMPA Meetings
Until September
Enjoy your Summer**

Sorensen Celebration

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Dundee Pediatrics
5018 Underwood Ave.
Opening May 31, 2016
(402) 991-5678
Walk-ins welcome
Monday - Friday 9:00 -5:00

**John Andreson, MD
Kim Christner, MD
Kurt Davey, MD**

Sadly some things will never come back--like drive-in movie theaters and a draw of beer for a quarter. But one thing that is making a comeback is floor tile or at least it is being rediscovered

because, in truth, floor tile never really went away.

The first rubber floor tiles were introduced in 1894, but rubber stained easily and deteriorated fairly quickly due to ozone exposure. Rubber tiles were replaced with asphalt tiles in the 1920s. Asphalt tiles were more durable, but colors and patterns were limited. Finally vinyl tiles entered the scene in 1933. But due to vinyl shortages during World War II, vinyl tiles were not widely used until the late 40s.

Today, vinyl tiles are available in a rainbow of colors and patterns so creating a floor tile design that matches a vintage look for your old house is pretty easy. Vinyl floor tile is a good flooring option for mudrooms, laundry rooms, basements and bathrooms. Installing a vinyl tile floor isn't too complicated and so it is doable for most homeowners.

Vinyl floor tiles basically come in two "flavors"--the kind you glue down with adhesive mastic and the "peel and stick" kind. "Peel and stick" is a less troublesome option because you won't have deal with adhesive oozing all over the place. The cost of "peel and stick" tiles ranges from a buck to about ten bucks per 12 by 12 inch tile. When calculating the number of tile you'll need, allow about fifteen percent for waste.

Start your project by removing the shoe molding at the bottom of the baseboard.

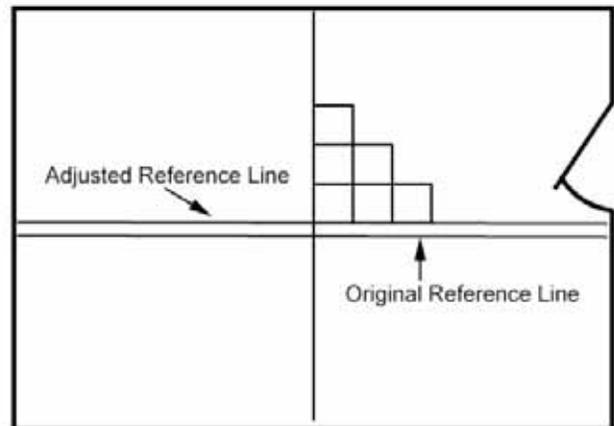
Professional-looking results start with a solid foundation, in this case a smooth, seam free underlayment. If you're working with a concrete floor, use a floor leveling compound to fill in any low spots and chip off or grind down any high spots. For over a wood floor, nail or staple down sheets of 1/4" plywood staggering the seams between sheets. Use about 16 nails or staples per square foot spaced more or less evenly. (Renting a portable compressor and a pneumatic staple gun will make the job go faster.) Fill the seams between the sheets with floor leveling compound, let it dry and then sand it smooth.

You lay vinyl tiles starting in the center of the room and working outward. So start by dividing the room into quadrants. Measure and mark half the width of the room and then snap a chalk line from wall to wall. Then dry fit (that is, don't peel the backing off the tiles just yet) across half the width. If, when you get near a wall with full tiles, you are left with a narrow sliver of space left; shift your chalk line a few inches in one direction or the other so you end up with wider cut pieces at the wall. Then snap a chalk line centered on the other walls and

perpendicular to your first line and again dry fit a row of tiles in one quadrant and adjust your chalk line if you need to.

Now start peeling and sticking one quadrant at a time. Using a stair step layout will help you keep the tiles square and tight. When you have laid all the full tiles you can in a quadrant go to the next quadrant. Since you'll be on your knees for quite a while, buy some knee pads. (You'll thank me for this in the morning.)

Once all the quadrants have been filled with full tiles, you can cut and place cut pieces along the edges. You can cut vinyl tiles with a utility knife but it's faster



and easier to rent a vinyl tile cutter which is like a beefier version of a paper cutter. The vinyl tile cutter will work for straight cuts. If you need to notch any tiles use your utility knife for that. A tile cuts easier if you warm it up with a heat gun, but be sure to wear gloves so you don't scorch your fingers. After you've laid the floor roll over it with a J-roller or a rolling pin to make sure all the tiles are firmly pressed down. Then reinstall the shoe molding.

Now stand back and admire your new floor. But don't wash the floor for at least five days to give the adhesive a chance to fully set up.

Connections

For an online archive of previous articles go to: <http://www.dundee-memorialpark.org/>


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Large Project Planned

Planned Lyman Richey Cement Plant Redevelopment

About 100 neighbors, city officials, and developers attended a meeting on June 22 at UNO's Thompson Alumni Center regarding a new, proposed development at 46th and Dodge. On the Eastern border of Dundee, the 8.32 acre site stretches from just behind the Popeyes Chicken on Dodge Street north to California Street. The plan is for 5 buildings housing over 280 apartment units and 500 plus residents.

Councilman Chris Jerram has been actively engaged with the proposed developer, The Giddings Group, LLC from Augusta, Georgia. The planned investment is nearly \$40 million with approximately \$6 million coming from Tax Increment Financing (TIF). Total expense per unit being built is over \$130,000 in the multifamily structure. Rents will average just over \$1,300 for an average unit sized just under 900 square feet. The developers hope to capitalize on the continued growth at UNMC and the site's proximity to the Dodge Street transit corridor.

With any development in Omaha, parking and traffic flow are identified as issues. As for parking, the developer was quick to point out, this project has nearly 400 stalls for 280 units. Traffic flows on Dodge and California Street are being evaluated but believed to be adequate. Shopping, restaurant, and entertainment options are close by, in walking distance – which the developers are counting on.

As for design and aesthetics, neighbors continue to push for improvements. The lot itself provides many challenges due to the significant grade change of over 60 feet from West to East. The building itself is planned to be 4 stories tall on the West, 5 stories tall on the East, and rise nearly 60 feet above the ground. Landscaping is a part of the project and expected later to provide specific details.

Dundee Dell Has New Owner

It's hard to put 27 years into words.

I have been the fourth owner of the Dundee Dell. I bought it in 1989 from Neill Everitt. I brought a few friends with me to help bolster the staff at that time. Over the years many wonderful people have worked at the Dell. And any many more have been loyal customers and good friends.

The Dell is unique. It has its own vibe. It is a pub in the style of pubs in the British Isles. In the small villages and hamlets there, everyone gathers at the pub. Their homes were traditionally too small to gather in. So, the pub. The smallest child, the oldest person and everyone in between. No matter what your background or income level or your education, you are welcome at the pub. It is where you go to be yourself and be with other people, not virtually but really. This is what the Dell is about.

As I have aged I found the last few years that my passion for the business has waned. It takes a lot of energy to keep the Dell operating at the level expected by so many. So the time has come for me to give the reins over.

Greg Lindberg is the new owner. You may know Greg from Absolutely Fresh Seafood, Shuck's or Bailey's. He is a very good man. He and Jaime Hendrickson his Director of Operations have great experience in restaurants and more importantly great passion. They will be the perfect team to bring a lot of new energy and vision to the Dell going forward. They have already replaced the carpet. They will keep everything else the same. The staff and menu, the Scotch tastings will all remain just as they have been. You may see some more seafood specials on the special board though, just guessing.

I will remain on board for a few months to help with the transition and say farewell to all of you. After that I will look for a new position to keep myself busy. So stop by the Dell say hello to Greg and Jaime and share a story or two with me. Thank you so much for all the great times over so many years.

Pat Gobel

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Saturday 8:30 am - 12 pm Mon - Thurs 8:30 am - 8:30 pm Fri 8:30 am - 5:30 pm

Programs subject to change—visit omahalibrary.org for updates.

Kids' Programs

Baby Storytime - Fridays | 10:30 AM

Fit Club - Saturday, July 2 | 2 PM

Movie Days - Tuesdays | 1 PM

July 5 | *Norm of the North*

July 12 | *The Good Dinosaur*

July 19 | *The Lego Movie*

July 26 | *Zootopia*

Minecraft Club - Tuesdays, July 5 & 19 & Saturday, July 16 | 4:30 PM

Have fun playing Minecraft at the Library. Program limited to ages 8-18. Registration required.

Toddler Storytime - Wednesdays | 10:30 AM

Kids Programs - Fridays, July 8, 15, 22 & 29 | 2 PM

July 8 | Pre K-2nd Grade Ballet Class

July 15 | Omaha Blue Waves Martial Arts Demo

July 22 | Snakes & Lizards

July 29 | Mammals of Nebraska

Lego Club - Wednesdays, July 13 & 27 | 4:30 PM

Froggy Visits Sorensen Storytime - Saturday, July 16 | 10:30 AM

Froggy wants to meet the kids at Sorensen Branch, so he is visiting us for a special storytime. We will sing songs and listen to fun stories. Give him a hug and shake his paw. Don't forget your camera!

Superhero Party - Saturday, July 23 | 2 PM

The superhero will read a book, play a game, and talk about superheroes. Bring your camera and we can take your picture with a superhero!

Teen Programs

Teen Programs - Thursdays, July 7, 14, 21 & 28 | 1 PM (Registration required.)

July 7 | Chocolate Olympics

July 14 | Makey Makeys

July 21 | Kinect Sports Olympics

July 28 | Hour of Code: Code Combat

Game Time: Mario - Saturday, July 9 | 2-4 PM

Gr. 6-12 Pac-Man Lock-In - Friday, June 17 | 6-9 PM

Play Life-Size Pac-Man with your friends at the Library! Enjoy food and refreshments while playing games and having fun. Registration & a signed parental permission slip are required.

Adult Programs

Book Club - Saturday, July 2 | 1 PM

Book Club - Tuesday, July 5 | 4:30 PM

Creative Cards - Saturday, July 16 | 9 AM-NOON

Join Connie and crew for another enjoyable morning of crafting her unique greeting cards. All supplies will be provided to guarantee you go home with an assortment of one-of-a-kind cards. Registration required.

Book Club - Saturday, July 16 | 1 PM



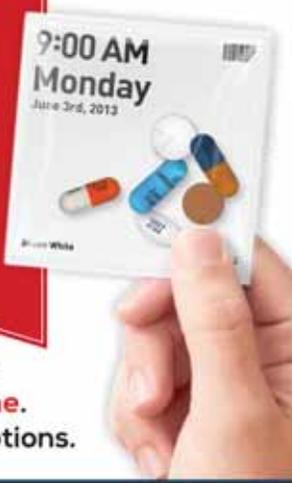
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Email: ellenshurson@gmail.com or call 402- 551-6787.

Dundee Day

August 27th

Plan to Join the Fun!

Sponsorships for Dundee Day – August 27

We are currently seeking sponsors for Dundee Day and have sent out our first round of requests. Our goal is to get 5 key sponsors who would be the marquee leaders for the event. Please let us know if you or anyone you know would be interested in taking this kind of leadership role. Sponsorships are a bargain at \$1,000. Considering over 10,000 people from around Omaha attend the event, that's pretty cheap advertising!

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Please renew before your membership lapses.
Multi-year memberships are available.

Dundee-Memorial Park Association

Membership Form

Name (s) _____

Address: _____ Zipcode _____

Phone _____ E-mail: _____

Multiple year membership discounts : Family 2 year - \$20, Senior 2 year -\$10, Business 2 yr \$30

Yes, you may list my name in the newsletter as a ___new member___ renewal.

**Annual
Membership
Dues:**

Family \$12
Senior \$6
Business \$20

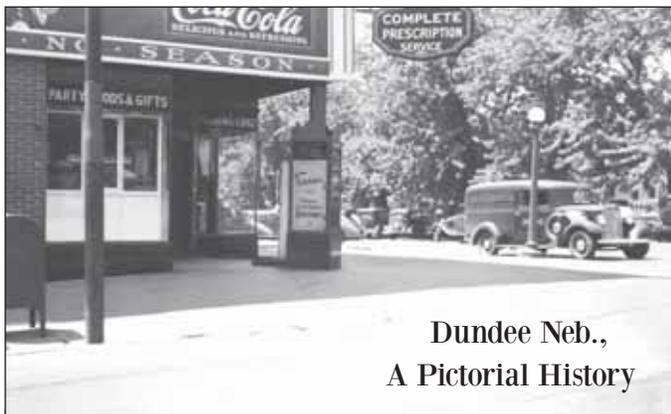
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Send form (Photo copy acceptable) and checks made out to DMPA to
Eli McNichols 5017 1/2 Cass St, Omaha, NE 68132
(Please DO NOT send to p.o. box.) _____ I would like to learn about volunteer opportunities.

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