RESOLUTION–EXHIBIT 1
CENTER SCHOOL
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, Eugene J. Liu and Laurence R. Wagner are the owners of the Center School; and,

WHEREAS, These owners, on January 15, 1985, requested that Center School be designated as a Landmark under the City of Omaha’s Landmarks Heritage Preservation Commission; and,

WHEREAS, Center School, now commonly known as Lincoln School, was built in 1893; and,

WHEREAS, Center School was designed by prominent Omaha architect John Latenser, Sr., who designed 35 schools during his prolific career; and,

WHEREAS, Center School is a good example of the Richardsonian Romanesque style of architecture popular in the late 1880’s and early 1890’s; and,

WHEREAS, Center School is one of only a very few major Richardsonian Romanesque style buildings that remain in Omaha; and,

WHEREAS, Center School is one of only three extant schools designed by Latenser in the Richardsonian Romanesque style, a style that is generally not associated with Latenser; 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, Center School, 1730 South 11th Street, be designated as a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission

DEPARTMENT RECOMMENDATION

INSPECTION DATE
2/5/85

REQUEST CATEGORY
X Landmark Designation District
__Landmark Heritage X Building
__District Designation Structure
__Certificate of Approval Site
__to Perform Work Object

APPLICANT
Urban Development, Inc.

LOCATION OF PROPOSED DESIGNATION OR WORK
1730 South 11th Street

PRESENT USE
Vacant

CONFORMANCE WITH COMPREHENSIVE PLAN FOR HISTORIC PRESERVATION
In conformance – shown as potential individual Landmark

CONFORMANCE WITH OTHER MASTER PLANS
In conformance – staff master plan review committee

NEIGHBORHOOD CHARACTER
Existing:
Structure exists in the midst of a small scale turn-of-the-century residential neighborhood.

Probable future effect on neighborhood if designation is granted or work is approved.
Designation is part of an effort to re-utilize the vacant school building. This should have a positive effect on the neighborhood.

PLANNING DEPARTMENT RECOMMENDATION
Approval

ADDITIONAL DATA
This building is to be a certified historic rehabilitation project.
Landmarks Heritage Preservation Commission

APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic
Lincoln Elementary School and/or Common

LOCATION
Street and Number
1730 S. 11th Street

CLASSIFICATION

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OWNER OF PROPERTY

Name
Urban Development Inc.
Street and Number
P. O. Box 1136, Downtown Station
City, State and Zip Code
Omaha, Nebraska 68101-1136

Representative
Eugene J. Liu or Laurence R. Wagner
Street and Number
8608 Grand Ave. or 5014 Cuming Street
City, State and Zip Code
Omaha, NE 68134 or Omaha, NE 68132

Phone Number
571-2979 or 553-3134
221-4549 or 221-4569 (Work)

LEGAL DESCRIPTION
Tax Lot Forty-Nine (49), in Section Twenty-Seven (27), Township Fifteen (15) North,
Range Thirteen (13) East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska.

Signature of Owner/Representative

Date 1/15/85
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

(SEE ATTACHED)

SIGNIFICANCE

(SEE ATTACHED)

Specific Dates 1893, 1916
Architect LATENSER
Builder
United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic Center School (D009:0115-005)

and/or common Lincoln School

2. Location

street & number 1730 South 11th Street

city, town Omaha

state Nebraska

3. Classification

Category
district
building(s)
structure
site
object

Ownership
public
private
both

Public Acquisition
NA
in process

Status
occupied
unoccupied
work in progress

Accessible
yes: restricted
yes: unrestricted
no

Present Use
agriculture
commercial
educational
entertainment
government
industrial
military

4. Owner of Property

name Urban Development, Inc. (Eugene J. Liu or Laurence R. Wagner)

street & number P.O. Box 1136, Downtown Station

city, town Omaha

state Nebraska

5. Location of Legal Description

courthouse, registry of deeds, etc. Register of Deeds, Omaha/Douglas Civic Center

street & number 1819 Farnam Street

city, town Omaha

state Nebraska

6. Representation in Existing Surveys

title 1984 Omaha/Douglas County Historic Building Survey

has this property been determined eligible? yes x no

date 1984 - ongoing

depositary for survey records Omaha City Planning Department and Nebraska State Historical Society

city, town Omaha/Lincoln

state Nebraska
9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property: less than one

Quadrangle name: Omaha South

Quadrangle scale: 1:24000

UTM References

A
    Zone 1 5
    Easting 2 5 4 4 1 0
    Northing 4 5 6 9 5 1 0

B
    Zone
    Easting
    Northing

C

D

E

F

G

H

Verbal boundary description and justification

Tax lot Forty-Nine (49), in Section Twenty-Seven (27), Township Fifteen (15) North, Range Thirteen (13) East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska.

List all states and counties for properties overlapping state or county boundaries

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11. Form Prepared By

name/title: Dan Worth/Architect, Planner; Lynn Meyer, Preservation Administrator

organization: Omaha City Planning Department

date: March, 1985

street & number: 1819 Farnam Street, Suite 1110

telephone: 402/444-5208

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national     state     local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89–665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

<table>
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For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration
7. Description

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Describe the present and original (if known) physical appearance

Center School is a classroom/gymnasium facility built in 1893 and expanded in 1916; technically it is built of solid masonry load bearing walls supporting wood floor joists; and timber roof trusses supporting wood rafters; formally the building is a articulated two story rectangular structure with a hipped roof, designed as a local adaptation of the Richardsonian Romanesque style.

Center School, located at 1730 South 11th Street, was constructed in 1893 as a neighborhood grade school facility. The original brick, two story over raised basement building is "U" shaped in plan and topped with a hipped roof. A two story gabled pavilion is centered on the principal eastern facade, with a smaller, minor bay-like projection centered on each of the northern and southern facades.

In 1916 a simple, flat-roofed two story brick addition was added, filling in the "U" portion of the original plan on the building's west side. This addition added two classrooms: per floor plus a basement level gymnasium. In 1972; a temporary wood-framed structure was added to the north of the school, adding an additional multipurpose space.

The building's two main entrances flank the projecting eastern pavilion. Through these arched, sandstone openings are large stairs providing the main vertical circulation. Double-loaded corridors service the classrooms - 7 classrooms per floor (5 in the original building and 2 in the addition) for a total of 14 classrooms. The basement contains the mechanical/boiler/storage functions as well as the girls and boys restrooms and the gymnasium.

The building utilizes a structural system of load bearing solid masonry walls (interior and exterior) on stepped masonry footings. The floors are structured of 2X14's spanning between bearing walls and are covered with hardwood flooring. The hipped roof is constructed of timber trusses on which dimensioned wood rafters bear.

Center School is a fine and well preserved local adaption of the Richardsonian Romanesque style of architecture. The building's facades are composed of thinly-jointed dark red brick with encircling lintel courses, window sills, mouldings and other selected details in red sandstone. The walls are punctuated by groupings of large flat-topped and round arched double-hung windows and topped with heavilly dentilled projecting eaves.

The integrity of Center School is very good; it has been maintained extremely well both at the interior and exterior over its long and intensive life. Some minor problems exist with sandstone exfoliation and efflourescence at masonry surfaces. These problems will be corrected however, through a planned certified rehabilitation.

An historic element associated with Center School, while it was known as Lincoln School, is a statue of Abraham Lincoln sculpted by the Austrian artist Franz Zelesny. The statue, first installed at Central High School in 1908, was moved to a position in front of Lincoln School in 1918 where it stood until the school closed in 1984. The statue is presently being stored by the Omaha Public Schools.
8. Significance

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Specific dates 1893; 1916

Builder/Architect John Latenser, Sr., Architect

Statement of Significance (in one paragraph)

Center School is architecturally significant as one of only a very few major examples of the Richardsonian Romanesque style remaining in Omaha. The architect of the structure, John Latenser, Sr., was a prolific designer of public schools in Nebraska and Iowa. Center School is one of only three existing Latenser School buildings in Omaha designed in the Richardsonian Romanesque style, a style not generally associated with Latenser.

The late 1880's and early 1890's was a time of great expansion for the Omaha Public Schools. Many of the systems early frame school buildings were being replaced with permanent brick structures. One of the biggest years for school construction was 1892. A newspaper article the following year stated that "the calendar year 1892 has been one of the greatest activity in building permanent school buildings in Omaha. Sites have been bought for eight large permanent schools and all the buildings have been started and will be completed and occupied this year" (Omaha World Herald, February 6, 1893). The ambitious construction program was funded through bonds approved at the November 1891 election and issued in early 1892.

Among the schools appropriated under the bond issue was Center School, now commonly known as Lincoln School, at Eleventh and Center Streets. Opened in 1893, the ten-room brick building replaced an original four-room frame school that had been constructed on the site in 1883. The designer of Center School was John Latenser, Sr., who was the architect for the board of education at the time.

Latenser (1858-1933), a native of Liechtenstein, received technical training in Stuttgart, Germany before emigrating to the United States. He first settled in Chicago in 1881 where he was employed as a draftsman. Latenser's first job upon his arrival in Omaha in 1887 was the design for Webster School at 28th and Webster Streets (non-extant). The contract for Webster School was awarded to Latenser after he convinced school board authorities that his design was superior to those offered by eighteen competitors. Later the school board was to adopt Latenser's method of building schools in units ranging from four to sixteen rooms. Ultimately, Latenser designed 25 Omaha schools, with the most important being Central High School (NRHP, 1979), built between 1900 and 1912. Other major buildings by Latenser include the Douglas County Courthouse (NRHP, 1979) and the J.L. Brandeis and Sons Store Building (NRHP, 1982).

Stylistically, Center School is a good example of Richardsonian Romanesque architecture. The style, based on the work of Henry Hobson Richardson, was often employed in the late 1880's and early 1890's for public buildings and large scale residences. It was also a style that was very popular in the Midwest. Several of Omaha's finest and most important buildings of the late nineteenth century were designed in the Richardsonian Romanesque style. These include the Federal Building (1892-1906), the City Hall (1889-1892) and the Omaha Bee Building (1887-1889), all non-extant. Latenser was superintendent of construction for the Federal Building, appointed under President Grover Cleveland.

Continued
Center School is one of only a very few major Richardsonian Romanesque buildings that remain in Omaha. A fine residential example that exhibited elements of the style, the 1892 Guy Barton House and carriage house (NRHP, 1973), was demolished in 1982. Of the other existing major structures that represent the style, three are schools — Mason School built in 1888, and Columbia and Train Schools, both by Latenser and both funded under the 1891 school bond issue. Latenser's work in the Richardsonian Romanesque style seems to be limited almost exclusively to his designs for schools in the 1890's. The vast majority of his work is in the classical and renaissance revival styles.
Building Permit Records. Omaha City Planning Department, Omaha, Nebraska.

Deeds and Mortgage Records, Douglas County, Nebraska.

John Latenser, "Center School", Architectural Working Drawings (Micro film) on file at the City of Omaha Planning Department.

Omaha Architects File. Omaha City Planning Department. Omaha, Nebraska.

Omaha Public Schools Clipping File Collection, "1890-1894". On file at Joslyn Castle, 3902 Davenport, Omaha.

Omaha World Herald, February 6, 1983.


LHPC Case No. H1-85-4, APPLICANTS: Laurence R. Wagner and Eugene J. Liu request LANDMARK DESIGNATION for 1730 South 11th Street. AREA TO BE DESIGNATED IS SHADED. (Center School Lincoln School)
ORDINANCE NO. 30200

AN ORDINANCE to designate the Center School, located at 1730 South 11th Street as a Landmark 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 Center School is located at 1730 South 11th Street, which is on the following described land, to wit:

Tax Lot 49, In Section 27, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, 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 Center School 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 Center School is hereby designated pursuant to Section 24-61 of the Omaha Municipal Code, and hereby subject to all of the provisions of Landmark Heritage Preservation, Ch. 24, Art. II. of the City of Omaha.

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 COUNCIL MEMBER

[Signature]

APPROVED:

[Signature]

PASSED JUN 18 1995 6-0

MAYOR OF THE CITY OF OMAHA

ATTEST:

[Signature]

CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:

[Signature]

CITY ATTORNEY
AN ORDINANCE to designate the Center School, located at 1730 South 11th Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.