RESOLUTION - EXHIBIT A

NOTRE DAME ACADEMY AND CONVENT

LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, The Sisters of Notre Dame are the owners of the Notre Dame academy and Convent at 3501 State Street; and,

WHEREAS, the owner has requested that the Notre Dame academy and Convent be designated as a Landmark under the City of Omaha's Landmarks Preservation Ordinance; and,

WHEREAS, the Notre Dame Academy and Convent was built in three phases between 1926 and 1950; and,

WHEREAS, the Notre Dame academy and Convent is significant architecturally for its Late Italian Renaissance Revival style; and,

WHEREAS, the 1965 modern design addition is not visible from the main facade and does not detract from the historic integrity of the building; and,

WHEREAS, the main facade features a central projecting portico capped by a full pediment bearing the image of Mary in the tympanum and topped with a cross at the apex; and,

WHEREAS, a port cochere supported by paired corinthian columns shelters the main entrance and circular driveway; and,

WHEREAS, the Notre Dame Academy and Convent sits on one of the highest points in the northern Omaha neighborhood of Florence and the Seven Oaks for which the site was named continue to define the landscaping of the property along with the circular drive; and,

WHEREAS, the Sisters of Notre Dame requested the unique clay tile roof to remind them of buildings in Czechoslovakia; and,

WHEREAS, the Notre Dame Academy and Convent provided the only Czechoslovakian education for girls in Omaha that included Czech language, culture, and heritage classes in addition to traditional school curriculum; 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 Notre Dame Academy and Convent, 3501 State Street, be designated a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission

Application for Landmark
or Landmark Heritage District

1. Name of Structure: Notre Dame Academy and Convent

2. Location / Address: 3501 State Street, Omaha, NE 68112

3. Applicant:
   name: Notre Dame Sisters
   address: 3501 State Street
   Omaha, NE 68112
   phone: 402-455-2994

4. Classification:

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   Present Use
   | agriculture | museum |
   | commercial | park   |
   | educational | private residence |
   | entertainment | religious |
   | government | scientific |
   | industrial | transportation |
   | military | other (explain) |
   | vacant      |         |

5. Owner of Property:
   name: Notre Dame Sisters
   address: 3501 State Street
   Omaha, NE 68112
   phone: 402-455-2994

6. Legal Description:
   Lot 1, Notre Dame Sisters Replat II
7. Historic Description and Significance: Please provide as thorough a description as possible. This should include, but is not limited to, architectural styles and features; site elements, landscaping/urban design elements; architects, builders, and owners. Copies of architectural drawings, photos and similar documents are encouraged. Include a statement explaining why the item/property/district is historically significant. The Landmarks Commission staff will assist you in filling out this portion if necessary. Use additional sheets if necessary.

Attached National Register Nomination

[Signature of Owner]

December 9, 1997

please return the complete application to: Preservation Administrator, Omaha Planning Department
1819 Farnam St., Omaha, NE 68183
United State Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable". For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Notre Dame Academy and Convent

other names/site number NeHBS# DO09-0361-004

2. Location

street & number 3501 State Street

city or town Omaha

state Nebraska code NE county Douglas code 055 zip code 68112

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this [] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [] meets [] does not meet the National Register Criteria. I recommend that this property be considered significant [] nationally [] state/[] local. ([] See continuation sheet for additional comments.)

Signature of certifying official

Date

Director, Nebraska State Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

[] entered in the National Register.

[] See continuation sheet.

[] determined eligible for the National Register.

[] See continuation sheet.

[] determined not eligible for the National Register.

[] removed from the National Register.

[] other, (explain):

Signature of Keeper

Date of Action
5. Classification

Ownership of Property
(Check as many boxes as apply)
- x private
- [] public-local
- [] public-state
- [] public-Federal

Category of Property
(Check only one box)
- x building(s)
- [] district
- [] site
- [] structure
- [] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

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Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)
- Religion: church school, church related residence, religious facility
- Religious facility, church-related residence

Current Functions
(Enter categories from instruction)

7. Description

Architectural Classification
(Enter categories from instructions)
- LATE VICTORIAN: Second Renaissance Revival

Materials
(Enter categories from instructions)
- Foundation: concrete
- Walls: brick
- Roof: clay tile
- Other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)
8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

[ ] A Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] B Property is associated with the lives of persons significant in our past.

[ ] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

[ ] A owned by a religious institution or used for religious purposes.

[ ] B removed from its original location.

[ ] C a birthplace or a grave.

[ ] D a cemetery.

[ ] E a reconstructed building, object, or structure.

[ ] F a commemorating property.

[ ] G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

Architecture
Ethnic Heritage
Education

Period of Significance
1926-1950

Significant Dates
1926, 1936, 1950

Significant Person
(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation
N/A

Architect/Builder
Lafr, Matthew; Stangel, Carl

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

[ ] preliminary determination of individual listing (36 CFR 67) has been requested.

[ ] previously listed in the National Register

[ ] previously determined eligible by the National Register

[ ] designated a National Historic Landmark

[ ] recorded by Historic American Buildings Survey

[ ] recorded by Historic American Engineering Record

Primary Location for Additional Data:

[ ] State Historic Preservation Office

[ ] Other State agency

[ ] Federal agency

[ ] Local government

[ ] University

[ ] Other

Name of repository:
Omaha City Planning, Notre Dame Academy
10. Geographical Data

Acreage of Property: approximately 1

UTM References (place additional UTM references on a continuation sheet).

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Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title: Melissa Dirr

organization: Omaha City Planning

street & number: 1819 Farnam

city or town: Omaha

date: December 1997

telephone: (402) 444-5210

state: NE

Additional Documentation
Submit the following items with the completed form:

Continuation Sheets

Maps
A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs
Representative black and white photographs of the property.

Additional items
(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name/title: Notre Dame Academy and Convent

street & number: 3501 State St.

city or town: Omaha

telephone: (402) 455-2994

state: NE

zip code: 68112

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended, (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.
DESCRIPTION

Residing on one of the highest points in the Florence neighborhood in northern Omaha, Nebraska, Notre Dame Academy, at 3501 State Street is a three-story concrete block blonde brick veneer building designed in the Late Italian Renaissance Revival style. Omaha architects Matthew Lahr and Carl Stangel designed the E-shaped convent and school in 1924 with construction occurring in four stages ranging from 1926 to 1965. Although the building was constructed in differing phases the designs came from the original architect plans, except for a 1965 rear addition.

Notre Dame Academy is a three story building with full basement, constructed in the late Italian Renaissance Revival style. Designed by Omaha architects Matthew Lahr and Carl Stangel, the "E" shaped building was erected in three phases, from 1926 to 1950, based on the original architects design. Rising from a concrete block raised foundation a poured concrete cap acts as a beltcourse running the circumference of the building above the basement windows. Another beltcourse immediately below the third story windows have heavy dentil molding. Cantilevers support the slightly overhanging cave of the low pitched hipped roof line. The main (north) facade has three projecting bays, one in the center and one at each end. The central projecting portico is capped by a full pediment with broken raking cornice ornamented with heavy dentil molding and a sculptural image of Mary in the tympanum. A cross rises from the apex of the pediment. Large second story arched windows have bas relief scroll work between second and third story resulting in these windows reading as one unit. A port cochere supported by paired Corinthian type columns shelters the main double doors and circular driveway underneath. The words "Notre Dame" appear in the cornice of the port cochere. Fenestration is evenly spaced with arched windows on main level and rectangular windows on second and third floors. A final wing located behind the northwest corner of the building was added in 1965 in period design. This ell does not effect the integrity of the building as it is recessed from the back corner of the building and is not visible from any of the main facades or roadway.

Elements of the Late Italian Renaissance Revival, in use from roughly 1890s-1920s, appear in Lahr and Stangel's design. This style often changes window type and shape with each floor, as exemplified by the arched windows on the first story and the straight-headed windows on the second floor in this building. It also utilizes an enlarged beltcourse to delineate the smaller third story. Other elements of the Italian Renaissance Revival style include a segmented fan light, arched and square lintels with voussoirs and keystones, and a portico with Corinthian capitals.
The interior is utilitarian in nature. The far eastern wing served as the first classroom and dormitory space for the nuns and the students. The addition of the central bay added more class space, and the 1950’s addition provided the students and nuns their own chapel so they would not have to make the walk up and down the steep hill for their daily services. In 1965 the last addition to the building was completed during the height of enrollment for the school. This leg housed the nuns away from the school children and was constructed in modern design; however is not visible from the main facade so does not detract from the historic integrity of the building. One of the defining characteristics of the building is the clay tile roof which the Sisters insisted on because it reminded them of buildings in their native Czechoslovakia.

**Statement of Significance**

Notre Dame Academy is located in the Florence neighborhood in northern Omaha and is locally significant under criterion A for its ethnic association with the Czech population in Nebraska as the only school and convent of the Czechoslovakian School Sisters of Notre Dame in the United States. The order originated in Czechoslovakia and came to America to educate local citizens in the Czech language and culture. It is also significant under criterion C as a local example of an architect designed building in the late Italian Renaissance Revival style. Designed by Omaha architects Matthew Lahr and Carl Stangel in 1924, the building was constructed in phases over the next 26 years, all complying with the original design. The building today houses the Sisters of Notre Dame and is undergoing renovation for low income senior housing.

Although criterion consideration A applies, as the property is owned by a religious institution and used for religious purposes, it is significant for its contribution to the Czech ethnic heritage in Omaha. It is also significant for its architectural distinction as an example of late Italian Renaissance Revival style. Therefore, it's areas of significance are outside that of its religious function and is eligible for the National Register for the above mentioned areas.

**BACKGROUND**

Facing State Street in the Florence community of northeastern Omaha, this building dominates one of the highest points in the area. Florence was originally settled during the Mormon winter encampment of 1846-47. After the Mormons
departed for the Great Salt Lake in Utah, the city was occupied by local settlers and was officially platted in 1854, then incorporated as a city in 1856. At the time 270 blocks were platted for the city including exclusive space for a new bank to facilitate metropolitan proceedings (bank listed NRHP, 1969). The Florence area provided an ideal location for settlement because of its proximity to the Missouri River and the grid system already laid out and abandoned by the Mormons. The city was named after Florence Kilbourn the niece of one of the founders, James Mitchell. Florence continued to grow through the late teens when it was annexed into the city of Omaha.

The Czech Sisters of Notre Dame were brought to Omaha to provide Czech culture and language. Liberal Czechs or Freethinkers, who taught Czech language and culture through evening and weekend classes had already settled in Omaha. However, the Catholic church did not consider this to be adequate education for the Czech population. Existing Catholic Schools included some Czech language and culture in their curriculum, but the church leaders wanted Czech Catholic teachers for the Czech parishioners because there was not enough emphasis on culture, language, and religion. So, in 1908 the Sisters of Notre Dame in Czechoslovakia were invited to this country by the Most Reverend Thomas Bonacum, Bishop of Lincoln, Nebraska, and Reverend Charles Bleha of St. Louis, Missouri on behalf of their local Czech populations. Five Sisters arrived in Fenton, Missouri in 1910 and began teaching the Czech language, culture, and religion at the Hessoun Orphanage in Missouri. The order grew with more Czechoslovakian sisters arriving and Czech-American women joining the order, and by 1914 they were teaching in Nebraska and were ready to establish their own convent and mother house. They purchased a house in Schuyler, Nebraska, for the purpose of establishing their mother house, but Rome refused to move their novitiate from their original American location in Fenton, MO. However, they received an invitation from the Right Reverend Archbishop Jeremiah J. Harty, D.D. to establish their novitiate in Omaha. The sisters bought Seven Oaks Farm from Father Edward J. Flanagan of Boys Town who thought he might establish his organization in the same location until he realized the site was too small to accommodate his needs. The Sisters moved into an existing farmhouse in 1920.

The Sisters became entrenched and soon required a new building to accommodate their growing membership, a high school, and boarders. Omaha architects Matthew Lahr and Carl Stangel were retained and began designing the E-shaped building in 1924. The Sisters could only afford to build one-third of the building, so construction began on the north east wing by R.L. Hyde contractors in 1925. This building housed the high school which opened in 1926 with twenty-six students, most of whom were Czech girls from Wisconsin, Kansas, Iowa, and Nebraska, as well as dormitory and housing for the Sisters. In 1936, the Sisters approved a $50,000 addition and alterations to the existing building so they could add a girls elementary school, provide boarding for that school during the week, and accommodate the
increase in high school enrollment. In 1950 the chapel and the west wing of the main facade were completed and the last building phase concluded in 1965 with an additional wing to the south (back) of the west wing. These building phases were all based on the original architects plan from 1924.

ETHNIC ASSOCIATION

The Notre Dame Academy building is the only school and convent of the Czechoslovakian School Sisters of Notre Dame in the United States. Five Sisters arrived in this country in 1910 to help "the welfare and the religious life of the Bohemians in this part of Nebraska." Already present in Nebraska were a group of Czechs called the Freethinkers who educated their young in their native culture and language outside of the school day. The established religious leadership did not feel the children were being educated sufficiently in their language and culture, so Reverend Thomas Bonacum, Bishop of Lincoln, Nebraska and Reverend Charles Bleha of St. Louis, Missouri called on the Notre Dame Sisters to provide a daily presence in children's educational lives. The sisters arrived in 1910 and located in Fenton, Missouri where they operated Hessoun Orphanage until they were invited later in the same year by Reverend John Stephen Broz a noted Bohemian poet and historian to teach at St. Wenceslaus School in Dodge, Nebraska (just north and west of Omaha). After a failed attempt to establish their novitiate in Schuyler, Nebraska where they purchased a house at the suggestion of Father Broz, they moved to Omaha. The Sisters came to Omaha in 1917 where they established their novitiate, at the invitation of the Right Reverend Archbishop Jeremiah J. Harty, D.D.

To further attract students, the sisters advertised in Czech language newspapers and Catholic newsletters. The majority of girls attending the school were from Czech families and the academy helped to fulfill the needs of the Czech community in the Midwest. The Sisters mission in Omaha was to fulfill the needs of the daughters of Czech immigrants to retain their language, culture, and heritage. They accomplished this by providing Czech language classes, prayer services and extra-curricular clubs. Aside from religion and basic academics, the academy offered a wide variety of classes including business and commerce, fine arts, home economics, and physical education. Beyond retaining the Czech culture, the Sisters purpose was to educate the young women in a trade in order to allow them to earn a living or provide themselves with a dowry. Czech language, culture, and custom were required study until 1936, when only prayer services were conducted in Czechoslovakian. The required courses were dropped as the population of the school became more diverse with Germans, Irish, and other ethnic groups attending, although prayer services continued until 1948, and a Czech retreat for women from 1937-1965. Language classes and the Czech club (established in 1932 and active until 1943) were open to all nationalities.
The school remained active and grew until 1965 when it reached its peak. After 1965, its population began to drop and the Sisters quit boarding. The school closed in 1974, but the Sisters continue to use the building as their convent. Although the Academy of the School Sisters of Notre Dame is no longer active as a school, its impact on the development of the Czechoslovakian culture and language in Omaha is profound. The Academy was the only school in Omaha that provided a Czechoslovakian education to students and it was the only convent that provided Czech speaking sisters to other parishes to help teach school. The preservation of the Czech culture, language, and religion was directly felt in the community especially during the time when the language was taught at the school (1925-1936).

ARCHITECTURE

Notre Dame Academy was built in the late Italian Renaissance Revival style as determined by the architects Matthew Lahr and Carl Stangel. The arched windows, astylar walls, and detailed cornice typify the style, as it was initially characterized by the use of classical orders, round arches, and symmetrical composition. Also significant to the manifestation of the style is the clay tile roof. The sisters of Notre Dame insisted upon the clay tile roof because it so reminded them of the architecture in their home country. It is unusual in this part of the country to witness a physical manifestation of ethnic building practices. The roof is a defining characteristic of the building.

The symmetrical facade with its dropped gable pediment and Corinthian order columns on the portico are reminiscent of the features that define the Renaissance Revival. Overall the building retains a high degree of historic integrity and remains a good example of its architectural style. Although the entirety of the architect's plan was not immediately implemented, the subsequent construction followed those plans to the letter revealing a significant evolution that represented the frugal nature of the building's occupants. It remains a landmark for the Florence community.
BIBLIOGRAPHY

City of Omaha survey files and materials.

Convent de Notre Dame Chronicle. Transl. by Sister Dolores Pavlik, 1958 (courtesy of the Sisters of Notre Dame, Omaha, NE)

Kucera, Vladimir, and Alfred Novacek, eds. Czechs and Nebraska. Ord, NE Quiz Graphic Arts, Inc., 1967

Rolenc, Sister Anita de N.D. "The History of Notre Dame Academy, Omaha, Nebraska." MA thesis, University of Nebraska at Omaha, 1975.


VERBAL BOUNDARY DESCRIPTION

The boundary of the Notre Dame Academy is defined through its legal definition as lot 1, Notre Dame Sisters Replat II. This is the official boundary of the building.

BOUNDARY JUSTIFICATION

The legal boundary is the parcel of land that has historically been associated with the building.
Notre Dame Academy and Convent

National Register/Local Landmark nominations
3501 State Street
1924
Late Italian Renaissance Revival

The Czech Sisters of Notre Dame retained Omaha architects Matthew Lahr and Carl Strange to design their convent and school in 1924. Construction of the convent and school occurred in three phases between 1926 and 1950. During each phase, construction remained true to the original Late Italian Renaissance Revival design. The most prominent feature of the building is the central projecting portico and port cochere. The portico is capped with a full pediment with an image of Mary in the tympanum and a cross at the apex. The port cochere extends from the pediment and is supported by eight paired Corinthian columns. The clay tile roof is also a significant feature of the building, as the Sisters requested its inclusion to be reminiscent of the buildings found in their native Czechoslovakia.

The Notre Dame Academy and Convent played a unique educational and cultural role in Omaha. In 1908, church leaders requested that the Sisters come to Nebraska to teach Czech culture and language. In 1920, the Sisters moved their novitiate to the current convent site. By 1926, the Sisters were providing education for Czech girls from as far away as Wisconsin. In addition to regular high school curriculum, study of Czech language, culture, and heritage was required until 1936 when use of Czech was limited to prayer services.

The school closed in 1974, but the Sisters continued using the building as their convent. The sisters are now renovating a part of the building for low income elderly housing.
C3-98-022

Honorable President

and Members of the City Council,

The attached Ordinance approves a local landmark designation for Notre Dame Academy located at 3501 State Street. The applicant is The Sisters of Notre Dame.

CASE DESCRIPTION: Notre Dame Academy is located in the Florence neighborhood in northern Omaha and is locally significant for its ethnic association with the Czech population in Nebraska as the only school and convent of the Czechoslovakian School Sisters of Notre Dame in the United States. The order originated in Czechoslovakia and came to America to educate local citizens in the Czech language and culture. It is also significant as a local example of an architect designed building in the late Italian Renaissance Revival style. Designed by Omaha architects Matthew Lahr and Carl Stangel in 1924, the building was constructed in phases over the next 26 years, all complying with the original design. The building today houses the Sisters of Notre Dame and is undergoing renovation for low income senior housing.

DEPARTMENT RECOMMENDATION: Approval.

SUMMARY OF TESTIMONY: The Planning Board held a public hearing on this request February 4, 1998.

The Landmarks Heritage Preservation Commission held a public hearing on this request December 10, 1997.

No one appeared in opposition at either hearing.

PLANNING BOARD AND LANDMARKS HERITAGE PRESERVATION COMMISSION RECOMMENDATION: Approval.

Respectfully submitted,

[Signature]
Robert C. Peters
Acting Planning Director

[Signature]
Mayor's Office/Title

PAPLN217398.SKZ
INTER OFFICE COMMUNICATION

January 6, 1998

TO: Chairman, Planning Board Members

FROM: Steve Jensen, Assistant Planning Director

SUBJECT: Landmarks Case No. H1-97-29, Landmark Designation

At the December 10, 1997 meeting of the Landmarks Heritage Preservation Commission, the applicant, Notre Dame Sisters, requested Landmark designation for the Notre Dame Academy, 3501 State Street. The request was initiated by the present owners of the building. The public hearing held at this meeting resulted in a recommendation for approval of the request.

Landmark designation allows for Commission review and approval of proposed changes that may affect the exterior of the building, based on significant elements described in the Landmark application, as well as other elements referred to in Chapter 24 of the Omaha Municipal Code (O.M.C.)

According to Chapter 24 O.M.C., Section 24-59, we hereby transmit this proposal to the City Planning Board, and request that you consider the degree of conformity or nonconformity with the Master Plan of the City.

Analysis: The Planning Department considers this request to be in conformance with the Master Plan.

Recommendation: Approval.
MINUTES
PUBLIC HEARING AND ADMINISTRATIVE MEETING
LANDMARKS HERITAGE PRESERVATION COMMISSION
1:30 P.M. - WEDNESDAY, DECEMBER 10, 1997
7TH FLOOR, ROOM 709
OMAHA DOUGLAS CIVIC CENTER - 1819 FARNAM STREET

CERTIFICATION OF PUBLICATION: Omaha Preservation Administrator certifies publication in the Daily Record, the official newspaper of the City of Omaha, and in the Omaha World-Herald on Wednesday, November 26, 1997, notice re: Landmarks Heritage Preservation Commission meeting, Wednesday, December 10, 1997.

MEMBERS PRESENT:     Peter Kinnick, Chairman
                      Charles Wilsam
                      Harry Otis
                      Patrick Kennedy
                      Randall Hayes

MEMBERS ABSENT:       Jean Dunbar (Excused)
                      F. A. Ketterson (Excused)
                      Patricia Pixley (Excused)
                      Charles Trimble (Excused)

OTHERS PRESENT:       Lynn Meyer, Administrator

Mr. Kinnick, Chairman, called the meeting to order at 1:40 p.m. with five Commission members present.

Mr. Otis moved to APPROVE the minutes of the November 12, 1997, meeting as written. Mr. Kennedy seconded the motion.

The minutes were approved by common consent.

LANDMARKS DESIGNATION/NATIONAL REGISTER NOMINATION:

H5-97-28     REQUEST: Approval of Local Landmark
H1-97-29     Designation and National
Sister Mary Ann Zimmer
3501 State Street
Omaha, NE 68112

LOCATION: 3501 State Street

At the Landmarks Heritage Preservation Commission meeting held on December 10, 1997, Ms. Melissa Durr, Planner Specialist, presented this request. At the meeting Sister Mary Ann Zimmer and Sister Phyllis Ann Hayes appeared in support of the request.

Ms. Durr stated that the Notre Dame Academy is being nominated for approval of local landmark designation and national register nomination for ethnic association with the Czech population of
Landmarks Heritage Preservation Commission
Minutes - December 10, 1997
Page 2

Omaha and criterion "C" for its architecture. The building was designed by Matthew Lahr and Carl Strange. Construction was completed on the historic parts of the building in three phases. There is an addition to the building that was constructed in 1965, however, it is not visible from the road.

Ms. Dirr stated that the Czechoslovakian school sisters of Notre Dame were invited to this country in 1910 and educated the citizens in their Czech language, culture, and religion. They moved into a farmhouse, which was on this site, in 1920. The sisters operated a school and dormitories for girls primarily from states in the area. This is the only school and convent of the Czechoslovakian sisters.

Ms. Dirr stated that the school closed in 1974, but the sisters continued using the building as their convent. Ms. Dirr stated that the sisters are now renovating a part of the building for low income elderly housing. The building is being nominated for the National Register because they are going to pursue the tax credits for the renovation in the old wing of the building.

Sister Mary Ann Zimmer, Notre Dame Academy and Convent, stated that they have been developing this project since 1992. There will be two new buildings that will be funded by HUD 202 funds for low income elderly supplemented by money that they have been raising through the community. The east wing of the building will be renovated for 32 apartments.

Ms. Dirr stated that the Part I application has been submitted and approved by the National Parks Service.

Mr. Kinnick questioned what the new building will look like whether it will complement the existing buildings. Sister Zimmer stated that the lower portion of the building will be face block and in the tones of the brick on the main building. The remainder of the building will be covered in a stucco type pattern and lighter in color. The roof will be red asphalt shingles. Sister Zimmer stated that the openings in the hallways will remain as they exist. There is no plan to change the window openings.

Mr. Wils cam moved to APPROVE the Local Landmark Designation. Mr. Kennedy seconded the motion.

AYES: Wils cam, Otis, Kennedy, Hayes, Kinnick

Motion carried 5-0

Mr. Wils cam moved to APPROVE the National Register Nomination. Mr. Kennedy seconded the motion.

AYES: Wils cam, Otis, Kennedy, Hayes, Kinnick

Motion carried 5-0
PLANNING BOARD MINUTES

REQUEST: Approval of Local Landmark Designation and National Register Nomination for Notre Dame Academy

LOCATION: 3501 State Street

H5-97-28
H1-97-29
Sister Mary Ann Zimmer
3501 State Street
Omaha, NE 68112

At the Landmarks Heritage Preservation Commission meeting held December 10, 1997, Ms. Melissa Dirr, Planner Specialist, presented this request. At the meeting Sister Mary Ann Zimmer and Sister Phyllis Ann Hayes appeared in support of this request.

Ms. Dirr stated that the Notre Dame Academy is being nominated for approval of local landmark designation and national register nomination for ethnic association with the Czech population of Omaha and criterion "C" for its architecture. The building was designed by Matthew Lahr and Carl Strange. Construction was completed on the historic parts of the building in three phases. There is an addition to the building that was constructed in 1965, however, it is not visible from the road.

Ms. Dirr stated that the Czechoslovakian school sisters of Notre Dame were invited to this country in 1910 and educated the citizens in their Czech language, culture, and religion. They moved into a farmhouse, which was on this site, in 1920. The sisters operated a school and dormitories for girls primarily from stats in the area. This is the only school and convent of the Czechoslovakian sisters.

Ms. Dirr stated that the school closed in 1974, but the sisters continued using the building as their convent. Ms. Dirr stated that the sisters are now renovating a part of the building for low income elderly housing. The building is being nominated for the National Register because they are going to pursue the tax credits for the renovation in the old wing of the building.

Sister Mary Ann Zimmer, Notre Dame Academy and Convent, stated that they have been developing this project since 1992. There will be two new buildings that will be funded by HUD 202 funds for low income elderly supplemented by money that they have been raising through the community. The east wing of the building will be renovated for 32 apartments.

Ms. Dirr stated that the Part I application has been submitted and approved by the National Parks Service.

Mr. Kinnick questioned what the new building will look like whether it will complement the existing buildings. Sister Zimmer stated that the lower portion of the building will be face block and in the tones of the brick on the main building. The remainder of the building will be covered in a stucco type pattern and lighter in color. The roof will be red asphalt shingles. Sister Zimmer stated that the openings in the hallways will remain as they exist. There is no plan to change the window openings.
Mr. Wilscom moved to APPROVE the Local Landmark Designation. Mr. Kennedy seconded the motion.

AYES: Wilscom, Otis, Kennedy, Hayes, Kinnick

Motion carried 5-0.

Mr. Wilscom moved to APPROVE the National Register Nomination. Mr. Kennedy seconded the motion.

AYES: Wilscom, Otis, Kennedy, Hayes, Kinnick

Motion carried 5-0.
At the Planning Board meeting held February 4, 1998, Mr. Lynn Meyer, Urban Design Division Head, Planning Department, presented this request.

Mr. Meyer stated that part of this building is being renovated for low-income housing. Mr. Meyer stated that he felt this request is in compliance with the Master Plan.

No one appeared in opposition.

Mr. Jensen stated that the Planning Department recommends approval of this request.

Mrs. Spence moved to APPROVE the Landmark Designation for Notre Dame Academy (Landmark Case #H1-97-29); 3501 State Street. Mr. Hahn seconded the motion which carried 7-0.
CASE: C3-98-022
APPLICANT: Planning Department
REQUEST: Approval of Landmark Designation for Notre Dame Academy
(Landmark Case #H1-97-29)
LOCATION: 3501 State Street
SUBJECT AREA IS OUTLINED – FEBRUARY 1998

SCALE: 1" = 500' (APPROX.)
C3-98-022

ORDINANCE NO. 345/9

AN ORDINANCE to designate the Notre Dame Academy at 3501 State 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 Notre Dame Academy at 3501 State Street, which is on the following described land, to wit:

Lot 1, Notre Dame Sisters Replat II

Section 2. That for the reasons cited in Landmark Heritage Preservation Resolution attached hereto as Exhibit "A", and made a part hereof by reference, the architectural characteristics and historical value of the Notre Dame Academy are hereby deemed significant and worthy of recognition and preservation.

Section 3. That the "Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating 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 Notre Dame Academy is hereby designated as a landmark 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 3. 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: Mayor of the City of Omaha

PASSED APR 21 1998 7-0

ATTEST:

CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:

ASSISTANT CITY ATTORNEY

IMPRINTED SEAL
REGISTER OF DEEDS

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

IMPRINTED SEAL
REGISTER OF DEEDS
ORDINANCE NO. 34519

AN ORDINANCE to designate the Notre Dame Academy at 3501 State Street as a landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st Reading APR 7 1998 Hearing
4/14/98

Hearing APR 14 1998 - Over To
4/21/98

Final Reading APR 21 1998 Passed 7-0

Date 4/10/98

PUBLICATIONS

PUB'N. OF HEARING

PUB'N. OF ORDINANCE