RESOLUTION—EXHIBIT 1
ROSEWATER SCHOOL
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, Leslie J. Hassel is the owner of Rosewater School; and,

WHEREAS, this owner, on April 11, 1984, requested that Rosewater School be designated as a Landmark under the City of Omaha's Landmarks Heritage Preservation Commission; and,

WHEREAS, Rosewater School was built in 1910; and,

WHEREAS, Rosewater School was designed by Omaha architect Frederick W. Clarke; and,

WHEREAS, Rosewater School Commemorates Edward Rosewater, founder of the Omaha Bee newspaper and originator of the Omaha Board of Education; and,

WHEREAS, Rosewater School is a fine example of the Second Renaissance Revival style of architecture in Omaha; and,

WHEREAS, Rosewater School is representative of early 20th century school design in Omaha; 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, Rosewater School, 3764 South 13th Street, be designated as a Landmark of the City of Omaha.
Landmarks Heritage Preservation Commission

DEPARTMENT RECOMMENDATION

INSPECTION DATE
3/30/84

REQUEST CATEGORY
- Landmark Designation District
  - Landmark Heritage X Building
  - District Designation Structure
  - Certificate of Approval Site
  - to Perform Work Object

APPLICANT
Leslie J. Hassel

LOCATION OF PROPOSED DESIGNATION OR WORK
3764 South 13th Street

PRESENT USE
Vacant (Former School Building)

CONFORMANCE WITH COMPREHENSIVE PLAN FOR HISTORIC PRESERVATION
In conformance; shown as potential Landmark structure

CONFORMANCE WITH OTHER MASTER PLANS
In conformance; staff Master Plan review committee.

NEIGHBORHOOD CHARACTER
Existing:
Adjacent to single-family on the north and west; small scale commercial and single-family on the south; single-family, small scale commercial and Rosenblatt Stadium to the east.

Probable future effect on neighborhood if designation is granted or work is approved.
Designation, leading to the ultimate listing of this structure in the National Register of Historic Places, should have a positive effect on the neighborhood by making the structure more desirable for reuse and less likely to stand vacant.

PLANNING DEPARTMENT RECOMMENDATION
Approval

ADDITIONAL DATA
Landmarks Heritage Preservation Commission

APPLICATION FOR LANDMARK OR LANDMARK HERITAGE DISTRICT DESIGNATION

NAME OF STRUCTURE
Historic Edward Rosewater School

and/or Common Edward Rosewater School

LOCATION
Street and Number 3810 South 13th St.

CLASSIFICATION

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OWNER OF PROPERTY

Name        Leslie J. & Lorraine L. Hassel

Street and Number 202 Caldor Dr.

City, State and Zip Code Bellevue, Ne. 68005

Representative

Street and Number

City, State and Zip Code

LEGAL DESCRIPTION See attached copy

Leslie J. Hassel [Signature]

Leslie J. Hassel [Signature]

April 11, 1984

Date
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  1910
Architect        Frederick W. Clarke
Builder
Description
Rosewater School is a brick two-story over raised basement structure built in 1910 in a simplified Second Renaissance Revival Style. Distinctive features include the subtle tripartite composition, the bracketed, projecting cornice, the central entry portico, the heavily modillioned, arched pediments that mark each entrance and the central octagonal cupola.

Rosewater School, 3764 South 13th Street, constructed in 1910; Frederick W. Clarke, architect; concrete frame structure clad in brown brick with wood frame hip roof; original slate roof material covered with asphalt shingles; rectangular (85' x 175') plan; two stories over raised basement; symmetrical facade with end bays defined by brick pilasters; primary entrance defined by Tuscan portico built of limestone; limestone trim also used throughout for capitals and bases of pilasters, central entrances at north and south side elevations, water table, window sills and the classically detailed area above the main entrance; contrasting brick of a slightly different color and texture than the wall brick is used to accent pilasters, to simulate quions bordering pilasters, and for window lintels and decorative banding; white, painted metal cornice encircles entire structure; cornice is embellished at entries and pilasters with block modillions supported by brackets that impart a stilted appearance to the roofline; segmentally arched pediments enrich the roofline at each entrance; simple, wooden double hung windows are used throughout structure; the name "Edward Rosewater School" is inscribed in the frieze of the main entry portico and "Erected 1910" is inscribed immediately above at the top of the second story windows; a louvered octagonal metal cupula with details that echo the pediments of the entries is centered on the roof; U-shaped stairway defined by Tuscan columns provides access to the central hallway that runs the length of the building at each floor; oak used throughout the interior for floors, window and door trim, and in main entry.

Significance
Rosewater School is significant as a simple yet well-designed example of the Second Renaissance Revival style of architecture and because of its namesake, Edward Rosewater, founder of the Omaha Bee newspaper and originator of the Omaha Board of Education.

The construction of a school at 13th and Phelps Streets in 1888 and again in 1910 identified different stages in residential development of that neighborhood. Starting with a frame school which was later replaced by a more prominent brick one, the school's growth and change paralleled the construction in the surrounding area as it became urbanized.

In the 1880's, the land near 13th and Phelps was rugged, with hills and valleys that characterize the Missouri River bluffs on the west side of the Missouri below Omaha. At this location, however, the rugged terrain extends further inland, and provided a break between the relatively flat river plan of Omaha's near south side and the new industrial village of South Omaha. As a result, there was only limited settlement in an area which was far from downtown Omaha and divided from South Omaha by the rough terrain of Syndicate (Spring Lake) Park.

Nevertheless, when the area became part of the City of Omaha in the big annexation package of 1887 which extended boundaries south to "F" Street, the Board of Education constructed a frame, one-story structure atop a hill at 13th and Phelps called Forest School. Two other buildings also stood on the site and were utilized for school purposes. Thirteenth Street was not yet a major thoroughfare, so the entrance to the school was by 50 wooden steps leading up from Phelps Street.
The 1880's brought a real estate platting boom to Omaha which probably precipitated the platting of most nearby subdivisions between 1884 and 1886. Even then, platting in the area was in small subdivisions laid out in an irregular fashion to suit the topography. Like most 1880's subdivisions, the lots were not filled up during the boom years or subsequent depression of the 1890's, but waited until the turn of the century when prosperity returned. By that time, Riverview and Deer Parks had been established nearby, and Deer Park Boulevard two blocks north, helped create a desirable residential neighborhood.

As new homes went up, the School Board saw the need for a new, modern school to serve southeast Omaha, and in 1909 began construction of the new Rosewater School. The school hill was cut down, and the new building oriented toward 13th, which had become a major street with a streetcar line since 1887.

By the turn of the century the Omaha School Board has begun naming schools in honor of eminent educators and Omaha pioneers. This custom resulted in names for Kellom, Howard Kennedy, Beals, Saunders and Train, as well as Edward Rosewater School.

Edward Rosewater was a Czech immigrant who came to Omaha as a telegrapher in 1863. He was elected to the Nebraska House of Representatives in 1870, and pushed through a bill which established one Omaha school district and its board of education. The bill provided that Omaha residents ratify the bill in a referendum. Since the primary Omaha newspapers opposed the measure, Rosewater started his own free news sheet, The Omaha Daily Bee, which gave the latest news on City and State politics. Rosewater's law was sustained by a vote of the people, and his news sheet's success led him to continue the Bee as a daily newspaper. He remained active in Republican politics as the editor of the Bee until his death in 1906. Rosewater School is the only physical reminder of Rosewater's contributions to the City of Omaha.

Architecturally Rosewater School is significant as a fine example of the Second Renaissance Revival style, a style used for many major public buildings in Omaha and throughout the state in the late nineteenth and early twentieth centuries. Although simpler than the City's most important Renaissance Revival buildings — including the New York Life Insurance Building, the Aquila Court, the Douglas County Courthouse and Omaha Central High School — Rosewater School is well detailed and exhibits many elements representative of the style. Among these is a subtle tripartite effect created by the slightly recessed central portion of the long, rectangular structure. The effect is enhanced through the use of pilasters and a change of roof plane, both of which serve to further define the end bays. Other features associated with the style include the modillioned, arched pediments that coincide with each major entrance, the bracketed, projecting cornice, the central entry portico, the stone water table, the quion-like brick and stone work and the central, octagonal cupola.
Bibliography


"History of Rosewater School." Files of Omaha City Planning Department.

"May Day Party at the Edward Rosewater School." Omaha Sunday Bee, April 30, 1911.

Santiago, Frank. "Fighting Editor Rosewater...This Bee Carried a Sting." Omaha World-Herald, August 6, 1975.

Savage, James W.; Bell, John T.; and Butterfield, Consul W. History of the City of Omaha, Nebraska and South Omaha. New York: Munsell and Company, 1894.


LHPC Case No. H1-84-3, APPLICANT Leslie J. Hassel requests LANDMARK DESIGNATION for 3764 South 13th Street. Area to be designated is shaded. (Rosewater School)
LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Legal Description

All that part of Block 12, VAN CAMPS ADDITION to the City of Omaha, Tax Lots 51 and 52, the West 29.5 feet of the South 95 feet of the North 129 feet of Subdivision One and the West 29.5 feet of Tax Lot 44, all in the Southeast 1/4 of Section 34, Township 15 North, Range 13 East, Douglas County, Nebraska, all being more particularly described as follows: Beginning at the intersection of the South line of Phelps Street and the West line of 13th Street; thence N 89° 55' 13" W (assumed bearings) for 244.38 feet along the South line of Phelps Street to the East line of 14th Street; thence S 0° 05' 13" E for 230.14 feet along the East line of 16th Street to the North line of "C" Street; thence N 89° 02' 57" E for 41.61 feet along the North line of "C" Street; thence S 45° 24' 52" E for 284.17 feet to the West line of 13th Street; thence N 0° 00' 00" E for 428.81 feet to the Point of Beginning. Contains 76,238 square feet.

Flat to scale showing tract surveyed with all pertinent points.

DATE RECEIVED: ___________________________ Date: 11-7-85

OFFICIAL ADDRESS: ____________________________________________ Reg. No. ____________________________

BLDG. PERMIT NO. ____________________________________________ SEAL ____________________________

Book Page

lamp, ryneearson & associates, inc.
9230 west dodge road omaha, nebraska 68114 402-397-3008
323 w. koening street grand island, nebraska 68801 308-382-4077
August 28, 1984

City of Omaha

H1-84-3

Michael Boyle, Mayor
Planning Department
Omaha/Douglas Civic Center
1819 Farnam Street
Omaha, Nebraska 68183
(402) 444-5150

Martin H. Shukert
Director

Honorable President
and Members of the City Council,

This proposed Ordinance designates the Rosewater School, 3764 South 13th Street, as a Landmark. The owner, Leslie J. Hassel, is the applicant.

DEPARTMENT RECOMMENDATION: Approval.

SUMMARY OF TESTIMONY AT THE PLANNING BOARD PUBLIC HEARING: At the Public Hearing held July 5, 1984, no one appeared in favor or in opposition to this request for Landmark designation.

PLANNING BOARD ACTION: Approval 7-0.

SUMMARY OF TESTIMONY AT THE LANDMARK HERITAGE PRESERVATION COMMISSION MEETING: At the Public Hearing and Administrative Meeting held June 21, 1984, the Landmark Heritage Preservation Commission Administrator presented a visual overview of the architectural significance of the Rosewater School.

No one appeared in opposition to this request. Full summary of proceedings attached.

LANDMARK HERITAGE PRESERVATION COMMISSION ACTION:
Approval 5-0.

Respectfully submitted,

[Signature]

Martin H. Shukert
Planning Director

6C11:1

Att.
AN ORDINANCE to designate the Rosewater School, located at 3764 South 13th 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 Rosewater School is located at 3764 South 13th Street, which is on the following described land, to wit:

All that part of Block 12, Van Camps Addition to the City of Omaha, Tax Lots 51 and 52, the West 29.5 feet of the South 95 feet of the North 129 feet of Subdivision 1 and the West 29.5 feet of Tax Lot 44, all in the Southeast one-quarter of Section 34, Township 13 North, Range 13 East, 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 Rosewater School are hereby deemed significant and worthy of preservation.

Section 3. That the Rosewater 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 4. 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

[Signature]

APPROVED:

[Signature] 9.24.84

MAYOR OF THE CITY OF OMAHA DATE

PASSED SEP 18 1984 6:00

ATTEST:

[Signature]

CITY CLERK OF THE CITY OF OMAHA
DEPUTY

APPROVED AS TO FORM:

[Signature]

CITY ATTORNEY

PL/8:6
ORDINANCE NO. 30466

AN ORDINANCE to designate the Rosewater School, located at 3764 South 13th Street as a Landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st Reading AUG 28 1984
2nd Reading +
Public hearing on 9-11-84 Carried 5-0

Hearing SEP 11 1984 over to 9-18-84

Final Reading SEP 18 1984
Passed 6-0.

Mary Coligan Ornato