RESOLUTION-EXHIBIT A
South Omaha City Hall
LANDMARKS HERITAGE PRESERVATION COMMISSION

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

WHEREAS, the South Omaha City Hall and adjoining Police Station are hereto referred to as the South Omaha City Hall; and,

WHEREAS, Property Ventures, LLC, is the owner of the South Omaha City Hall, at 5002 South 24th Street; and,

WHEREAS, the owner requested on June 3, 2003, that the South Omaha City Hall be designated a Landmark under the City of Omaha’s Landmarks Heritage Preservation Ordinance; and,

WHEREAS, the South Omaha City Hall is significant in the areas of commerce, politics and government for its role in the history and development of South Omaha and the South Omaha main street area; and,

WHEREAS, the South Omaha City Hall, built in 1906, is significant architecturally as a fine example of Neo-Classical revival architecture; and,

WHEREAS, the South Omaha City Hall was designed by the prominent Omaha architect, John Latenser, who also designed the Douglas County Courthouse, Central High School and the Brandeis building; and,

WHEREAS, the South Omaha City Hall is a contributing structure in the South Omaha Main Street Historic District, a district which is listed in the National Register of Historic Places; and,

WHEREAS, this case application and supporting data are attached hereto as exhibits, and are incorporated herein by this reference.

NOW, THEREFORE BE IT RESOLVED BY THE LANDMARKS HERITAGE PRESERVATION COMMISSION OF THE CITY OF OMAHA:

THAT, the South Omaha City Hall, 5002 South 24th 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: The Historic South Omaha City Hall

2. Location / Address: 5002 S. 24th St. & 2411 0 St.

3. Applicant:
   name Property Ventures LLC
   address 4923 S. 24th St.
   Omaha NE 68107 phone 734-5337

4. Classification:
   Category:
   □ district
   □ building(s)
   □ structure
   □ site
   □ object
   Ownership:
   □ public
   □ private
   □ both
   □ public acquisition
   Status:
   □ occupied
   □ unoccupied
   □ work in progress
   Present Use:
   □ agriculture
   □ commercial
   □ educational
   □ entertainment
   □ government
   □ industrial
   □ military
   □ other (explain)
   □ vacant

5. Owner of Property:
   name Property Ventures LLC
   address 4923 S. 24th St.
   Omaha NE 68107 phone 734-5337

6. Legal Description:
   Lot 1, the north 36o' of Lot 2, Block 94, South Omaha City
   Lot 10, Block 1, South Omaha 1st Addition

application cont'd on back
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.

This building was the original City Hall to the City of South Omaha. It is the anchor of the South Omaha Main Street Historic District. The building was designed by Mr. John Latenmeyr, a prominent local architect.

Signature of Owner: ___________________________
Date: 6-3-03

Please return the completed application to: Preservation Administrator, Omaha Planning Department
1819 Farnam St., Omaha, NE 68183
Significance
South Omaha City Hall is significant in the areas of commerce, politics and government for its role in the history of the development of South Omaha and the South Omaha main street area, and for its association with the livestock marketing and meat packing industry in Omaha. The building is significant architecturally as a fine example of Neo-Classical revival architecture and as the work of a local master architect, John Latenser.

History
(The following is excerpted from the National Register nomination for the Packer's National Bank Building.)

The city of South Omaha came into existence because of the Union Stockyards Company and its determination to make it a meat packing center. With financial backing from Wyoming cattle baron Alexander Swan, who sought a livestock market closer than Chicago, a group of Omaha capitalists formed the Union stockyards Company and began to purchase land south of Omaha. The capitalists included John Creighton, whose family donated funds to start Creighton University; cattleman and investor William A. Paxton; proprietor of the Willow Springs distillery Peter E. Iler, stockman and politician John A. McShane and others. The stockyards began operation in 1884, and within six years the Union Stockyards Company had managed to entice Swift, Armour, Cudahy and other meat packing leaders to South Omaha.

The new city of South Omaha developed along with the stockyards and grew rapidly to 8000 people by 1889. The business district began along “N” Street but moved to the top of the hill along 24th by the turn of the century. As a packinghouse town, South Omaha attracted a wide variety of immigrants to Omaha, particularly after 1900. Omaha’s cultural diversity benefited from the ethnic mix of people who came because of plentiful jobs for unskilled laborers in the packinghouses. The city of South Omaha eventually grew to 26,000 before being annexed by Omaha in 1915.

As South Omaha expanded, the business district changed from its “N” Street focus to 24th Street. Following this movement, the South Omaha City Hall was constructed on the southwest corner of 24th and “O” Street in 1906. A police station building was constructed at the same time to the west of the City Hall.

The buildings were upgraded in 1982, the same year that a steel frame and glass connector building was added between the two original structures. The facility was gradually vacated by City and County offices during in the late 1990’s. In 2001 the City of Omaha utilized a Request for Proposal process in order to find a developer to renovate the buildings once again. The buildings are currently being renovated for office and commercial use.

The South Omaha City Hall is a contributing structure in the South Omaha Main Street Historic District, a district which was listed in the National Register of Historic Places in 1989.

Architecture
Nationally, exhibitions – particularly the 1893 World’s Columbian Exposition – were responsible for the popularity of classical architecture in the late nineteenth and early twentieth centuries. In Omaha, it was the Trans-Mississippi Exposition that provided the classical inspiration from the time of its occurrence in 1898 until well into the following century. In addition, the classical style is associated with such positive qualities as integrity, stability and security. These are desirable traits for structures such as banks and government buildings. The Neo-Classical style South Omaha City hall is a good example of this. Two other classically detailed buildings in this category in the South Omaha Main Street Historic District are the Post Office and the Packer’s National Bank.

The architect for the South Omaha City Hall was John Latenser. Latenser’s most important buildings were designed around the same time as the South Omaha City Hall and displayed classical detailing, often in the
renaissance revival style. Among these buildings are Central High School (1900-12), the City Auditorium (1903; non-extant), Brandeis Department Store (1905), and the Douglas County Courthouse (1909-12).

Latenser
Born into a family of architects in Liechtenstein, John Latenser, Sr. (1858-1936) emigrated to the United States after completing studies in architecture at the Polytechnic College in Stuttgart. For seven years he was employed as a draftsman in Chicago before setting up an architectural practice in Omaha in 1887. Latenser's Omaha practice spanned more than 50 years with commissions for many of the city's larger civic and commercial building projects including Central High School, The Douglas County Court House and the J. L. Brandeis and Sons Store. In addition, Latenser served as construction superintendent of Federal Building for Omaha's Federal Post Office Building beginning in 1891 and two years later was named superintendent of Federal Building for a six-state territory.

Latenser worked for many years as architect for the Omaha School Board and is credited with designing over thirty-five schools in Omaha as well as schools throughout Nebraska and western Iowa.

Description
The building referred to here as South Omaha City Hall is actually two buildings – the City Hall that fronts onto south 24th street, and the Police Station that faces “O” street. Both were designed by Omaha architect John Latenser and built in 1906.

The City Hall is a two-story Neo-Classical style brick structure with stone trim. A well detailed stone, temple-like feature comprised of a pediment, entablature and fluted columns defines the entrance to the building on 24th street. The parapets of the east, south and north elevations are capped with stone. The slightly projecting parapet cap is supported by stone consoles. A stone cartouche and stone tablet inscribed with “City Hall” are centered just below the top of the parapet above the main entry. Quoin-like brickwork serves to emphasize the corners of the building and the slightly projecting central bay of the main elevation. Segmental brick arches top the second story windows.

The Police Station is a slightly simplified version of the City Hall building, built of the same materials and in the same style, but smaller and with fewer stone details.
LHPC Case No. H1-03-11, Applicant Property Ventures, LLC requests LANDMARK DESIGNATION for 5002 South 24th Street (South Omaha City Hall). Area to be designated is shaded.
September 16, 2003

C3-03-159

Honorable President

and Members of the City Council,

The attached Ordinance approves the local landmark designation for the South Omaha City Hall located at 5002 South 24th Street. The applicant is the Planning Department.

CASE DESCRIPTION: The purpose of this request is to provide local landmark designation to the South Omaha City Hall, which is located at 5002 South 24th Street.

DEPARTMENT RECOMMENDATION: Approval.

SUMMARY OF TESTIMONY: The Planning Board held a public hearing on this request August 6, 2003. Full summary of proceedings is attached.

PLANNING BOARD RECOMMENDATION: Approval, as recommended by the Planning Department, 6-0.

Respectfully submitted,

Robert C. Peters
Planning Director

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Memo

July 15, 2003

TO: Planning Board
FROM: Robert Peters, Planning Director
SUBJECT: Case # C3-03-159
        Landmarks Case # H1-03-11; Landmark Designation
        South Omaha City Hall, 5002 South 24th Street

At the July 9, 2001 meeting of the Landmarks Heritage Preservation Commission, the applicant and owner of the property, Property Ventures, LLC, represented by Sam Murante, requested local landmark designation for the South Omaha City Hall, 5002 South 24th Street. The public hearing held at this meeting resulted in a recommendation for approval of the request.

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 of Omaha.

Analysis: As a condition of the sale of the South Omaha City Hall property by the City of Omaha, the present owner was required to apply for local Landmark designation for the building. The owner applied for designation on June 3, 2003 and the case was presented to the Landmarks Commission on July 9, 2003. At that meeting the Landmarks Commission recommended that the South Omaha City Hall be designated a Landmark and forwarded the proposal to you for consideration as to Master Plan conformance.

The South Omaha City Hall is also listed in the National Register of Historic Places as a contributing property in the South Omaha Main Street Historic District. This is an area where the planning department encourages historic preservation and has participated in many historic rehabilitations since the early 1980's. The preservation element of the Master Plan shows the South Omaha main street area as an historic district. Therefore the department clearly finds this request for local Landmark designation to be in conformance with the Master Plan.

Recommendation:
Approval.
The Planning Department considers this request to be in conformance with the Master Plan.
LOCAL LANDMARKS DESIGNATION:

Case No. H1-03-11  
Bob Pelshaw  
Property Ventures, LLC  
4923 S. 24 St.  
Omaha, NE 68107  
(1-008)  

REQUEST: Approval of a Local Landmarks Designation  
LOCATION: 5002 S. 24 Street (South Omaha City Hall)

At the Landmarks Heritage Preservation Commission meeting held on July 9, 2003, Mr. Lynn Meyer, Administrator, presented the request.

Mr. Meyer stated that this request is for designation of the South Omaha City Hall. He stated that this building is important to the history of south Omaha as well as the city of Omaha. This is a National Register Historic District. Mr. Meyer stated that the designation is a part of the agreement that the City made when the building was sold to this owner. He stated that this is a good example of neo-classical architecture. The architect for the South Omaha City Hall was John Latenser. Mr. Meyer stated that he felt Mr. Latenser designed the finest classical inspired buildings in the city. He stated that the designation includes the police station that is attached to the building. Mr. Meyer stated that the upper portion of the building is more mannerist or a more exaggerated stylized classical. The building was built in 1906. Mr. Meyer stated that he felt this building qualifies and meets the criteria for designation of a local landmark.

Mr. Macchietto questioned the condition of the interior of the building. Mr. Jim Krance, City Planner, stated that the interior still has very high integrity. There is still some marble base boards and an original iron stairway in the back of the building and a lot of the woodwork in the hallways is still intact, but painted over. He stated that the owner is maintaining the original window heights.

Mr. Sam Murante, representing the owner, stated that the building currently is approximately 70% occupied with offices. The agreement with the City is that this building would remain as an office building and no retail space. He stated that they did not reconfigure the hallways.

Mr. Ketterson moved to APPROVE the request for a local landmark designation of the South Omaha City Hall located at 5002 S. 24 Street. Mr. Macchietto seconded the motion.

AYES: Ketterson, Pixley, O'Donnell, Quinn, Macchietto, Drain, Bisson, Bowen, Magee

Motion carried 9-0
C3-03-159
Planning Department

REQUEST: Approval of a Local Landmarks Designation (Case #H1-03-11)

LOCATION: 4923 South 24th Street (South Omaha City Hall)

At the Planning Board meeting held on August 6, 2003, Ms. Maureen Murante presented this request.

Ms. Murante stated that they have kept a lot of the historical features of the building. She stated that they have done $275,000 of renovations to the building. They have also kept the marble and granite that is in the building.

No one appeared in opposition.

Mr. Phipps stated that the Department recommends approval of the landmarks designation.

Mr. Hoich moved to APPROVE the local landmarks designation; 4923 South 24th Street (South Omaha City Hall). Mrs. Jeffries seconded the motion which carried 6-0.
CASE: C3-03-159
APPLICANT: Planning Department
REQUEST: Approval of a Local Landmarks Designation (Case #H1-03-11)
LOCATION: 4923 S. 24th Street (South Omaha City Hall)

SUBJECT AREA IS SHADED - AUGUST 2003
AN ORDINANCE to designate the South Omaha City Hall at 5002 South 24th 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 South Omaha City Hall at 5002 South 24th Street, which is on the following described land, to wit:

Lot 1, Block 84, South Omaha City Lots, a Subdivision located in Douglas County, Nebraska

is hereby deemed historically significant and worthy of recognition for the reasons cited in Landmark Heritage Preservation Resolution attached hereto as Exhibit "A", and made a part hereof by reference.

Section 2. 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 3. That the South Omaha City Hall 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 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]

PASSED SEP 30 2003 7-0

ATTEST:

[Signature] 10/2/03

CITY CLERK OF THE CITY OF OMAHA DATE

APPROVED BY:

[Signature] 10/2/03

MAYOR OF THE CITY OF OMAHA DATE

APPROVED AS TO FORM:

[Signature] 9/2/03

CITY ATTORNEY DATE
ORDINANCE NO. 36408

AN ORDINANCE to designate the South Omaha City Hall at 5002 South 24th Street as a landmark pursuant to the Landmark Heritage Preservation Ordinance of the City of Omaha.

PRESENTED TO COUNCIL

1st Reading SEP 16 2003 - Hearing
SEP 16 2003

Hearing SEP 23 2003 - Over to
SEP 23 2003

Final Reading SEP 30 2003 - Passed
SEP 30 2003

BUSTER BROWN
City Clerk