

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 09020 HP**, requested by William J. and Myrna Wood, to designate the Arnott and Louisa Ricketts Mansion, located at 400 South 33rd Street, as a historic landmark.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 08/12/09
Administrative Action: 08/12/09

STAFF RECOMMENDATION: Approval.

RECOMMENDATION: Approval (8-0: Esseks, Taylor, Partington, Cornelius, Francis, Gaylor Baird, Larson and Sunderman voting 'yes').

FINDINGS OF FACT:

1. This is a request to designate the Arnott and Louisa Ricketts Mansion at 400 South 33rd Street as a historic landmark. This designation may assist the owner in finding financial resources for the rehabilitation of this building for continued (nonconforming) use as apartments.
2. The staff recommendation to approve the historic landmark designation is based upon the "Analysis" as set forth on p.3, concluding that designation of the Ricketts Mansion as a Landmark is consistent with the Comprehensive Plan and with Chapter 27.57 of the Zoning Ordinance (Historic Preservation District).
3. The Historic Preservation Commission has reviewed this application and recommends approval of the landmark designation, finding that the Ricketts Mansion is a significant example of a large, late nineteenth century home built on the outskirts of Lincoln, and is associated with a significant historic figure, attorney Arnott Ricketts.
4. The Preservation Guidelines are set forth on Exhibit "A" attached to the proposed ordinance.
5. On August 12, 2009, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
6. The record consists of a letter in support from the Witherbee Neighborhood Association (p.15).
7. On August 12, 2009, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval.

FACTSHEET PREPARED BY: Jean L. Preister

DATE: August 17, 2009

REVIEWED BY: _____

DATE: August 17, 2009

REFERENCE NUMBER: FS\CC\2009\CZ.09020 HP

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for August 12, 2009 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone #09020HP
Landmark Designation

DATE: July 29, 2009

SCHEDULED PLANNING COMMISSION MEETING: August 12, 2009

PROPOSAL: William & Myrna Wood request landmark designation of the Arnott and Louisa Ricketts Mansion at 400 South 33rd Street.

CONCLUSION: Designation of the Ricketts Mansion as a Landmark is consistent with the Comprehensive Plan and with Chapter 27.57 of the Zoning Code (Historic Preservation District).

<u>RECOMMENDATION:</u>	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Frost's Subdivision, Part of Lot 14 described as the east 180 feet of the west 213 feet, except for the south 90 feet and except for the street, located in the northeast quarter of Section 30-10-7, Lincoln, Lancaster County, Nebraska.

LOCATION: 400 South 33rd Street.

EXISTING ZONING: R-2 Residential.

SIZE: 22,430 square feet (more or less).

EXISTING LAND USE: Multi-family residence (under rehabilitation).

SURROUNDING LAND USE AND ZONING: R-2 Residential District on all sides except west, where Woods Park is zoned P-Public Use District. Single family residences north and east, multi-family residence and church to south.

HISTORY: Constructed by Harrison Bros. around 1890-91 for Arnott and Louisa Ricketts; converted to apartments in 1930s and '40s.

UTILITIES: The site is served by all public utilities.

PUBLIC SERVICE: The property is in the Lincoln School District (Lancaster District 001) and has all City of Lincoln services.

AESTHETIC CONSIDERATIONS: The property is an imposing Queen Anne-style brick house on an ample lot at the crest of a hill overlooking Antelope Valley and the State Capitol.

ALTERATIVE USES: Landmark designation does not by itself change the permitted uses in the R-2 District. The parcel is large enough to accommodate a duplex in the R-2 district. Use of the property as a 6-unit apartment house is permitted as a continuing non-conforming use.

ASSOCIATED REQUESTS: None.

ANALYSIS:

1. Lincoln Municipal Code, section 27.57.120 provides for designation of landmarks that are “Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States” or that “Represent a distinctive architectural style or innovation...”
2. The Historic Preservation Commission held a public hearing on this matter July 16, 2009 and recommended unanimously that the Ricketts Mansion is a significant example of large, late nineteenth century home built on the outskirts of Lincoln, and is associated with a significant historic figure, attorney Arnott Ricketts.
3. Preservation guidelines for the proposed landmark are attached as Exhibit A. They are based on the Secretary of the Interior’s Standards and Guidelines for rehabilitation of historic properties and are similar to the guidelines adopted for Haymarket and for individual landmarks such as the Greek chapter houses where design reviews based on the Secretary’s Standards are expected to occur. The owners of the Ricketts Mansion have expressed interest in Nebraska’s Valuation Incentive Program (VIP). The Nebr. State Historical Society reviews proposed work under the VIP program for conformance with the Secretary’s Standards.
4. The descriptive application for the property is enclosed. It states in part:

The Ricketts House of 1890 exemplifies a very substantial “country” house built on a large lot near to but outside the urbanized area of Lincoln in the nineteenth century. It commands an elevated site overlooking the city and the Capitol, befitting original owner Arnott Rickett’s social and professional standing.
5. The 2030 Comprehensive Plan includes a strategy to “Continue efforts to inventory, research, evaluate and celebrate the full range of historic resources throughout Lancaster County, collaborating with individuals, associations, and institutions, and designating landmarks and districts through the local preservation ordinance and the National Register of Historic Places.”

Prepared by:
Edward F. Zimmer, Ph. D., Historic Preservation Planner
441-6360, ezimmer@lincoln.ne.gov

APPLICANT: William J. & Myrna Wood
808 D Street
Lincoln, NE 68509
(402)435-6260
wmwood@windstream.net

CONTACT: Bill Wood/applicant.

OWNER: Same as applicant.

CHANGE OF ZONE NO. 09020 HP

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

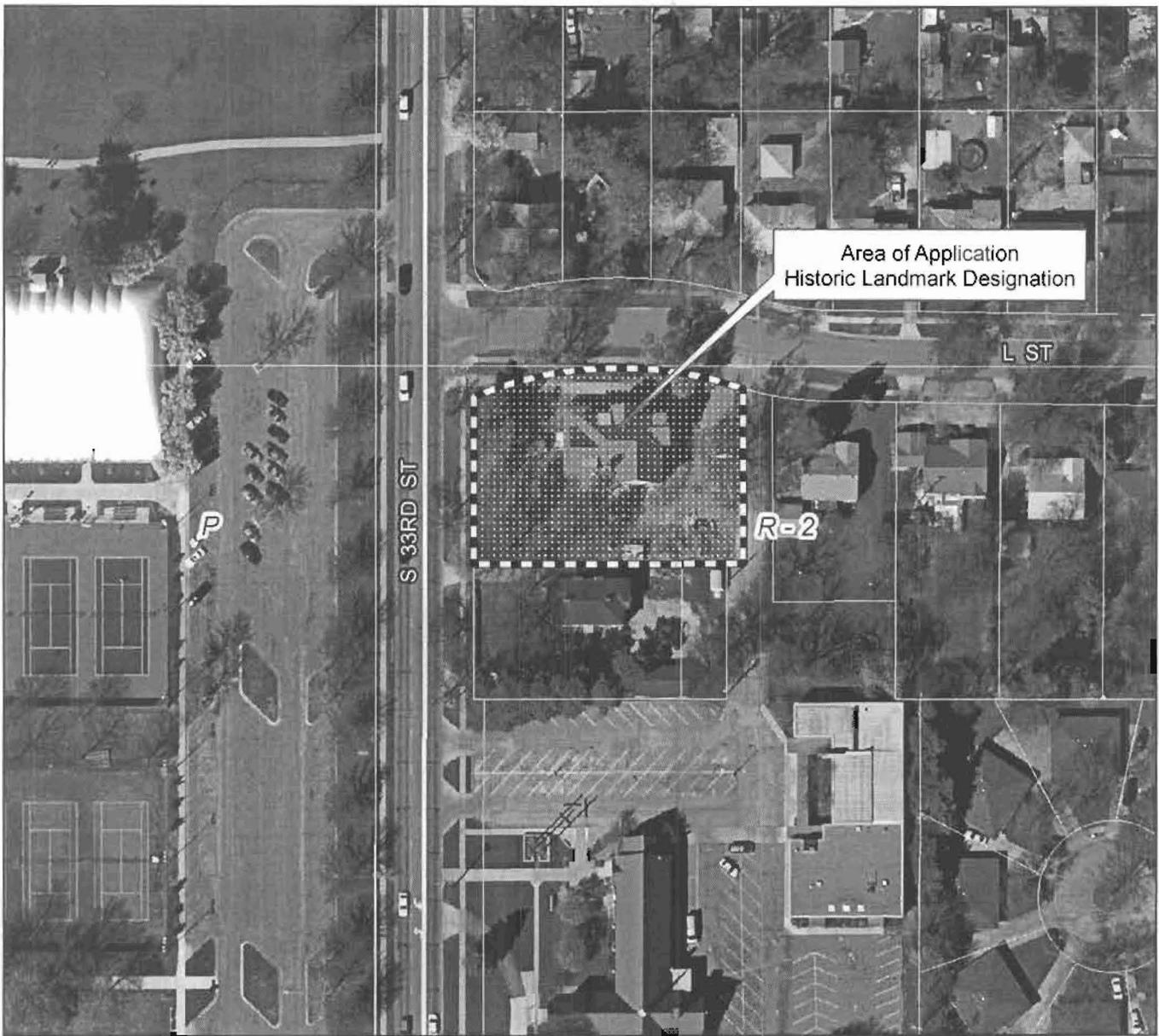
July 29, 2009

Members present: Gaylor Baird, Cornelius, Esseks, Francis, Larson, Partington, Sunderman and Taylor.

The Consent Agenda consisted of the following items: **COMPREHENSIVE PLAN CONFORMANCE NO. 09008, CHANGE OF ZONE NO. 09020HP and STREET AND ALLEY VACATION NO. 09005.**

Ex Parte Communications: None

Larson moved to approve the Consent Agenda, seconded by Francis and carried 8-0: Gaylor Baird, Cornelius, Esseks, Francis, Larson, Partington, Sunderman and Taylor voting 'yes'.



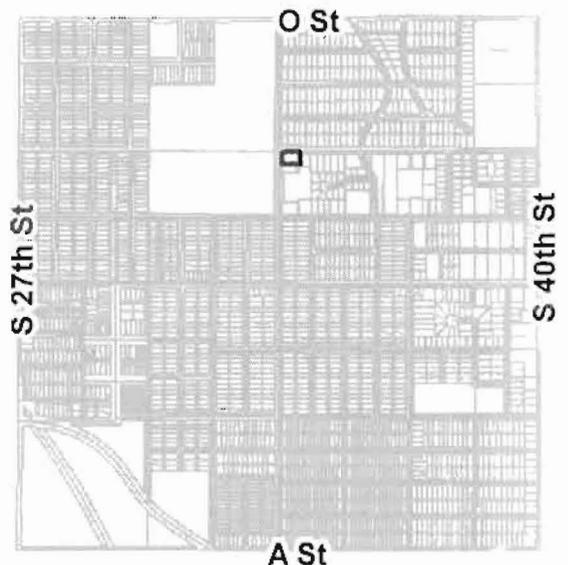
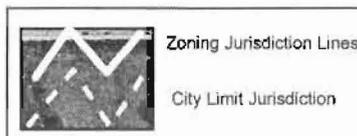
2007 aerial

Change of Zone #09020 400 S 33rd St

Zoning:

One Square Mile
Sec. 30 T10N R07E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-6 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



APPLICATION FOR LANDMARK OR LANDMARK DISTRICT DESIGNATION
ADDENDUM TO PETITION TO AMEND THE ZONING ORDINANCE
LINCOLN, NEBRASKA

1. NAME

Historic **Arnott and Louisa Ricketts House**
and/or Common Parkview
NeHBS Site LC13:E8-421

2. LOCATION

Address 400 South 33rd Street, Lincoln, NE 68510

3. CLASSIFICATION

Proposed Designation

Category

Landmark District
 Landmark

district
 building(s)
 structure

site
 object

Present Use

agriculture
 commercial
 educational

 government

industrial
 military
 museum
 entertainment
 private residences

religious
 scientific
 transportation
 park
 other
(undergoing rehab)

4. OWNER OF PROPERTY

Name Bill & Myrna Wood
Address 808 D Street, Lincoln, NE 68508

5. GEOGRAPHICAL DATA

Legal Description FROSTS SUB, Lot 14, E180' W213' EX S90' & EX ST

Property ID: 17-30-224-002-000

Number of Acres or Square Feet: **(more or less)** 22,430 sq. feet

The porch has limestone bases below plain brick piers; addition quarry-faced limestone ashlar infills below the porch floor. The stone infill is missing on the south side. The wooden porch railing in a grid pattern is not original. The off-center main front entrance is served by stone stairs, as are secondary entrances near the southeast and northeast ends of the porch.

View of south (left) and rear/east (right) facades of Ricketts House, 2009



The house has a tall limestone foundation and limestone sills and lintels at the openings. There are two round-arched windows –one on the second story of the front/west facade and one on the south side in the first floor of a polygonal bay projection.

The large principal gables of the house have wide projections to the west and south, supported by huge carved brackets and smaller modillions. (See next page). The eaves have dentilwork and elaborate moldings and the principle gable ends (west and south) have additional carved ornament in heraldic-appearing forms.

Modillion, south side, Ricketts House



Carved bracket, west side, Ricketts House

South gable, Ricketts House



The massive main door to the Ricketts House has nine panels below three arched lights.

The interior has been considerably altered to accommodate apartments, beginning in the 1930s, but major features remain including the main staircase, dining room built-in buffet, and mantelpieces.





HISTORY

Lincoln Frost subdivided his farm east of Lincoln in 1880, creating large lots between the present J and L Streets. Attorney Arnott Ricketts and his wife Louisa bought one of the finest lots, on the crest of the hill overlooking the Capitol two miles west, and constructed this house in 1890. William Tyler recorded sales of stone for the construction in 1890 and 1891. On the 1890s letterhead of "T. P. Harrison and Bro., Contractors and Builders," A. C. Ricketts was listed among residential clients. A house of this scale and finish most likely was designed by an architect but no firm attribution can currently be made.

When Arnott Ricketts died in 1932, he was listed as "Dean of City Bar" and identified with the many important cases in which he had served. He had arrived in Lincoln in 1872, soon after graduating from Univ. of Michigan

law school. He represented John Powers in the eontested gubernatorial election of 1890 and represented women`s temperance crusaders in a famous case against T. P. Quick, a bar owner and City Council member, in 1874. He married his first wife Louisa, one of the temperance leaders, in 1873. She died in 1902 and when Ricketts remarried Elizabeth Thompson in 1909, they built a much smaller house (now also a Lincoln landmark) at 2125 B Street and his connection with the mansion east of town came to an end. Subsequent owner Dr. Carl Henkelmann began the conversion to apartments in 1936 and Mrs. Henkelmann continued that work in 1947.

8. SIGNIFICANCE

<u>Period</u>	<u>Areas of Significance-Check and justify</u>	
<input type="checkbox"/> _prehistoric	<input type="checkbox"/> _archeology-prchistoric	<input type="checkbox"/> _landscape arehitecture
<input type="checkbox"/> _1400-1499	<input type="checkbox"/> _archeology-historic	<input checked="" type="checkbox"/> _law
<input type="checkbox"/> _1500-1599	<input type="checkbox"/> _agriculture	<input type="checkbox"/> _litcrature
<input type="checkbox"/> _1600-1699	<input checked="" type="checkbox"/> _arehiteecture	<input type="checkbox"/> _military
<input type="checkbox"/> _1700-1799	<input type="checkbox"/> _art	<input type="checkbox"/> _music
<input type="checkbox"/> _1800-1899	<input type="checkbox"/> _commerce	<input type="checkbox"/> _philosophy
<input checked="" type="checkbox"/> _1900-	<input type="checkbox"/> _communications	<input type="checkbox"/> _politics/government
	<input type="checkbox"/> _community planning	<input type="checkbox"/> _religion
	<input type="checkbox"/> _conservation	<input type="checkbox"/> _science
	<input type="checkbox"/> _economics	<input type="checkbox"/> _sculpture
	<input type="checkbox"/> _education	<input type="checkbox"/> _social/humanitarian
	<input type="checkbox"/> _engineering	<input type="checkbox"/> _theater
	<input type="checkbox"/> _exploration/settlement	<input type="checkbox"/> _transportation
	<input type="checkbox"/> _industry	<input type="checkbox"/> _other (specify)
	<input type="checkbox"/> _invention	

Specific dates: 1890

Builder/Architcct: T. P. Harrison and Brother (builder)

Statement of Significance: The Ricketts House of 1890 exemplifies a very substantial "country" house built on a large lot near to but outside the urbanized area of L|ineoln in the nineteenth century. It commands an elevated sitc overlooking the city and the Capitol, befitting original owner Arnott Rickctt`s social and professional standing.

9. STANDARDS FOR DESIGNATION

(Check one(s) that apply)

- Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;
- Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States; or
- Represents archeological values in that it yields or may be likely to yield information pertaining to pre-history or history.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

"A. C. Ricketts, Pioneer Lincoln Attorney, Dies," June 18, 1932, p. 1, Lincoln Journal.

Lincoln Building Permits 24232 (1936), 46934 (1947).

Letterhead of T. P. Harrison and Bro., Lincoln contractors, 1890s (on file, Lincoln Planning Dept.)

Ledger of William Tyler, 1890-1891 (Bill Wood).

11. FORM PREPARED BY:

Name/Title: Ed Zimmer, Historic Preservation Planner

Organization	Lincoln Planning Dept.	Date Submitted 7/10/09
Street & Number	555 S. 10 th St.	Telephone (402)441-6360
City or Town	Lincoln,	State NE 68508

Signature_____



Witherbee Neighborhood Association Preserving the Heart of Lincoln!

Our Boundaries: 33 Street (West) to 56th Street (East); O Street (North) to Randolph Street (South)

RECEIVED

August 7, 2009

AUG 10 2009

Lincoln/Lancaster Co.
Planning Department

**Lincoln/Lancaster County Planning Commission
City-Council Hearing Room, County-City Building
555 S. 10th St.
Lincoln, Nebraska**

As the current president of the board, I have been instructed to write this letter in support of the Change of Zone No. 09020HP to be considered 8/12/09 by the Planning Commission by the Witherbee Neighborhood Association (WNA) general membership and the duly elected board of the WNA.

This matter is listed on the 8/12/09 Agenda for that meeting as follows:

1.2 Change of Zone No. 09020HP, to designate the Ricketts House as a Page historic landmark, on property located at 400 S. 33rd Street.

**11 Staff recommendation: Approval
Staff Planner: Ed Zimmer, 441-6360**

We have reviewed the application during our regularly scheduled meeting on 8/6/09. Ed Zimmer attended and explained the matter to our satisfaction.

Respectfully submitted,

Curtis D. Wood
President of the WNA Board