

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 09005 HP**, to designate the Weese Farmstead as a landmark, requested by the Nebraska State Historical Society Foundation and Miller Landscapes and Construction, Inc., on property located at 10901 Adams Street, on the south side of Adams Street, west of North 112th Street.

STAFF RECOMMENDATION: Approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 03/11/09
Administrative Action: 03/11/09

RECOMMENDATION: Approval (6-0: Gaylor Baird, Taylor, Cornelius, Esseks, Larson and Carroll voting 'yes'; Francis, Partington and Sunderman absent).

FINDINGS OF FACT:

1. This is a request to designate the Weese Farmstead, consisting of 5.6 acres, more or less, located as 10901 Adams Street, as a historic landmark. The Weese family purchased this farm in 1917 and built the house in 1923. The Nebraska State Historical Society Foundation acquired the quarter-section from the family in 1984.
2. The staff recommendation of approval is based upon the "Analysis" as set forth on p.3, concluding that designation of the Weese Farmstead as a Landmark is consistent with the Comprehensive Plan and Chapter 27.57 of the Zoning Ordinance (Historic Preservation District).
3. The Historic Preservation Commission has reviewed this application and recommends approval, finding that the Weese Farmstead, taken as a whole, is a good example of the buildings and site relationships of an early 20th century farmstead in Lancaster County. The Preservation Guidelines are set forth on Exhibit "A" attached to the proposed ordinance.
4. The minutes of the public hearing before the Planning Commission are found on p.5-6. There was no testimony in opposition.
5. On March 11, 2009, the Planning Commission agreed with the staff recommendation and voted 6-0 to recommend approval (Francis, Partington and Sunderman absent).
6. On March 11, 2009, the Planning Commission also voted 6-0 to adopt Resolution No. PC-01158 approving Special Permit No. 09002 for the use of the farmstead by Miller Landscapes and Construction, Inc., for a landscaping business (See site plan, p.22). As of the date of this Factsheet, said special permit has not been appealed to the City Council.

FACTSHEET PREPARED BY: Jean L. Preister

DATE: March 16, 2009

REVIEWED BY: _____

DATE: March 16, 2009

REFERENCE NUMBER: FS\CC\2009\CZ.09005 HP

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for March 11, 2009 PLANNING COMMISSION MEETING

P.A.S.: Change of Zone #09005HP **DATE:** February 25, 2009
Landmark Designation

SCHEDULED PLANNING COMMISSION MEETING: March 11, 2009

PROPOSAL: Doug Miller requests landmark designation for the Weese Farmstead at 10901 Adams Street.

CONCLUSION: Designation of the Weese Farmstead 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: Metes and bounds; A portion of the NE 1/4 of Section 13, Township 10 North, Range 7 East of the 6th PM: beginning at the Northeast corner of said section , extending 741' west along the north line of said section to the point of beginning; then southerly a distance of 420'; then westerly 570'; thence northerly 441'; thence easterly 573 feet along the north line of said Section 13 to the point of beginning. Containing 5.6 acres more or less. All located in Lancaster County, Nebraska.

LOCATION: 10901 Adams Street, on the south side of Adams Street, west of North 112th Street.

EXISTING ZONING: AG Agricultural District. The site is in Lancaster County, within the 3-mile extra-territorial jurisdiction of the City of Lincoln.

SIZE: 5.6 acres (more or less).

EXISTING LAND USE: Single family residence on farmstead.

SURROUNDING LAND USE AND ZONING: AG Agricultural District on all sides; agricultural and residential uses, including Prairie Pines Christmas tree farm on the northeast corner of 112th and Adams Streets.

HISTORY: The Weese family purchased this farm in 1917 and built the house in 1923. The Nebraska State Historical Society Foundation acquired the quarter-section from the family in 1984.

UTILITIES: The site is served by Lincoln Electric System. The property is not served by public water or sewer systems, but instead has wells and on-site septic system.

PUBLIC SERVICE: The property is in the Waverly School District (District 145) and is protected by the Waverly Fire Department.

AESTHETIC CONSIDERATIONS: The property retains the essential characteristics of an early 20th century Lancaster County farmstead but the buildings show deferred maintenance.

ALTERATIVE USES: Landmark designation does not by itself change the permitted uses in the AG District. The associated requested Special Permit 09002 would allow use by a landscape construction business, if approved by Planning Commission.

ASSOCIATED REQUESTS: Special Permit 09002.

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 February 19, 2009 and recommended unanimously that the Weese Farmstead, taken as a whole, is a good example of the buildings and site relationships of an early 20th century farmstead in Lancaster County.
3. Preservation guidelines for the proposed landmark are attached as Exhibit A. They are based on the typical landmark guidelines.
4. The descriptive application for the property is enclosed.
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.”
6. This application is associated with Special Permit #09002 which would preserve the farmstead by allowing use of the site and buildings for a landscape construction business.

Prepared by:

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

APPLICANT: Doug Miller

Miller Landscapes and Construction, Inc.
3700 North 48th Street
Lincoln, NE 68504
(402)325-9255
millerlandscapes@aol.com

CONTACT: Same as applicant.

OWNER: Nebraska State Historical Society Foundation
Steven E. Guenzel, President
128 N. 13th Street
Lincoln, NE 68508

CHANGE OF ZONE NO. 09005HP
and
SPECIAL PERMIT NO. 09002

PUBLIC HEARING BEFORE PLANNING COMMISSION:

March 11, 2009

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

Ex Parte Communications: None.

Staff recommendation: Approval of the historic landmark designation and conditional approval of the special permit, as revised.

These applications were removed from the Consent Agenda for further discussion.

Staff presentation: **Ed Zimmer of Planning staff** explained that this proposal came off the consent agenda because of a late discussion and proposed amendment to Condition #6 on the special permit. Zimmer showed photographs of the quarter section within which the smaller landmark property is contained, i.e. southwest corner of 112th & Adams Street. The portion for the proposed landmark is the 5 to 6-acre farmstead portion. Zimmer also showed a sketch from the early 1980's when the Historical Society Foundation acquired this site, with the possibility of use as a historic working farm. Today's proposal will put the property into active use and preserve the buildings on the site.

The buildings on the site include early 1920's American farm house, with added garage, pump in the back yard; there are several outbuildings scattered around the site; there are some historic plants on the site; the garage will be removed. The site plan being proposed with the special permit preserves the major buildings except for the failed garage and inserts some new buildings, and will be under supervision of the Historic Preservation Commission.

Esseks asked Zimmer to recite the advantages to the public with the landmark designation. Zimmer explained that it puts protection on changes to the site attached to this use that would then allow the maintenance and reuse of the site appropriately. It preserves and puts this traditional early 20th century farmstead into use.

Mike DeKalb of Planning staff showed the site plan for the special permit. The area is described as a 5.6-acre parcel that surrounds the buildings, exclusive of the total legal description of the quarter section. With a historic landmark designation on this property, then by special permit we can allow any use of the property for preservation of the property. It will allow a landscape firm that normally would not be allowed in the AG district, but is allowed with the intention of preserving the farmstead. The applicant agrees with the conditions of approval. The amendment to Condition #6 goes to the timing of removal of the garage. It provides a little more flexibility.

Proponents

1. **Doug Miller, Miller Landscapes & Construction**, appeared to answer any questions.

CHANGE OF ZONE NO. 09005 HP

ACTION BY PLANNING COMMISSION:

March 11, 2009

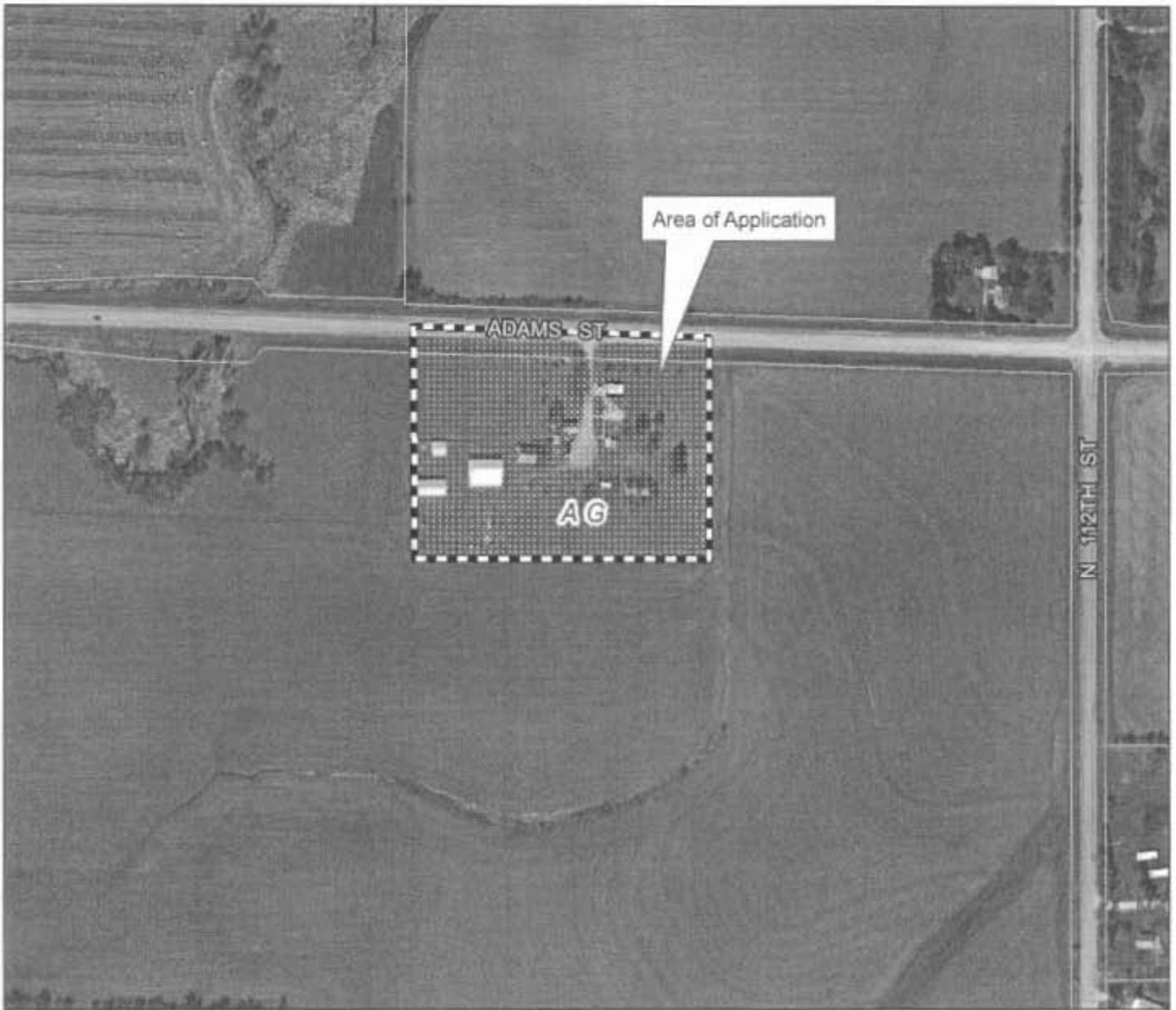
Larson moved approval, seconded by Cornelius and carried 6-0: Gaylor Baird, Taylor, Cornelius, Esseks, Larson and Carroll voting 'yes'; Francis, Partington and Sunderman absent. This is a recommendation to the City Council.

SPECIAL PERMIT NO. 09002

ACTION BY PLANNING COMMISSION:

March 11, 2009

Larson moved to approve the staff recommendation of conditional approval, with the amendment to Condition #6, seconded by Cornelius and carried 6-0: Gaylor Baird, Taylor, Cornelius, Esseks, Larson and Carroll voting 'yes'; Francis, Partington and Sunderman absent. This is final action, unless appealed to the City Council within 14 days.



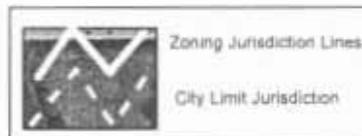
2007 aerial

**Special Permit #09002 &
Change of Zone # 09005 (Landmark Designation)
10901 Adams St**

Zoning:

One Square Mile
Sec. 13 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-5 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 Employers 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 *Weese Farmstead*
Historic
and/or *Common Nebr. State Historical Society Foundation Farm*
NeHBS Site # *LC13:0059*

2. LOCATION
Address *10901 Adams Street, Lincoln, NE*

3. CLASSIFICATION

<u>Proposed Designation</u>	<u>Category</u>	
<input type="checkbox"/> Landmark District	<input type="checkbox"/> district	X site
X Landmark	X building(s)	<input type="checkbox"/> object
	<input type="checkbox"/> structure	
<u>Present Use</u>		
X agriculture	<input type="checkbox"/> industrial	<input type="checkbox"/> religious
<input type="checkbox"/> commercial	<input type="checkbox"/> military	<input type="checkbox"/> scientific
<input type="checkbox"/> educational	<input type="checkbox"/> museum	<input type="checkbox"/> transportat'n
<input type="checkbox"/> entertainment	<input type="checkbox"/> park	<input type="checkbox"/> other
<input type="checkbox"/> government	X private residence	

4. OWNER OF PROPERTY

Name *Nebraska State Historical Society Foundation*
Address *128 N. 13th Street, Suite 1010, Lincoln, NE 68508*

5. GEOGRAPHICAL DATA

Legal Description *Part of the NE quarter of Section 13-10-07*

Number of Acres or Square Feet: **(more or less)** *5 acres encompassing the farmstead, house, and outbuildings on the south side of Adams Street, west of N. 112th Street*

6. REPRESENTATION IN EXISTING SURVEYS

Title *Nebraska Historic Building Survey*

Date 1984 -ongoing

State County Local

Depository for survey records *Nebraska State Historical Society*

City *Lincoln*

State *NE*

Is proposed Landmark or Landmark District listed in the National Register?

yes, date listed _____

no

7. DESCRIPTION AND HISTORY

Condition

excellent

deteriorated

unaltered

original site

good

ruins

altered

moved date _____

fair

unexposed

DESCRIPTION:

The Weese farmstead consists of eight buildings and associated tree rows, fences, and corral on approximately five acres on the south side of Adams Street. The site is on the east terrace of Stevens Creek. The site is generally level from the house eastward, and slopes gently towards the creek from the house west. The main outbuildings—a corn crib, barn/machine shop, cattle barn and hog house—step down the hill away from the house.

The frame farmhouse is an altered Prairie Box/American Foursquare, two stories tall with a hipped roof. The front (north) porch is subsumed into an added, flat roofed garage. (The clarity of the original design would be greatly enhanced by the removal of that added garage.) A small enclosed porch is attached to the south (rear) of the house. The gravel driveway off Adams Street (also gravel in 2009) is to the west of the house. A 1986 site plan indicates an orchard was located along the road, east of the house, but no trees remain in that small field.

West of the driveway, aligned with the rear of the house, is a small frame garage, with a gable roof oriented east-west, and an east door. The structure is tilting precariously (2009) and this structure probably will be lost.

In the south rear yard of the house is a cast iron pump, a small frame shed, a tiny frame outhouse, and a long, narrow chicken coop near the southcast corner of the rear yard. An east-west tree line of encloses the rear of the house yard.

Two lines of trees parallel the driveway and partially screen the house from the major outbuildings

to the west. A corn crib/grainery is the easternmost of these buildings. Most of the structure is ventilated with open slats but the southeast corner has solid walls. Next west is the main barn, with an east-west ridge and a longer pitch to the south roof covering open bays to the south side. South of the barn is a wooden-fenced corral and loading chute. A small cattle barn is west of the large barn and a small hog house completes the outbuildings, located north of the cattle barn, towards Adams Street.

HISTORY:

Hanson and Mattie Weese sold a farm northwest of Lincoln in 1917 and purchased property east of Lincoln at 112th and Adams. They moved to the land in 1918 and built a new house in 1923, using the lumber from the old house to construct a garage. They had a mixed operation with cattle, hogs, chickens and grain, along with a garden and orchard.

The Weeses sold their farm equipment in 1972 and the 160 acre site was donated (with conditions) to the Nebraska State Historical Society Foundation around 1984.

8. SIGNIFICANCE

<u>Period</u>	<u>Areas of Significance-Check and justify</u>	
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	X agriculture	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<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
X 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: 1917, 1923

Builder/Architect: Weese family

Statement of Significance:

The Weese farmstead is a characteristic diversified farmstead of early 20th century Lancaster County.

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

Site files on Weese Farm, Nebraska State Historical Society.

11. FORM PREPARED BY:

Name/Title: Ed Zimmer, Historic Preservation Planner

Organization: Lincoln/Lancaster County Planning Dept.

Date Submitted: 2/13/2009

Street & Number: 555 S. 10th Street

Telephone: (402)441-6360

City or Town: Lincoln

State: NE, 68508

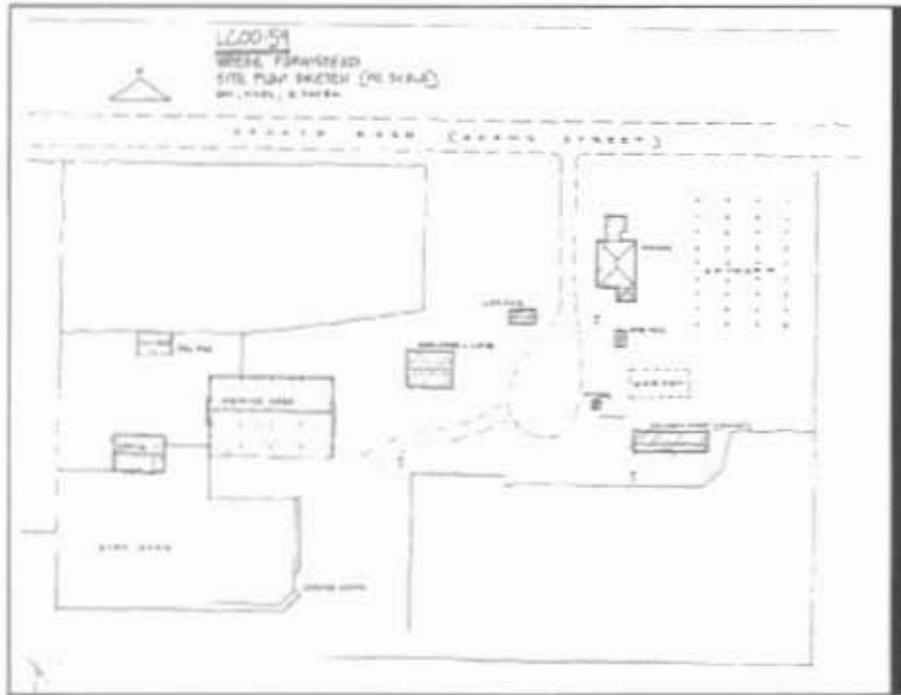
Signature _____

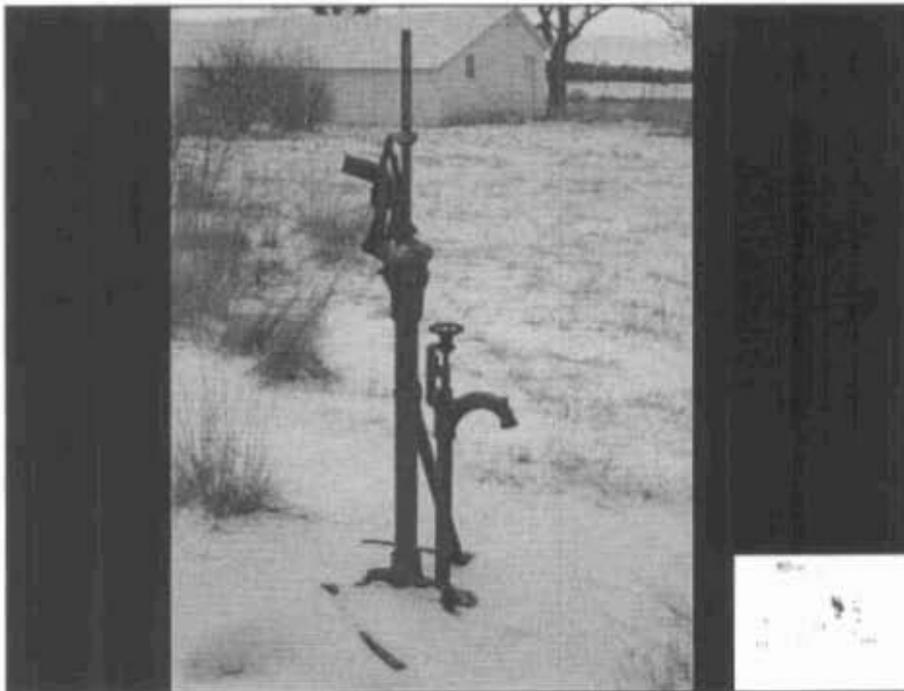
FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

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