

**LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**April 18, 2013 Historic Preservation Commission Meeting**

**PROJECT #:** Change of Zone #13005--Landmark Designation of the Lincoln Air Force Base Remote Facility

**PROPOSAL:** Designation of the property at 6901 West Adams Street as a Landmark (from AG Agricultural to AG Agricultural with Landmark Overlay).

**LOCATION:** 6901 West Adams Street

**LAND AREA:** Approximately 19 acres, more or less.

**EXISTING ZONING:** AG Agricultural

**WAIVER/MODIFICATION REQUEST:**  
See SP #13013

**CONCLUSION:** The landmark designation protects a unique site and building complex with historic significance, and provides the opportunity to request the special permit which encourages maintenance and reuse of the proposed landmark. This request complies with the Zoning Ordinance and is consistent with the Comprehensive Plan.

<b>RECOMMENDATION FOR CHANGE OF ZONE 13005HP:</b>	Approval of Landmark designation
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 26 in the NW 1/4 of Sec. 13-10-5, Lincoln, Lancaster County, Nebraska.

**EXISTING LAND USE:** Residence with outbuildings, margins of property in hay.

**SURROUNDING LAND USE AND ZONING:**

All sides: Agricultural AG

**HISTORY:**

**1954** Acquired by US Gov't during Lincoln Air Force Base era.

**1967** Sold upon deactivation of LAFB

**UTILITIES:**

**PUBLIC SERVICE:**

**ALTERATIVE USES:** Landmark designation does not by itself change the permitted uses in the AG District. Permitted uses in AG district include use as single-family residence.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

**Pg 1.9** - The Future Land Use Map of the Comprehensive Plan designates this area as Agricultural.

**Pg 4.6, 4.9-** "Placemaking" chapter encourages identification and protection of broad range of historic resources, and incentives for maintenance and continued use.

**ASSOCIATED APPLICATION:** Special Permit #13013.

**ANALYSIS:**

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.*"

1. The reactivation and reconstruction of the WWII Lincoln Army Air Field as Lincoln Air Force Base (LAFB) in the early 1950s brought increased population and diversity, economic activity, and the Cold War to Lincoln's doorstep in the 1950s and 1960s. The exact role of this unique facility, high on the hill above the airbase, has not been pinpointed but it appears to have been intended to provide a facility nearby but out of harm's way, in case of an attack on the base.
2. The proposed preservation guidelines for the LAFB are based on typical guidelines for Lincoln Landmarks.

Prepared by:

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Historic Preservation Planner  
April 12, 2013

**APPLICANT:** OSI Brothers, LLC

507 NW 16<sup>th</sup> St.  
Lincoln, NE 68524  
(402)470-3067  
dimon92@aol.com

**OWNER:** purchase agreement to OSI Brothers  
David W. Bratcher, LLC  
6901 West Adams St.  
Lincoln, NE 68524

**CONTACT:** Dimitriy Osiychuk  
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APPLICATION FOR LANDMARK OR LANDMARK DISTRICT DESIGNATION  
ADDENDUM TO PETITION TO AMEND THE ZONING ORDINANCE  
LINCOLN, NEBRASKA

1. NAME

Historic Lincoln Air Force Base Remote Facility  
and/or Common  
NeHBS Site

2. LOCATION

Address 6901 West Adams St., Lincoln, NE

3. CLASSIFICATION

Proposed Designation

Category

Landmark District  
 Landmark

district  
 building(s)  
 structure

site  
 object

Present Use

agriculture  
 commercial  
 educational  
 entertainment  
 government

industrial  
 military  
 museum  
 park  
 private residence

religious  
 scientific  
 transportat'n  
 other

4. OWNER OF PROPERTY

Name David W. Bratcher LLC  
Address 4100 Industrial Avenue, Lincoln, NE 68504

5. GEOGRAPHICAL DATA

Legal Description Lot 26, NW ¼, Section 13, Township 10 North, Range 5 East, 6<sup>th</sup> PM

Property ID Number 04-13-100-001-000

Number of Acres or Square Feet: **(more or less) 19 acres, more or less**

6. REPRESENTATION IN EXISTING SURVEYS

Title

Date \_\_\_\_\_ \_State \_\_\_\_\_ \_County \_\_\_\_\_ \_Local \_\_\_\_\_

Depository for survey records

City \_\_\_\_\_ State \_\_\_\_\_

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

7. DESCRIPTION AND HISTORY, CONT.

**DESCRIPTION:**

The property consists of approximately 19 acres of at NW 70<sup>th</sup> and West Adams Street, just west of the Lincoln city limits. The parcel measures roughly 760 feet east-west and 1090 feet north-south. A gravel driveway from the north, with a row of conifers on the east side, accesses the buildings near the center of the parcel. The structures are a complex of four buildings, three of which are connected by metal-clad walkways, approximately 12 feet wide.



ca. 2010



1993

The main building is a concrete structure with block lower walls and cast-in-place upper walls, behind a shingled false mansard roof. The true roofs are flat, on three elevations, with the lowest sunk as a well at the northeast corner behind a parapet formed of the upper cast concrete wall, an intermediate level on the west side, and the highest portion on the east.



FEB 5 2007

*View of house from north*

The north façade of the main house is veneered in pale brick and features two large, asymmetrical windows, and other smaller windows. The main entrance is well back on the west side, through a small vestibule.

Two metal buildings are attached to the house with metal-clad walkways. The larger is an open-volume, gable-roofed shed 120 feet south of house; it measures approximately 50'x100'. A smaller, gambrel-roofed barn-shaped building stands 105' west, with a walkway connected to the main corridor, and measures 40'x25'. There is also a free-standing garage west of the house and north of the "barn."

The concrete building has been adapted as a house but includes what appears to be an oversized, industrial-scale HVAC system, apparently dating from mid-20<sup>th</sup> century.



*View from north of LAFB Remote Facility, 2007*



*Entire parcel, viewed from North*



*Building complex, viewed from south*



*Building complex, viewed from SSW*

**HISTORY:**

The Lincoln municipal airport was converted to Lincoln Army Air Field in 1942, in a massive construction campaign that replaced grass fields with long concrete runways and built hundreds of buildings. 25,000 aviation mechanics trained at LAAF and 40,000 additional airmen were mobilized for combat during WWII. Immediately after the war, the base was deactivated and most of the structures were removed, leaving Lincoln with an improved, even oversized, municipal airport.

During the Cold War, the airfield was again militarized and expanded with \$29,000,000 of new construction as Lincoln Air Force Base (LAFB), beginning in 1952. In 1954 the U. S. Government bought a much smaller parcel of land, high on the rising hills west of the airfield (Lancaster Deed 515:351). The exact purpose of the small complex of linked structures built on the roughly 20 acre parcel has not yet been determined, but it appears the complex was designed to generally resemble a farmstead, with the unique exception that the buildings were linked with covered corridors, perhaps to conceal activity on the site from surveillance.

Soon after the LAFB was closed in 1966, the hilltop parcel was sold in 1967, to real estate broker Harold Proctor, who soon entered into a sales contract to Walter E. Johnson. In the Lincoln City Directory of 1966, a Walter E. Johnson was listed as USAF; in 1971 the purchaser and his wife Lynn remained in Lincoln, residing on Rt. 6, and operating 6 APCO gas stations.

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	<input type="checkbox"/> _agriculture	<input type="checkbox"/> _literature
<input type="checkbox"/> _1600-1699	<input type="checkbox"/> _architecture	<input checked="" 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:** 1957-1966

**Builder/Architect:** U. S. Air Force

**Statement of Significance:**

This small complex of buildings appears to have been constructed during its ownership by the U.S. government, exactly coinciding with the operation of the Lincoln Air Force Base. Its unusual construction and configuration contribute to interpretation and understanding of Lincoln’s significant role in the early years of the Cold War.

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

Lancaster County Register of Deeds

"The rise, decline, resurrection and demise of the Lincoln Air Base," Anne Diffendal, in *City Shapers: Five Events that Defined Lincoln*, 1987.

Lincoln City Directories

11. FORM PREPARED BY:

Name/Title: Ed Zimmer ezimmer@lincoln.ne.gov

Organization: Lincoln/Lancaster County Planning Dept. Date Submitted: 4/11/2013

Street & Number: 555 S. 10<sup>th</sup> St. 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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Approved:

City Council \_\_\_\_\_  
(date)

PRESERVATION GUIDELINES FOR  
LAFB Remote Facility  
6901 West Adams Street

**1. Architectural Review of Landmark:**

- a. Photographs: On file in Planning Department.
- b. Important architectural features: Exterior form, connecting corridors
- c. Important landscape features: conifers lining driveway, open fields surrounding building complex
- d. Architectural style and date: adapted ranch with false mansard, 1950s
- e. Additions and modifications: loss of part of mansard on east side, east deck, since removed, interior remodeling

**2. Notice of Work Needing Certificate:**

A. A Certificate for Certain Work can be granted by the Preservation Commission or, in certain instances, by the Director of Planning. The application for the Certificate can be obtained from and should be filed with the Building and Safety Department. The following work to be conducted on the Landmark requires the procurement of a Certificate for Certain Work:

1. Exterior work requiring a Building Permit as defined in the Lincoln Building Code, including additions. Before conducting exterior work, check with the City Building and Safety Department to determine whether a Building Permit is necessary;
2. Demolition of a structure or portion of a structure as defined in the Lincoln Building Code;
3. Work involving:
  - a. Addition of paving materials;
  - b. Addition of fencing and walls visible from West Adams St.;
  - c. Replacement of exterior material and trim or visible change to roofs;
  - d. Cleaning and maintenance of exterior masonry;
  - e. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on facades visible from West Adams;
  - f. Addition of awnings;
  - g. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc. visible from West Adams Street;
  - h. The addition or replacement of signs;
  - i. Moving structures on or off the site;
  - j. Installation of electrical, utility, and communications services visible from West Adams Street;
  - k. Placement of high intensity overhead lighting, antennae, and utility poles within the area of the north facade.

B. The following work to be conducted on the Landmark does not require the procurement of a Certificate for Certain Work:

1. Changes involving routine maintenance and repair for the general cleaning and upkeep of

- the building but which include no direct physical change in design or material;
- 2. Changes involving color and landscaping, except as previously noted;
- 3. Interior changes involving no exterior alteration.

C. The penalty upon conviction for conducting work which requires a Certificate for Certain Work without procuring the Certificate or for doing work contrary to an issued Certificate is a fine not to exceed \$100.00. Each and every day that such violation continues after notification may constitute a separate offense. The City of Lincoln may also pursue the remedies of injunction, mandamus, or other appropriate action to correct a violation.

### 3. **Standards for Owner and Preservation Commission:**

The following standards serve as a guide to the Landmark property owner in the preservation of their building. It is also intended that these Standards will aid the Commission in making decisions regarding issuance or denial of a Certificate.

When a decision on issuing or denying a Certificate is requested, the more definitive the presentation by the applicant, the easier it will be to convey and comprehend the effect of the proposed change. The owner or representative should plan to attend the public hearing to discuss the proposed work. When an application is being reviewed, it will be the responsibility of the applicant to demonstrate that the new work is compatible with these Standards.

A strict interpretation of these guidelines may be waived by the Preservation Commission if the applicant develops a design solution which meets the spirit and intent of the Historic Preservation Ordinance. In addition, although the owner of the landmark must receive Certificates for work identified above, a broader interpretation of the Guidelines for this property may be allowed by the Preservation Commission.

#### A. **New Construction:**

- 1. **Accessory Buildings:**  
Accessory buildings shall be compatible with the design of the existing buildings and shall be as unobtrusive as possible.

#### B. **Alterations:**

- 1. **Additions** shall complement the style of the structure while being subordinate to the original structure. Additions shall not imitate architectural styles which pre-date that of the historic structure. The appearance of the north facade of the concrete building shall not be altered unless the design is sensitive to the historic and architectural character of the building. Materials and architectural details used in such alterations and additions shall complement those on the existing building.
- 2. **Roofs:** The form of the roofs shall not be changed.
- 3. **Trim:** Changes in the existing exterior trim of the building, other than painting or repair, shall be based on physical evidence of missing features, documentation, or careful consideration of closely relevant examples, preferably drawn from Lincoln. Any replaced or

repaired portions of the trim that are visible and above grade, including, but not limited to moldings, cornices, doors, and windows, shall match the original members in scale, design, and appearance. Replication of original materials is preferred; alternate materials of similar appearance will be considered on a case-by-case basis.

4. Openings: Original windows, doors, or hardware shall not be removed when they can be restored, repaired, and reused. If the original glass, sash, hardware, and doors cannot be repaired and retained, then they shall be replaced with new units that duplicate the original in size, material, and appearance. If necessary, replacement of these items with non-original materials may be allowed on a case-by-case basis, if their appearance is very similar to the original, and the owner presents compelling evidence comparing various alternatives.

Additional openings, or changes in the size of the existing openings, shall not be made unless the change is compatible with the style and period of the building.

Metal, vinyl, or fiberglass awnings, hoods, or shutters that would detract from the existing character or appearance of the buildings shall not be used.

C. Repair:

1. Repairs in General: Repairs in materials that duplicate the original in composition, texture, and appearance are encouraged. Repairs with new materials that duplicate the original in texture and appearance also may be permitted. Repairs in materials that do not duplicate the original appearance may be permitted on an individual basis if the repairs are compatible with the character and materials of the existing building and if repairs that duplicate the original in appearance are not available.
2. Masonry: The cleaning of exterior masonry shall not be done in a manner to harm or alter the original surface of the materials. Sandblasting or painting of masonry is prohibited.

D. Demolition:

The Landmark or significant portions thereof shall not be demolished except pursuant to Lincoln Municipal Code Section 27.57.150(b), Section 27.57.160, or Section 27.57.170. The moving of the Landmark is discouraged; however, moving is preferred to demolition.

E. Other:

1. Mechanical Systems:

Necessary mechanical services shall be installed in areas and spaces that require the least possible alteration to the exterior structural condition and physical appearance of the building.

Holes to accommodate air conditioners or other mechanical equipment shall not be cut through the north walls.

Exterior electrical, television and telephone cables should be installed in places where they

will be visually unobtrusive. Television antennae and mechanical equipment such as air conditioners and solar panels should be placed in as inconspicuous a location as possible. The installation of such equipment shall not adversely affect the principal (north facade).

2. Signs:

Any exterior signs shall be compatible with the historic and architectural character of the building. Freestanding signs, detached from the building but not blocking vistas of the principal facades, are preferred. Any street address designation shall also be compatible with the historic and architectural character of the building.

3. Fencing and Walls:

Chain link or similar security-type wire fences are prohibited in north of the concrete building. All new fencing and walls shall be compatible with the historic and architectural character of the building.

4. Paving:

New paving to create space for parking shall be reviewed for its impact on the design character of the landmark and site. Gravel driveways are preferred. New sidewalks and drives shall be sensitive to the historic and architectural character of the building. Original walks shall be maintained.

5. Landscaping:

Original environmental features shall be maintained. Original and new plantings shall be trimmed so as to frame the architecture, rather than concealing it. New plantings and outdoor appurtenances shall be compatible with the historic and architectural character of the property.