

**LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**

**for March 16, 2005 PLANNING COMMISSION MEETING**

**P.A.S.:** Krull House Special Permit/Historic Preservation  
Co. Special Permit #05006

**PROPOSAL:** Resolve that the Krull House is a historic structure and create a parcel accompanying the house of approximately 10 acres by special permit.

**LOCATION:** Approximately 17800 SW 2<sup>nd</sup> Street, south of Martell Road.

**LAND AREA:** 10 acres, more or less.

**CONCLUSION:** This is a special permit request to identify an ancient limestone house as a historic structure, and to create a parcel measuring 500'x872' containing approximately ten acres. Specific uses for the house are not requested at this time; instead the intention is to begin a long-term preservation effort. Identifying the historic nature of the Krull House and providing a separate parcel for the building are preliminary steps towards its preservation and reuse.

**RECOMMENDATION:**

Co. Special Permit #05006

Conditional Approval

**GENERAL INFORMATION**

**PROPOSED LEGAL DESCRIPTION:** A parcel containing 10 acres more or less, measuring 500 feet north-south and 872 feet east-west, at the NW corner of the north half of the NW quarter of Section 26, T8N, R6E of the 6<sup>th</sup> P.M., Lancaster County, Nebraska.

**EXISTING ZONING:** AG Agriculture

**EXISTING LAND USE:** Farmland, unoccupied residence.

**SURROUNDING LAND USE AND ZONING:**

North:	Farmland	AG
South:	Farmland	AG
East:	Farmland	AG
West:	Farmland	AG

**HISTORY:** The Krull House was built ca. 1868-70. The property was zoned AG in the 1979 zoning update.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The 2025 Comprehensive Plan shows this area as Agriculture, at the edge of the Sprague zoning jurisdiction, beyond Tier III future urban area. Strategies of the Comprehensive Plan recognize the importance of historic resources in Lancaster County outside the urban area (F142).

**UTILITIES:** There are no sewer or water public utilities available.

**PUBLIC SERVICE:** This is in the Hickman Fire District and the Norris School District #162. This is served by the Lancaster County Sheriff's Department.

**REGIONAL ISSUES:** Preservation of rural historic resources.

**ENVIRONMENTAL CONCERNS:** The west edge of the proposed parcel is in the 100 year flood plain; the Krull House itself does not appear to be. The site is mostly wooded and contains a limestone house built by the Krull family who settled on this land in 1863 and built the house ca. 1868-1870. The Historic and Ecological Resources survey shows no other resources on this site.

**AESTHETIC CONSIDERATIONS:** Rehabilitation and restoration of the Krull House should be guided by established historic preservation principles, such as the Secretary of the Interior's Standards and Guidelines for Historic Rehabilitation.

**ALTERNATIVE USES:** All uses allowed in the AG district. The house has been vacant for decades and is not currently habitable.

**ANALYSIS:**

1. This request is for a County Special Permit for historic preservation.
2. Eligibility for such County Special Permits is restricted to "structures or sites identified and approved in the Comprehensive Plan or additional structures or sites identified and approved by resolution of the County Board" (County Zoning Ordinance 13.007). This property is not identified in the Comprehensive Plan and therefore a resolution of identification and approval by the County Board would be required.
3. An account of the construction of the house, written in 1903 by William Krull, son of the builder Frederick Krull, dates the house to either 1868 or 1870 and identifies a quarry

near Roca as the source of the limestone. Although vacant for many years, the house retains its massive limestone walls, wooden roofs, and brick chimneys. Only a few limestone houses of this era are extant in Lancaster County, notably the Retzlaff House near Stevens Creek in the east-central part of the county, constructed in 1867 and listed on the National Register of Historic Places, and the William Keys Mansion in Roca. Krull House is a significant, rare, endangered historic resource of our community.

4. As part of the application the applicant has requested a reduction in the 20 acre lot area requirement of the AG district. Another method of creating a lot of one acre or more in the AG district is to meet provisions of County Zoning Ordinance 4.01.h0(4) to protect land of scientific, natural, scenic, or historic value. The applicant states he eventually hopes to propose a use for the Krull House by amending this Special Permit/Historic Preservation.
5. No specific use is proposed for the house at this time; instead the applicant's plan is to "mothball" the property to secure it from further deterioration while he begins gradual rehabilitation and restoration. Without a proposed use, discussion of variance from uses permitted in the AG District would be premature.
6. Preservation activities undertaken in accordance with this Special Permit should conform to accepted standards for historic preservation. Proposed work should be submitted to the Director of Planning and reviewed and approved under the Secretary of the Interior's Standards and Guidelines for Rehabilitation.
7. Within the City of Lincoln zoning jurisdiction, landmarks can be designated under 27.57 of the Lincoln Municipal Code, and work reviewed by the Historic Preservation Commission under specific guidelines adopted for the property as part of the landmark designation. The County Board may wish to consider adopting a similar ordinance to regularize review of changes to identified historic structures, and to provide eligibility for tax incentives currently under consideration by the Unicameral.
8. The County Engineer's memo of February 9, 2005 notes no "direct objections. subject to an understanding that 60' of right-of-way is protected for the future when SW2nd Street is needed to be reconstructed.
9. The Health Department notes no objection.

CONDITIONS FOR COUNTY SPECIAL PERMIT #05006:

Site Specific:

1. This approval permits a buildable lot of 10 acres or more for the purpose of the preservation of the Krull House.
2. Before building activities are carried out on the Krull House, plans shall be submitted to the Director of Planning and reviewed for approval under the Secretary of the Interior's Standards and Guidelines for Historic Rehabilitation, in consultation with the Nebraska State Historic Preservation Officer.
3. If the County Board adds a historic preservation district to the county zoning ordinance, an application shall be submitted for designation of Krull House as a landmark and upon designation, review of exterior changes shall follow those procedures.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
  - 4.1 Before an occupancy of the Krull House, City/County Health Department is to approve the water and waste water systems.
  - 4.2 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 4.3 The County Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

Prepared by:

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Ed Zimmer, 441-6360, [ezimmer@lincoln.ne.gov](mailto:ezimmer@lincoln.ne.gov)  
Historic Preservation Planner  
March 4, 2005

**APPLICANT:** Matt Steinhausen  
400 West Rokeby Road  
Lincoln, NE 68523  
(402)421-9258

**OWNER:** Dr. Harley Batie  
4427 Ridgeview Drive  
Lincoln, NE 68516  
(402)483-4833

**CONTACT:** Matt Steinhausen  
(402)421-9258



2002 aerial

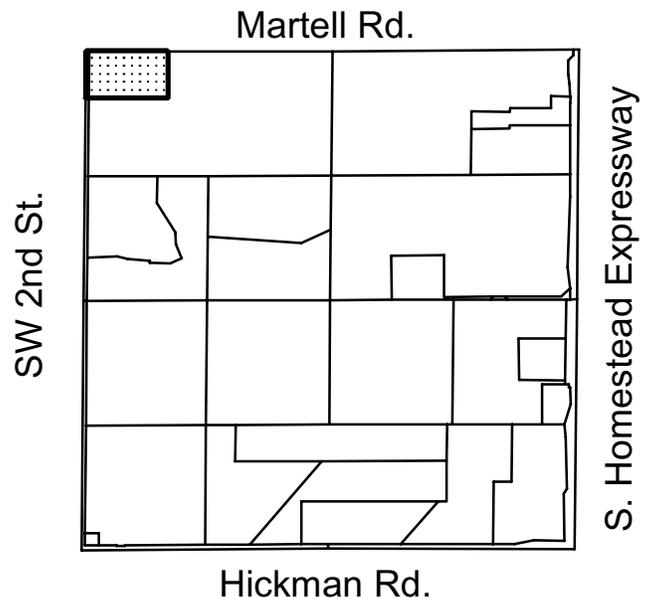
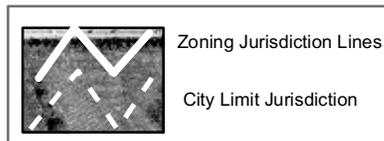
# County Special Permit #05006

## 17800 SW 2nd St.

### Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation 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 Employment Center District
- P Public Use District

One Square Mile  
Sec. 26 T8N R6E



## **Request for "Landmark" Special Permit for the The Frederick Krull House**

**A Proposal For Preservation and/or Restoration  
Supplement to the Lancaster County Zoning Application  
by Matt Steinhausen, January 17, 2005**

### **Purpose**

It is my intent to see that the Frederick Krull house and farmstead is at the very least preserved, and ultimately restored. Obtaining a "Landmark" special permit from the county is one of the first steps of the process. The following is an outline of my long-term plan in an effort to see that the house is preserved.

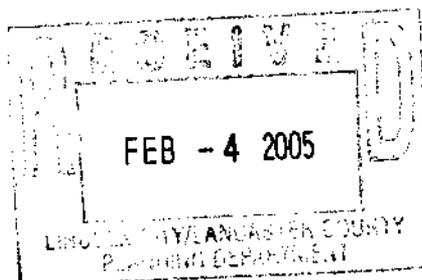
### **Background**

I have been doing research into the Krull house for over 3 years. The history of the Frederick Krull family and their early days in Lancaster County were recorded in the 1903 Lancaster County Plat Book by William Krull, son of Frederick. Frederick Krull came to the Centerville Precinct in 1862. In January of 1863, Frederick Krull brought his family to the farm and they lived in a "dugout". During those first years Frederick Krull built a limestone house from stone quarried near Roca. The main house was completed in approximately 1868. The house was occupied by the Krull family for two generations. The Krull house has been vacant for over 50 years. It is located on property currently owned by the family of Dr. Harley Batie.

### **Goals**

My goal is to see that the house be preserved for a number of reasons:

1. historical tribute: to recognize the earliest permanent settlers of Lancaster county, their way of life, and the resourcefulness of early Nebraska families
2. educational tool: to not only show how the house was used over 100 years ago, but also display the durability of a structure when built properly; plus the house is an example of a building constructed mostly of native materials
3. purposeful use: it is my belief that the structure can be useful and serve a number of practical purposes, depending on the needs of the owner



## **Plan**

I plan on either preserving the house myself or at least initializing its preservation so it can be further restored in the future. The first step is to set aside 10 acres and establish the area as a "landmark" and go through the process of acquiring a landmark permit through the Lancaster County Planning Department. I believe an area 872' x 500' will include the entire "farmstead" and I have laid out what I think would be the best area for the landmark designation in the NW corner of section 26 of the Centerville Precinct (illustration enclosed).

Upon obtaining a landmark permit, I believe that the house should be "mothballed" or preserved to prevent further deterioration, by the installation of a roof, covering all doors and windows, tree removal and site clean-up. This work should be done immediately.

After initial preservation or mothballing, our options are many. I think that more research should be done to determine the best type of restoration and best use for the structure. I do believe that it is in the best interest of the community for the structure to be utilized in a functional manner so that it's value will be more than merely historical. It is my belief that the house should be restored to the same condition as it was in 100 or more years ago. The challenges of retrofitting plumbing, HVAC and electrical into the existing limestone structure would be challenging and diminish the intent of a historical preservation. However, I would not rule out adding on such facilities with an addition on to the existing structure, if the addition follows the same theme and style as not to detract from the original building.

The restoration time-line would be at least 10 years in my opinion. I base this schedule loosely on many factors, including: adequate time for research into other similar structures and possible future uses, available time and labor for restoration, acquisition of period materials, cost budgeting, weather, unexpected delays, etc.

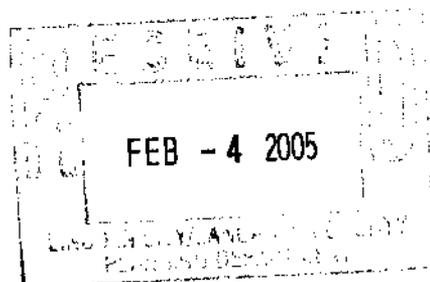
In addition to restoration of the house, it is important to preserve and recognize some of the interesting plants on the property including the 100 year-old hedge rows, lilacs, irises and various other trees and plants that have survived over 50 years of neglect.

## **Conclusion**

The Krull house is one of the oldest man-made structures still standing in Lancaster County. The fact it is still standing is amazing considering that it has not been occupied, or maintained for over 50 years. When completed the house could be one of the best examples in our area of pioneer ingenuity and resourcefulness. In my opinion we are at the 11th hour, if we do not work immediately to preserve the house it will crumble.

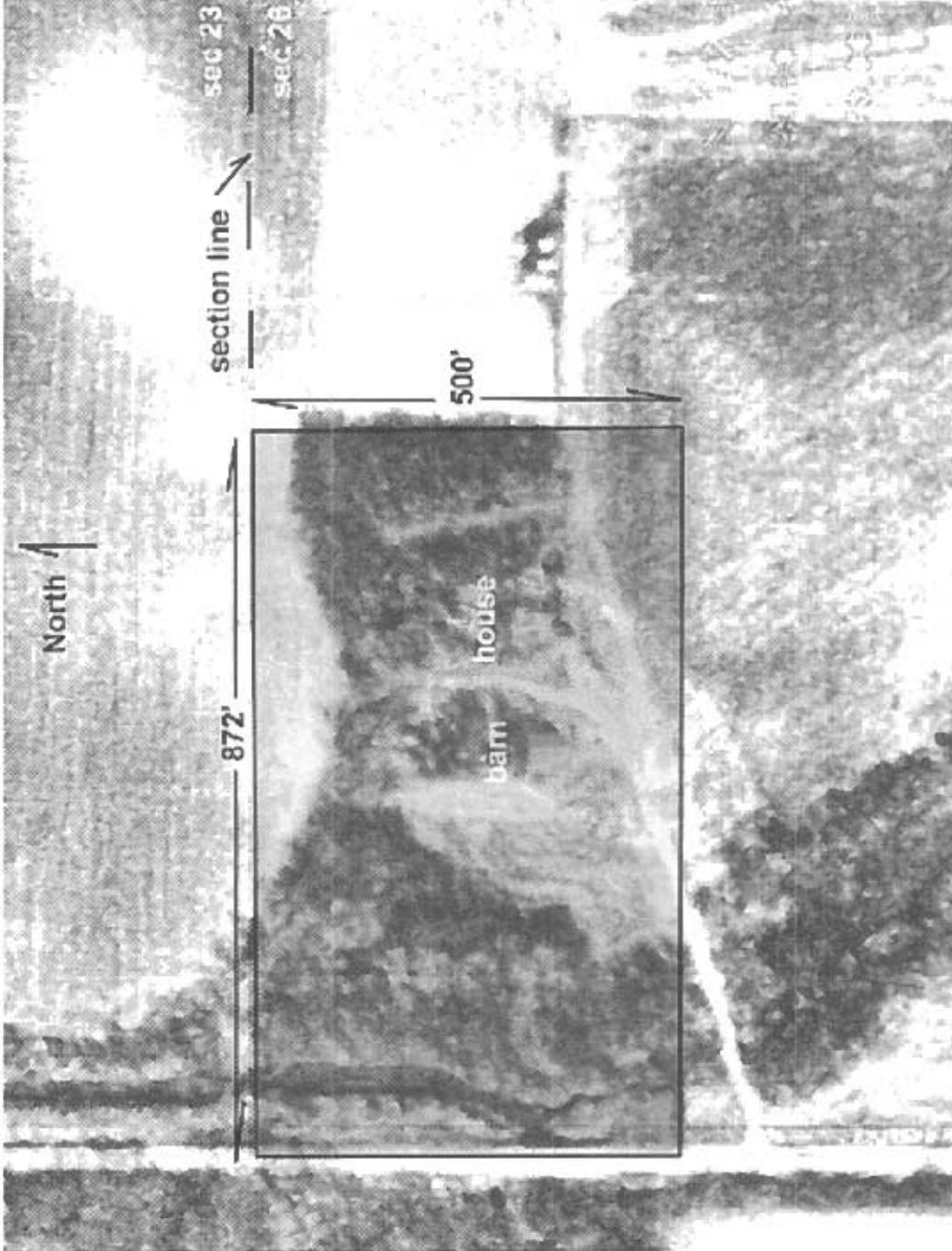
Thank you for your consideration.

**Matt Steinhausen**



FEB - 4 2005

SW 2nd Street



North

872'

500'

section line

sec 23

sec 26

barn house

not to scale

area shaded green is approx. 10 acres

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Ed Zimmer

**DATE:** February 16, 2005

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** EH File

**SUBJECT:** Frederick Krull House

EH Administration

SP #05006

The Lincoln-Lancaster County Health Department has reviewed the special permit application and does not object to the approval of this application.

Lancaster

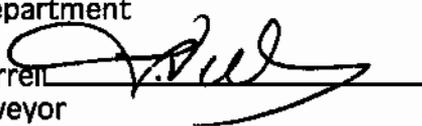
DON R. THOMAS - COUNTY ENGINEER

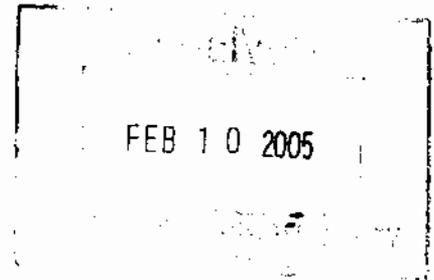
County

Engineering

Department

DEPUTY- LARRY V. WORRELL  
COUNTY SURVEYOR

**DATE:** February 9, 2005  
**TO:** Ed Zimmer  
Planning Department  
**FROM:** Larry V. Worrell   
County Surveyor  
**SUBJECT:** SPECIAL PERMIT NO. 05006



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Upon review, this office would not have any direct objections, subject to an understanding that 60' of right-of-way is protected for the future when SW 2<sup>nd</sup> Street is needed to be reconstructed.

LWV/bml

Special Permits Events & Other/#05006 17800 SW 2<sup>nd</sup> St. Mem.