

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

<u>Proposed Designation</u>	<u>Category</u>	
<input type="checkbox"/> Landmark District	<input type="checkbox"/> district	<input type="checkbox"/> site
<input checked="" type="checkbox"/> Landmark	<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> object
	<input type="checkbox"/> structure	
<u>Present Use</u>		
<input type="checkbox"/> 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
<hr/> <input type="checkbox"/> government	<hr/> <input checked="" type="checkbox"/> private residences	<hr/> <input checked="" type="checkbox"/> 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

6. REPRESENTATION IN EXISTING SURVEYS

Title: Historic and Architectural Survey of Lincoln

Date on-going _____ State ___ County x Local

Depository for survey records Lincoln/Lancaster County Planning Dept.

City Lincoln

State NE

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

 yes, date listed _____

X no

7. DESCRIPTION AND HISTORY

Condition

 excellent

x deteriorated

 unaltered

x original site

 good

 ruins

x altered _____ moved date

 fair

 unexposed

DESCRIPTION:

The Ricketts House is a very large, painted-brick, Queen Anne style mansion, build on a high point looking west towards the city of Lincoln and the State Capitol. The house contains over 6800 square feet of living area on a half-acre lot at the southeast corner of 33rd and L Street, across the street from Woods Park.

The house has steep cross-gable roofs with shed dormers added in the 1940s to provide more attic living space. A wide porch with a shed roof extends the full-length of the west front, and half-way down the north and south sides. There is a smaller rear porch on the east half of the north side.

2009 view from SW, west front facade



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.

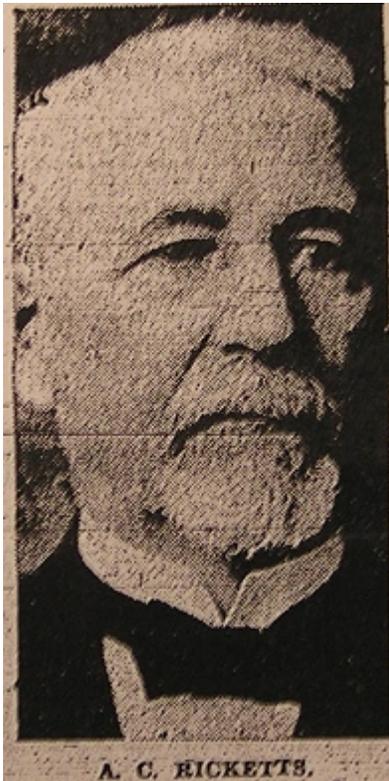
The interior has been considerably altered to accommodate apartments, beginning in the 1930s, but major features remain including the main staircase, dining room built-in buffet, and mantelpieces.





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 contested 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-prehistoric	<input type="checkbox"/> _landscape architecture
<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"/> _literature
<input type="checkbox"/> _1600-1699	<input checked="" 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
<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/Architect: 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 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.

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. 10th St.

Telephone (402)441-6360

City or Town Lincoln,

State NE 68508

Signature _____

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