

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name Weaver, Governor Arthur J., House

other names/site number Weaver-Young House, NeHBS#RH03-153

**2. Location**

street & number 1906 Fulton Street [N/A] not for publication

city or town Falls City [N/A] vicinity

state Nebraska code NE county Richardson code 147 zip code 68355

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets [ ] does not meet the National Register Criteria. I recommend that this property be considered significant [ ] nationally  statewide [ ] locally. ([ ] See continuation sheet for additional comments.)

Signature of certifying official *Lawrence Sommer*

Date 3/9/05

Director, Nebraska State Historical Society  
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. ([ ] See continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

**4. National Park Service Certification**

I, hereby certify that this property is:

entered in the National Register.  
[ ] See continuation sheet.

[ ] determined eligible for the  
National Register  
[ ] See continuation sheet.

[ ] determined not eligible for the  
National Register.

[ ] removed from the National Register.

[ ] other, (explain): \_\_\_\_\_

Signature of Keeper *Edson W. Beall*

Date of Action 4/27/05

5. Classification

Ownership of Property
(Choose as many boxes as apply)

Category of Property
(Choose only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- [x] private
[ ] public-local
[ ] public-State
[ ] public-Federal

- [x] building(s)
[ ] district
[ ] site
[ ] structure
[ ] object

Table with 3 columns: Contributing, Noncontributing, and Resource Type (buildings, sites, structures, objects, Total). Values: Contributing (1, 0, 0, 0, 1), Noncontributing (1, 0, 0, 0, 1).

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

n/a

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Queen Anne/Queen Anne-Eastlake
LATE 19TH AND 20TH CENTURY AMERICAN
MOVEMENTS: Other

Materials
(Enter categories from instructions)

foundation STONE: limestone
walls WOOD: Clapboard, shingle
roof composition shingles
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets.

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

See Continuation Sheets.

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey  
Record # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

Politics/Government

**Period of Significance**

1908-1945

**Significant Dates**

1920

**Significant Person**

(Complete if Criterion B is marked above)

Governor Arthur J. Weaver (1873-1945)

**Cultural Affiliation**

N/A

**Architect/Builder**

unknown

**Primary Location of Additional Data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Nebraska State Historical Society

**10. Geographical Data**

**Acreege of Property**      less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet)

1. 15	278500	4437900	3.			
Zone	Easting	Northing	Zone	Easting	Northing	
2.			4.			
			[ ] See continuation sheet			

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet.

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title	<u>Edward F. Zimmer, Ph. D./ architectural historian</u>		
organization	<u>n/a</u>	date	<u>November 30, 2004</u>
street & number	<u>3350 M Street</u>	telephone	<u>(402) 435-0301</u>
city or town	<u>Lincoln</u>	state	<u>NE</u> zip code <u>68510</u>

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of the SHPO or FPO.)

name	<u>David and Kathryn Jean Young</u>		
street & number	<u>1906 Fulton Street</u>	telephone	<u>(402)245-2066</u>
city or town	<u>Falls City</u>	state	<u>NE</u> zip code <u>68355</u>

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, ogathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number 7 Page 5**Governor A. J. Weaver House**

Name of Property

**Richardson County, Nebraska**

County and State

**DESCRIPTION**

The Governor A. J. Weaver House is a two-story frame residence located on a large corner lot northeast of the central business district in Falls City, the county seat of Richardson County, Nebraska. The principal facade, with a full length porch, faces west towards Fulton Street. The south side towards 19<sup>th</sup> Street is nearly as prominent, with a carriage porch accessed by a curved brick drive off 19<sup>th</sup> Street. The house displays on both the exterior and the interior distinctive features of its Queen Anne-Eastlake style origins in the late 1880s, and of its major remodeling by Weaver in 1920. The house and site retain a high degree of integrity from Governor Weaver's period of occupancy.

Arthur J. Weaver (1873-1945), a lawyer and businessman in Falls City, Nebraska, became a widower in 1906. Less than a month before he married Maude E. Hart on Sept. 2, 1908, he acquired a house and about an acre and a half of land on a prominent corner lot northeast of the center of Falls City. His immediate neighbor to north was John H. Morehead (1861-1942), his partner in several business enterprises, who would become his predecessor as Governor of Nebraska in 1913-1917.

Morehead's house was a large Queen Anne style residence. Weaver's more modest house, which was also Queen Anne in style with Eastlake incised decoration, had its origins in two building campaigns in the late 1880s and early 1890s. Weaver occupied his smaller house for approximately a decade before accomplishing a major remodeling in 1920. Weaver's enlarged house, which extends nearly 80 feet north-south by 75 feet east-west, retains many features from its early origins, but its character reflects Weaver's adaptation, which added the main west porch, the second floor sleeping porches, and the major north wing. The earlier elements do not retain integrity of design in their own right, but the house retains a high degree of integrity from the 1920 remodeling by Weaver.

The two-story frame house is set well back on its corner lot, with wide yards to the west and south. Overall, the house might be regarded as a central, two story block with a truncated hipped roof, from which radiate wings and projections in every cardinal direction. Most of the exterior is clapboard-covered.

The most distinctive features of the street facades to the west and the south are two of these radiating wings, in the form of second story sun/sleeping porches that jut forward, south over a carriage porch and west over the main entrance porch. Both porches have hipped roofs, abundant double hung-windows (ten on the west porch and eleven on the south one), and flared, shingled skirts below the sills. Their windows, and most of the windows in the house, are enriched in the upper sash with small square panes of clear glass around the entire margin. The sleeping porches have a Craftsman-style flavor, but their windows are Queen Anne in type, and the lower porches are Neo-classical—typical of the house's stylistic potpourri.

The first-floor porches below the sleeping porches feature Tuscan columns and low, simple railings. On the principal, west façade, the porch wraps around the projecting sleeping porch wing and extends the length of the west front. The house's main entrance is on the south end of the west façade. A secondary entrance with side lights is located near the center of that façade, providing direct access to the library within. Fenestration throughout the house is very irregular in placement but double-hung windows are the prevalent type, sometimes in pairs and sometime single. Several prominent first-floor locations have oversized lower panes and transom-like upper sash, while smaller, high, single, fixed sash occur in several locations.

On the south façade, the carriage porch has paired columns at the outer corners and single columns flanking a low porch at the entrance. The south façade is highly irregular, projecting and receding every few feet. Rectangular oriels project to the east and west of the carriage porch, and feature ornate Eastlake decoration of paneling, cut shingles, and incised work. The western oriel is the more ornate—two stories tall and capped with its own gable. Evidence in the attic indicates that this feature is from the earliest period of construction—probably late 1880s. The eastern oriel on the south façade is simpler, but includes cut shingle ornament. The physical evidence of overlapping roof pitches in the attic shows this to be an early addition, perhaps from the 1890s.

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Name of Property

Richardson County, Nebraska

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The east rear façade of the house clarifies three main portions of this complex house—the tall center block with its truncated hipped roof (now surmounted with a low gable of recent construction), the tall north wing, and the lower east (dining room) wing. The rear façade has three entrances, including a kitchen door near the center, plus a bulkhead to the basement.

The roof of the house is highly complex, with over two dozen separate pitches. The predominant form is hipped, with some areas reaching a ridge, and other truncated (but now covered with low supplemental gables). The house has three brick chimneys, each capped with corbelled brickwork ornament.

During the latter half of the 20<sup>th</sup> century the house was utilized as a number of apartments and exterior staircases were added on the north and south ends. The owners since 1990 have removed the apartments and are removing the exterior stairs.

The house lot is open to the west, with mature trees in the north and south side yards. The south yard includes a U-shaped brick driveway serving the carriage porch, with two curb-cuts off 19<sup>th</sup> Street. Each curb cut is flanked by a pair of monumental posts built of quarry-faced concrete blocks. The posts appear to date from the early 20<sup>th</sup> century and probably are part of Weaver's 1920 building campaign. The east leg of the drive also serves a frame garage behind (east of) the house. The garage does not contribute to the historic character of the site but is inconspicuously placed and does not diminish integrity.

The complexity of the interior of the house is similar to that of the exterior. Entry through the main, southwest door leads through a small vestibule into the large stairhall. The premier feature of the interior is an open, oak staircase, which begins with four, rounded-end treads that project into the stairhall. The room also has an oak mantelpiece with a tile surround, set diagonally in the southeast corner. The major elements of this room appear to be from the 1920 remodeling, although the stairhall is within the earliest portion of the house.

A sliding, pocket door to the east connects the stairhall to the entry lobby off the carriage porch. At the east end of that long, narrow entry is another pair of pocket doors, separating the dining room at the southeast corner of the main floor. The dining room has beveled and leaded, clear glass windows, high on the east wall.

North of the dining room is a secondary staircase to the upper floor, and beneath it the access stair to the basement. The kitchen is at the east center of the main floor and has been remodeled. West of the kitchen is a library with another fireplace and oak mantelpiece. North of the fireplace is a wall of glass-fronted, built-in bookcases. Another pair of pocket doors separate the library from a large living room/parlor at the north end of the main floor. A small office completes the main rooms of the first floor, located west of library, and accessible from that room or from the main stairhall. The office features the third fireplace of the main floor. All of the doors and windows of the office are framed with pine molding and corner "bulls-eye" rosettes, which is indicative of the early construction of the house, as opposed to the 20<sup>th</sup> century oak of the staircase and stairhall.

The main stairs have an oak railing on the second floor protecting a central circulation hall. There are five main bedrooms, not counting the sleeping porches and secondary spaces. The main bedrooms west and south off the hallway have similar door and window woodwork as the first floor office. The south bedroom has pocket doors off the hallway and an ornate parquet floor, suggesting that perhaps this space was used as a second floor sitting room.

The attic and basement of the Weaver House contain invaluable physical evidence of the evolution of the structure. The attic contains a series of early roof pitches partially swallowed up by later, higher roofs. The basement combines full-height limestone foundation walls, stone atop knee-walls, and later concrete block and brick walls. It also bears the date "1920" painted on a floor joist below Weaver's library addition.

The Weaver House evolved substantially over its first three decades of existence, with Craftsman sleeping porches added above Neo-classical porches, while still prominently displaying key elements of the original Eastlake design. The interior also blends early moldings and rosettes with a later, bold staircase. Subsequent changes to produce apartments in the house have largely been reversed, and the exterior and interior as remodeled by Weaver is still very apparent, if stylistically anything but clear

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Governor A. J. Weaver House

Name of Property

Richardson County, Nebraska

County and State

### STATEMENT OF SIGNIFICANCE

The Governor Weaver House is significant on the state level under criterion B in the area of politics and government as the long-time residence of Arthur J. Weaver, a prominent business leader in southeast Nebraska and significant political leader in Nebraska, serving in 1920 as the president of the state constitutional convention and in 1929-31 as Governor of Nebraska.

#### Biographical Note

Arthur J. Weaver was born in 1873 in Falls City, Nebraska, to Judge Archibald J. and Martha A. Weaver. His father studied law at Harvard University before coming to Falls City in 1869. Archibald Weaver (1843-1887) was a district judge for seven years and was elected twice to Congress before his death at age 43.

Arthur Weaver was educated in the public schools of Falls City and the University of Nebraska, earning a law degree in 1896. He established a legal practice in Falls City and began his political career with election to the Nebraska legislature in 1898, where he introduced the bill that settled the State Fair permanently in Lincoln. He also served as city attorney, Richardson County attorney, member of the city council and Mayor of Falls City, and president of the Nebraska constitutional convention of 1920. Weaver had ended his law practice in 1905 to engage in businesses including orchards, livestock, farming, real estate, banking and other businesses in southeast Nebraska and neighboring states. He was a member of the first Nebraska State Park board, a director of the Omaha branch of the Federal Reserve Bank, and president of the Missouri River Navigation Association, Mississippi Valley Association, Nebraska State Horticultural Society, and Nebraska State Historical Society. In 1925 his name was unsuccessfully put forward for Secretary of Agriculture under President Coolidge, but he was appointed to advisory boards to the Secretaries of War and Commerce, and was appointed to a congressional commission on the Panama Canal. Asked in 1920 about his interest in running for Governor, he replied plausibly "he is kept so busy with the present that he doesn't want to concern himself over the future." (*Falls City Journal*, Feb. 12, 1920, 1:2). He led the Chamber of Commerce's construction of the \$250,000 Hotel Weaver in downtown Falls City in 1925. His civic life culminated in his election as Governor of Nebraska in 1928 for a two year term.

Weaver married Persa Morris in 1897. She died childless in 1906. He married Maude E. Hart in 1908 and they had two sons and four daughters. Arthur Weaver died in 1945. His son Arthur Jr. served for a time on the Lincoln City Council and son Phillip H. Weaver served in the U. S. House of Representatives from 1955-1963 from Nebraska's First District.

#### Weaver House Evolution

The house Arthur J. Weaver and his family occupied from 1908 to his death in 1945 had its origins in the late 1880s. William Waring purchased about three acres of land in 1889 and by December of that year a mechanic's lien was filed against the property for materials used in the "erection of a dwelling house" on the land. This date coincides well with the Queen Anne-Eastlake style of the earliest portion of the Weaver House. By 1892 Waring, then a widower, was in New York State when he sold three acres to Adeline Korner for \$3500. Sixteen years later Wilson and Adeline Korner sold 1.5 acres to A. J. Weaver for \$4500. Physical evidence in the house indicates the early portions were not built in a single campaign. Probably Waring's small house was expanded by the Korner's not long after their purchase. Weaver owned the house a dozen years before he commenced an expansion for his growing family in 1920. He resided in the house until his death in 1945 and it remained in family ownership until the purchase by David and Kathy Young, the present owners, in 1990.

#### Significance

Arthur Weaver was a vigorous business leader in his community but is more significant for over four decades of very active public service and leadership in Falls City, Richardson County, and the State of Nebraska, as well as his involvement regionally in Missouri River navigational improvements. His term as governor advanced reforms in budgeting and administration, and carried out his long interest in expanding Nebraska's state park system, adding 35 lakes and parks to the state's inventory during

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**Governor A. J. Weaver House**

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his two-year term, including historic Fort Robinson.

The house at 19<sup>th</sup> and Fulton Streets in Falls City is closely associated with Weaver and his family and was his residence for 37 years. While he retained major structural and decorative portions of the early house in his 1920 remodeling, the present character of the house and its stylistic eclecticism is directly reflective of Weaver's ownership.

No other historic resource is as closely associated with the long span of Weaver's very productive life. The hotel which bears his name is extant and is emblematic of his community stature, but represents just one moment and one aspect of his varied involvements. His boyhood home, the Archibald Weaver House of ca. 1876 in Falls City, would be less closely associated the Governor Weaver's significant years of service and in any case was destroyed in 1966.



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Governor A. J. Weaver House

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SOURCES

*Falls City Journal*, Feb. 12, 1920, 1:2.

Olson, James C. and Ronald C. Naugle, *History of Nebraska*, 3<sup>rd</sup> Ed., Lincoln: Univ. of Nebr. Press, 1997, p. 295

“Arthur J. Weaver, Ex-governor of Nebraska and Father of Missouri River Development, Dies of Stroke,” *Falls City Journal*, Oct. 18, 1945, pp. 1 & 8.

“Ex-Governor A. J. Weaver Dies Following Stroke,” *Lincoln Star*, October 18, 1945, 1:1.

“Arthur J. Weaver,” (editorial). *Lincoln Star*, October 19, 1945, p. 4:2.

“Weaver, Arthur J.”, in *Who's Who in Nebraska*, p. 951.

“Arthur J. Weaver” in *History of Nebraska*, pp. 3-5.

“Arthur J. Weaver” in Sarah Mullin Baldwin, ed., *Nebraskana*, Hebron, NE: The Baldwin Co., 1932, pp. 1247-8.

“Hon. Arthur J. Weaver,” in *Richardson County, Nebraska*, pp. 1328-1331.

“Controversy over [Archibald] Weaver House At Falls City Buried in Rubble.” *Sunday [Lincoln] Journal & Star*, Sept. 11, 1966, B:1.

“Weaver Family Hopes Home [Archibald Weaver House] Can Be Saved as Landmark,” *Lincoln Evening Journal*, May 5, 1966, 8:4.

“Biographical Directory of the United States Congress,” re John Henry Morehead, accessed 11/28/04,

<http://bioguide.congress.gov/scripts/biodisplay.pl?index=M000939>

**Richardson County Register of Deeds,**

Warranty Deed Thomas Neeley *et al* to William Waring, \$800, Bk 45:156, 1889.

Warranty Deed, Annie M. & J. E. Burbank to William Waring, \$1900, Bk 51:258, 1889.

Mechanic's Lien, William B. Schmucker vs. William Waring, G:222, 1889.

Warranty Deed, William Waring to Adaleine Korner, 45:198, \$3500, 1892.

Warranty Deed, Wilson & Adeline Korner to A. J. Weaver, 75:483, \$4500. Aug. 18, 1908.

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**Governor A. J. Weaver House**

Name of Property

**Richardson County, Nebraska**

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**GEOGRAPHICAL DATA**

Verbal Boundary Description

This property is described as a houselot in Falls City, Richardson County, Nebraska, at the northeast corner of Fulton Street and 19<sup>th</sup> Street, measuring 174 feet north-south and 205 feet east-west. The legal description of the parcel is a tract in the NW1/4 of the SW 1/4 of Section 11, Township 1 North, Range 16 East of the 6<sup>th</sup> P.M., commencing at a point 416 feet south of the NW corner of the SW quarter of said Section 11, thence east 205 feet, thence south 174 feet, thence west 205 feet, thence north 174 feet to the point of beginning.

Boundary Justification

This corner parcel contains approximately 3/4 acre of land including the house and street-front yards acquired by A. J. Weaver in 1908. His original parcel measured twice as long east-west (410 feet) but the family sold the easternmost (rear) half after Weaver's death in 1945 and that land has been developed. The remaining parcel contains the historic house, driveway, and front yards and is the entire property still in common ownership with the house and still retaining integrity.

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Governor A. J. Weaver House

Name of Property

Richardson County, Nebraska

County and State

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PHOTOGRAPHS

The following information applies to all photographs:

**Weaver, Governor A. J., House**

**Falls City, Richardson County, Nebraska**

**All Photos by E. Zimmer, November 2004**

**All negatives at Lincoln/Lancaster County Planning Dept., Lincoln, NE**

**Photo 1 of 9**

View from the southwest of the Weaver House and site, west facade to left and south facade to right.

**Photo 2 of 9**

View from the west of the Weaver House, showing the principal (west) facade.

**Photo 3 of 9**

View from the southwest of the Weaver House, south facade center and right, west facade to left.

**Photo 4 of 9**

View from the south of the Weaver House and yard, including the concrete-block pillars framing the entrance drive.

**Photo 5 of 9**

Detail from the south of the Weaver House, showing the two-story oriel west of the carriage porch.

**Photo 6 of 9**

View from the east of the Weaver House, showing the carriage porch (left) and the east/rear side of the house (center and right).

**Photo 7 of 9**

Interior view on first floor, Weaver House, looking east at main stairs from the 1920 remodeling.

**Photo 8 of 9**

Interior view on second floor, Weaver House, looking east in west bedroom, showing 19th century woodwork.

**Photo 9 of 9**

Detail of the parquet floor in the southwest bedroom, second floor, Weaver House.

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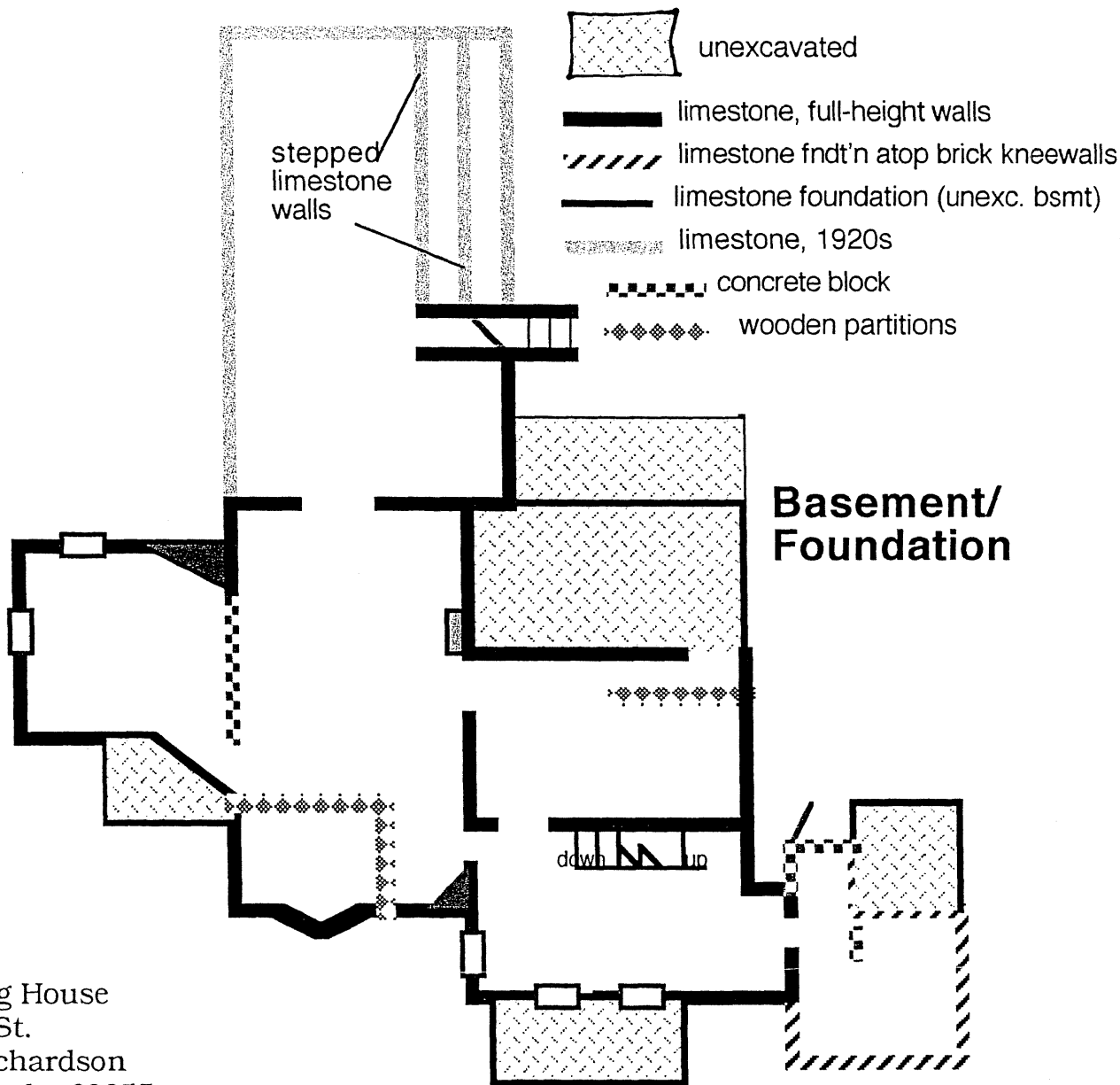
Governor A. J. Weaver House

Name of Property

Richardson County, Nebraska

County and State

North



Weaver-Young House  
1906 Fulton St.  
Falls City, Richardson  
County, Nebraska 68355  
RH03-153  
Built ca. 1890  
Enlarged 1920

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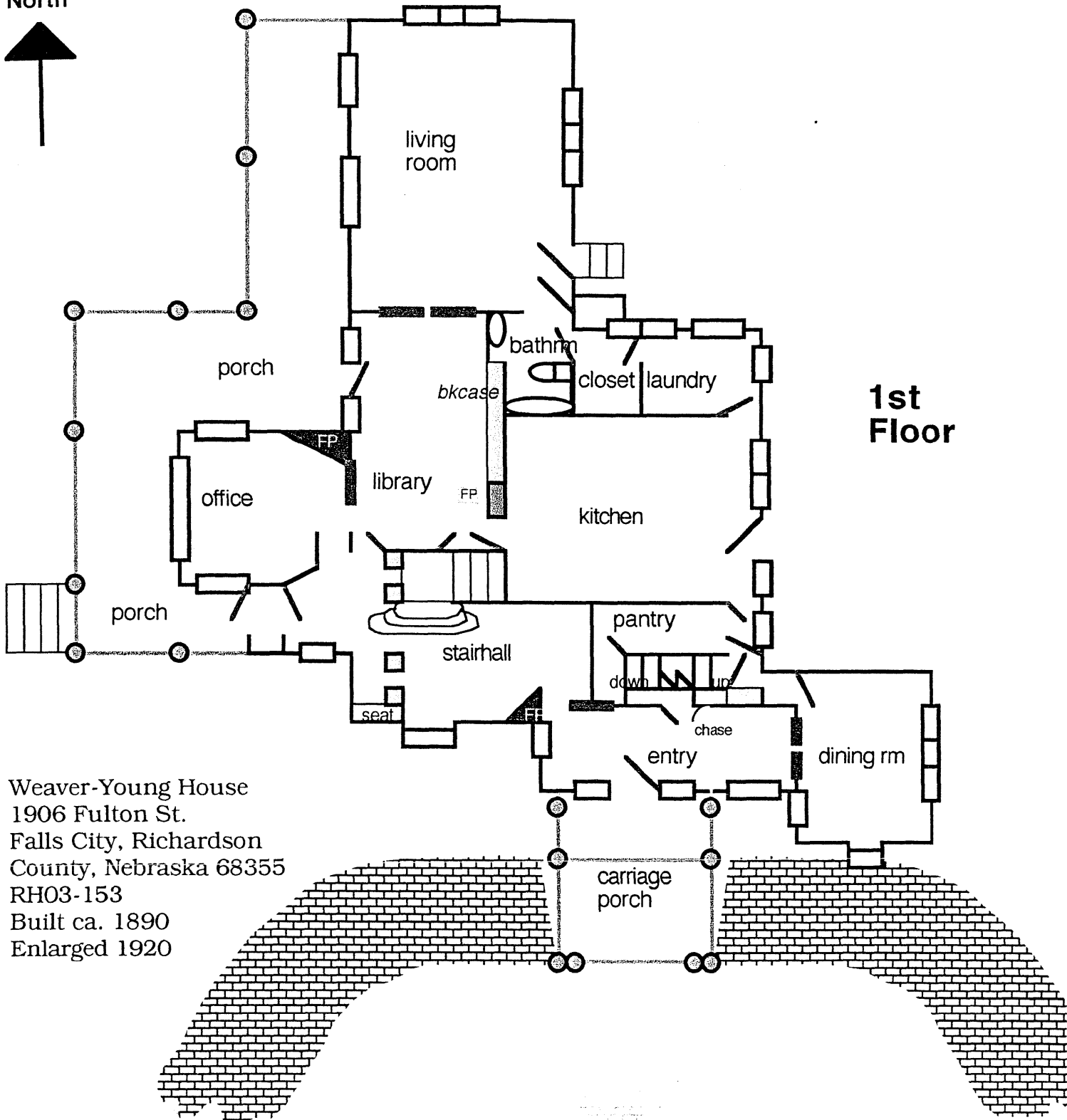
Governor A. J. Weaver House

Name of Property

Richardson County, Nebraska

County and State

North



Weaver-Young House  
 1906 Fulton St.  
 Falls City, Richardson  
 County, Nebraska 68355  
 RH03-153  
 Built ca. 1890  
 Enlarged 1920

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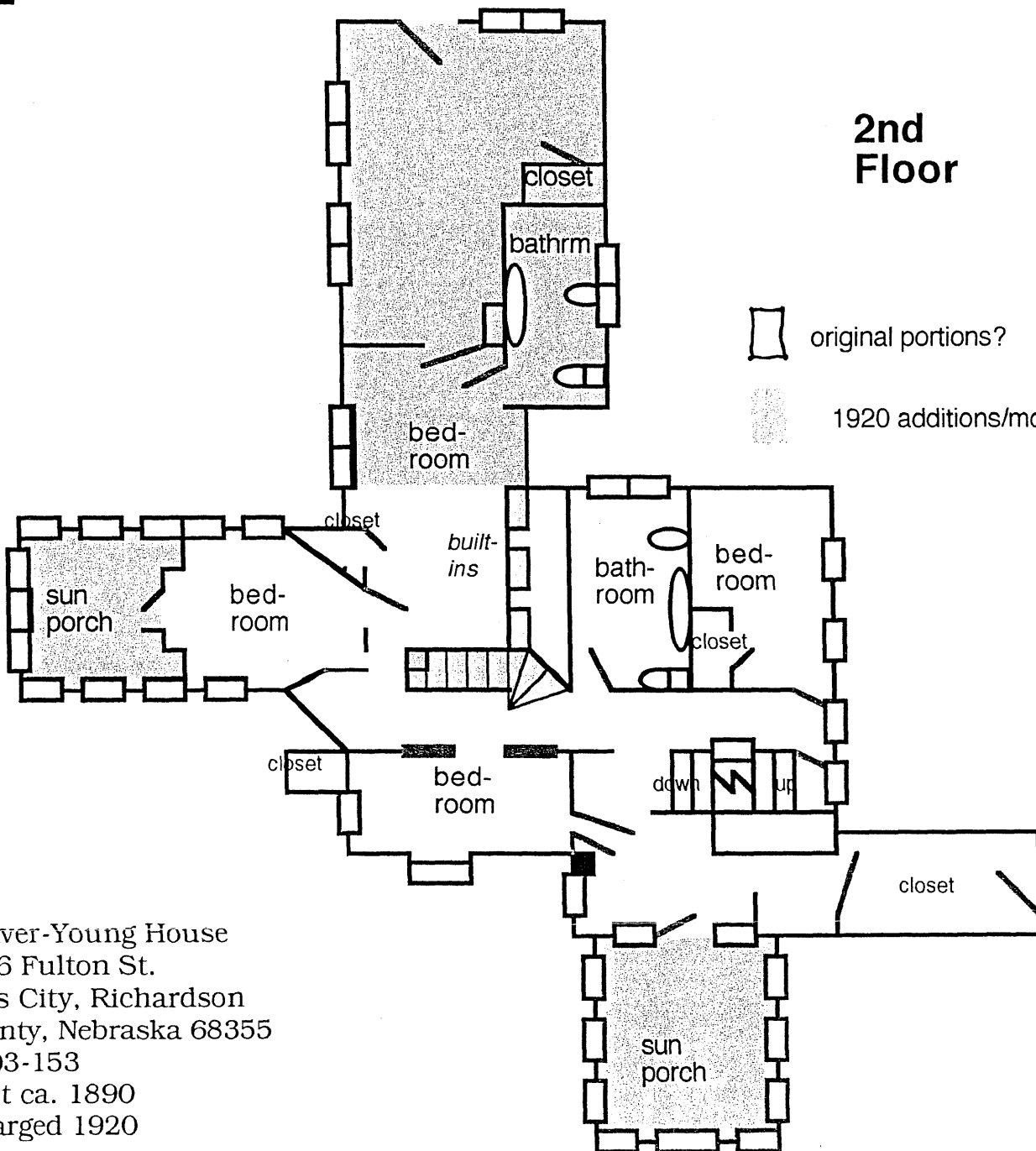
Governor A. J. Weaver House

Name of Property

Richardson County, Nebraska

County and State

North



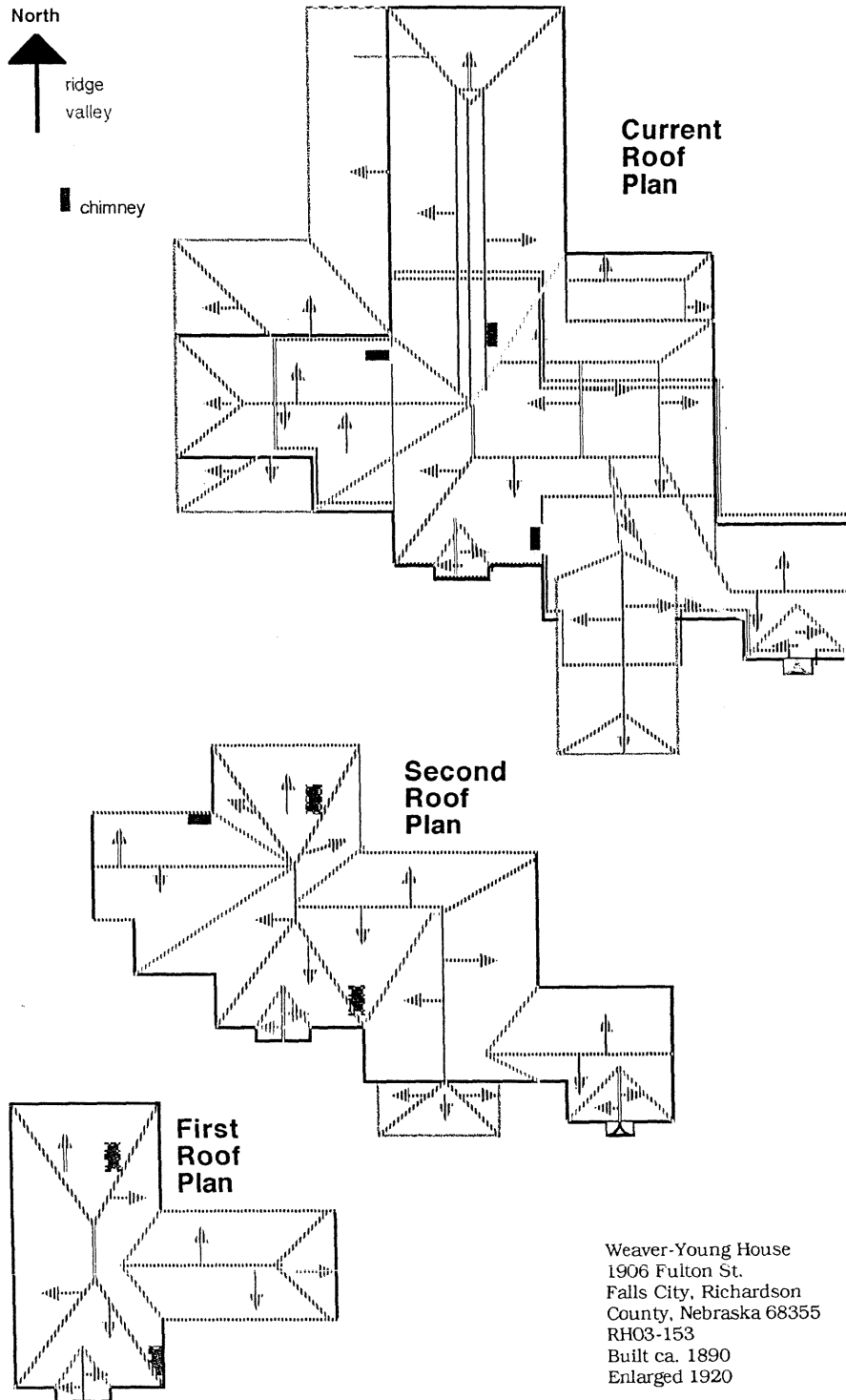
Weaver-Young House  
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