



LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA FOR **JUNE 15, 2017**
CITY HALL, 6 E 6TH STREET
6:30 PM

UPDATED 6/14/17 @ 1:30 PM:
Added Communication to Item 4 – 200 Nebraska St
Added Scope of Work & Revised Plans to Item 5 – 331 Indiana St

SPECIAL NOTICE: THE CITY OF LAWRENCE HAS EXECUTED AN AGREEMENT WITH THE STATE HISTORIC PRESERVATION OFFICER TO CONDUCT STATE PRESERVATION LAW REVIEWS AT THE LOCAL LEVEL. THEREFORE, THE LAWRENCE HISTORIC RESOURCES COMMISSION WILL MAKE ALL DETERMINATIONS REGARDING PROJECTS THAT REQUIRE REVIEW UNDER K.S.A. 75-2724, AS AMENDED.

ITEM NO. 1: COMMUNICATIONS

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.
- B. Disclosure of ex-parte communications.
- C. Declaration of abstentions for specific agenda items by commissioners.
- D. Committee Reports

ITEM NO. 2: CONSENT AGENDA

- A. Action Summaries
- B. Administrative Approvals
 - 1. DR-17-00088 1340 Ohio Street; Exterior Door Addition; Oread Design Guidelines Review
 - 2. DR-17-00120 100 E. 9th Street; ATM Installation; Certificate of Appropriateness and Downtown Design Guidelines Review
 - 3. DR-17-00121 1645 Tennessee Street; New Gazebo; Certificate of Appropriateness
 - 4. DR-17-00200 331 Indiana Street; Selective Interior Demolition for Architectural Investigation; State Law Review
 - 5. DR-17-00226 331 Indiana Street; Rezoning; State Law Review
 - 6. DR-17-00225 115 W. 11th Street; Mechanical Permit; State Law Review and Certificate of Appropriateness

ITEM NO. 3: PUBLIC COMMENT

ADDRESSING THE COMMISSION: The public is allowed to speak to any items or issues that are not scheduled on the agenda after first being recognized by the Chair. As a general practice, the Commission will not discuss/debate these items, nor will the Commission make decisions on items presented during this time, rather they will refer the items to staff for follow

up. Individuals are asked to come to the microphone, sign in, and state their name and address. Speakers should address all comments/questions to the Commission.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION

ITEM NO. 4: L-17-00036 Public Hearing for consideration of placing the property located at 200 Nebraska Street, the Lee Zimmerman House, on the Lawrence Register of Historic Places. Submitted by The Lawrence Preservation Alliance on behalf of Heidi Lynn Gluck and Robert Raymond Hurst, property owners of record.

ITEM NO. 5: DR-17-00227 331 Indiana Street; Remodel and New Addition; Demolition and New Construction of Accessory Structure; State Law Review and Certificate of Appropriateness. The existing primary structure, the J. C. Bare Residence, is listed as a contributing structure to the Pinckney II Historic District, National Register of Historic Places. Submitted by Nathan and Summer Wedermyer, property owners of record.

ITEM NO. 6: MISCELLANEOUS MATTERS

- A. Provide comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since May 18, 2017.
- B. Review of any demolition permits received since May 18, 2017.
- C. Miscellaneous matters from City staff and Commission members.

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING FEBRUARY 16, 2017 6:30 PM
ACTION SUMMARY**

Commissioners present: Arp, Bailey, Buchanan, Hernly
Staff present: Cargill, Simmons, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. Receive communications from other commissions, State Historic Preservation Officer, and the general public.

Ms. Zollner said staff received notification from the State Historic Preservation Office that the Mugan-Olmsted-Stanford House was listed in the Register of Historic Kansas Places.

- B. There were no ex-parte communications to report.
C. There were no abstentions.
D. Committee Reports
1. ARC Report on DR-16-00454 1327 New Hampshire Street; New Accessory Structure (This item requires a vote from the HRC for final approval of the plan with the exact changes the HRC requested.)
2. ARC Report on DR-16-00530 817 New York Street; New Residential Construction; (This item requires a vote from the HRC for final approval of the plan with the exact changes the HRC requested.)

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Fry, to approve project DR-16-00454.

Motion carried 5-1 with Commissioner Buchanan dissenting.

Motioned by Commissioner Arp, seconded by Commissioner Fry, to approve the project for 817 New York Street (DR-16-00530).

Unanimously approved 6-0.

ITEM NO. 2: CONSENT AGENDA

- A. December 15, 2016 & January 19, 2017 Action Summaries were deferred.
B. Administrative Approvals
1. DR-16-00533 1321 Massachusetts Street; Exterior Rehabilitation; Certificate of Appropriateness
2. DR-16-00542 806 Massachusetts Street; Rental License; State Law Review
3. DR-16-00540 918 Massachusetts Street; Sign Permit; Downtown Design Guidelines Review, State Law Review, and Certificate of Appropriateness

4. DR-16-00543 835 Maine Street; Residential Remodel; Certificate of Appropriateness
5. DR-16-00557 129 E. 10th Street; Sign Permit; Downtown Design Guidelines and Certificate of Appropriateness
6. DR-16-00559 645 Massachusetts Street; Mechanical Permit; Downtown Design Guidelines Review
7. DR-17-00006 745 Vermont Street; Sign Permit; State Law Review, Downtown Design Guidelines Review, and Certificate of Appropriateness

ACTION TAKEN

Motioned by Commissioner Arp, seconded by Commissioner Bailey, to confirm the Administrative Approvals.

Unanimously approved 6-0.

ITEM NO. 3: PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA) discussed the issue of attached garages vs. detached garages.

Ms. KT Walsh said she agrees with Mr. Brown's comments. She added that it's a discouraging time for preservation in Lawrence right now, citing several demolition permits issued recently. She feels there's a huge learning curve for new Historic Resources Commission (HRC) commissioners and stressed how important it is that they are educated enough to make sound preservation decisions.

ITEM NO. 4: DR-16-00534 909 Pennsylvania; New Residential Construction; Certificate of Appropriateness. The property is located in the environs of the Edmondson House (936 Pennsylvania Street), Lawrence Register of Historic Places. Submitted by Jason Romero on behalf of East Lawrence Partners, LLC, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Jason Romero, applicant, clarified the location of the photo in staff's presentation. He said a detached garage would make the project not viable. He said he intends to use a high quality vinyl window and asked for approval of the project as is.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said LPA agrees with the staff recommendation to send it to the Architectural Review Committee (ARC).

Ms. KT Walsh agreed with Mr. Brown's comments. She said the Romero family is a longtime East Lawrence family and it means a lot that they are building and remaining on this street.

Mr. Brad Gibson said the house looks really nice and he reminded the Commission they have approved other projects with attached garages.

Mr. Bruce Eggers, 904 Pennsylvania Street, said he would be delighted to see this project across the street from his own home. He feels the attached garages are getting a bad reputation and feels we need to take into consideration how people are living today. He supports the project as is. He noted that most people in the area who have detached garages don't have enough room to turn and park a car in them.

Ms. Jean Romero, the applicant's aunt, clarified which lot the applicant plans to build upon. She also feels an attached garage is safer than a detached garage.

Mr. Eggers asked whether "damages" are a real thing and what constitutes damage.

Commissioner Bailey said they will discuss that further.

Mr. Romero added that in this particular area, a detached garage leaves less room for driveway space

COMMISSION DISCUSSION

Commissioner Hernly asked for staff's opinion on casement windows for this project.

Ms. Zollner said casement windows aren't typical for historic structures, they're considered more modern. Due to the size, scale, and location of the property, staff doesn't feel the use of casement windows will damage or encroach upon the listed property.

Commissioner Bailey asked if staff could pull up the site plan and further explain location and placement.

Ms. Zollner explained current and future plans for the property.

Commissioner Fry asked if the proposed would be in the environs if the property was divided.

Ms. Zollner said no.

Commissioner Bailey asked if it's been platted.

Ms. Zollner said it's the original townsite plat.

Commissioner Fry said he doesn't see how this property negatively impacts the listed property.

Commissioner Buchanan said she sees an encroachment because there have been so many changes to that area that haven't been reviewed. She referenced the Oread Design Guidelines, and expressed concern about the attached garage.

Commissioner Evans said it would make sense to go to the ARC with this project. He feels they should be reviewing projects at an earlier phase in the development process.

Commissioner Arp said there are conflicting issues- the project seems to meet the Chapter 22 review but not the Certificate of Appropriateness. He mentioned the house next door has an attached garage as well. He feels putting a modern structure in a historic neighborhood is disrespectful; however, he reluctantly supports the project. He feels detached garages should be addressed and enforced in a conversation overlay.

Commissioner Hernly feels the language for a Certificate of Appropriateness should be stiffened.

Commissioner Bailey agreed with Commissioner Arp's comments. He said the actual platted lot is outside of the environs so he would support this project. He agreed they will have to address detached and attached garages in the code language.

ACTION TAKEN

Motioned by Commissioner Baily, seconded by Commissioner Fry, to issue the Certificate of Appropriateness and make the determination that the project will not encroach on, damage, or destroy the listed property.

Motion carried 5-1 with Buchanan dissenting.

ITEM NO. 5: L-16-00535 Public hearing for consideration of placing the property located at 323 Illinois Street, the Issac N. VanHoesen Residence, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Brian W. Perkins, the property owner of record. Adopt Resolution 2017-01, if appropriate.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Dennis Brown, LPA, explained the nomination process and LPA's involvement in listing local properties.

PUBLIC COMMENT

Mr. Paul Lithe, 315 Mississippi Street, said he has absolutely no objections to the nomination and said the Pinckney Neighborhood Association likes to identify these homes on the neighborhood plan.

Ms. Betty Colbert, 307 Illinois Street, has concerns about the impact of the properties to the north. She said the home closest to 323 Illinois Street does not yet have a garage, and asked if this will impact their ability to build one. She asked what kinds of project would be impacted.

Commissioner Bailey said all projects are on a case by case basis but generally projects that require a building permit might need to come before the Commission.

Ms. Colbert said she supports the nomination but was concerned about restrictions for neighboring properties.

Commissioner Bailey said if staff can't approve a project administratively then it will go to the HRC for review.

Ms. Zollner said properties will not be required to come into historic compliance due to the Landmark, only projects going forward would be subject to review.

Mr. Kent Allen Deeds, 310 Alabama Street, applauded the Commission in their complex work. He received the letter for the hearing three days ago but in that time he understands this is

expensive, complex, and complicated. He said the surrounding homeowners are paying for the preservation and they don't really have a say whether they're involved or not.

Mr. Bob Johnson, owner of the Medical Arts building, said he doesn't have an issue with preservation but is concerned about the environs impact. He noted an existing parking issue that might be further complicated by historic review requirements.

Mr. Gary Johnson said the staff report indicated an alley, but there's no alley it's just a vacated street overgrown with trees.

Mr. Bob Johnson said they don't want to be opposed to the nomination. He asked if the homeowner initiated the application.

Commissioner Bailey said the homeowner approved the application but it was initiated by the LPA.

Mr. Gary Johnson echoed concerns about parking in the area.

Mr. Deeds said there is an infill lot within the environs just south of the property that doesn't even meet City Code that was only built 6 years ago.

Ms. KT Walsh said the discussion happening tonight is good because it's laying out some real issues. She feels historic resources needs more funding from the City to be effective. She believes that the hospital will eventually have to implement a parking garage as a solution.

Mr. Bob Johnson asked what the next steps are in the process.

Commissioner Hernly said the HRC will make a recommendation to the City Commission.

COMMISSION DISCUSSION

Commissioner Evans said it's an interesting dilemma because the east side is residential and the west side is highly developed. He asked staff to explain the impact environs will have on the west side.

Ms. Zollner said the alley (Alabama Street) creates a nice buffer between the property and the office to the west. The transition area will be reviewed based on the impact to the area of future redevelopment, not existing development.

Commissioner Evans asked if they can modify the environs area.

Ms. Zollner said the 250 ft boundary cannot be altered, but they can change how a portion of an environs area is reviewed.

Commissioner Buchanan said the environs definition indicates a separate review standard for the transition area.

Commissioner Fry asked if the Commission can adopt the resolution without adopting the environs definition.

Ms. Zollner said no, but the environs definition can be altered.

Commissioner Bailey said Area 2, as defined in the environs definition, is already the least stringent review possible.

Ms. Zollner said that's correct.

Commissioner Hernly said the environs definition for Area 2 maintains the land buffer (Alabama Street) and the right-of-way space would be the primary entrance for anything reviewed by the HRC.

Commissioner Bailey said the number of environs reviews they've actually denied is extremely minimal.

Commissioner Arp asked who owns the abandoned portion of Alabama Street.

Ms. Zollner said the City owns that property.

Commissioner Hernly said it's a public right-of-way.

Commissioner Arp asked if it is an original platted street and if it would be a problem to pave it.

Ms. Zollner said if that street is paved you still need a buffer between new construction and the listed property.

Commissioner Arp asked what the options are for the least stringent review of the commercial area.

Commissioner Hernly said in theory they could say anything in Area 2 will be administratively approved.

They discussed language for altering the environs definition.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Hernly, to adopt Resolution 2017-01.

Motion carried 5-1 with Commissioner Evans dissenting.

Motioned by Commissioner Bailey, seconded by Commissioner Arp, to adopt the environs definition as provided with an amendment to the first sentence of the last paragraph to indicate that Area 2 will not be reviewed by the HRC and will be reviewed administratively.

Motion carried 4-2 with Commissioners Hernly and Evans dissenting.

ITEM NO. 6: L-16-00536 Public hearing for consideration of placing the property located at 1645 Louisiana Street, Benjamin F. Akers House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Philip C. and Linda D. Wedge, property owners of record. Adopt Resolution 2017-02 if appropriate.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Hernly said the street car used to come down Sunflower Road- he asked if it crossed this property.

APPLICANT PRESENTATION

Mr. Philip Wedge, property owner, said the trolley track cut down the driveway, and the local bus line even tried to use it before they were shot down by the Supreme Court. He said the nomination is a wonderful opportunity and he appreciates the LPA's work on this. The home has been in his family for a long time.

NO PUBLIC COMMENT

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Fry, to adopt Resolution 2017-02.

Unanimously approved 6-0.

Motioned by Commissioner Buchanan, seconded by Commissioner Evans, to adopt the environs definition as provided in the information packet.

Unanimously approved 6-0.

ITEM NO. 7: L-16-00537 Public hearing for consideration of placing the property located at 645 Mississippi Street, Robert E. House Residence, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of John Frydman & Laurie Martin-Frydman, property owners of record. Adopt Resolution 2017-03, if appropriate.

STAFF PRESENTATION

Ms. Zollner presented the item.

NO PUBLIC COMMENT

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to adopt Resolution 2017-03.

Unanimously approved 6-0.

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to adopt the environs definition as provided in the information packet.

Unanimously approved 6-0.

ITEM NO. 8: DR-16-00528 707 Massachusetts Street; New Commercial Addition; State Law Review, Downtown Design Guidelines Review, and Certificate of Appropriateness. The vacant lot is adjacent to 701 Massachusetts Street and is located in Lawrence's Downtown Historic District and the Downtown Urban Conservation Overlay District. The property is also located in the environs of Millers Hall (725 Massachusetts) and the House Building (729 Massachusetts). Submitted by Paul Werner Architects on behalf of Eldridge Hotel LLC, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Hernly asked if they are reviewing for design guidelines.

Ms. Zollner said no.

Commissioner Hernly asked why.

Ms. Zollner explained that if staff can approve it administratively then that's the end of that review process.

Commissioner Hernly asked why this new construction is not being built up to the front property line.

Ms. Zollner said staff did not review this as new stand-alone construction but as an addition, which should go all the way to the rear of the property.

APPLICANT PRESENTATION

Mr. Paul Werner, Paul Werner Architects, explained the proposed project.

Commissioner Buchanan asked if this addition can handle added stories later.

Mr. Werner said no.

COMMISSION DISCUSSION

Commissioner Evans said this type of space downtown is dynamite and really enhances downtown.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Buchanan, to approve the approve the proposed project and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of one or more listed historic properties.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to approve the Certificate of Appropriateness.

Unanimously approved 6-0.

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to direct staff to review any proposed changes to the project and evaluate if the changes are significant or do not substantially comply with the approved project and the applicable standards. If the changes are minor in nature and meet the applicable standards, staff can review the changes at an administrative level including the final brick selection.

Unanimously approved 6-0.

ITEM NO. 9: DR-16-00452 & DR-17-00018 125 E. 10th Street; Commercial Remodel and Rooftop Dining Addition Including Structure; Downtown Design Guidelines Review and Certificate of Appropriateness. The property is located in the Downtown Urban Conservation Overlay District and the environs of the Shalor Eldridge Residence (925 Rhode Island Street), Lawrence Register of Historic Places. Submitted by Adams Architects, LLC on behalf of Berkeley Plaza Inc., property owner of record.

ITEM NO. 10: MISCELLANEOUS MATTERS

- A. No Zoning Amendments, Special Use Permits, or Zoning Variances received since January 19, 2017.
- B. No demolition permits received since January 19, 2017.
- C. Miscellaneous matters from City staff and Commission members.

1. Certified Local Government Grants

Ms. Zollner said staff received approval to apply for a Certified Local Government Grant, which could be used for surveying, but staff is open to other suggestions.

Commission Buchanan asked if they can spend funds on public outreach and education.

Ms. Zollner said that public meetings are part of the survey process.

Commissioner Hernly said West Hills would be a good area to focus on as well as some bungalow neighborhoods that should be done before mid-century neighborhoods.

Commissioner Bailey asked how much money the grant will provide and if that money can pay for an intern.

Ms. Zollner said she hasn't been very successful in having interns approved, but the amount will depend on how much can be surveyed and the City match on funds.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said the Barker Neighborhood is a "listing desert" and really should be a district.

Commissioner Buchanan asked if the grant could help establish a conservation overlay in East Lawrence.

Ms. Zollner said they could apply for a grant for that purpose but they would have to choose either that or surveying.

Ms. KT Walsh said it would be amazing to have help with the conservation overlay because it is much needed. She is concerned it might not gain support at City Hall.

Commissioner Buchanan said she's all for surveys but a conservation overlay would provide a document to help clarify expectations in the East Lawrence neighborhood.

Commissioner Hernly asked when the grant applications are due.

Ms. Zollner said preliminary grant applications were due yesterday, final applications due March 1st.

Commissioner Hernly said they would need a lot in place to put together a successful application, and he agrees in the long run the best tool is a conservation overlay and design guidelines but it's not going to happen in the next two weeks.

Ms. Walsh said many groups and individuals have voiced support for a conservation overlay.

They agreed surveys for the grant this year and a conservation overlay next year will be the best game plan.

2. Chapter 22 Review Subcommittee Selection

They selected Commissioner Bailey, Commissioner Hernly, Commissioner Buchanan & an LPA designee for the Chapter 22 Review Subcommittee.

ADJOURN 9:23 PM

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING MARCH 16, 2017 6:30 PM
ACTION SUMMARY**

Commissioners present: Bailey, Buchanan, Evans, Fry, Hernly
Staff present: Cargill, Pepper, Simmons, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. No communications that were not provided prior to the meeting.
- B. No ex-parte communications.
- C. Declaration of abstentions for specific agenda items by commissioners. Commissioner Hernly abstained from Administrative Approvals DR-17-00024 & DR-17-00034.
- D. No Committee Reports

ITEM NO. 2: CONSENT AGENDA

- A. December 15, 2016, January 19, 2017, & February 16, 2017 Action Summaries
- B. Administrative Approvals
 - 1. DR-17-00014 1000 Massachusetts Street; Facade Rehabilitation; Downtown Design Guidelines Review.
 - 2. DR-17-00016 707-709 W. 12th Street; Site Plan; State Law Review
 - 3. DR-17-00024 717 Massachusetts Street; Interior Remodel; State Law Review
 - 4. DR-17-00026 816 Massachusetts Street; Rental License; State Law Review
 - 5. DR-17-00030 746 Massachusetts Street; Mechanical Permit; State Law Review
 - 6. DR-17-00031 120 E. 9th Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review
 - 7. DR-17-00034 717 Massachusetts Street; Sign Permit; Downtown Design Guidelines Review, State Law Review and Certificate of Appropriateness
 - 8. DR-17-00037 1320 New Hampshire Street; Residential Remodel; State Law Review
 - 9. DR-17-00042 815 Massachusetts Street; Rental License; State Law Review
 - 10. DR-17-00047 933 Massachusetts Street; Sign Permit; Downtown Design Guidelines Review and Certificate of Appropriateness

ACTION TAKEN

Motioned by Commissioner Fry, seconded by Commissioner Evans, to approve the December 15, 2016 Action Summary with one revision (Buchanan), and defer the January 19, 2017 and February 16, 2017 Action Summaries.

Unanimously approved 5-0.

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to approve Administrative Approvals 1, 2, 4, 5, 6, 8, 9, & 10.

Unanimously approved 5-0.

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to confirm Administrative Approvals 3 & 7.

Motion carried 4-0-1 with Commissioner Hernly abstaining.

ITEM NO. 3: PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said he was humbled to be a part of the LPA while reading staff reports for the landmarks on the agenda. He said they made a decision to defer one landmark due to an initial reaction from the neighborhood association, but will bring it back as long as they have owner authorization.

Commissioner Hernly asked if they would talk to the neighborhood about possible district nomination.

Mr. Brown said yes.

Commissioner Hernly said it would be worthwhile to talk with them about the state tax credits available.

Mr. Brown said he hopes the neighborhood will also reach out to the HRC and feels they are primed for a great historic district.

Ms. KT Walsh said there's a new simplified plan for E 9th Street and she is very pleased and feels it is much more appropriate. In support of brick sidewalks, they do plan to restore those on the new plan. She said Phil Collision talked with the vo-tech school about partnering with a masonry program.

ITEM NO. 4: L-17-00035 Public hearing for consideration of placing the property located at 1510 Stratford Road, the Chewning House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of David Benson and Nafanda Galeva, the property owners of record. Adopt Resolution 2017-04, if appropriate.

ITEM NO. 5: L-17-00036 Public hearing for consideration of placing the property located at 200 Nebraska Street, the Lee Zimmerman House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Heidi Lynn Gluck and Robert Raymond Hurst, the property owners of record. Adopt Resolution 2017-05, if appropriate.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Buchanan asked why Criteria 4 is not being applied

Ms. Zollner said in the past, that criterion has never been used for architecture, only for a technique to study.

Commissioner Buchanan feels like this is a great example for education purposes.

Ms. Zollner said that is up to the Commission, but typically that particular criterion is used for things such as construction of stone fences.

Commissioner Bailey asked if that would affect the report to the City Commission.

Ms. Zollner said yes. She explained how to change the language to include that revision.

Commissioner Evans asked how staff factors in the quality of the example.

Ms. Zollner said staff uses the multiple property documentation form and similar properties within the city are surveyed.

Commissioner Evans asked about the architectural integrity.

Ms. Zollner said integrity speaks to sense of place and time, location, and materials. The Commission can discuss whether it is architecturally significant.

Commissioner Hernly asked who the architect was for this home.

Ms. Zollner said Warren C. Heylman, the brother-in-law of Lee Zimmerman.

APPLICATION PRESENTATION

Ms. Katy Claggett, LPA, spoke about the architect for the property. She said LPA feels the property is super unique and it will be a compelling addition to the Lawrence Register.

NO PUBLIC COMMENT

BOARD DISCUSSION

Ms. Zollner mentioned that Archie Jameson, 225 Dakota Street, made a phone call to staff and is not supportive of the nomination.

Commissioner Hernly said there are many residential buildings of this time period in Lawrence that are attributed to high style prominent architects around the country- this particular example stands out in its adherence to mid-century modern design, and also feels the relationship to the Zimmerman family is important. He supports the nomination.

Commissioner Bailey asked if anyone else wanted to propose other criteria for nomination.

Commissioner Buchanan spoke about the architect and his uniqueness.

Commissioner Bailey feels the structure is unique.

Ms. Zollner explained the appropriate way to include additional criteria would be to defer the item to allow staff time to compile documentation to support those criteria. She also explained why the Zimmerman association wasn't mentioned in criteria for the staff report.

Commissioner Buchanan said that name comes up frequently when researching Lawrence history.

Commissioner Bailey said the connection may be too remote for this property.

Ms. Zollner said it would just require further study to be included as criterion for nomination.

Commissioner Buchanan asked if the applicant can help with research.

Ms. Zollner said that would be up to the applicant.

Commissioner Buchanan directed the question to the applicant.

Ms. Clagett said yes, they would be willing to help with research.

Commissioner Hernly asked if that additional criterion would impact other properties.

Ms. Zollner explained the hierarchy when attempting to associate multiple properties with a person.

Commissioner Evans said he struggles with this nomination due to the property's architectural quality and style.

Commissioner Buchanan asked what benefit the additional criteria will provide.

Ms. Zollner said there's no difference for the number of criteria listed, the documentation just needs to be provided for each.

Commissioner Hernly agreed; however, he feels an association with a person in Lawrence makes it less dependent on architectural significance and adds to the significance of the nomination. He agreed it is not an architectural gem or a high style example of mid-century modern architecture, but its significance is with people in Lawrence who were doing significant things in Lawrence. He would prefer the property be listed based on Criteria 3 & Criteria 4.

Commissioner Buchanan said she thinks it's important for the Lawrence Register to have a variety of properties, which this property will provide.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Hernly, to direct staff to compile documentation supporting Criteria 3 and 4 and to include more information on the architect and his significance in the modernist movement, how it meets a niche of architecture, the property's association with Lee Zimmerman and Zimmerman Steel, and Zimmerman's impact on the building of Lawrence and his philanthropy. In addition, staff will draft a resolution to support the nomination.

Unanimously approved 5-0.

ITEM NO. 6: Consider Requests for Rezoning Multiple Properties in East Lawrence. State Law Review and Recommendation to the City Commission.

STAFF PRESENTATION

Ms. Becky Pepper presented the zoning component of the items.

A. DR-17-00113 Zoning Case Z-17-00098 RM24 to RS5

STAFF PRESENTATION

Ms. Zollner presented the item.

NO PUBLIC COMMENT

BOARD DISCUSSION

Commissioner Hernly said having properties zoned in a category that matches their use is a good thing and he supports

Commissioners Bailey & Fry agreed.

Commissioner Buchanan asked about the three exempt properties.

Ms. Pepper said those particular properties- 800 block of New York Street, 826 Rhode Island Street, 801 New Jersey Street - have already begun their development process.

Commissioner Buchanan asked what zoning would be in place if they are destroyed.

Ms. Pepper said they will maintain their RM24 zoning district so they would be permitted to rebuild those structures.

Commissioner Buchanan asked if they can add a condition that changes the zoning in the event those structures must be replaced.

Ms. Pepper said no.

Commissioner Hernly asked if a property must change its use if the zoning changes and is nonconforming, such as a duplex being rezoned to RS5.

Ms. Pepper said there are no duplexes being rezoned to RS5- she confirmed that there are no uses in place that would become nonconforming if rezoned to RS5.

Commissioner Fry asked about single family homes subdivided into several rental units.

Ms. Pepper those are zoned multi-family and are not being changed.

Ms. Zollner said the HRC has already approved a duplex for two of the exempt properties.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Fry, to approve the State Law Review for DR-17-00113, including the exemption of properties in the 800 block of New York Street, at 826 Rhode Island Street, and 801 New Jersey Street.

Unanimously approved 5-0.

Motioned by Commissioner Bailey, seconded by Commissioner Hernly, to forward comment to the Planning Commission and City Commission that the proposed zoning amendment does not encroach upon, damage, or destroy any identified historic properties.

Unanimously approved 5-0.

B. DR-17-00114 Zoning Case Z-17-00099 RM24 to RM12D

STAFF PRESENTATION

Ms. Zollner presented the item.

PUBLIC COMMENT

Mr. Brent Morrison, 1022 Avalon Road, said he's an owner of 812 Rhode Island Street. He explained the history of the property and why he does not support the rezoning, particularly for his own property, because he could not rebuild as is. He noted that his property is in a historic district.

Mr. Morrison's property falls under the previous agenda item, DR-17-00113.

Commissioner Hernly asked if his property is a 50 ft wide lot.

Mr. Morrison said yes.

Commissioner Hernly clarified the building requirements for each zoning designation.

Commissioner Bailey reminded them that they are determining the historic impact of the zoning on these properties. He asked Mr. Morrison if his primary concern is his ability to rebuild.

Mr. Morrison explained that he's concerned he won't be able to rebuild but is also worried about other properties that would not be able to rebuild as they are now.

Commissioner Hernly suggested he speak at Planning Commission.

Ms. Pam Blackburn, 830 Connecticut Street, said things that are rezoned to RM12D can rebuild as a duplex, but accessory dwelling units cannot rebuild as accessory dwelling units. She said they worked very hard to identify the areas. She hopes they will recommend the rezonings going forward to

preserve the neighborhood, primarily because RM24 allows density and taller structures that are not appropriate.

Mr. Jim Slough, owner of 812 Rhode Island Street, said he currently has a building permit and asked if he can rebuild with two units under RM12D zoning.

Ms. Pepper said that's correct, staff will take those properties to the Board of Zoning Appeals (BZA) for a variance on lot area.

Mr. Slough feels the zoning changes will only speed gentrification.

Mr. Peter Shenouda, owner of 804-806 New Jersey Street and 825 Connecticut Street, said parking is a limitation when zoning to RM12D. He feels the neighborhood has improved and is not in jeopardy as is. He feels the neighborhood should only be worried about Pennsylvania Street.

Ms. KT Walsh talked about the North and South Rhode Island Street Historic Districts that saved many homes years ago. She appreciates Mr. Morrison's comments and his preservation efforts, but feels his block has already lost so much and the home next door is culturally significant so she would hate to see it torn down for a duplex. She supports the zoning changes. She asked Ms. Pepper about a property they spoke previously about at 633 Connecticut Street.

Ms. Pepper said she would be sure to get Ms. Walsh the requested information.

Mr. Mike Goins, LPA, said they feel appropriate zoning, for any neighborhood, is the strongest thing they can do to get it on par for its actual use. Since Old West Lawrence was rezoned, there has not been a structure torn down or rebuilt except those damaged by fire. He said the neighborhood is allowed to remain what it was, a single family neighborhood. He explained that the area south of 9th Street between Arkansas Street & Mississippi Street currently has three demolition permits and is no longer a single family area. He feels zoning works, and the effort of the City and the East Lawrence Neighborhood Association is commendable and historically significant.

Mr. Morrison asked for clarification about the variance component.

Ms. Pepper said staff will take the variances to the BZA for a variance on lot area to bring those nonconforming properties into compliance.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Hernly, to approve the State Law Review for DR-17-00114.

Unanimously approved 5-0.

Motioned by Commissioner Bailey, seconded by Hernly to forward comment to the Planning Commission and City Commission that the proposed zoning

amendment does not encroach upon, damage, or destroy any identified historic properties.

Unanimously approved 5-0.

C. DR-17-00115 Zoning Case Z-17-00100 RSO to RS5

STAFF PRESENTATION

Ms. Zollner presented the item.

They discussed which properties included in the rezoning are listed.

PUBLIC COMMENT

Mr. Barry Shalinski, 1001 West Coral Street, Tampa FL, is the owner of 633 Connecticut Street and 645 Connecticut Street. He supports the item and felt it would be useful to explain the history of the current RSO zoning.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Hernly, to forward comment to the Planning Commission and City Commission that the proposed zoning amendment does not encroach upon, damage, or destroy any identified historic properties.

Unanimously approved 5-0.

D. DR-17-00116 Zoning Case Z-17-00101 RSO to RM12D

STAFF PRESENTATION

Ms. Zollner presented the item.

PUBLIC COMMENT

Mr. Barry Shalinski, 1001 West Coral Street, Tampa FL, owner of 645 Connecticut Street, feels this is an upzoning. He would like to maintain the option to have offices there and is not in favor of the zoning change.

BOARD DISCUSSION

Commissioner Hernly asked if 645 Connecticut Street is a double lot.

Ms. Zollner said yes.

Commissioner Hernly asked if under RSO (current zoning) it could have a duplex plus an office.

Ms. Pepper said that might depend on parking but she would need to look into it.

Commissioner Hernly asked if RM12D does not support office units.

Ms. Zollner said that is correct.

Commissioner Bailey feels concerns over future use are outside of the Commission's purview.

Commissioner Hernly said the current use has, at some point, included an office use which would not be supported by the change in zoning.

Ms. Zollner said an professional office in a residence is considered a Home Occupation.

Commissioner Hernly asked if a home office component could be possible in the RM12D zoning.

Ms. Zollner said yes. She suggested they could make an additional comment regarding the office component of the property.

They discussed possibilities for that lot based on the proposed zoning.

Commissioner Bailey said he's not comfortable discussing possibilities given the scope of their possible actions on the item.

Ms. Zollner suggested their comment could include concerns for the existing and proposed zoning.

Commissioner Evans asked what staff's rationale was behind the rezoning initiation.

Ms. Pepper said it is intended to align the existing use with an appropriate zoning district.

Commissioner Bailey asked if the proposed zoning will preclude someone from including an office component later down the road.

Ms. Pepper said their avenue would be a Home Occupation, a Special Use Permit for office use in that zoning would not be permitted.

Ms. Zollner said they could have used the adaptive reuse section of the code but it was changed a couple years ago to disallow detached single dwellings from using a Special Use Permit to convert to an office use.

Ms. Katherine Simmons said there are two types of Home Occupations- the type with clients traveling to your home office is a Type B which requires registration through the Planning office.

Commissioner Hernly asked if that would be allowed in RM12D.

Ms. Simmons said yes.

ACTION TAKEN

Motioned by Commissioner Hernly, seconded by Commissioner Bailey, to forward comment to Planning Commission and City Commission that the

proposed zoning amendment does not encroach upon, damage, or destroy any identified historic properties.

Unanimously approved 5-0.

E. DR-17-00117 Zoning Case Z-17-00102 RSO to RM24

STAFF PRESENTATION

Ms. Zollner presented the item.

Ms. Pepper said they discovered the property was once multi-family but is being converted to single family so staff will be contacting the property owner to determine their preference in zoning.

Ms. Zollner said this property had an addition and new detached garage.

PUBLIC COMMENT

Mr. Barry Shalinski, 1001 West Coral Street, Tampa FL, said his only objection was rezoning this from a single family to a more dense use would be inappropriate. He hopes this item will be withdrawn.

Ms. KT Walsh said this property formerly had eight apartments that created a lot of problems. She said it was then sold to a family and should be zoned accordingly to single family.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to forward comment to the Planning Commission and City Commission that the **current** zoning district does not encroach upon, damage, or destroy any identified historic properties.

Unanimously approved 5-0.

F. DR-17-00118 Zoning Case Z-17-00103 CS to RS5

STAFF PRESENTATION

Ms. Zollner presented the item

Ms. Pepper explained staff's recommendation.

Commissioner Hernly asked if the building on 305 E 7th Street is a house.

Ms. Zollner said it is a house and tax office.

Commissioner Bailey asked if the State Law Review relates to 305 E 7th St.

Ms. Zollner said yes. She continued explaining details of the case.

Ms. Pepper clarified that 747 New Jersey Street is a residential structure that's zoned for commercial.

PUBLIC COMMENT

Ms. Phyllis Payne said she recently inherited the property at 305 E 7th Street. She explained the history of the property.

Mr. James Dunn, 936 Kentucky Street and owner of 705 & 711 Connecticut Street, said he's interested in keeping the CS zoning for both properties.

Ms. KT Walsh supports the office remaining a commercial zoning due to its history and because it shares the lot. She does not support 705 Connecticut Street going to CS zoning.

COMMISSION DISCUSSION

They discussed deferring the State Law Review to April for a revised staff recommendation.

ACTION TAKEN

The State Law Review for 305 E 7th Street is deferred until the April meeting.

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to forward comment to the Planning Commission and City Commission that the proposed zoning amendment for 705 Connecticut Street, 837 Connecticut Street, 839 Connecticut Street, and 845 New York Street, and maintaining the **current CS zoning** for 305 E 7th Street, does not encroach upon, damage, or destroy any identified historic properties.

Unanimously approved 5-0.

G. DR-17-00119 Zoning Case Z-17-00104 CS to RM12D

STAFF PRESENTATION

Ms. Zollner presented the item.

NO PUBLIC COMMENT

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Evans, to approve the State Law Review for DR-17-00119.

Unanimously approved 5-0.

Motioned by Commissioner Buchanan, seconded by Commissioner Evans, to forward comment to the Planning Commission and City Commission that the proposed zoning amendment does not encroach upon, damage, or destroy any identified historic properties.

Unanimously approved 5-0.

ITEM NO. 7: MISCELLANEOUS MATTERS

- A. No comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since February 16, 2017.
- B. No demolition permits received since February 16, 2017.
- C. Miscellaneous matters from City staff and Commission members.

Commissioner Hernly asked about the deferral of the West Hills listing and if the neighborhood meeting will be regarding that property only. He feels the meeting is an opportunity to inform the neighborhood of the potential advantages of listing properties.

Ms. Zollner said she would be attending and can explain those benefits.

ADJOURN 9:41 PM

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING APRIL 20, 2017 6:30 PM
ACTION SUMMARY**

Commissioners present: Bailey, Buchanan, Fry, Hernly
Staff present: Cargill, Weik, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. No communications from other commissions, State Historic Preservation Officer, and the general public.
- B. Disclosure of ex-parte communications.
- C. Commissioner Hernly abstained from Administrative Approvals DR-17-00086 & DR-17-00105.
- D. No Committee Reports

ITEM NO. 2: CONSENT AGENDA

- A. January 19, 2017, February 16, 2017 & March 16, 2017 Action Summaries
- B. Administrative Approvals
 - 1. DR-17-00064 1616 New Hampshire Street; Solar Array; Certificate of Appropriateness
 - 2. DR-17-00068 1212 Pennsylvania Street; Sewer Repair; Certificate of Appropriateness
 - 3. DR-17-00086 815 Vermont Street; Sign Permit; Downtown Design Guidelines Review and Certificate of Appropriateness
 - 4. DR-17-00105 623 Vermont Street; Patio Canopy; Downtown Design Guidelines Review and Certificate of Appropriateness

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to approve the January 19, 2017 Action Summary with amendment as requested by Commissioner Buchanan and to defer the February 16, 2017 and March 16, 2017 Action Summaries.

Unanimously approved 4-0.

Motioned by Commissioner Bailey, seconded by Commissioner Hernly, to confirm the Administrative Approvals 1 & 2.

Unanimously approved 4-0.

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to confirm Administrative Approvals 3 & 4.

Motion carried 3-0-1 with Commissioner Hernly abstaining.

ITEM NO. 3: PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said their 6th Preservation Achievement Award events will be held on May 25th at the Cider Gallery.

Ms. KT Walsh mentioned that someone purchased the stone house by Midland Junction and will be restoring it.

ITEM NO. 4: L-17-00061 Public hearing for consideration of placing the property located at 1509 Massachusetts Street, the Henry Buel (Bert) Ober House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Victor Wallace, Trustee, the property owner of record. Adopt Resolution 2017-04, if appropriate.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Hernly asked if this is right beside Central United Methodist Church.

Ms. Zollner said that's correct. She said religious institutions of this size are allowed in residential zoning districts.

APPLICANT PRESENTATION

Mr. Dennis Brown, LPA, said they're excited about this nomination within the Quiet University Town time period. He added that the owner isn't getting any financial benefit for listing his property.

Mr. Victor Wallace, property owner, said he's lived in the home for 40 years and worked very hard to preserve the property and its history.

PUBLIC COMMENT

Mr. James Connolly, 1500 Vermont Street, said he supports the nomination. He talked briefly about the history of the property and its connection with the church.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to direct staff to prepare Resolution 2017-04 recommending the property at 1509 Massachusetts Street be designated as a Landmark on the Lawrence Register.

Unanimously approved 4-0.

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to adopt the environs definition as provided in the staff report.

Unanimously approved 4-0.

COMMISSION DISCUSSION

Commissioner Hernly asked how they could go about offering incentives for listing on the Lawrence Register.

Ms. Zollner said the Historic Resources Commission (HRC) could make a suggestion to the City Commission during the budget process requesting a new line item or to fund the preservation fund.

Commissioner Hernly asked when the budget process begins.

Ms. Zollner said the process is underway and the City Manager has published his recommended budget. The budget will be approved by July.

Commissioner Hernly asked if staff is aware of any other communities have implemented local incentives.

Ms. Zollner said yes, although most of them are for commercial projects.

Commissioner Hernly asked if it's too late to put together something for this year's budget.

Ms. Zollner suggested they investigate other local incentive programs and put something together for inclusion in the budget process next year.

Commissioner Buchanan asked if they can at least mention it this year.

Ms. Zollner said she did not recommend it and they should compile all information and have it ready for next year.

Commissioner Hernly asked if it would make sense to have public input sessions regarding possible incentives.

Ms. Zollner said absolutely.

Commissioner Hernly asked if that can be added to an HRC agenda.

Ms. Zollner said yes. She explained that another training will be included on the agenda next month and that could be a place to ask for public comment.

Commissioner Hernly said he would like to make sure that is on the agenda for discussion.

ITEM NO. 5: DR-17-00065 1028 Connecticut Street; Demolition; Certificate of Appropriateness. The parcel is located in the environs of the Parnham House (1028 Rhode Island Street). Submitted by Peter Shenouda on behalf of Victor Milad Shenouda Trust, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Buchanan asked if staff has pictures of the secondary structure.

Staff confirmed there were none in the staff report.

Commissioner Hernly asked if it's a two story structure.

Ms. Zollner said it's a single story.

Commissioner Buchanan asked if anything can be done to entice people to maintain structures or create recourse for not maintaining them.

Ms. Zollner said a listed property contains a demolition by neglect clause, but properties within the environs are not included.

APPLICANT PRESENTATION

Mr. Peter Shenouda, property owner, said he purchased the property in January. He said if possible, materials will be salvaged and repurposed.

Ms. KT Walsh said she's sad about the demolition- there's a beautiful door that she assumes the property owner will save. She commended him for maintaining his properties so well. She asked about a new low interest loan program that might help property owners in similar situations.

Commissioner Fry said there is a 203-K loan (an FHA loan) and another Fannie Mae loan available for renovations, which allow homeowners to fund the cost of renovation at the time of purchase.

Ms. Walsh suggested they could link to that information on the City website.

COMMISSION DISCUSSION

Commissioner Buchanan said the pattern of demolition is sad, safety issue, she hopes they can provide property owners the resources to maintain properties so this doesn't happen.

Commissioner Bailey said it's hard to penalize new property owners.

Commissioner Hernly asked if the outbuilding could be considered unique because the interior was finished at one point. He asked if it could it be used as living space.

Ms. Zollner said staff believes it would be considered a completely new structure if rehabilitated and used in that way, and they would need to determine if it was created legally.

Commissioner Hernly asked if it is within a setback.

Ms. Katherine Weik said it is; however, there are some exceptions for accessory structures on an alley if there aren't vehicles entering the structure.

Mr. Shenouda said there's no way it could be a livable space, there are no utilities.

Commissioner Bailey said this one skirts the environs- the actual structure is outside of it and there is no line of sight.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to approve the Certificate of Appropriateness and make the determination that the proposed project does not encroach on, damage, or destroy landmarks or their environs.

Unanimously approved 4-0.

ITEM NO. 6: DR-17-00066 934 Connecticut Street; Demolition and New Construction; Certificate of Appropriateness. The parcel is located in the environs of the McFarland House (940 Rhode Island Street) and the William Watts House (946 Connecticut Street). Submitted by Linda Gwaltney, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

Commissioner Fry asked if the applicant has expressed interest in rehabilitation.

Ms. Zollner said they're not to that point in the process.

Commissioner Fry said it will be a significant cost to get engineering involved.

Commissioner Buchanan asked if they are willing to invest in the additional documentation of the existing structure.

Ms. Zollner said the applicant and architect have agreed to the documentation.

Commissioner Bailey asked about the status of the Architectural Review Committee (ARC).

Ms. Zollner said they will discuss that later, but will need to nominate an additional committee member.

They discussed the cost analysis that was provided by the general contractor.

APPLICANT PRESENTATION

Mr. Steve Lane, architect, said he's been working on the new project design since the owners purchased in February. He's all in favor of saving significant buildings but this structure has passed the point of no return. He mentioned the ARC could be helpful.

Commissioner Bailey asked if they are willing to work on any of the noted items.

Mr. Lane said his only concern is that the taller windows are not compatible with the design. He said Mike Brennan with Apex Engineers will be analyzing the structure first thing in May.

Commissioner Hernly asked if the design layout was in place before he came aboard with the project.

Mr. Lane said he worked with the owners on changes to their preliminary plan, and explained that it's designed to be a universally functional home so the owners can age in place.

Commissioner Hernly said he is concerned that the internal configuration doesn't fit well with the historic pattern of the neighborhood.

Mr. Lane said they did discuss a front porch concept but ultimately felt it didn't work with the project.

Commissioner Hernly said it's not an issue they can enforce, only encourage.

Commissioner Buchanan agreed, she said she wishes the east elevation was the front of the house.

Mr. Lane said they intend to have a three season room and prefer privacy.

Commissioner Hernly said older houses were able to incorporate semi-public spaces that modern homes no longer include. He suggested they go for the average front yard setback.

Commissioner Buchanan asked if the garage roof is designed for a solar panel.

Mr. Lane said that was the owners' preference, although he noticed a similar design across the alley on a recent addition.

Mr. Lane asked if the Architectural Review Committee (ARC) will meet May 4th.

Ms. Zollner said yes, the first Thursday of the month.

Mr. Lane said they are happy to defer until next month and to meet with the ARC in the meantime.

Ms. Linda Gwaltney, property owner, said she feels at home in this neighborhood. She is willing to work with the ARC and is attached to the new design.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said they agree with staff. Their number one concern is the roof shape facing the street.

Ms. KT Walsh, said she's very interested in the part of the house that might be pre-1873. She agreed with comments made by LPA, and encouraged the applicant to save any materials possible.

COMMISSION DISCUSSION

Commissioner Buchanan said the lean-to roof doesn't exist in the environs and it's backwards.

Ms. Zollner mentioned items she feels the ARC might be able to assist with in making the structure more compatible.

Commissioner Bailey asked if there will be enough time to get a report back from the structural engineer.

Ms. Zollner said she thinks so.

They talked about establishing a temporary ARC for this project.

Commissioner Hernly said he would prefer the ARC have three commission members. He appreciates Ms. Zollner's comments and feels the ARC could have a positive impact on the project. He explained project details that he feels could be adjusted.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to defer the project and direct the applicant to work with a temporary Architectural Review Committee comprised of Commissioner Hernly, Commissioner Buchanan, and Commissioner Fry to work on setbacks, roof shape, fenestration, window sizes, and siding and to provide additional time to receive the engineering report from the applicant.

Unanimously approved 4-0.

Commissioner Buchanan asked what time the ARC will meet.

Ms. Zollner said 6:00 or 6:30 but she will send out notification.

ITEM NO. 7: DR-17-00069 639 Mississippi Street; New Addition; Certificate of Appropriateness. The parcel is located in the environs of the Wilder-Clark House (643 Indiana Street). Submitted by Adams Architects, LLC on behalf of Travis & Melissa Narum, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Lance Adams, architect, explained details of the project and the history of the home.

Commissioner Hernly suggested a connection from the mud room through the pantry and family room.

Mr. Adams said that's a great idea.

Mr. Travis Narum, property owner, said he would like the addition to be undetectable.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said they appreciate the emphasis on details but they have a problem with the size of the addition, and feel this could set a precedent. He suggested sending the project to the ARC for adjustments to mass and scale.

COMMISSION DISCUSSION

Commissioner Buchanan agreed with Mr. Brown that it seems too large. She suggested a hyphen to differentiate the addition from the original home.

Commissioner Bailey asked if staff's recommendation would change if the property to the south was a Landmark.

Ms. Zollner said she couldn't make that determination.

Commissioner Bailey stressed that there isn't much line of sight to the property.

Commissioner Buchanan feels the edges of the environs are just as, if not more, important as the core of the environs.

Commissioner Bailey said the environs aims to protect the environment of the listed property, so line of sight, or lack thereof, should matter.

Commissioner Fry said the surrounding area is ignored when a property is listed, so they need to think about that when considering the environs. He doesn't feel this project detracts from the environs of the listed structure.

Commissioner Bailey noted that they sometimes examine properties even if just the corner of their property is within the environs, which seems illogical.

Commissioner Hernly guessed that there are houses just as large on a single lot, and this is a double lot. Historically, the overall density could be higher than what is existing or proposed.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Fry, to approve the Certificate of Appropriateness and make the determination that the proposed project does not encroach on, damage, or destroy landmarks or their environs.

Unanimously approved 4-0.

ITEM NO. 8: DR-17-00112 607 Louisiana Street; New Addition; State Law Review. The property is listed in the National Register of Historic Places as a contributing structure to the Old West Lawrence Historic District. Submitted by Adams Architects, LLC on behalf of Andrea Albright & Lance Adams, property owners of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Lance Adams, property owner, explained details of the project and the history of the property.

PUBLIC COMMENT

Ms. Lindsay Crick, LPA, said she appreciates all of the thought that went into this addition.

ACTION TAKEN

Motioned by Commissioner Buchanan, seconded by Commissioner Bailey, to approve the project and make the determination that it does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places, and to allow staff to administratively review any minor alterations to the project.

Unanimously approved 4-0.

ITEM NO. 9: DR-17-00118 Consider Z-17-00103, a request to rezone 6 properties located at 305 E 7TH STREET, 705 CONNECTICUT STREET, 747 NEW JERSEY STREET, 837 CONNECTICUT STREET, 839 CONNECTICUT STREET, and 845 NEW YORK STREET from CS (Commercial Strip District) to RS5 (Single Dwelling Residential District). *1 property* is listed in the National Register of Historic Places and requires State Law Review. (Deferred pending action by the Lawrence City Commission.)

Ms. Zollner explained the process for the deferred item.

ITEM NO. 10: MISCELLANEOUS MATTERS

- A. No comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since March 16, 2017.
- B. No demolition permits received since March 16, 2017.
- C. Miscellaneous matters from City staff and Commission members.

Ms. Zollner said Kelly Erby and Matt Veatch have been appointed to the Commission. She also mentioned that the review of Chapter 22 is progressing nicely.

ADJOURN 9:42 PM

**LAWRENCE HISTORIC RESOURCES COMMISSION
AGENDA MEETING MAY 18, 2017 6:30 PM
ACTION SUMMARY**

Commissioners present: Bailey, Buchanan, Evans, Hernly
Staff present: Cargill, Weik, Zollner

ITEM NO. 1: COMMUNICATIONS

- A. There were no communications from other commissions, State Historic Preservation Officer, and the general public.
- B. No ex-parte communications.
- C. Commissioner Hernly abstained from Item 8.
- D. ARC Committee Report was acknowledged.

ITEM NO. 2: CONSENT AGENDA

- A. Action Summaries
- B. Administrative Approvals
 - 1. DR-17-00125 901 New Hampshire Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review
 - 2. DR-17-00140 914 Massachusetts Street; Sign Permit; Certificate of Appropriateness and Downtown Design Guidelines Review
 - 3. DR-17-00164 8 W. 8th Street; Sign Permit; State Law Review, Certificate of Appropriateness, and Downtown Design Guidelines Review
 - 4. ~~DR-17-00196 1420 Crescent Road; Exterior Alterations; Certificate of Appropriateness~~ DEFERRED PENDING POTENTIAL CHANGES ASSOCIATED WITH THE SITE PLAN APPROVAL

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Hernly, to confirm the Administrative Approvals.

Unanimously approved 4-0.

ITEM NO. 3: PUBLIC COMMENT

Mr. Dennis Brown, Lawrence Preservation Alliance (LPA), said next Thursday the preservation achievement awards will be held at the Cider Gallery from 7-9 pm.

- ITEM NO. 4:** DR-17-00066 934 Connecticut Street; Demolition and New Construction; Certificate of Appropriateness. The parcel is located in the environs of the McFarland House (940 Rhode Island Street) and the William Watts House (946 Connecticut Street). Submitted by Linda Gwaltney, property owner of record. (Deferred from the April 20, 2017 meeting.)

STAFF PRESENTATION

Ms. Lynne Zollner presented the item. She noted that the applicant has gone above and beyond in working with staff on this project.

APPLICANT PRESENTATION

Mr. Steve Lane, architect, said he didn't have anything to add but appreciated the help from the ARC.

PUBLIC COMMENT

Ms. KT Walsh, East Lawrence Neighborhood Association (ELNA), said they'd like to thank Mr. Lane for working with the ARC.

Mr. Dennis Brown, LPA, said they think it's a good solution for the property and are supportive of the project.

COMMISSION DISCUSSION

Commissioner Buchanan asked if the Commission will get a chance to see the compiled history and documentation on the accessory structure roof type.

Ms. Zollner said it was just part of staff research and not a written document.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to approve the Certificate of Appropriateness and make the determination that the revised project does not encroach upon, damage, or destroy the environs of the listed historic property, and to direct staff to review any minor alterations to the project.

Unanimously approved 4-0.

ITEM NO. 5: DR-17-00166 1229 Haskell Avenue; Demolition; Certificate of Appropriateness. The property is located in the environs of the Charles French & Elizabeth Haskell House (1300 Haskell Avenue). Submitted by Anthony Backus on behalf of Kathy E. Porsch, property owner of record.

STAFF PRESENTATION

Ms. Zollner presented the item.

APPLICANT PRESENTATION

Mr. Tony Backus, applicant, said this house is the worst he's ever seen. He said there are four separate additions to the property and it's a safety hazard.

NO PUBLIC COMMENT

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to approve the Certificate of Appropriateness and make the determination that the project does not encroach upon, damage, or destroy the environs of the listed historic property because the structure no longer has sufficient integrity due to its condition to contribute to the character of the environs of the listed property.

Unanimously approved 4-0.

ITEM NO. 6: DR-17-00191 816 Ohio Street; Demolition and New Garage; Certificate of Appropriateness. The property is located in the environs of the Jacob House Residence (805 Ohio Street). Submitted by Castrop Design Group, LLC, on behalf of John Lawrence & Kathryn E. Nieters property owners of record.

STAFF PRESENTATION

Ms. Lynne Zollner presented the item.

Commissioner Hernly asked if any original materials or components might be incorporated into the new structure.

Ms. Zollner said that would be a nice gesture.

Commissioner Buchanan asked about the vinyl windows.

Ms. Zollner said they can discuss that with the applicant.

APPLICANT PRESENTATION

Mr. Chris Castrop, Castrop Design Group, said he's attempting to replace the structure with something as authentic as possible. He said they could discuss the idea of a wood window as opposed to the vinyl. He explained that the existing wood on the structure is not salvageable and the siding would also be hard to save but could possibly be repurposed.

NO PUBLIC COMMENT

COMMISSION DISCUSSION

Commissioner Buchanan asked if they are allowed to add conditions.

Ms. Zollner said no, but they can suggest the applicant work with staff on windows (or any particular item); alternatively, they can ask the applicant to accept an amendment to the project.

Commissioner Hernly said the windows are a minor issue that could be worked out with staff.

Commissioner Bailey said he's concerned any attempt to rehabilitate the structure might be a safety issue.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Evans, to approve the Certificate of Appropriateness and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of the listed historic property.

Unanimously approved 4-0.

They also directed staff to work with the applicant on possibly using a wood window.

ITEM NO. 7: DR-17-00198 820 New Jersey Street; New Construction of Accessory Structure; State Law Review. The property is listed in the Lawrence Register of Historic Places as the Green and Sidney Lewis House. Submitted by Dan Hermreck on behalf of Maxwell E. & Sierra Y. Kautsch, property owners of record.

ITEM NO. 8: DR-17-00197 1108 Ohio Street; Residential Remodel; State Law Review and Certificate of Appropriateness. The property is located in the environs of the E.H.S. Bailey Residence (1101 Ohio Street) and is a contributing structure in the Oread Historic District, National Register of Historic Places. Submitted by Hernly Associates, Inc. on behalf of Eric Keller, property owner of record.

STAFF PRESENTATION

Ms. Lynne Zollner presented the item.

APPLICANT PRESENTATION

Mr. Mike Myers, Hernly Associates, said staff did a great job of explaining the project and would be happy to stand for any questions. He pointed out that this is a tax credit project so there's a high level of scrutiny already placed on the proposal.

They discussed metal versus wood fire escape options.

PUBLIC COMMENT

Mr. Dennis Brown, LPA, said they feel a more modern metal stair is a good choice.

Mr. Frank Jameson explained that he used to live in the home.

COMMISSION DISCUSSION

Commissioner Evans feels the wood stair is more appropriate than metal because it will blend better.

Commissioner Buchanan agreed that it would be more compatible but feels metal would look lighter and have less visual mass. She asked if the State Historic Preservation Office (SHPO) had any comment about the stairs.

Ms. Zollner said the SHPO hasn't weighed in on this project. She said they've approved both types and doesn't think it will prohibit the tax credit one way or another.

Commissioner Buchanan asked if changing the handrail could soften the look.

Ms. Zollner said such small details would likely not be enough to decrease the weight but would increase the cost.

ACTION TAKEN

Motioned by Commissioner Bailey, seconded by Commissioner Evans, to approve the proposed project and make the determination that it does not encroach upon, damage, or destroy the environs of one or more listed historic properties.

Motion carried 3-0-1 with Commissioner Hernly abstaining.

Motioned by Commissioner Bailey, seconded by Commissioner Buchanan, to approve the Certificate of Appropriateness and make the determination that the proposed project will not significantly encroach on, damage, or destroy the landmark or its environs.

Motion carried 3-0-1 with Commissioner Hernly abstaining.

Motioned by Commissioner Bailey, seconded by Commissioner Evans, to direct staff to review any minor alterations to the project.

Motion carried 3-0-1 with Commissioner Hernly abstaining.

ITEM NO. 9: MISCELLANEOUS MATTERS

- A. No comment on Zoning Amendments, Special Use Permits, and Zoning Variances received since April 20, 2017.
- B. No demolition permits received since April 20, 2017.
- C. Miscellaneous matters from City staff and Commission members.

Commissioner Hernly said the Kansas Preservation Alliance Awards are on Friday and there are several local projects nominated.

Commissioner Evans asked about Chapter 22.

Ms. Zollner said commissioners will receive a marked up version in June or July.

Commissioner Bailey asked if they will create a subcommittee.

Ms. Zollner said no, but it will still be available for public comment.

ADJOURN 7:32

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00088 1340 Ohio Street; Exterior Door Addition; Oread Design Guidelines Review

B. PROJECT DESCRIPTION

Installation of new exterior door

C. STANDARDS FOR REVIEW

Oread Neighborhood Design Guidelines

D. STAFF DETERMINATION

The property is located in Oread Urban Conservation Overlay District - District 5. Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the Oread Neighborhood Design Guidelines and determined that the project, as proposed, meets these development and design standards.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00120 100 E. 9th Street; Automatic Teller Installation; Certificate of Appropriateness and Downtown Design Guidelines Review

B. PROJECT DESCRIPTION

Installation of a concrete island to support an automatic teller machine (ATM) in the parking lot located directly behind the structure located at 100 E. 9th Street now addressed as 888 New Hampshire Street. Some landscaping will be added as part of the project. Signage for the ATM will be reviewed under a separate sign permit.



C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

Downtown Design Guidelines (Downtown Urban Conservation Overlay District)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation,

staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

Based on the information provided by the applicant and in accordance with Chapter 20-308(f)(3) of the City Code, staff reviewed this project using the Downtown Design Guidelines and determined that the project, as proposed, meets these development and design standards.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00121 1645 Tennessee Street; Site Plan for New Gazebo; Certificate of Appropriateness

B. PROJECT DESCRIPTION

A Site Plan for the construction of a new Gazebo.

C. STANDARDS FOR REVIEW

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

D. STAFF DETERMINATION

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00200 331 Indiana Street; Selective Interior Demolition for Architectural Investigation;
State Law Review

B. PROJECT DESCRIPTION

Selective Interior Demolition for Architectural Investigation – Architectural investigation by removing and documenting lath and plaster and determining if identified walls are non-historic partition walls. Only non-historic walls should be removed. All walls shall be documented with photographs.

STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00225 115 W. 11th Street; Mechanical Permit; State Law Review and Certificate of Appropriateness

B. PROJECT DESCRIPTION

Mechanical Permit

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff determined the proposed project will not significantly encroach on, damage, or destroy the landmarks or their environs and issued the Certificate of Appropriateness for the proposed project.

**LAWRENCE HISTORIC RESOURCES
ADMINISTRATIVE REVIEW
STAFF REPORT**

A. SUMMARY

DR-17-00226 331 Indiana Street; Rezoning; State Law Review

B. PROJECT DESCRIPTION

Rezoning

C. STANDARDS FOR REVIEW

Secretary of the Interior's Standards for Rehabilitation (State Preservation Law Review)

D. STAFF DETERMINATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff approved the project and made the determination that the project does not damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places (Register of Historic Kansas Places).

Memorandum

City of Lawrence

Planning and Development Services

TO: Historic Resources Commission
FROM: Lynne Braddock Zollner, Historic Resources Administrator
DATE: June 7, 2017
RE: Item No. 4: L-17-00036 Public Hearing for consideration of placing the property located at 200 Nebraska Street, the Lee Zimmerman House, on the Lawrence Register of Historic Places. Deferred by the HRC on March 16, 2017

Background

At their meeting on March 16, 2017 at the conclusion of the public hearing for consideration of placing the property located at 200 Nebraska Street, the Lee Zimmerman House, on the Lawrence Register of Historic Places, the HRC asked staff and the applicant to provide additional information on the Zimmerman family and their importance to the growth and development of the City of Lawrence in addition to the architectural significance supported by staff's original staff report for landmark designation. While the commission was of the general opinion the property met the criteria for designation to the Lawrence Register of Historic Places under Criterion 6, *embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant*, the commission requested additional information to support adding additional criteria for listing the property.

Applicant Request

The applicant has requested the item be placed back on the HRC agenda for action.

Possible Actions

Chapter 22 provides for the following actions once the administrator deems an application complete and makes what recommendations the administrator deems appropriate:

Following the hearing the Commission shall adopt by resolution a recommendation to be submitted to the City Commission for either

- (a) Designation as a landmark or historic district;
- (b) Not to designate as a landmark or historic district; or
- (c) Not to make a recommendation.

Staff Recommendation

The Historic Resources Administrator has determined the application for landmark designation for 200 Nebraska Street, the Lee Zimmerman House, is complete and the property meets Criterion #6 for designation as a Landmark on the Lawrence Register of Historic Places. Staff recommends the commission adopt Resolution 2017-05 and submit the resolution to the City Commission recommending the property for inclusion in the Lawrence Register of Historic Places.

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 5: L-17-00036
STAFF REPORT

A. SUMMARY

L-17-00036 Public hearing for consideration of placing the property located at 200 Nebraska Street, the Lee Zimmerman House, on the Lawrence Register of Historic Places. Submitted by Lawrence Preservation Alliance on behalf of Heidi Lynn Gluck and Robert Raymond Hurst, the property owners of record. Adopt Resolution 2017-05, if appropriate.

The following report includes the evaluation of the environs for 200 Nebraska Street

Legal Description:

LOT 3 BLOCK 9 IN PRAIRIE ACRES SUBDIVISION OF PARK HILL, AN ADDITION TO THE CITY OF LAWRENCE, IN DOUGLAS COUNTY, KANSAS, HAVING THE ADDRESS OF 200 NEBRASKA STREET, LAWRENCE, KANSAS

The public hearing for the nomination of the structure to the Lawrence Register of Historic Places will be held at 6:30 p.m., or thereafter, in the City Commission Room at Lawrence City Hall located at 6 E 6th Street.



B. HISTORIC REGISTER STATUS

200 Nebraska Street is not listed in any historic register.

C. REVIEW CONSIDERATIONS

1) History Summary

(Some of the information below was included in the nomination application)

200 Nebraska Street was constructed in 1955 in a new subdivision, Prairie Acres (1954), in the new addition to the City of Lawrence, Park Hill (1951). This new addition to the city was created on a tract of land that was annexed into the city in 1951. According to the nomination, Park Hill was to be developed by the Lawrence Housing Corporation with 200 homes. The city had started investing in the area as early as early as 1951 with the construction of a sanitary sewer line followed shortly after with the construction of storm sewers and concrete streets.

In 1954, Marie N. Simons and Dolph G. Simons sold Lot 3 of Block Nine, 200 Nebraska Street, to Kathy L. Zimmerman and H. Lee Zimmerman for a sum of \$1,700. The house was one of the first to be built in the subdivision. The Prairie Acres Subdivision had covenants and restrictions, one of which was the control of architecture by a committee. The modern house proposed for 200 Nebraska Street was not typical of anticipated style of the neighborhood.

Harold Lee Zimmerman

Harold Lee Zimmerman was born in Eudora, Kansas and eventually worked with his brother Robert to manage their father's hardware store located at 1832 Massachusetts Street. Zimmerman & Sons Hardware (now Cottin's Hardware) was involved in welding, blacksmithing and machine work. In 1959 Robert Zimmerman oversaw the hardware store and Lee Zimmerman was operating a steel fabrication business that would eventually become the Zimmerman Steel Company. Zimmerman Steel Company supplied steel for building projects at the University of Kansas, Haskell Indian Nations University, the City of Lawrence and Douglas County. The Zimmerman Steel Company was also involved in several "modern" style buildings and residences such as the Hallmark Building in Lawrence, the Cerf House, the Bob Blank house and the Hyperbolic Paraboloid house (listed in the Lawrence Register of Historic Places). Zimmerman Steel provided steel to B.A. Green for the Ecumenical Christian Ministries Building (Lawrence Register of Historic Places) and designed the roof system and provided the steel for the existing Santa Fe Depot.

Warren C. Heylman

Warren C. Heylman was the architect for the Lee Zimmerman House at 200 Nebraska Street. Heylman received a bachelor's of science in architectural engineering from the University of Kansas in 1945 and as part of a design studio helped with the design of the Danforth Chapel on the University of Kansas campus. As part of Heylman's time in the Navy, he attended officer's engineering school at Notre Dame. Heylman's military duties would later take him Nagasaki where he was inspired by Japanese architecture. According to Heylman, this was a

source of inspiration for the post and beam construction of the Lee Zimmerman house. Heylman moved to Spokane, Washington where he designed the Zimmerman House. The Lee Zimmerman House is an uncommon example of mid-century modern architecture in Lawrence due to its simple, geometric shape, interior emphasizing light and flow and its utility in terms of design; however, the Zimmerman House was later described by Heylman as "simple, structurally." The form of the house with the front facing bracket structure may be a Japanese-influenced design.

2) Architectural Integrity Summary

The Lee Zimmerman House at 200 Nebraska Street was designed by architect Warren C. Heylman and built by Kenneth W. Frank in 1955. The original plans show the house to face southeast diagonally on the corner lot. The Lee Zimmerman House is a two-story rectangular post and beam mid-century modern, structure with a carport on the east side of the house and a two-car garage on the west. The two-car, steel-framed garage was built in the mid 1970's. The carport was originally connected to the house by a large breezeway but the breezeway has been converted to additional living space. The roofs on the carport, garage and house are flat with eaves on the northwestern and southeastern facades. Both the garage and carport roofs have eaves that extend several feet so that they are in line with the extended bracket structure on the southeastern facade.

Originally the Zimmerman House was clad with redwood board-and-batten siding stained dark brown; currently the house is green with dark brown trim. Some of the siding has been replaced although it is compatible with the original siding.

The southeastern elevation features the house's most distinct feature: five L-shaped brackets that span the main facade of the house. From the eaves, the brackets extend several feet to a 90 degree angle where they continue to the ground. The brackets are open and exposed along the second story, but along the first story, there are thin slats of wood that run vertically between the five brackets that connect at the top to a horizontally running post. In a photograph of the house from May 1956 as well as in Heylman's original concept sketch, the vertical slatting extends only between the second, third and fourth brackets.

The Lee Zimmerman House features a combination of square and rectangular metal fixed windows and rectangular metal awning windows on the northwestern and southeastern facades. Notably, the southeastern facade features a vertical fixed rectangular window topped by a smaller fixed horizontal rectangular window that together span from the ground to the eaves and are placed directly to the left of the centered front door, providing a glimpse of the suspended metal-rod staircase in the interior. The northeastern facade features 12 ft. by 12 ft. windows including sets in the cathedral-ceilinged living room that run from ground to eaves. The windows in the non-historic garage and converted breezeway are double-hung. The rest of the windows in the historic portion of the structure are double-hung. The remaining windows of the structure appear to be original and are consistent with photos from 1955-1956. The exceptions are two long, vertical, rectangular windows on the northeastern facade which, according to photos, were each single-paned but now are multi-paned with additional sashes

in each.

The interior of the structure also reflects the "modern" style of the architecture including: a suspended metal-rod staircase, cathedral ceilings, the separation of spaces including the living room from the dining room by a red brick fireplace with a cantilevered hearth with no mantle, exposed beams, wooden tongue-and-groove ceiling and wall coverings that are primarily wood.

Although the structure has been altered over time, it continues to maintain integrity of location and design that make it worthy of preservation.

3) Context Description

According to the "Lawrence Modern, 1945 to 1975" amendment to the National Register of Historic Places Multiple Property Nomination for Historic Resources of Lawrence, Kansas, the city grew only modestly throughout the 1920s and 30s. Only seven plats date to the period after 1920, one in 1925 and the final two in 1938.

The primary structure located at 200 Nebraska Street was constructed 1955 as defined by the Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF) amendment, "Lawrence Modern, 1945 to 1975." Currently the area surrounding the property is residential with individual structures on individual lots. The importance of the Zimmerman House's visual and physical characteristics influences the environs definition process in that it is good example of a vernacular gable front and wing style of architecture. The structure maintains integrity in location and design.

Historic Context

Historical character is the primary issue considered when considering the historic context of a structure. Photographs, *the nomination information*, *Living with History: A Historic Preservation Plan for Lawrence, Kansas*, by Dale Nimz, and the Historic Resources of Lawrence, Douglas County, Kansas Multiple Property Documentation Form (MPDF) including the amendment, "Lawrence Modern, 1945 to 1975" are the primary sources used to identify the historic character of the area.

The dates of construction for the Lee Zimmerman house and the 250' area around the house are from 1955 to 1964 with the exception of the house adjacent to the north, 2347 Vermont built in 2011 and the house located on the large tract of land south of the park (c1900). The area had some small changes in elevation. Property boundaries and ownership patterns were consistent with the subdivision plat for the area and were primarily single dwellings on single lots. Some of the lots were combined for a parcel that would support a larger structure and yard. All of the land use in the area was residential with the exception of Haskell Indian Nations property to the southeast. The area was zoned for residential use when it was platted and developed.

The primary and secondary structures in the area were constructed in accordance with the plat and deed restrictions for the properties. They were primarily variations of the ranch style and minimal traditional

structures. Building materials varied but included brick veneer and wood siding. Fenestration patterns varied but most of the structures had a primary entrance that faced the street.

The area had no sidewalks but it was developed with concrete streets. All of the typical utilities for the time were present. The park area to the south was donated to the city around the same time as the construction of the houses in the environs. This park area provided recreational open space for the area.

The views to the Lee Zimmerman house were typical of a new residential subdivision.

Existing Context and Changes since the Historic Period

The existing context of the area surrounding 200 Nebraska Street is gathered from personal observation, city zoning maps, and recent aerial photographs.

The existing context is almost exactly the same as the historic context. The area has had little to no change in the land elevation, it has the same type of property boundaries and ownership patterns and continues to be single dwellings on single lots or combined lots for a parcel that will support a larger structure and yard. The land use is residential RS7 (Single-Dwelling Residential District).

The primary and secondary structures in the area are primarily the same structures that existed in the historic period. The only new structure is directly behind the subject property with a contemporary design but with compatible materials and a front facing entrance. Building materials vary but included brick veneer, wood siding, artificial siding and concrete fiber cement board. Fenestration patterns vary but most of the structures have a primary entrance that faces the street.

The public green space or outdoor activity space in the area continues to be the public park directly across Nebraska Street from the subject property. Public amenities and circulation patterns are the streets and the recent installation of sidewalks on Vermont Street that are only located on one side of the street. Planned vegetation patterns are typically modern landscaped yards of grass and planned beds for plants associated with individual properties.

All modern utilities exist in the area.

The views to the Lee Zimmerman house are typical of a residential subdivision.

Conclusion

The Environs for 200 Nebraska Street, the Lee Zimmerman House, have not significantly changed since the 1955 date of construction. The primary changes in the area are the completion of construction for the lots in the area and the changes on the Haskell Indian Nations University. The historic and current character of the area is residential. The importance of the Zimmerman House's visual and physical characteristics influence the environs definition process in that it is good example of "Modern" style residential structures that were beginning to be constructed in Lawrence in the middle of the 20th century. The structure maintains integrity in location and design.

The environs should be divided into three areas and reviewed in the following manner.

Area One

The area primarily consists of residential structures with some line of sight to the landmark. The residential character of the environs in this area is important. The area should maintain the overall residential character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining the rhythm and pattern of the area within the environs is the primary focus of review.

All projects except for demolition of main structures, new infill construction, or additions to the primary facade will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review.

Demolition of main structures, new infill construction and additions to the primary facade will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area including setbacks, size, height, scale, and massing.

Area Two

The property located directly across Nebraska Street to the south is currently an open park space that was dedicated to the city by the Simons. To the south of the park is a large tract of land with a residential structure. A very small area of this tract is located in the 250' environs but currently has no line of sight to the listed property. The area should maintain the overall

residential character of the historic environs and the following should apply:

All projects will be reviewed administratively by the Historic Resources Administrator except for any structural development in the park. The proposed construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review. The main issues in the review are the continuation of the residential character of the area including setbacks, size, scale, and massing.

Any new construction of a structure on the park property will be reviewed by the Historic Resources Commission. The main issues in the review are the continuation of the residential character of the area including setbacks, size, scale, and massing.

Area Three

The small southeast corner of this area is located on property owned by the United States of America with the current use of Haskell Indian Nations University. Chapter 22 has no jurisdiction over this property. No review will be required.

Environs of 200 Nebraska Street



4) Planning and Zoning Considerations

When the property was annexed to the city, it was and zoned A for First Dwelling. In 1966 the area maintained its single dwelling zoning (RS2) and the current zoning is also residential zoning (RS7 single dwelling residential). The primary purpose of the RS Districts is to accommodate predominantly single detached dwelling units on individual lots. The zoning district is intended to create, maintain and promote housing opportunities for individual households, although it does permit nonresidential uses that are compatible with residential neighborhoods.

5) Fiscal Comments

There are no monetary benefits directly associated with nomination of a structure to the Lawrence Register of Historic Places at this time. However, Chapter 22 of the Code of the City of Lawrence does identify mechanisms for financial incentives. If these programs become available in the future, structures listed on the Lawrence Register will be eligible for participation.

Listing on the local register does help preserve built resources important to Lawrence's history and helps to maintain streetscapes in older neighborhoods through environs reviews.

The original information submitted with nominations for properties to the Lawrence Register is kept on file in the City Planning office for public review and consultation with regard to development projects within the notification area. In addition, the information for Lawrence Register properties will be included on the City's website in 2017.

6) Positive/Negative Effects of the Designation

The positive effect of designation is the creation of a permanent record of the historical significance of an individual property, for its architectural quality or its association with a significant local individual or event. This provides the local Historic Resources Commission with pertinent historical data which can help to provide an 'historic' perspective to property owners when they desire to improve, add on, or redevelop a property within an older section of the City.

The public accessibility of this information is also a resource as it can be used by realtors, builders/developers, and others in the community prior to a property's resale, redevelopment or rehabilitation. In a more general sense, this information can be used by the Chamber of Commerce and existing businesses and industries to 'identify' one of the facets that makes up Lawrence's *Quality of Living*.

Additional effects of designation are the creation of an arbitrary, 250' environs notification and review area. Within this 250' circle, projects which require city permits, e.g., demolition, redevelopment, renovation or modification, require review by Historic Resources staff or the Commission. These environs reviews permit scrutiny of proposed development/redevelopment by individuals sensitive to historic preservation.

A *Certificate of Appropriateness* or a *Certificate of Economic Hardship* is required to be issued by the Historic Resources Commission before a City permit can be issued for the proposed project. If the Historic Resources Commission denies a *Certificate of Appropriateness* or a *Certificate of Economic Hardship*, the property owner can appeal to the City Commission for a new hearing. The City Commission can uphold the decision of the HRC or it can grant the proposed development over the Historic Resources Commission's action. *Certificates of Appropriateness* or *Economic Hardship* are required for a project within the 250' radius of a Local Register property.

Examples of projects which would require review and approval are: projects involving the exterior of the building, demolitions, or partial demolitions. Minor changes which require a city permit can be administratively approved by the Historic Resources Administrator.

D. CRITERIA FOR EVALUATION AND DESIGNATION - Section 22-403

Nine criteria are provided within Section 22-403 for review and determination of qualification as a Landmark or Historic District. These criteria are set forth below with staff's summary of applicable criteria and recommendations for which this application qualifies:

- (1) Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state, or nation;*
- (2) Its location as a site of a significant local, county, state, or national event;*
- (3) Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;*
- (4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*
- (5) Its identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or nation;*
- (6) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;***

The Lee Zimmerman House located at 200 Nebraska Street, is a good example of mid-century "Modern" style of residential structures that were beginning to be constructed in Lawrence in the middle of the 20th century. Its architecture is distinctive for modern architecture in Lawrence with the five L-shaped brackets that span the main façade of the house.

- (7) Its embodiment of design elements that make it structurally or architecturally innovative;*
- (8) Its unique location or singular physical characteristics that make it an established or familiar visual feature;*

(9) Its character as a particularly fine or unique example of a utilitarian structure; including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.

The HISTORIC RESOURCES CODE establishes a procedure to follow in the forwarding of a recommendation to the City Commission on applications for listing on the local register.

"Following the hearing the commission shall adopt by resolution a recommendation to be submitted to the city commission for either (a) designation as a landmark or historic district; (b) not to designate as a landmark or historic district; or, (c) not to make a recommendation. The resolution shall be accompanied by a report to the city commission containing the following information:

The Historic Resources Commission needs to formulate its recommendation in response to the following subsections section 22-404.2 (b):

- (1) Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*
- (2) Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*
- (3) In the case of a nominated landmark found to meet the criteria for designation:
 - (A) The significant exterior architectural features of the nominated landmark that should be protected; and,*
 - (B) The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that cannot be undertaken without obtaining a certificate of appropriateness.**
- (4) In the case of a nominated historic district found to meet the criteria for designation:
 - (A) The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;*
 - (B) The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that cannot be undertaken without obtaining a certificate of appropriateness.*
 - (C) A list of all key contributing, contributing and noncontributing sites, structures and objects within the historic district.**
- (5) Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*
- (6) The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*
- (7) A map showing the location of the nominated landmark or the boundaries of the nominated historic district.*

E. RECOMMENDATION:

Staff recommends the Lee Zimmerman House located at 200 Nebraska Street for designation as a Landmark on the Lawrence Register of Historic Places pursuant to Criteria #6 as described in Section 22-

403.

If the Historic Resources Commission recommends this property for local nomination, the Commission should adopt a resolution for recommendation to be submitted to the City Commission for designation as a landmark. In addition to the resolution, the Commission should direct staff to prepare a report to accompany the resolution including the information set forth in Section 22-404.2(1)-(7) and the environs definition.

Staff recommends the following for the report to the City Commission:

- (1) *Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation as set forth in section 22-403;*

The Lee Zimmerman House is significant for its distinctive Mid-Century Modern architecture.

- (2) *Explanation of the integrity or lack of integrity of the nominated landmark or historic district;*

The structure maintains sufficient integrity of location and design that make it worthy of preservation.

- (3) *In the case of a nominated landmark found to meet the criteria for designation:*

- (A) *The significant exterior architectural features of the nominated landmark that should be protected; and,*

Five wood five L-shaped brackets that span the main façade of the house, fenestration pattern and window and door openings, roof shapes, wide overhanging eaves, wood screen on the primary elevation behind the L-shaped brackets, chimney including placement, form, and materials, board and batten siding, open carport design element, porch and porch wood columns on concrete base, and extended rafters on the rear elevation.

- (B) *The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that cannot be undertaken without obtaining a certificate of appropriateness.*

Alterations to Five wood five L-shaped brackets that span the main façade of the house, fenestration pattern and window and door openings, roof shapes, wide overhanging eaves, wood screen on the primary elevation behind the L-shaped brackets, chimney including placement, form, and materials, board and batten siding, open carport design element, porch and porch wood columns on concrete base, and extended rafters on the rear elevation. should require a *Certificate of Appropriateness*.

- (5) *Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district.*

U.S. Secretary of the Interior's Standards for Rehabilitation, published in 1990, and any future amendments, in addition to any criteria specified by Chapter 22 of the Code of the City of Lawrence, Kansas.

The HRC may also adopt ***An Analysis of the Environs for 200 Nebraska Street*** and delineate how environs review will be conducted in relation to the listed property. (See above)

- (6) *The relationship of the nominated landmark or historic district to the on-going effort of the commission to identify and nominate all potential areas and structures that meet the criteria for designation.*

A primary goal of the HRC is to build a Register of properties which show the diversity and growth of Lawrence since its inception. The nomination of this property is another step toward registering a wide variety of historic properties which together present a visual history of Lawrence's past. The goal of the Lawrence Register of Historic Places is to represent all socioeconomic strata; businesses and industries which illustrate the diversity that has been prevalent in Lawrence since its inception.

- (7) *A map showing the location of the nominated landmark.* (Attached)

Environs of 200 Nebraska Street





LANDMARK APPLICATION

Pre-Application Meeting **Required**
Planner Lynne Zollner
Date October 6, 2016

PLEASE BE ADVISED: THIS APPLICATION WILL NOT BE SCHEDULED FOR A PUBLIC HEARING UNTIL THE HISTORIC RESOURCES ADMINISTRATOR HAS DETERMINED THAT THE APPLICATION HAS BEEN COMPLETED. (City Code 22-105(Y))

PROPERTY INFORMATION

Name of Historic Property Lee Zimmerman House
Address of Property 200 Nebraska Street, Lawrence, KS 66046
Legal Description of Property Lot 3, Block 9, in Prairie Acres Subdivision of Park Hill Addition

OWNER INFORMATION

Name(s) Heidi Lynn Gluck and Robert Raymond Hurst
Contact _____
Address 200 Nebraska Street
City Lawrence State KS ZIP 66046
Phone (____) _____ E-mail wimray@gmail.com

Is this an owner initiated nomination? ☒ Yes ☐ No

If not, has the owner been notified of this nomination? ☐ Yes ☐ No

APPLICANT/AGENT INFORMATION

Contact Katy Clagett
Company Lawrence Preservation Alliance
Address PO BOX 1073
City Lawrence State KS ZIP 66044
Phone (785) 330-3301 E-mail katy.clagett@gmail.com



DESCRIPTION OF PROPERTY

Number of structures, objects, or landscape features located on the property 1

Historic Use(s) Single-Family Residence

Present Use(s) Single-Family Residence

Date of Original Construction 1955

Architect and/or Builder (if known) Architect: Warren C. Heylman / Builder: Kenneth W. Frank

Date(s) of Known Alterations mid 1970's (exact date unknown), Likely 1987 or after (exact date unknown)

Describe any known alterations including additions to the property. (Add additional sheets if needed)

2-car garage was added on at some point in the 1970's. Exact date unknown. Breezeway adjacent to carport was converted to secondary living space at some point likely after Lee Zimmerman moved out in 1987, but exact date is unknown. See attached continuation sheets for more details.

REGISTER STATUS

- ☐ Property is listed in the National Register of Historic Places
- ☐ Property is listed in the Register of Historic Kansas Places

HISTORIC SIGNIFICANCE OF THE PROPERTY

Why do you think this property is significant? Please check all that apply.

- ☐ Location of a significant event
Event _____
- ☒ Association with a significant person
Person Harold Lee Zimmerman, original owner of property and owner of Zimmerman and Sons Hardware and Zimmerman Steel Co.
- ☒ Architectural significance (Please attach an architectural description of the property)
- ☐ Other _____



HISTORY OF THE PROPERTY (Add additional sheets if needed)

See attached continuation sheets.

DESCRIBE THE DEVELOPMENT OF THE AREA SURROUNDING THE PROPERTY AT THE TIME OF CONSTRUCTION.

What year was the property platted? 1954

What is the name of the subdivision? Prairie Hills Subdivision of Park Hill Addition

What was the zoning? Residential

What were the land uses? Residential

What size and types of buildings existed in the area? See #1 below

Did the area have paved streets, sidewalks, gas service or electrical service? Please describe. See #2 below

#1 The Zimmerman House was one of the first properties built in the newly platted Prairie Hills subdivision other than the Simmons Estate circa 1900 at 2425 Vermont Street.

#2 The area didn't have paved streets nor sidewalks at time of construction. The area had electrical service, but it is unknown whether it had gas service at that time.

See attached continuation sheets for more information.

ATTACH COPIES OF ANY HISTORIC PHOTOGRAPHS OR DOCUMENTATION INCLUDING CITATIONS FOR THIS PROPERTY.



SIGNATURE

I/We, the undersigned am/are the **(owner(s))**, **(duly authorized agent)**, **(Circle One)** of the
aforementioned property. By execution of my/our signature, I/we do hereby officially apply for
landmark designation as indicated above.

Signature(s):

Katy Chitt

Date

11/27/17

Date

Date



**City of Lawrence
Douglas County**
PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County
Metropolitan Planning Office**

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceks.org/pds/>

OWNER AUTHORIZATION

I/WE Heidi Gluck + Bob Hurst, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 26 day of Jan, 20 17, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize Kathy Claggett with the Lawrence Preservation Alliance (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding 200 Nebraska Street, Lawrence, KS 66046 (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.
3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

[Signature]
Owner

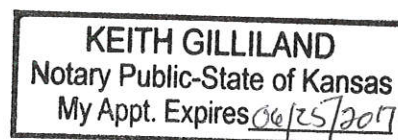
[Signature]
Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 26th day of Jan, 20 17,
by Robert Hurst + Heidi Gluck.

My Commission Expires:

[Signature]
Notary Public





City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

**REQUIRED INFORMATION TO BE SUBMITTED WITH AN APPLICATION FOR NOMINATION
TO THE LAWRENCE REGISTER OF HISTORIC PLACES**

- ☒ Completed Application Form (If the property is nominated for architectural significance, include an architectural description of the structure.)
- ☒ Certified property owner list from the Douglas County Clerk's office for properties within 250' of the nominated property.
- ☒ At least one photograph of each elevation of the structure(s) and streetscape views.
- ☒ Legal description of nominated property.
- ☐ If the property is listed on the State and/or National Registers of Historic Places, copies of the resource materials submitted with the application.
- ☒ Any additional documentation you believe is relevant to this nomination which you would like considered in the review process.
- ☒ The fee for application processing is \$10.00 for landmark nominations and \$50.00 for district nominations.

Research Resources

- Lawrence Public Library (707 Vermont Street, Lawrence)
<http://www.lawrence.lib.ks.us/research-resources/genealogy-and-local-history/>
- Watkins Museum of History (1047 Massachusetts Street, Lawrence)
<http://www.watkinsmuseum.org/index.php>
- Kenneth Spencer Research Library at the University of Kansas (1450 Poplar Lane, Lawrence)
<https://spencer.lib.ku.edu/>
- Kansas State Historical Society (6425 SW 6th Ave., Topeka, Kansas)
<http://www.kshs.org/>
- City of Lawrence Interactive map
<http://gis.lawrenceks.org/flexviewers/lawrence/>

PLEASE BE ADVISED: This application will not be scheduled for a Public hearing until the Historic Resources Administrator has determined that the application has been completed. (City Code 22-105(Y))



We are committed to providing excellent city services that enhance the quality of life for the Lawrence Community

Continuation Sheets for City of Lawrence, KS Landmark Application: Lee Zimmerman House, 200 Nebraska Street

Architectural Description of Property and Known Alterations

The Lee Zimmerman House at 200 Nebraska Street, Lawrence, Kansas 66046 was designed by architect Warren C. Heylman and built by Kenneth W. Frank in 1955. Harold Lee Zimmerman and his wife, Kathy Lee Zimmerman, were the home's original owners. According to initial plot plans, the house was to face south, but in the end, it was rotated approximately 45 degrees so that it faces southeast and sits diagonally on its large corner lot.¹ The Lee Zimmerman House is a two-story rectangular post and beam mid-century modern, with a carport on the east side of the house and a two-car garage on the west side (Heylman Interview with Harper/Domer).² There is a curved concrete driveway on the southeastern portion of the lot leading to the carport and another concrete driveway on the west side of the lot leading to the garage. The date of construction for the concrete driveways is unknown. The roofs on the carport, garage and house are flat with eaves on the northwestern and southeastern facades. Both the garage and carport roofs have eaves that extend several feet so that they are in line with the extended bracket structure on the southeastern facade. The two-car, steel-framed garage was built in the mid 1970's (Zimmerman Interview).³ The carport was originally connected to the house by a large breezeway but at some point the breezeway was converted to another living room space. The breezeway conversion likely occurred after 1987 when Harold Lee Zimmerman (heretofore referred to as Lee Zimmerman) ceased living in the property, but the exact date is unknown.

When built, the Lee Zimmerman House was clad with redwood board-and-batten siding stained dark brown ("Lee Zimmerman Home On Tour"). The current owners stated the siding on the northwestern elevation of the house has been replaced, although the current siding materials are consistent with the rest of the siding, which we believe to be consistent and historical. The only exception is the siding on the garage addition, which, although not historical, was modeled after the original board-and-batten system. All siding was painted green sometime after 2008 based on photos from when the house was on the market (Grosdidier). All trim is currently dark brown.

¹ Architectural plans can be accessed on local mid-century modern architecture group Lawrence Modern's website <https://lawrencemodern.com/about/>.

² During an initial interview, the current owners stated that the house has a steel frame, but this is not supported by the information provided by Warren C. Heylman in a 2011 interview.

³ It is likely that the steel for the two-car garage addition came from Zimmerman Steel Co., but there is no direct evidence at this time.

The southeastern elevation features the house's most distinct feature: five L-shaped brackets that span that side of the house. From the eaves, the brackets extend several feet and then, at a 90 degree angle, continue to the ground. The brackets are open and exposed along the second story, but along the first story, there are thin slats of wood that run vertically between the five brackets, connecting at the top to a horizontally-running post. The effect is that of a screen. In a photograph of the house from May 1956 published in *The Lawrence Outlook*, as well as in Heylman's original concept sketch, the vertical slatting extends only between the second, third and fourth brackets; however, currently the vertical slats extend between all five brackets. The materials of the slats appear consistent across all five brackets. Current homeowners report that the house gets significant sunlight due to its southeastern orientation, which is also one of the reported reasons the Zimmermans liked the lot (Zimmerman Interview), so it's possible that they had the slatting extended to the fifth bracket to provide additional breaks from the sun.

The Lee Zimmerman House features a combination of square and rectangular metal fixed windows and rectangular metal awning windows on the northwestern and southeastern facades. Notably, the southeastern facade features a vertical fixed rectangular window topped by a smaller fixed horizontal rectangular window that together span from the ground to the eaves and are placed directly to the left of the centered front door, providing a glimpse of the suspended metal-rod staircase in the interior. The northeastern facade features 12 ft. by 12 ft. of windows including sets in the cathedral-ceilinged living room that run from ground to eaves, as well ("Lee Zimmerman Home On Tour"). The windows in the non-historic garage and converted breezeway are double-hung. The rest of the windows in the historic portion of the home appear original and are consistent with photos from 1955-1956. The exceptions are two long, vertical, rectangular windows on the northeastern facade which, according to photos, were each single-paned but now are multi-paned with additional sashes in each. Additionally, current owners report the large pane to the left of the front door broke and was replaced in 2015.

The front door is accessed by a path parallel to the house under the eaves of the carport or garage and through the bracket structure. The suspended metal-rod staircase immediately on the left in the entryway leads up to the second floor and down to the basement. The living room has 16 ft. cathedral ceilings and is separated from the dining room by a red brick fireplace with a cantilevered hearth ("Lee Zimmerman Home On Tour"). There is no mantle. The firebox is accessible from both the living and dining rooms. Adjacent to the dining room is the kitchen which has been

modified since its date of construction as cabinetry and finishes are not original, and the layout is different than shown on original architectural plans. Past the dining room and kitchen is the converted second living space. The Lee Zimmerman House has three bathrooms, one on each level. The bathrooms' finishings also appear to have been modified since construction. The house has a full-sized, unfinished basement with a fireplace that is located directly below the main floor fireplace. The systems of the house are located in the basement.

The second story or "balcony" according to the architectural drawings, consists of three bedrooms and the aforementioned bathroom. The master bedroom has a glass-less opening with a plywood sliding door that looks down onto the living room.⁴ The exterior bracket beams give the appearance of extending into and through the house along the bare ceiling of the second floor. The first floor also has beams running throughout on top of a wooden tongue-and-groove ceiling. Beams on both levels are exposed. The wall coverings throughout the house vary from plywood to mahogany paneling but all materials appear historic ("Lee Zimmerman Home On Tour").

The Lee Zimmerman House construction estimates quote \$13,724.82 as the cost of construction, and Lee Zimmerman stated it ultimately cost \$14,000 ("Bill of Materials"; "Estimate for Lee Zimmerman"; Zimmerman Interview).⁵ The tax value of the property was \$180 in 1954 when the Zimmermans purchased it. It remained at \$180 through 1955, and in 1956, the value jumped to \$5,130 upon completion of the house ("1954 Tax Records"; "1955 Tax Records"; "1956 Tax Records"). In 2016, the tax value of the Lee Zimmerman House was \$177,000 ("Search for 200 Nebraska Street").

Development of the Area

The Lee Zimmerman House is significant in terms of its role in the development of Lawrence. After much debate, in July of 1951, the City Commission approved the annexation of an 80-acre tract south of town to be called Park Hill Subdivision (*Lawrence Daily Journal-World* 4 April 1957). Said annexation marked the expansion of Lawrence, which some argued was needed to alleviate a demand for housing due to "population growth, new industries moving in and the increase in the number of married students at Kansas University" (*Lawrence Daily Journal-World* 31 October 1957). Park Hill was to be developed by the Lawrence Housing Corporation with Milton

⁴ The architectural drawings refer to this opening as a "slid screen" and the term "slid" is also used to describe closet doors in the adjacent bedroom.

⁵ The address is not listed on either the "Bill of Materials" or "Estimated of Materials for Lee Zimmerman" but both estimates list the same types and amounts of materials and one of the estimates notes Lee Zimmerman as the customer. Originals of both documents were found with the property's original architectural drawings.

Conrad McGrew⁶ serving as president and plans called for around 200 houses to be built in total (*Lawrence Daily Journal-World* 19 April 1951). In October 1951, the City Commission passed an ordinance for the construction of a 10-inch main sanitary sewer line ("Ordinance No. 2283"), called for installation of storm sewers (*Lawrence Daily Journal-World* 10 October 1951) and later "started the ball rolling for the rapid installation of concrete streets" (*Lawrence Daily Journal-World* 31 October 1957).

In 1954, the Prairie Hills Subdivision of Park Hill Addition was platted, and in 1955, the City Commission passed an ordinance calling for construction of an eight-inch lateral sanitary sewer to serve it ("Ordinance No. 2483"). The same year, Marie N. Simons and Dolph G. Simons sold the lot that would become 200 Nebraska to Kathy L. Zimmerman and H. Lee Zimmerman for a sum of \$1,700 (Zimmerman Interview). The house was one of the first to be built in the subdivision and was controversial from the start (Zimmerman Interview). Upon seeing plans for the ultra modern house, Marie N. Simons (whose house was across the street from the Zimmerman lot), rejected them and hired a lawyer to fight the house's construction. According to Zimmerman, the lawyer advised her to let it go, which she eventually did. Later in 1955, the Simons donated an acre on either side of their property to the City of Lawrence, which, along with land donated by George Lawrence, became a set of three parks, known as Park Hill Parks ("Park Hill Parks"). Construction of the rest of the subdivision continued, and in 1964, the city assessed subdivision residents to pay for street improvements, storm sewers and sanitary sewers (*Lawrence Daily Journal-World* 11 March 1964). The Prairie Hills Subdivision of Park Hill Addition also had an architectural control committee and declarations and covenants from the onset that regulated construction, which according to a letter to the editor in the *Lawrence Daily Journal-World* on August 8, 1957, lead to the subdivision becoming "one of the most attractive new residential areas in Lawrence."

Warren C. Heylman and Modern Architecture

The fact that the Lee Zimmerman House was designed by well-known modernist architect Warren C. Heylman also contributes to its architectural significance. Heylman received a bachelor's of science in architectural engineering from the University of Kansas in 1945 through the Navy's V-12 Program during World War II. When he was in "Little Joe" Kellog's design studio, he helped with the design of the Danforth Chapel on the University of Kansas campus (Heylman Interview with Harper/Domer). Additionally, he met Kathryn Zimmerman, sister of Lee Zimmerman, whom he later married. After

⁶ When Milton Conrad McGrew died in 1953 his wife, Viola, took over his business and development operations, which eventually grew into real estate brokerage McGrew Real Estate as it exists today (Lawhorn).

graduating and attending officer's engineering school at Notre Dame, Heylman was discharged from the Navy then subsequently recalled for the Korean War. He spent time in Nagasaki and was inspired by Japanese architecture, which according to Heylman, was a source of inspiration for the post and beam construction of the Lee Zimmerman House (Heylman Interview with Harper/Domer). After being discharged again in 1953, Heylman opened his own architecture firm in Spokane, Washington where he still resides. He designed the Lee Zimmerman House for his brother-in-law by mail, for free, in 1954 after seeing the lot (Heylman Interview with Steele). Heylman had a prolific career in Spokane and is well known for his "forward thinking" in designs which were "often controversial among the general public" but "garnered him many awards and accolades" (Houser). Regarding the modernism he is known for, Heylman said, "There was no other choice. I didn't think of anything else. I did what I did" (Heylman Interview with Steele).

In addition to being designed by a modernist architect, the Lee Zimmerman House is an unique example of mid-century modern architecture in Lawrence due to its simple, geometric shape, interior emphasizing light and flow and its utility in terms of design. Indeed, according to Heylman, the Lee Zimmerman House is "simple, structurally" (Heylman Interview with Steele). The experimentation with form via the house's striking bracket structure on the facade also indicates a forward kind of thinking typical of modern architecture. In addition, according to local mid-century modern architecture group Lawrence Modern, the house is "a courageous example of a modern, Japanese-influenced design successfully adapted to a Midwestern landscape." Indeed after completion, due to its modern design, the Lee Zimmerman House was featured on the Lawrence House Beautiful Tour which was as "an outstanding example of contemporary architecture" ("Lee Zimmerman Home On Tour"). ⁷

Harold Lee Zimmerman

The Lee Zimmerman House is also significant because of the owner himself and his role in the development of the built environment in Lawrence. Harold Lee Zimmerman was born in Eudora, and after returning from World War II, Lee and his brother, Robert, took over management of their father's hardware store at 1832 Massachusetts (Cottin). ⁸ according to one of the "Bills of Material" included with the architectural drawings for the Lee Zimmerman House, Zimmerman & Sons Hardware was involved in "welding,

⁷ The Lawrence House Beautiful Tour was "sponsored by the Lawrence branch of the American Association of University Women" (Lawrence Modern).

⁸ The *Lawrence Daily Journal-World* 15 February 1963 article states that the address for Zimmerman Hardware and Supply was 1843 Massachusetts, whereas the correct address as stated on the Zimmerman & Sons "Bill of Materials" and per Linda Cottin is 1832 Massachusetts.

blacksmithing and machine work.” Soon after, the Zimmermans demolished the building and built a new structure. In 1959, Robert took over operations of Zimmerman & Sons Hardware, and Lee went into steel fabrication full time at a new location at 701 E. 19th Street, which eventually became Zimmerman Steel Company (*Lawrence Daily Journal-World* 15 February 1963). The 701 E. 19th Street property remained in the Zimmerman family until the Zimmerman children sold it to its current owner, Silverback Enterprises, Inc. in 2013 (“Search for 701 E. 19th Street”).⁹ Robert and his wife, Barbara, continued to operate the hardware store under the name Zimmerman Coast to Coast Hardware until they sold it to Linda and Tom Cottin, who changed the name to Cottin’s Hardware Store in 1992 (Cottin). The Cottin’s still run Cottin’s Hardware Store.

The influence of Zimmerman’s steel business was vast. Zimmerman Steel Company supplied steel for myriad significant institutions’ building projects including the University of Kansas, Haskell Indian Nations University, the City of Lawrence and Douglas County. Zimmerman Steel Co. also supplied 200 tons of steel and did all the framing for the Hallmark Building in Lawrence and provided steel for notable mid-century modern Lawrence properties including the Cerf House, Bob Blank house and Hyperbolic Paraboloid house. Zimmerman Steel also provided steel to B.A. Green for the Ecumenical Christian Ministries Building on the University of Kansas’ campus as well as for the Santa Fe Depot, for which Zimmerman designed also the roof system (Zimmerman Interview).

⁹ It is unknown what portions of the 701 E. 19th Street property date back to Zimmerman Steel Co.

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"1956 Tax Records." Douglas County Kansas Treasurer's Office. p. 421, line no 9055. Microfilm. Accessed 3 July 2016.

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“Search for 200 Nebraska Street, Lawrence, KS, 66046.” *Douglas County Kansas Register of Deeds*. Web. Accessed 3 Dec. 2016.

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“Photos of Lee Zimmerman House.” Estimated 1955-1956. Photographs. Current owners maintain original. Lawrence, Kansas. Original Photographs. Viewed and scanned 13 Oct. 2016. (See attached photos section)

Lee Zimmerman House, 200 Nebraska, Lawrence, KS 66046
Photos 1955-1956 (estimated)



Southeastern elevation, view 1

Photograph via *The Lawrence Outlook*. 10 May 1956.



Southeastern elevation,
view 2



Southeastern elevation,
view 3



Southeastern elevation,
view 4



Southeastern elevation,
view 5

(All photos with red backing are scans from a booklet of original photos current owners maintain. Photographer unknown. Estimated date of photos is 1955-1956.)

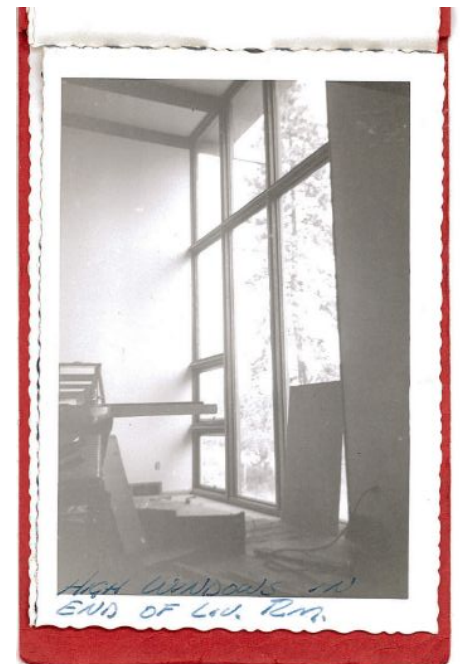
Lee Zimmerman House, 200 Nebraska, Lawrence, KS 66046
Photos 1955-1956 (estimated), con't



Northwestern elevation, view 1



Northwestern elevation, view 2



Interior shot of wall of windows on
Northwestern elevation

Lee Zimmerman House, 200 Nebraska, Lawrence, KS 66046
2017 Aerial and Streetscapes



Lee Zimmerman
House and Lot

Aerial view of Lee Zimmerman House courtesy of Douglas County
Kansas GIS Property Viewer



At intersection of Nebraska and Vermont Streets looking Northwest



Nebraska Street looking West



Vermont Street looking North

Lee Zimmerman House, 200 Nebraska, Lawrence, KS 66046
2017 Elevations



Angled view of Southeastern elevation from intersection of Nebraska and Vermont Streets.



Southwestern elevation



Southeastern elevation



Northeastern elevation



Northwestern elevation

State of Kansas, County of _____
 Filed and Entered on Vol. R 2
 Page 33 at 11:30 a.m. of the _____
 AUG 30 1951
 Handed to Beck
 Register of Deeds
 its _____ Deputy

PLANNING OFFICIALS

END. NO. 1: I HEREBY DECLARE THAT ALL NOTATIONS OF ANGLES, DISTANCES, MONUMENTS OR OTHER INFORMATION GIVEN ON THIS PLAT WHICH WAS TAKEN FROM SURVEY NO. 1692 FILED WITH THE REGISTER OF DEEDS, DOUGLAS CO., KANSAS, DATED JUNE, 1951, IS A TRUE AND ACCURATE TRANSCRIPTION OF INFORMATION GIVEN THEREON.

CITY OFFICIALS

END. No. 1: I HEREBY CERTIFY THAT THIS PLAN HAS BEEN FORMALLY APPROVED FOR USE AND RECORDATION BY THE PLANNING COMMISSION, CITY OF LAWRENCE, KANSAS.

CITY PLANNING COMMISSION

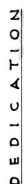
ENN-2: I HEREBY DECLARE MYSELF TO BE THE TECHNICAL AUTHOR OF THIS
PLAN AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS ADDITION IS PLAT-
TED IN ACCORDANCE WITH THE SUB-DIVISION REGULATIONS FOR THE CITY OF
LAURENCE, KANSAS.

END. NO.2 : WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT
HAS BEEN FORMALLY APPROVED BY THE CITY COMMISSIONERS, LAWRENCE
KANSAS, FOR USE AND RECORDATION. *Philip Keatt*

L. B. JOHNSON, AIA

(SEE NOTE BELOW)

John W. Suggs MAYOR
John W. Suggs MANAGER
CITY OF LAWRENCE, KANSAS



KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, owners and heirs of the REAL ESTATE HEREINAFTER DESCRIBED, HAVE CAUSED THE SAME TO BE SURVEYED, STAKED AND PLATTED AS AN ADDITION TO THE CITY OF LAWRENCE, KANSAS, UNDER THE NAME OF PARK HILL ADDITION, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND PUBLIC GROUPINGS. ALL STREETS, ALLEYS AND PARKS WITHIN SAID ADDITION ARE SHOWN AND DEFINED IN THIS PLAT AND WE HEREBY DEDICATED TO AND FOR PUBLIC USE AND BENEFIT.

[illegible]

WE, THE UNDERSIGNED OWNERS, DECLARE THAT THE LAND AND LOTS SHOWN ON THIS PLAN SHALL BE HELD AND CONVEYED SUBJECT TO THE RESTRICTIONS, RESERVATIONS AND PROTECTIVE COVENANTS SET FORTH IN A DECLARATION TO BE DISCLOSURED AND FILED FOR RECORD IN THE OFFICE OF THE REGISTER OF DEEDS OF DOUGLAS COUNTY, KANSAS; WHICH SAID RESTRICTIONS, RESERVATIONS AND PROTECTIVE COVENANTS SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE A PART OF AND A COVENANT IN EACH CONVEYANCE THEREOF.

IN WITNESS WHEREOF, WE, THE UNDERSIGNED, ORIGINATOR, HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED AS OF THE 11TH DAY OF JUNE, 1971.

W. B. J. Moore, Inc.
Raymond F. Rice
Charles Donato
Bruce M. Drake
W. B. J. Moore, Inc.
Moore Springs
W. B. J. Moore
Director, Lincoln
Harry F. Adams

STATE OF KANSAS }
COUNTY OF DOUGLAS } ss

BE IT REMEMBERED, THAT ON THIS 10th DAY OF July, 1951, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME

W. C. Simons

TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS
WHO EXECUTED THE FOREGOING INSTRUMENT OF
WRITING AND DULY ACKNOWLEDGED THE EXECUTION
OF THE SAME.

IN WITNESS WHEREOF, I HAVE HERE
TO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL
ON THE DAY AND YEAR LAST ABOVE WRITTEN.

My Commission Expires
August 7, 1993

Leg. L. Ellis
NOTARY PUBLIC

STATE OF Minnesota
COUNTY OF Crow Wing
BE IT REMEMBERED, THAT ON THIS 6 DAY of
July, 1951, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAN
Barthelme Division of USA

TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS
WHO EXECUTED THE FOREGOING INSTRUMENT OF
WRITING AND DULY ACKNOWLEDGED THE EXECUTION
OF THE SAME.

IN WITNESS WHEREOF, I HAVE HERE
TO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL
ON THE DAY AND YEAR LAST ABOVE WRITTEN.

My Commission Expires 4-27-1974 *J.R. Rieck*
NOTARY PUBLIC

STATE OF KANSAS)
COUNTY OF DOUGLAS) ss

BE IT REMEMBERED, THAT ON THIS 14 DAY OF
Aug., 1951, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME

MAUDE C. ANDERSON BESSIE M. DRAKE

CARL DRAKE MILDRED SPRING

TO ME PERSONALLY KNOWN TO BE THE SAME PERSONS
WHO EXECUTED THE FOREGOING INSTRUMENT OF

IN WITNESS WHEREOF, I HAVE HERE-
TO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL
SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN

NOTE!
THIS IS SHEET NUMBER ONE OF THREE SHEET.

ALL DIMENSIONAL QUANTITIES NOTED HEREON ARE SCALE AND DO NOT REFLECT FIELD SURVEY VALUES. SHEETS NO. 6 & 5 HEREAFTER RECORDED CONTAIN DIMENSIONS OF LOTS, BLOCKS, RIGHT-OF-WAYS, EASEMENTS, ETC. DETERMINED BY FIELD SURVEY UPON WHICH ALL LEGAL DESCRIPTIONS RELATING TO THIS SUBDIVISION SHALL BE BASED.

PLAT OF
PARK HILL ADDITION
CITY OF LAWRENCE, KANSAS
PREPARED FOR
LAWRENCE HOUSING, INC.
SCALE: 1" = 100' JUNE 21, 1965
PLATTED AREA 8.60 AC ±

56531 Book 189

This Indenture, Made this 30th day of March 1955, between

Dolph C. Simons and Marie N. Simons, his wife

of Lawrence in the County of Douglas and State of Kansas

of the first part, and H. Lee Zimmerman and Kathy L. Zimmerman

of Lawrence, in the County of Douglas and State of Kansas
of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of
ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS - - - - - \$1.00, the receipt whereof is hereby acknowledged, have sold and by these presents, do grant and convey unto the said parties of the second part, and the survivor of them, as joint tenants, and not as tenants in common, all the following described Real Estate, situated in the County of Douglas and State of Kansas described as follows, to-wit: Lot Number Three (3) in Block Number Nine (9) in Prairie Acres Subdivision of Park Hill, an Addition to the City of Lawrence.

The grantees covenant and agree that any dwelling house built on this lot shall not less than 1400 square feet of floor space, exclusive of garage, porches and porch appurtenances. This covenant shall run with the land and be binding upon the heirs and assigns of the grantees.



TO HAVE AND TO HOLD THE SAME, Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining forever.

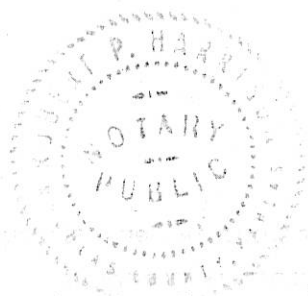
And said parties of the first part for themselves and for their heirs, executors, or administrators, do hereby covenant, promise, and agree to and with said parties of the second part, that at the delivery of these presents they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular, the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and incumbrances of what nature and kind soever: except easements and special assessments and subject to existing restrictions

and that they will WARRANT AND FOREVER DEFEND the same unto said parties of the second part, their assigns, and the heirs and assigns of the survivor of them, against the said parties of the first part, their heirs and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said parties of the first part have hereunto set their hands the day and year first above written.

Marie N. Simons
Dolph C. Simons

State of KANSAS }
DOUGLAS County, } ss.



Be It Remembered, That on this 6th day of June A. D. 1955
before me, the undersigned, a Notary Public
in and for said County and State, came Dolph C. Simons and Marie
N. Simons, his wife
to me personally known to be the same person who executed the within instrument of
writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on
the day and year last above written.

My Commission Expires April 18th 1959

Albert P. Harrison
Notary Public

State of _____ }
_____ County, } ss.

Be It Remembered, That on this _____ day of _____ A. D. 19 _____

before me, _____, a Notary Public
in and for said County and State, came _____

to me personally known to be the same person who executed the within instrument of
writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on
the day and year last above written.

My Commission expires _____ 19 _____

_____, Notary Public

STATE OF KANSAS, }
_____ County, } ss.

Be It Remembered, That on this _____ day of _____ A. D. 19 _____

before me, _____, a Notary Public
in and for said County and State, came _____

to me personally known to be the same person who executed the within instrument of
writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on
the day and year last above written.

My Commission Expires _____ 19 _____

_____, Notary Public

State of _____ }
_____ County, } ss.

Be It Remembered, That on this _____ day of _____ A. D. 19 _____

before me, _____, a Notary Public
in and for said County and State, came _____

to me personally known to be the same person who executed the within instrument of
writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on
the day and year last above written.

My Commission Expires _____ 19 _____

_____, Notary Public

NO 56531

INDEXED

WARRANTY DEED

JOINT TENANCY

FROM

TO

Entered in Transfer Record _____ in
my office this 24 day of June 1955

County Clerk

STATE OF KANSAS, }
Douglas County, } ss.

This instrument was filed for record on the

21 day of June

1955, at 2:30 o'clock P. M., and

duly recorded in book 189

of Deeds _____, at page 344

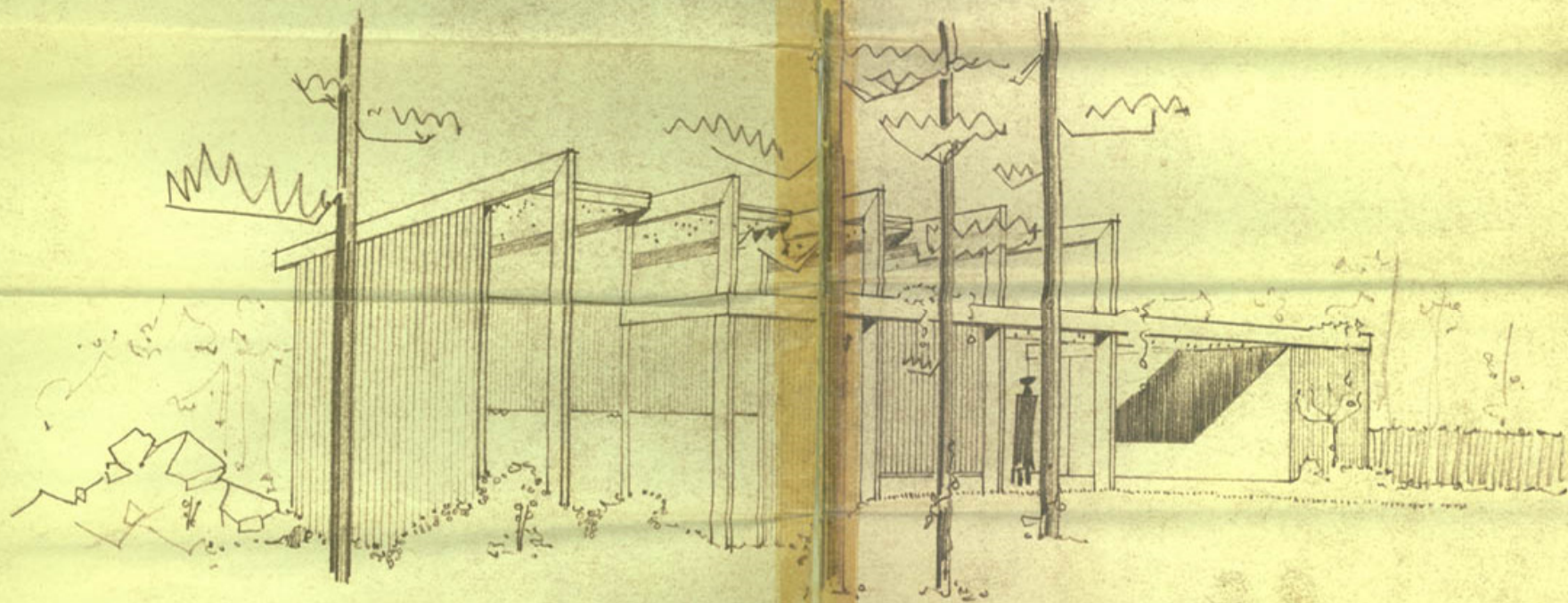
Harold A. Cook
Register of Deeds.

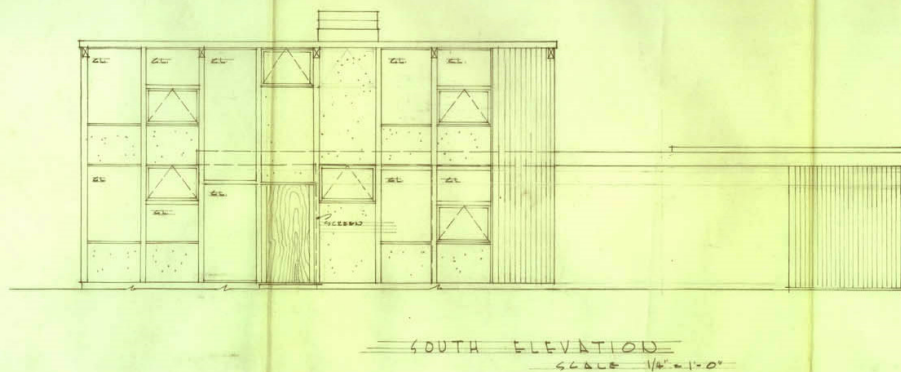
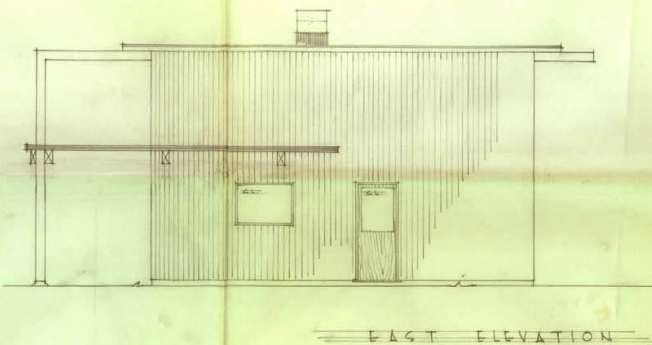
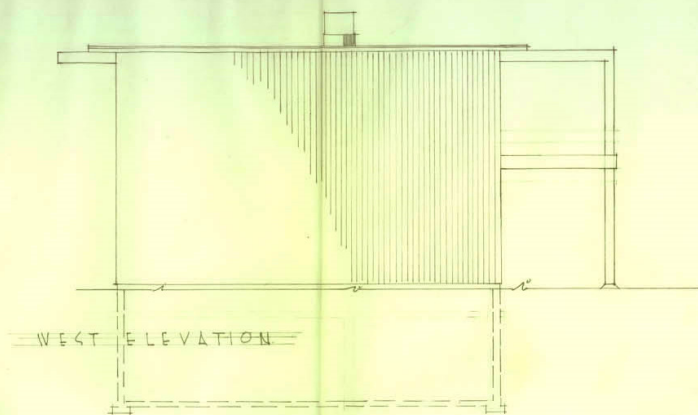
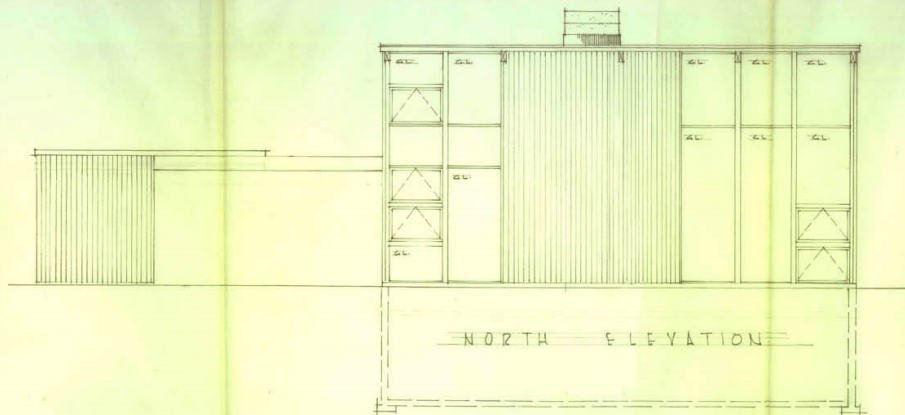
Fee \$ 1.70

Deputy.

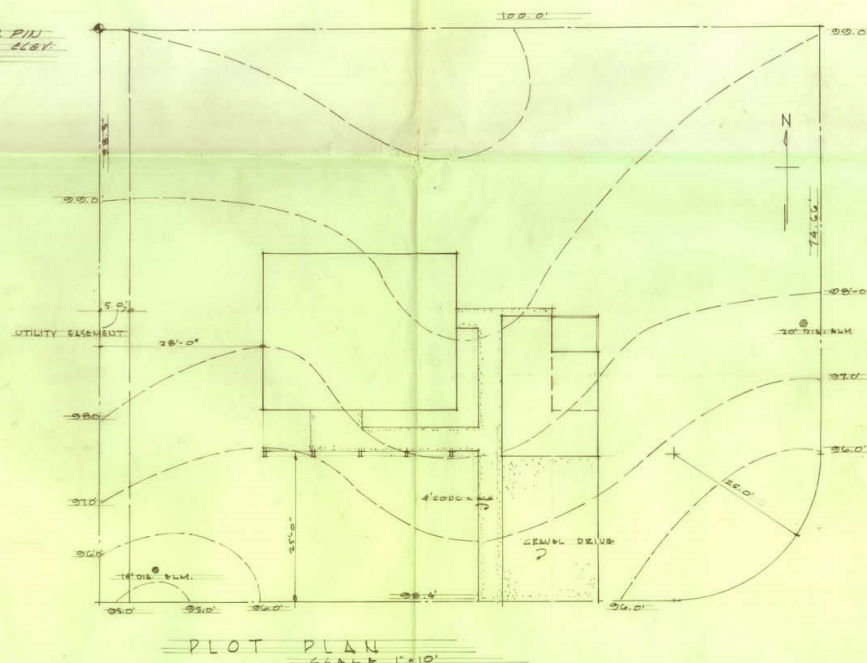
James Foster

Original compared with record

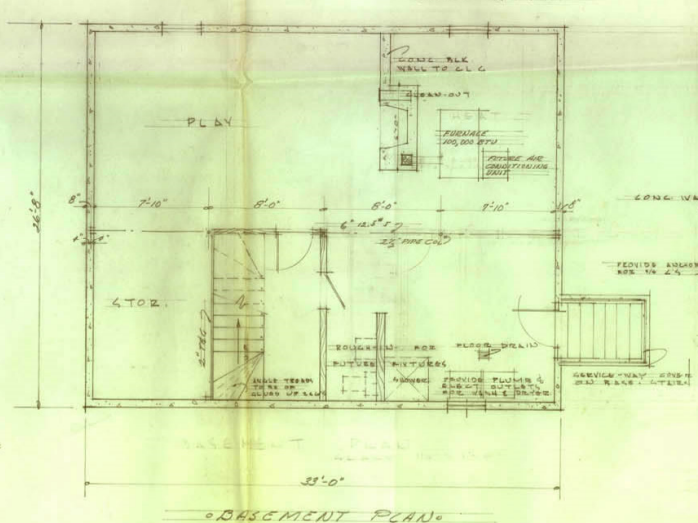
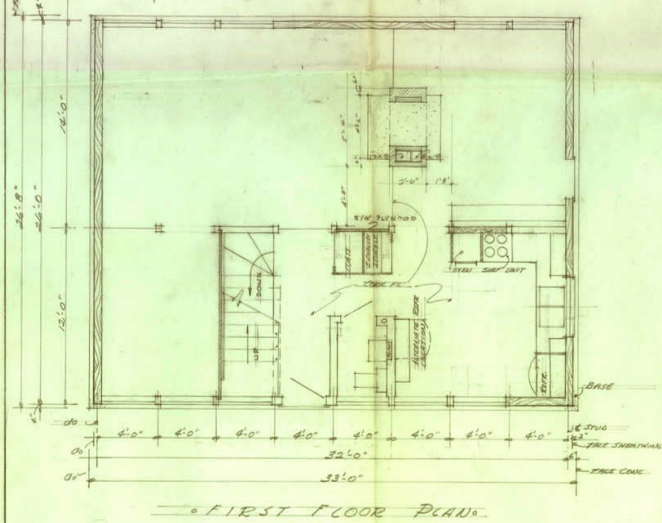
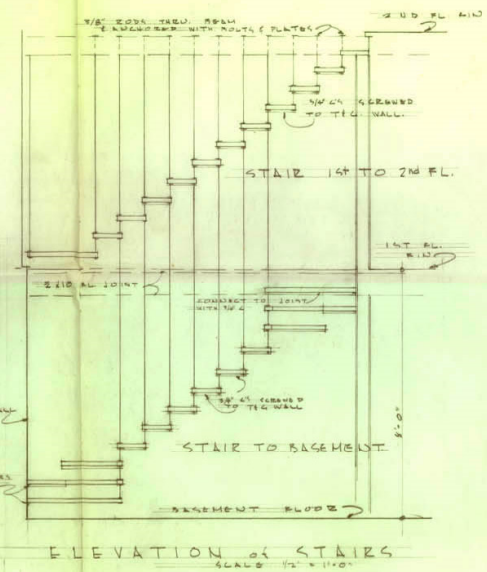
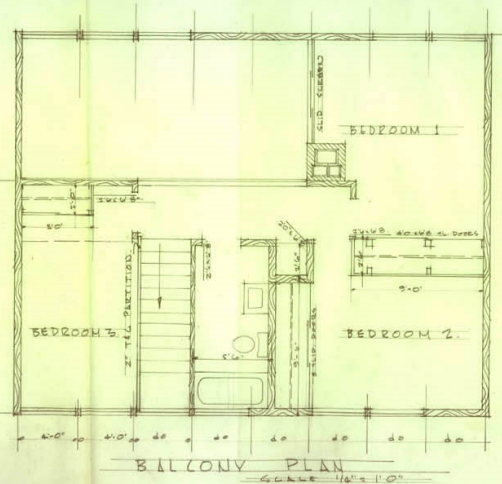
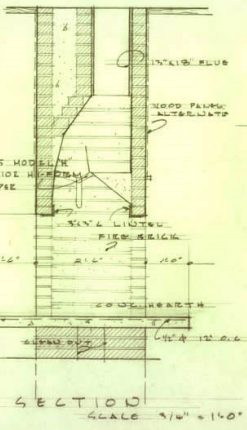
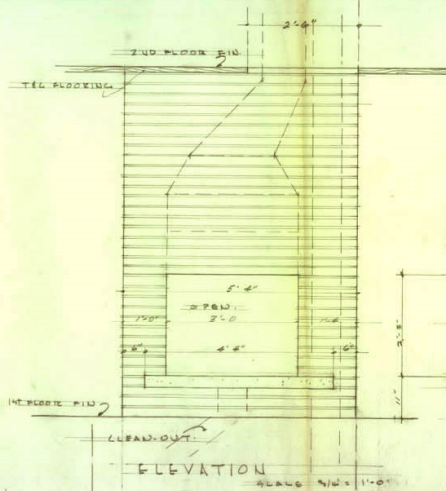




3. INSTEEL PIN
ASSUMED 220V
100.0"



RESIDENCE FOR:		Drawing
MR & MRS. HAROLD ZIMMERMAN		2
warren cummings haylman & a a		job no.
817 C h l i e c t		date
422 american legion bldg.		drawn by
spokane - riv. 6281		



RESIDENCE FOR		Spokane
MR. & MRS. HAROLD ZIMMERMAN		1
warren cunnings hayman & a a		100 10
architects		100 10
422 american legion bldg.		100 10
spokane - riv. 6261		100 10



JAMIE SHEW
DOUGLAS COUNTY CLERK
1100 Massachusetts
Lawrence, KS 66044

Marni Penrod-Chief Deputy Clerk
Heather Dill-Deputy Clerk Elections

January 30, 2017

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 250 FT OF 200 NEBRASKA ST
(U09055). 01/30/2017. REQUESTED BY KATY CLAGETT.

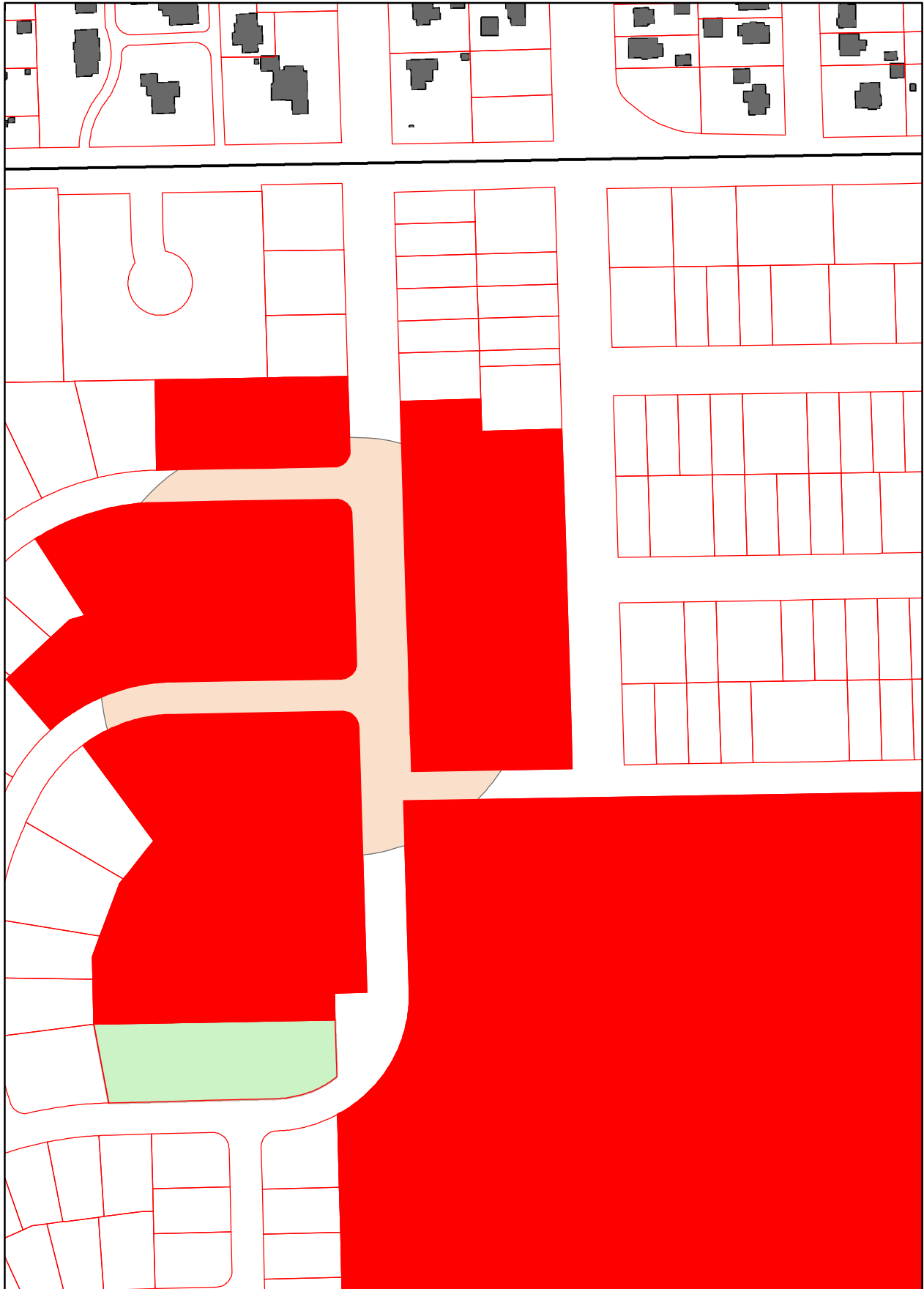
JOHN R. NICHOLS
DOUGLAS COUNTY CLERK'S OFFICE
1100 MASSACHUSETTS ST
LAWRENCE, KS 66044

785-832-5147

jnichols@douglas-county.com

Douglas County Real Estate Division
County Clerk's Office. I do hereby certify
the Property Ownership listed hereto, to be
true and accurate.

POL WITHIN 250 FT OF 200 NEBRASKA ST
(U09055)



JOINPIN	SYSACALACRES	owner1	owner2	owner3	address	city	state	zip	plate	PID	Quickrefid	situs
103-07-0-20-05-019.00-0	0.31951108	NAUMAN C O TRUSTEE			202 DAKOTA ST	LAWRENCE	KS	66046	U09091	023-103-07-0-20-05-019.00-0	R23193	202 DAKOTA ST
103-07-0-20-05-018.00-0	0.32147548	WILLIAMS JANET L			216 DAKOTA ST	LAWRENCE	KS	66046	U09092	023-103-07-0-20-05-018.00-0	R23192	216 DAKOTA ST
103-07-0-20-05-017.00-0	0.32157562	HOSEK BRUCE A	HOSEK LYNETTE J		224 DAKOTA ST	LAWRENCE	KS	66046	U09093	023-103-07-0-20-05-017.00-0	R23191	224 DAKOTA ST
103-07-0-20-04-008.00-0	0.21521447	LANGDON JEROME T TRUSTEE	LANGDON DEBORAH M TRUSTEE		21050 W 106TH ST	OLATHE	KS	66061	U06320-01A	023-103-07-0-20-04-008.00-0	R23159	2328 VERMONT ST
103-07-0-20-04-022.00-0	0.30130005	TAIT ISABELLE S			2331 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06336A	023-103-07-0-20-04-022.00-0	R23173	2331 MASSACHUSETTS ST
103-07-0-20-04-009.00-0	0.21521538	TIDWELL LYNNE I			2334 VERMONT ST	LAWRENCE	KS	66046	U06322A	023-103-07-0-20-04-009.00-0	R23160	2334 VERMONT ST
103-07-0-20-04-010.00-0	0.21521501	HOFFMAN DONNA C			977 E 1450 RD	LAWRENCE	KS	66046	U06323-01A	023-103-07-0-20-04-010.00-0	R23161	2340 VERMONT ST
103-07-0-20-04-021.00-0	0.20086687	ROMARY DOUGLAS L			2341 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06339A	023-103-07-0-20-04-021.00-0	R23172	2341 MASSACHUSETTS ST
103-07-0-20-08-001.00-0	0.27575216	RACETTE PAUL E	RACETTE SARA J		3793 DALEMADE DR	EDGEWATER	MD	21037	U09053	023-103-07-0-20-08-001.00-0	R23227	201 DAKOTA ST
103-07-0-20-08-002.00-0	0.29136729	HARRIS BRYAN D	HARRIS ROBIN J		217 DAKOTA ST	LAWRENCE	KS	66046	U09083	023-103-07-0-20-08-002.00-0	R23228	217 DAKOTA ST
103-07-0-20-08-003.00-0	0.2888129	JAMESON ARCHIE D TRUSTEE			225 DAKOTA ST	LAWRENCE	KS	66046	U09082	023-103-07-0-20-08-003.00-0	R23229	225 DAKOTA ST
103-07-0-20-08-004.00-0	0.28523453	CARMAN MICHAEL J	DEAY-BERRIDGE ELIZABETH L		233 DAKOTA ST	LAWRENCE	KS	66046	U09081	023-103-07-0-20-08-004.00-0	R23230	233 DAKOTA ST
103-07-0-20-08-005.00-0	0.251849	ADAMSON THOMAS M CO-TRUSTEE	ADAMSON DIANE M CO-TRUSTEE		307 DAKOTA ST	LAWRENCE	KS	66046	U09080	023-103-07-0-20-08-005.00-0	R23231	307 DAKOTA ST
103-07-0-20-04-020.00-0	0.14347777	TOWEY ELYSE L			2347 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06341	023-103-07-0-20-04-020.00-0	R23171	2347 MASSACHUSETTS ST
103-07-0-20-04-011.00-0	0.21521573	KRAFT LAUREL B TRUSTEE			2409 ORCHARD LN	LAWRENCE	KS	66049	U06325A	023-103-07-0-20-04-011.00-0	R23162	2346 VERMONT ST
103-07-0-20-08-031.00-0	0.22338063	LAUXMAN AUSTIN L	LAUXMAN KERI A		2347 VERMONT ST	LAWRENCE	KS	66046	U09054	023-103-07-0-20-08-031.00-0	R23257	2347 VERMONT ST
103-07-0-20-04-019.00-0	0.28695122	MATTHEWS ROBERT J L IV	MATTHEWS MARY F L		2401 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06342A	023-103-07-0-20-04-019.00-0	R23170	2401 MASSACHUSETTS ST
103-07-0-20-08-029.00-0	0.29220142	MCCOY MATTHEW J TRUSTEE	MCCOY CYNTHIA N H TRUSTEE		212 NEBRASKA ST	LAWRENCE	KS	66046	U09056	023-103-07-0-20-08-029.00-0	R23255	212 NEBRASKA ST
103-07-0-20-08-028.00-0	0.28956539	DETHERRAGE LARRY W			234 NEBRASKA ST	LAWRENCE	KS	66046	U09057	023-103-07-0-20-08-028.00-0	R23254	234 NEBRASKA ST
103-07-0-20-08-027.00-0	0.35895039	BREWER JOSEPH P II	ALLISON-BREWER NANA S		306 NEBRASKA ST	LAWRENCE	KS	66046	U09058	023-103-07-0-20-08-027.00-0	R23253	306 NEBRASKA ST
103-07-0-20-04-012.00-0	0.21521487	SMITH RACHEL Y	KARWAS ALEX A		2352 VERMONT ST	LAWRENCE	KS	66046	U06326A	023-103-07-0-20-04-012.00-0	R23163	2352 VERMONT ST
103-07-0-20-08-030.00-0	0.27649626	GLUCK HEIDI L	HURST ROBERT R		200 NEBRASKA ST	LAWRENCE	KS	66046	U09055	023-103-07-0-20-08-030.00-0	R23256	200 NEBRASKA ST
103-07-0-20-08-026.00-0	0.29379947	KOGL JUSTIN M	KOGL MICHELLE L		314 NEBRASKA ST	LAWRENCE	KS	66046	U09059	023-103-07-0-20-08-026.00-0	R23252	314 NEBRASKA ST
103-07-0-20-04-018.00-0	0.20086458	LUNN WILLIAM			2407 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06344	023-103-07-0-20-04-018.00-0	R23169	2407 MASSACHUSETTS ST
103-07-0-20-04-013.00-0	0.20086508	WICHMAN RICHARD C			3013 YELLOWSTONE DR	LAWRENCE	KS	66047	U06328	023-103-07-0-20-04-013.00-0	R23164	2358 VERMONT ST
103-07-0-20-04-017.00-0	0.20087114	BARNETT DELWIN R	BARNETT GLENNA K		2409 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06346	023-103-07-0-20-04-017.00-0	R23168	2409 MASSACHUSETTS ST
103-07-0-20-04-014.00-0	0.2008716	WALTERS JAMES R	JAMIESON MARGARET V		2364 VERMONT ST	LAWRENCE	KS	66046	U06330	023-103-07-0-20-04-014.00-0	R23165	2364 VERMONT ST
103-07-0-20-09-001.00-0	0.956554	CITY OF LAWRENCE			PO BOX 708	LAWRENCE	KS	66044	U09119B	023-103-07-0-20-09-001.00-0	R23258	201 NEBRASKA ST
103-07-0-20-09-002.00-0	0.39877247	HERST STAN	HERST MICHELLE		307 NEBRASKA ST	LAWRENCE	KS	66046	U09045A	023-103-07-0-20-09-002.00-0	R23259	307 NEBRASKA ST
103-07-0-20-04-016.00-0	0.17921167	COURTNEY PAULA			2411 MASSACHUSETTS ST	LAWRENCE	KS	66046	U06347	023-103-07-0-20-04-016.00-0	R23167	2411 MASSACHUSETTS ST
103-07-0-20-04-015.00-0	0.17451687	WICHMAN RICHARD C			3013 YELLOWSTONE DR	LAWRENCE	KS	66047	U06331	023-103-07-0-20-04-015.00-0	R23166	2368 VERMONT ST
103-07-0-20-09-009.00-0	2.88518964	SIMONS DOLPH C JR TRUSTEE OF	SIMONS DOLPH C JR TRUST		PO BOX 1597	LAWRENCE	KS	66044	U09119	023-103-07-0-20-09-009.00-0	R23266	2425 VERMONT ST
103-07-0-10-02-001.00-0	292.9256258	UNITED STATES OF AMERICA		C/O HASKELL INDIAN NATIONS UNIVERSITY	155 INDIAN AVE	LAWRENCE	KS	66046	U06351-01A	023-103-07-0-10-02-001.00-0	R23087	2300 BARKER AVE











From: Tom Harper [<mailto:tomharper@stephensre.com>]
Sent: Wednesday, March 15, 2017 7:49 AM
To: Lynne Zollner; Bill Steele; Dennis Domer; Tim Hossler; Dennis Brown
Subject: nominations for local historic register

Good morning Lynne & HRC, I am writing this letter in support of 1510 Stratford and 200 Nebraska being placed on the City of Lawrence Historic Register.

Lawrence Modern identified these two homes many years ago due to their significance that has been documented on our web-site:
LawrenceModern.com

We are heartened the Lawrence Preservation Alliance & home owners of both properties who also see their significance.

Placing both on our local register is a badge of honor for the house, its current and subsequent home owners and the neighborhood in which they reside.

We look forward to the HRC voting to approve both homes and having two more "modern" homes on the Register.

Below are the narratives about the two homes with photographs:

200 Nebraska

<https://lawrencemodern.com/bakers-dozen/zimmerman-house/>

1510 Stratford

<https://lawrencemodern.com/bakers-dozen/chewning-house/>

Sincerely,

Tom Harper Founder of Lawrence Modern
Bill Steele
Dennis Domer
Tim Hossler

THE WORLD COMPANY®

March 16, 2017

City of Lawrence, Douglas County
Planning & Development Services
The Historic Resources Commission

RECEIVED

MAR 16 2017

City County Planning Office
Lawrence, Kansas

Re: 200 Nebraska Street, the Lee Zimmerman House

To Whom It May Concern:

I am unable to attend the public hearing relative to the nomination of the structure at 200 Nebraska Street, the Lee Zimmerman House, to be designated as a "Landmark on the Register of Historic Places".

However, I want to make it clear I am totally opposed to the nomination as there is no justification that I know of which would qualify the structure to be listed as "historic".

The land on which this structure is located was owned by my grandfather, W.C. Simons, and was pasture land, nothing historic. The park land immediately south of the structure in question was donated to the city to be used as a park to provide additional green space for the area.

I see no justification to designate the structure as "historic" and am anxious to read the staff report relative to this request. I am currently out of town and unable to access the report on line. The "historic" designation would tie the hands of many nearby property owners relative to improvements they might like to make on their homes. It certainly would affect what we might like to do on our property to enhance a truly "historic" building.

I'm sorry not to be able to be present for the public hearing but I am out of the state for a long-planned meeting.

Once more, there is nothing historic about the property or house at 200 Nebraska Street.

Sincerely,



Dolph C. Simons, Jr.
2425 Vermont Street
Lawrence KS 66046

From: Justin Kogl [<mailto:kogls@hotmail.com>]
Sent: Tuesday, March 28, 2017 8:06 PM
To: Lynne Zollner
Subject: 200 Nebraska Street

Lynne,

Thank you for the communication sent to our house about our neighbor's application to be added to the Historic registry. Sorry I couldn't write earlier, but business has kept me busy. Please do not add this house to the Registry! The Zimmerman's created a wonderful house and it is certainly notable, but the last few owners have neglected the home and property. Kathy Zimmerman was a great neighbor and her pride in her home showed every day. Not anymore.

We are not sure why these neighbors want to add the home to the Registry, but we think it would have a negative impact on the neighborhood. Thank you for noting our opinion on the matter. Take care!

Justin & Michelle Kogl
314 Nebraska Street

Lawrence Preservation Alliance

P.O. BOX 1073 LAWRENCE, KANSAS 66044

DIRECTORS

DENNIS BROWN
PRESIDENT

KATY CLAGETT

LINDSAY CRICK

ERNIE ECK
CO-TREASURER

MIKE GOANS

CHRIS MILLSPAUGH

DALE NIMZ

MARK POTTS

COURTNEY SHIPLEY

DALE SLUSSER
CO-TREASURER

JEANETTE SPENCER
VICE-PRESIDENT

PHIL STINSON
SECRETARY

REV. VERDELL TAYLOR JR.

PATRICK WATKINS

SUMMER WEDERMYER

DENNIS DOMER
EMERITUS

MARCI FRANCISCO
EMERITUS

Lynne Braddock Zollner
Historic Resources Commission

April 28, 2017

Re: Zimmerman House
200 Nebraska

As the applicant for this nomination we request that this item be placed as is back on the HRC agenda for review. While we appreciate HRC's interest in expanding the scope of significance to include significant persons connected with the property, we note that this will only add to the already documented reasons to place this property on the Lawrence Register of Historic Places. The nomination was not found to be deficient by HRC in terms of a base threshold for listing.

If HRC determines that there is enough documentation in the existing nomination to include the architect Warren C. Heylman, LPA would certainly be supportive. If not, and as for the Zimmermans, we note that additional documentation can be added for a listed property at any time.

We urge the HRC to complete the review of this nomination and recommend the property be placed on the Lawrence Register of Historic Places.

Dennis J Brown
President



Lawrence
Preservation
Alliance

Serving Lawrence and Douglas County
www.lawrencepreservation.org

From: Cindy McCoy [<mailto:hinks8@gmail.com>]

Sent: Tuesday, June 13, 2017 10:49 AM

To: Lynne Zollner <lyzollner@lawrenceks.org>

Subject: 200 Nebraska St. on Lawrence Register of Historic Places

Dear Ms. Zollner and members of the Historic Resources Committee,

Thank you for your communication concerning 200 Nebraska Street, and its nomination to the Lawrence Register of Historic Places. We have read your letter carefully, and wish to express our concerns regarding this designation.

There is no doubt that the Kathleen and Lee Zimmerman house is a fascinating example of architecture from the 1950's time period. We considered Kathy Zimmerman a dear friend and exemplary neighbor, and have enjoyed having her house within our view. We question, however, the new fence and its integrity to mid-century "Modern".

We moved to this neighborhood in 1990 not only for its beauty and privacy, but also the freedom from having to adhere to strict rules such as HOA covenants/ codes. If the Zimmerman house were to be given this designation, we would potentially be restricted from making modifications to our existing home. We have considered adding square footage to the back of our house, and a change in code would cause additional hardship in getting approval.

Thank you for your consideration in this matter.

Sincerely,
Matt and Cindy McCoy
212 Nebraska St.
Lawrence, KS 66046

HRC RESOLUTION NO. 2017-05

**A RESOLUTION OF THE CITY OF LAWRENCE, KANSAS,
HISTORIC RESOURCES COMMISSION RECOMMENDING THAT
THE GOVERNING BODY OF THE CITY OF LAWRENCE,
KANSAS, DESIGNATE 200 NEBRASKA STREET, LAWRENCE,
DOUGLAS COUNTY, KANSAS, AS A LANDMARK ON THE
LAWRENCE REGISTER OF HISTORIC PLACES.**

WHEREAS, Chapter 22, "Conservation of Historic Resources Code," of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to review and evaluate the nomination of sites, structures, and objects for designation as Landmarks on the Lawrence Register of Historic Places;

WHEREAS, Chapter 22 of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, also establishes procedures for the City of Lawrence, Kansas, Historic Resources Commission to forward to the Governing Body of the City of Lawrence, Kansas, its recommendation, together with a report, regarding the designation of sites, structures, and objects nominated for designation as Landmarks on the Lawrence Register of Historic Places;

WHEREAS, on January 30, 2017, an application was filed with the City of Lawrence, Kansas, Historic Resources Commission nominating 200 Nebraska Street, Lawrence, Douglas County, Kansas, ("the subject property") the legal description of which is set forth in Section 2, *infra*, for designation as a Landmark on the Lawrence Register of Historic Places;

WHEREAS, the current owner of record of the subject property supports the nomination;

WHEREAS, on March 16, 2017, and June 15, 2017, in accordance with Section 22-404.2(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission conducted public hearings to consider the nomination of the subject property for designation as a Landmark on the Lawrence Register of Historic Places; and

WHEREAS, at the March 16, 2017, and June 15, 2017, public hearings, the City of Lawrence, Kansas, Historic Resources Commission determined that, in accordance with criterion (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the subject property qualifies for designation as a Landmark on the Lawrence Register of Historic Places.

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF LAWRENCE, KANSAS, HISTORIC RESOURCES COMMISSION:

SECTION 1. The above-stated recitals are incorporated herein by reference and shall be as effective as if repeated verbatim.

SECTION 2. Pursuant to criterion (6) of Section 22-403(A) of the Code of the City of Lawrence, Kansas, 2015 Edition, and amendments thereto, the City of Lawrence, Kansas, Historic Resources Commission hereby recommends to the Governing Body of the City of Lawrence, Kansas, that 200

Nebraska Street, Lawrence, Douglas County, Kansas, the legal description of which follows,

LOT 3 OF BLOCK 9 IN PRAIRIE ACRES, A SUBDIVISION OF PARK HILL ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS,

be designated as a Landmark on the Lawrence Register of Historic Places.

SECTION 3. The Historic Resources Administrator shall, in accordance with Section 22-404.2(B), submit to the Governing Body of the City of Lawrence, Kansas, this Resolution, which shall be the recommendation of the City of Lawrence, Kansas, Historic Resources Commission, accompanied by a report containing the information required by Section 22-404.2(B)-(G).

ADOPTED by the City of Lawrence, Kansas, Historic Resources Commission this 15th day of June, 2017.

APPROVED:

Chairperson
Lawrence Historic Resources Commission

ATTEST:

Lynne Braddock Zollner
Historic Resources Administrator

LAWRENCE HISTORIC RESOURCES COMMISSION
ITEM NO. 5: DR-17-00227
STAFF REPORT

A. SUMMARY

DR-17-00227 331 Indiana Street; Rehabilitation and New Construction of an Accessory Structure; State Law Review and Certificate of Appropriateness. The existing primary structure, the J. C. Bare Residence, is listed as a contributing structure to the Pinckney II Historic District, National Register of Historic Places. The property is also located in the environs of the Albert and S. T. Zimmerman Residence, Lawrence Residence of Historic Places. Submitted by Nathan and Summer Wedermyer, property owners of record.

B. PROJECT DESCRIPTION

The applicant is requesting to rehabilitate the structure located at 331 Indiana Street and to construct a new accessory structure. The house is currently vacant.







The exterior rehabilitation will include the repair of wood siding and wood windows. If these elements can't be repaired, they will be replaced in kind. Architectural investigation revealed that the structure and elements of the porch were primarily deteriorated beyond rehabilitation and will have to be replaced. The porch will be replaced in-kind. Some of the materials may be reused if possible. The foundation will be repaired and will be reinforced where needed. Some leveling will be done as part of this process. New architectural shingles are proposed for the roof.

The majority of the interior elements of the structure have been removed. Only some of the historic walls remain. All elements of the interior will be new with the exception of these walls.

The new accessory structure will be a one-story, two car garage. The 25' X 25' structure will be oriented to face Indiana Street and will be placed 13 ½' from the south property line and 5' from the west property line. Clad with beveled lap siding of smooth fiber cement board, the north to south gable-roof structure will have an asphalt shingle roof. The front facing garage doors will be separated by a 3 ½' siding section. There will be a pedestrian door on the north elevation and a window on the south elevation. No fenestration is proposed for the west elevation.

The garage will be separated from the primary structure by 10'. A concrete drive will curve from the northeast corner of the property to access the front of the garage.

The property is a contributing property in the Pinckney II Historic District, National Register of Historic Places, and the owners are seeking State Historic Preservation Tax Credits.

C. STANDARDS FOR REVIEW

State Preservation Law Review

For State Preservation Law Review of projects involving listed properties, the Historic Resources Commission has typically used the Secretary of the Interior's Standards to evaluate the proposed project. Therefore, the following standards apply to the proposed project:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be*

differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historical property and its environment would be unimpaired.

For Certificate of Appropriateness Review, Section 22-505 of the Code of the City of Lawrence indicates that the least stringent standard of evaluation be applied to properties within the environs of listed properties:

4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.

Chapter 22 of the Code of the City of Lawrence (Certificate of Appropriateness)

(A) An application for a certificate of appropriateness shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in question. The certificate shall be evaluated on the following criteria:

1. Most careful scrutiny and consideration shall be given to applications for designated landmarks;

2. Slightly less scrutiny shall be applied to properties designated as key contributory within an historic district;

3. Properties designated contributory or non-contributory within an historic district shall receive a decreasing scale of evaluation upon application;

4. The least stringent evaluation is applied to noncontributory properties and the environs area of a landmark or historic district. There shall be a presumption that a certificate of appropriateness shall be approved in this category unless the proposed construction or demolition would significantly encroach on, damage, or destroy the landmark or historic district. If the Commission denies a certificate of appropriateness in this category, and the owner(s) appeals to the City Commission, the burden to affirm the denial shall be upon the commission, the City or other interested persons.

(B) In considering an application for a certificate of appropriateness, the Commission shall be guided by the following general standards in addition to any design criteria in this Chapter and in the ordinance designating the landmark or historic district:

- 1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, site or object and its environment, or to use a property for its originally intended purpose;*
- 2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible;*
- 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged;*
- 4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;*
- 5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity;*
- 6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conceptual designs or the availability of different architectural elements from other buildings or structures;*
- 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken;*
- 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, and project;*
- 9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alteration and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environs.*

Environs for 304 Indiana Street, the Zimmerman House

The Environs for 304 Indiana Street, the Zimmerman House, are divided into three areas and the proposed project is located in Area One.

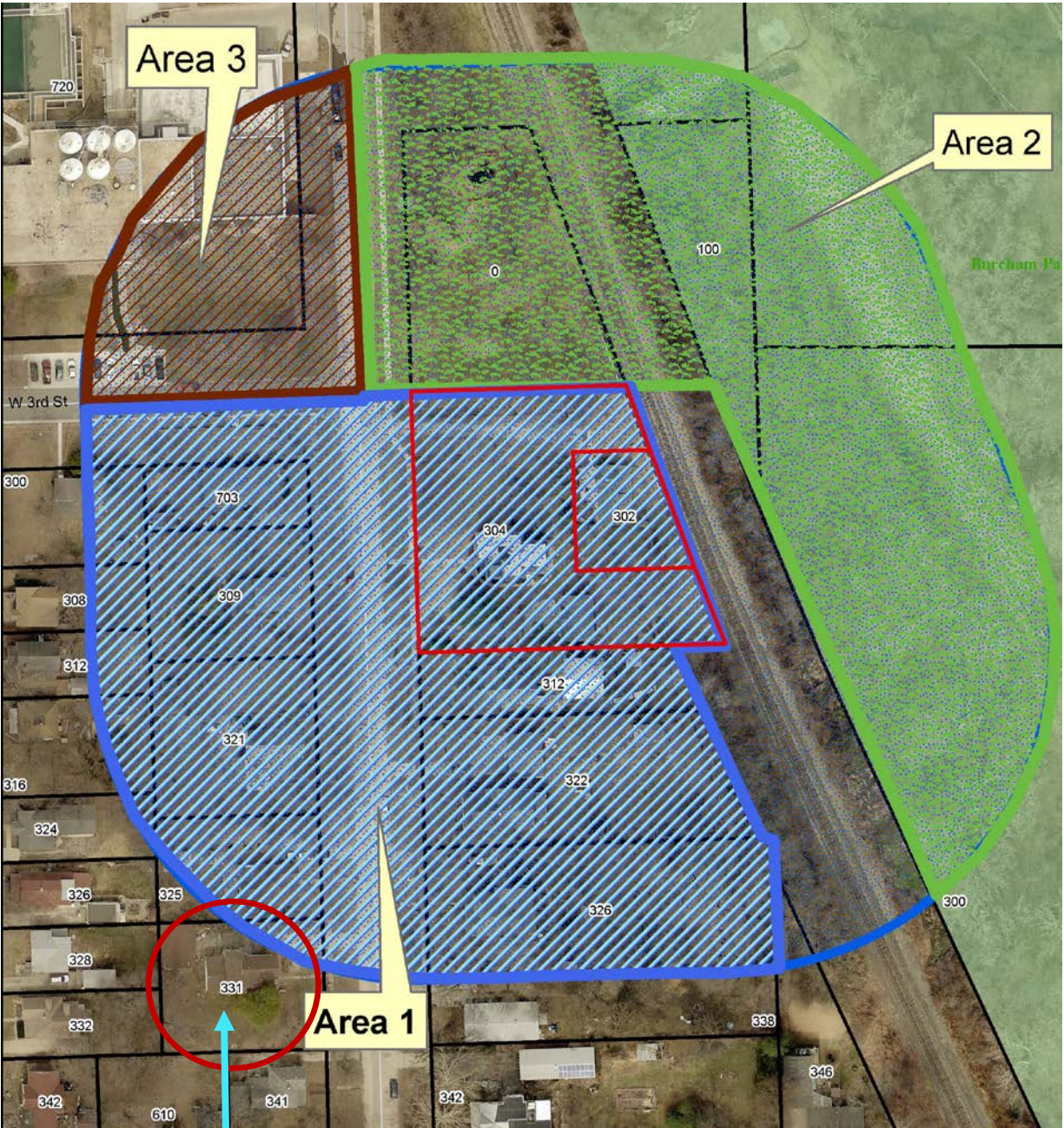
Area One

The area primarily consists of residential structures. The residential character of the environs in this area is important. The area should maintain the overall residential character of the historic environs and the following should apply:

The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. Important design elements include scale, massing, site placement, height, directional expression, percentage of building coverage to site, setback, roof shapes, rhythm of openings, and sense of entry. Demolition of properties shall be approved if a compatible structure is proposed on the site. Maintaining views to the listed property and maintaining the rhythm and pattern within the environs are the primary focus of review.

All projects except for demolition of main structures and new infill construction will be reviewed administratively by the Historic Resources Administrator. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property. If the project does not meet the Criteria set forth in 22-505, the project will be forwarded to the Historic Resources Commission for review.

Major projects (demolition of main structures and new infill construction) will be reviewed by the Historic Resources Commission. The proposed alteration or construction should meet the intent of the Criteria set forth in 22-505. The main issues in the review are the continuation of the residential character of the area and whether the project will encroach upon, damage or destroy the environs of the listed property.

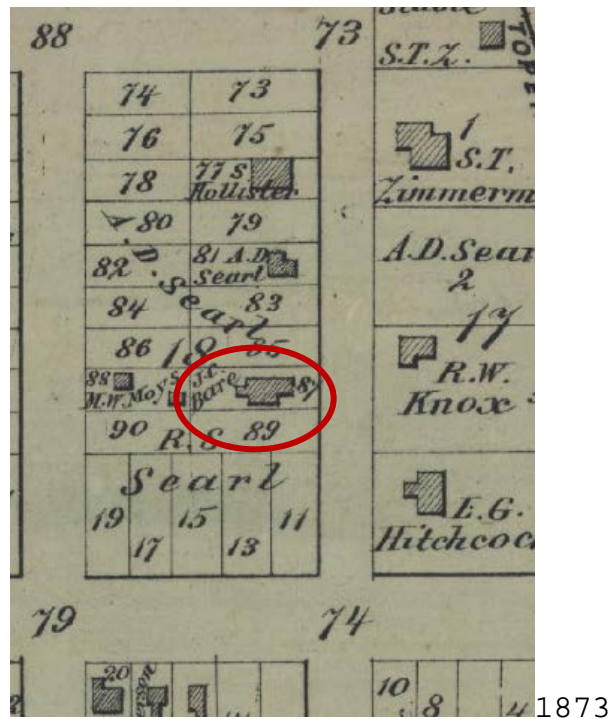


331 Indiana Street

D. STAFF ANALYSIS

The J.C. Bare residence was constructed circa 1869 on two platted lots. Most of the homes on the west side of Indiana Street in this block were placed on two lots. The lots on the east side of Indiana in this block were platted as double size lots. A dwelling matching the footprint of this house is shown on the 1873 Atlas of Douglas Co. and the house may appear on the 1869 Bird's Eye View of Lawrence.





The proposed project has two components:

1. Exterior and interior rehabilitation of the primary structure; and
2. New construction of an accessory structure for a garage.

Rehabilitation

The proposed rehabilitation for the property located at 331 Indiana Street is primarily an interior rehabilitation. The project does not include any alterations to the exterior of the structure. The rehabilitation portions of the project for the exterior are primarily repair and replacement in-kind when the element(s) cannot be repaired.

State Law Review

Standards 1, 2, 6, 9, and 10 of the Secretary of the Interior's Standards for Rehabilitation apply to this project for State Preservation Law Review. This project also includes review of the proposed interior alterations.

The project meets Standard 1 because the property will continue to be used as it was historically as a residential structure. The project meets Standards 2 and 6 because the project is sensitive to the historic character of the property and will retain and preserve all character defining features and spaces on the exterior as well as repair rather than replace deteriorated materials. The applicant has indicated that material that cannot be repaired will be replaced with in-kind materials.

The interior review for this project is difficult because the majority of the interior elements have been removed and were removed at the time of the original staff site visit. Staff does have some

photos provided by the applicant showing the interior prior to the interior demolition. These photos indicate that there was very little character defining historic fabric left in the structure. In addition, many of the plaster walls had broken keys and were beyond repair. Many wood windows remain and the applicant will try to repair the windows.

Certificate of Appropriateness

Standards 1, 2, and 6 of Chapter 22 apply to this project for a Certificate of Appropriateness. This project does not include review of the proposed interior alterations.

Like the review using the Secretary of the Interior's Standards for Rehabilitation, the standards for the Certificate of Appropriateness are met for this project by the continued use of the structure as it was historically used as a residential structure; retaining original qualities and character of the historic structure, site and environment; and the preservation of historic and character defining materials and features. The applicant has indicated that material that cannot be repaired will be replaced with in-kind materials.

Garage

State Law Review

Standards 9 and 10 apply to the proposed new garage.

The proposed new garage meets Standards 9 and 10. The structure is detached and will be subordinate to the historic primary structure. It is compatible with the massing, size, scale, and architectural features of the historic structure. The simplicity of the proposed new garage as well as the materials proposed for the new structure clearly differentiate the structure as a modern building. The applicant has increased the compatibility of the structure by using a window that is taller than it is wide. While the accessory structure would appear smaller if it were oriented to the north, this would require an increase to the encroachment of the structure into the open yard. If the garage were to be removed in the future, the form and integrity of the historic structure and property would be unaffected. There are both historic and modern examples in the district and the local environs that have front facing garages.

Certificate of Appropriateness

Standard 9 applies to this portion of the project.

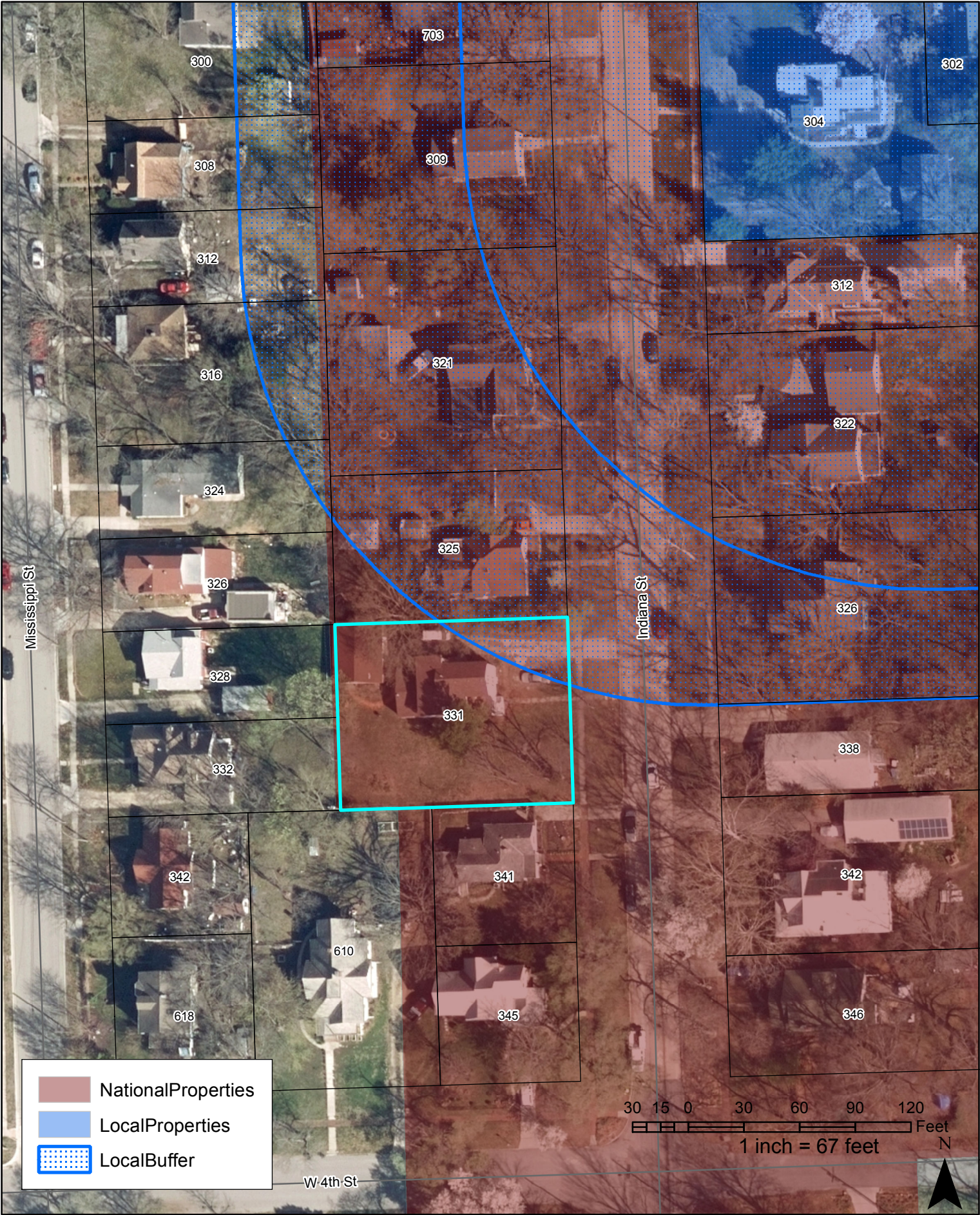
Chapter 22 identifies that new construction should be *compatible with the size, scale, color, material, and character of the property, neighborhood, or environs*. The proposed garage is placed in the rear yard, is detached from the primary structure, is subordinate to the primary structure, and uses compatible materials and forms. The scale and mass are also appropriate for the property and the environs. There are both historic and modern examples in the environs that have front facing garages of this size, scale and form.

E. STAFF RECOMMENDATION

In accordance with the Secretary of the Interior's Standards, the standards of evaluation, staff recommends the Commission approve the proposed project and make the determination that the proposed project does not encroach upon, damage, or destroy the environs of one or more listed historic properties.

In accordance with Chapter 22 of the Code of the City of Lawrence, the standards of evaluation, staff recommends the Commission find that the proposed project will not significantly encroach on, damage, or destroy the landmark or its environs and issue the Certificate of Appropriateness for the proposed project.

331 Indiana Street





City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

Pre-Application Meeting Required
Planner _____
Date _____
Date Received _____

6 East 6th St.
P.O. Box 708
Lawrence, KS 66044

www.lawrenceks.org/pds

Phone 785-832-3150
Tdd 785-832-3205
Fax 785-832-3160

DESIGN REVIEW APPLICATION

RECEIVED

APR 28 2017

City County Planning Office
Lawrence, Kansas

PROPERTY INFORMATION

Address of Property 331 Indiana

Legal Description (*may be attached*) _____

OWNER INFORMATION

Name(s) Nathan & Summer Wedermeyer

Contact Summer Wedermeyer

Address 646 Rhode Island

City Lawrence State KS ZIP 66044

Phone (785) 418-2311 Fax (____) _____

E-mail summerdovillies@gmail.com Cell Phone (____) _____

APPLICANT/AGENT INFORMATION

Contact Summer Wedermeyer

Company _____

Address 646 Rhode Island

City Lawrence State KS ZIP 66044

Phone (785) 418-2311 Fax (____) _____

E-mail summerdovillies@gmail.com Cell Phone (____) _____

Existing Zoning <u>RSS</u>	Existing Land Use <u>Single Family</u>	Proposed Land Use <u>Single Family</u>	# of Buildings <u>1</u>
Total site area <u>14500</u>	Existing Building Footprint <u>1200</u>	Proposed Building Footprint <u>1344</u>	Open Space Area <u>13,156</u>
Existing Pavement Coverage	Proposed Pavement Coverage <u>9754</u>		

Are you also submitting any of the following applications?

<input checked="" type="checkbox"/> Building Permit	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Use Permit	<input checked="" type="checkbox"/> Zoning Change
<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> State or Federal Tax Credit Application <u>yes</u>	Other (specify) _____	

DR-17-00227

Property

Address:

331 Indiana St

Detailed Description of Proposed Project:

(Attach additional sheets if necessary)

Remove existing addition and replace with similar sized addition in same location.

Build 3 car garage (with approval of zoning change include 2nd in-law suite, or non-approval of zoning change unfinished storage above)

See attached drawings.

Reason for Request:

(Attach additional sheets if necessary)

Architect/Engineer/Contractor Information: Please provide name and phone number of any persons associated with the project.

Contact Summer Wedermeyer
Company _____
Address 1046 Rhode Island
City Lawrence State KS ZIP 66044
Phone (____) _____ Fax (____) _____
E-mail _____ Cell (785) 418-7311

REQUIRED ATTACHMENTS:

- ☒ Photographs of existing structure and site
- ☒ Scaled or dimensioned site plan with a graphic/bar scale
- ☒ Scaled elevation drawings with a graphic/bar scale
- ☒ Scaled or dimensioned floor plans with a graphic/bar scale
- ☒ Materials list
- ☒ Digital copy of application materials

ADDITIONAL INFORMATION MAY BE REQUIRED BASED ON THE SCOPE OF THE PROJECT

SIGNATURE

I/We, the undersigned am/are the **(owner(s)), (duly authorized agent), (Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for design review approval as indicated above.

Signature(s): Summer Wedermeyer Date 4/20/2017

Date _____

Date _____

Note: If signing by agent submit Owner Authorization Form

LYNNE



Kansas Historic Resources Inventory

Printed: 03/14/2017



045-3010-02283
Bare, J.C., House
331 INDIANA ST
Lawrence



LOCATION:

County: Douglas

Address: 331 INDIANA ST

Address Remarks: Previously listed as 329 INDIANA ST

City: Lawrence

Zip: 66044

Parcel ID: 067-25-0-40-02-015.00-0

Legal Description:

Legal Description Remarks: WEST LAWRENCE BLK 18 LTS 87 & 89

Latitude, Longitude 1:

Latitude, Longitude 2:

Latitude, Longitude 3:

Latitude, Longitude 4:

Datum: WGS84

DESCRIPTION:

Historic Name: Bare, J.C., House

Alternate Name:

Historic Function: Domestic

Subcategory: Single Dwelling

Historic Function Remarks:

Present Function: Domestic

Subcategory: Single Dwelling

Present Function Remarks: May be apartments.

Residential/Commercial/Religious Style: National Folk

Secondary Style:

Barn Type: Not Applicable

Bridge Type: Not Applicable

Landscape Type:

Physical Description/Remarks:

Plan Form: Irregular

Commercial Building Type: Not Applicable

Roof Form: Cross-gable

Stories: 2

Condition: Good

Principal Material: Wood

Condition Remarks:

Architect/Designer/Builder: Unknown

Year of Construction: 1869

Certainty: Estimated

Date Notes:

General Remarks:

Ancillary Structures: Garage/Carriage House

Ancillary Structure Remarks: 2 car c1950 garage at nw corner

REGISTER STATUS:

Listed in State Register: Contributing

Date of State Listing:

Listed in National Register: Contributing

Date of National Listing: 07/15/2004

Historic District: Pinckney II Historic District

Demolished:

Date Demolished (if applicable):

Potentially Eligible for National Register:

Register Status Remarks: The garage is non-contributing.

Thematic Nomination (MPDF):

National Historic Landmark:

SURVEY INFORMATION:

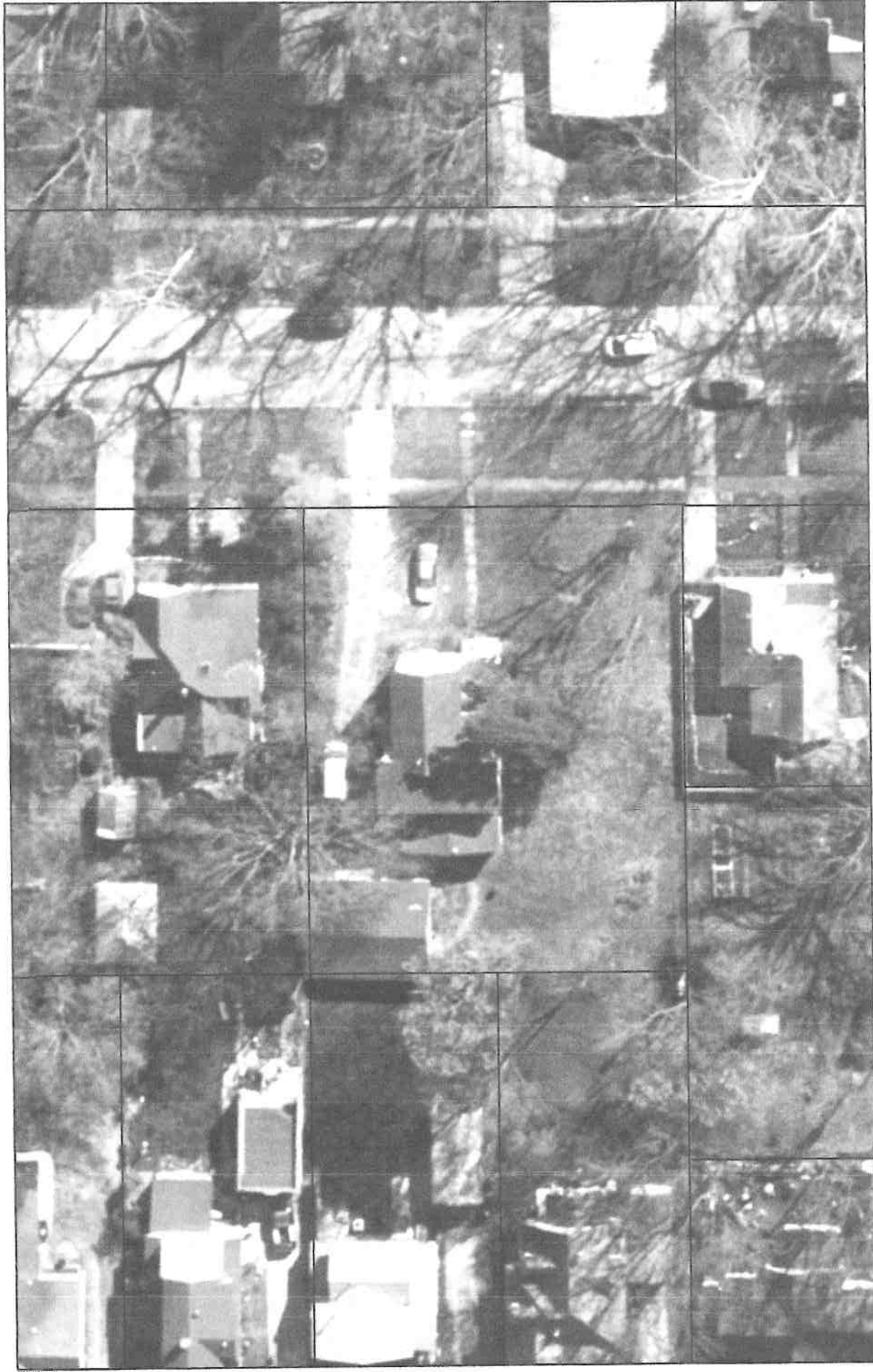
There is no survey information for this record.

IMAGES & DOCUMENTS



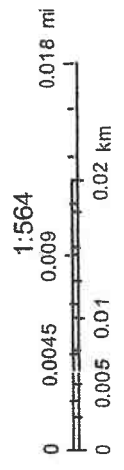
331 Indiana. c1991.

Ariel 2016



March 14, 2017

☐ Parcels



Douglas County, KS GIS Division
Kucera International Inc., City of Lawrence,
Douglas County

ArcGIS Web Map



March 14, 2017

ssNetworkStructure



Treatment Plant



Storage Basin



Lift Station



Discharge Structure



Diversion Chamber



Junction Chamber



Grease Separator



Other



ssCleanOut



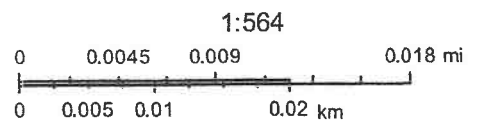
ssServiceConnection



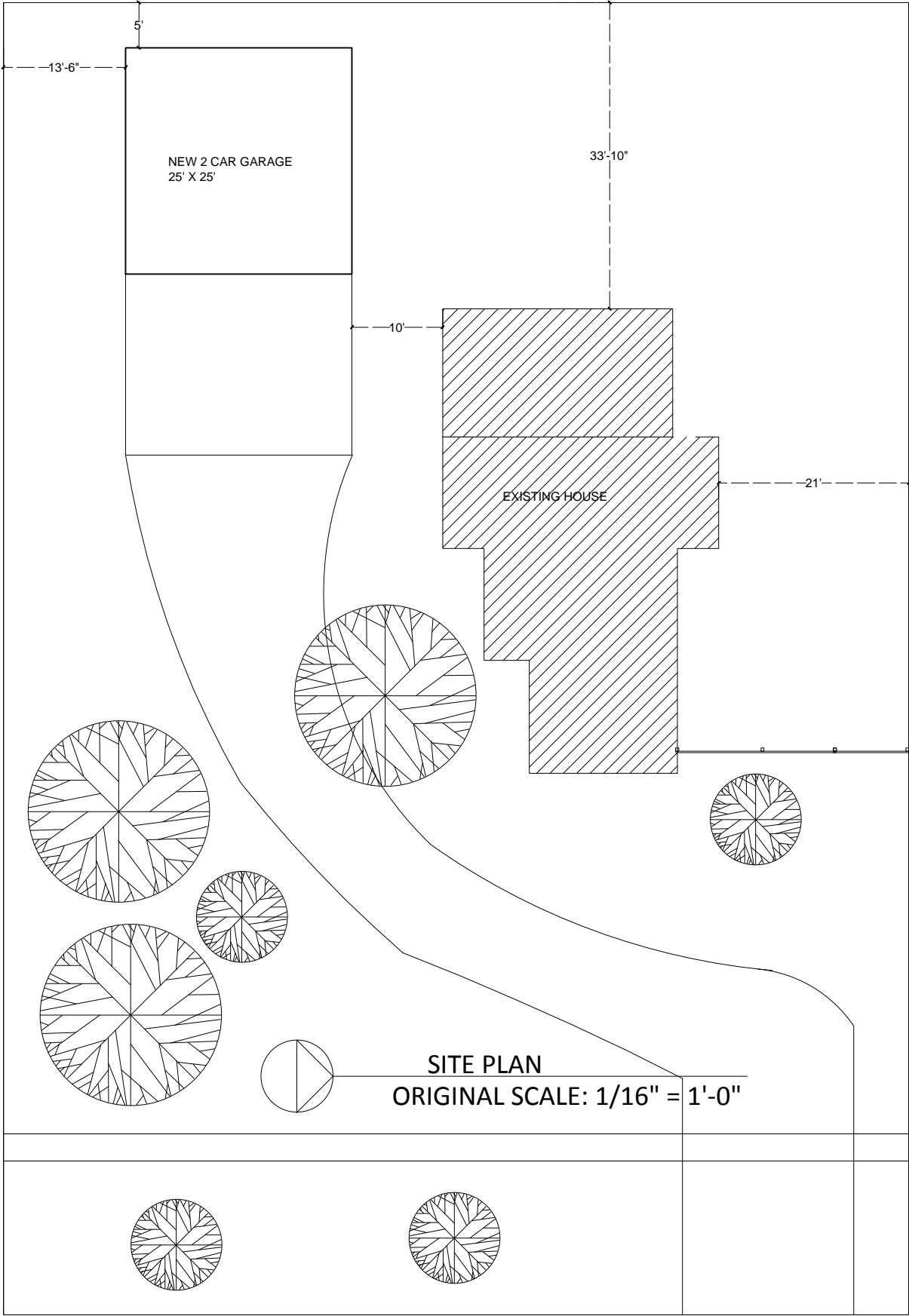
ssControlValve



ssSewerTaps



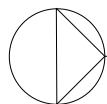
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
City of Lawrence, Kansas Utilities Department



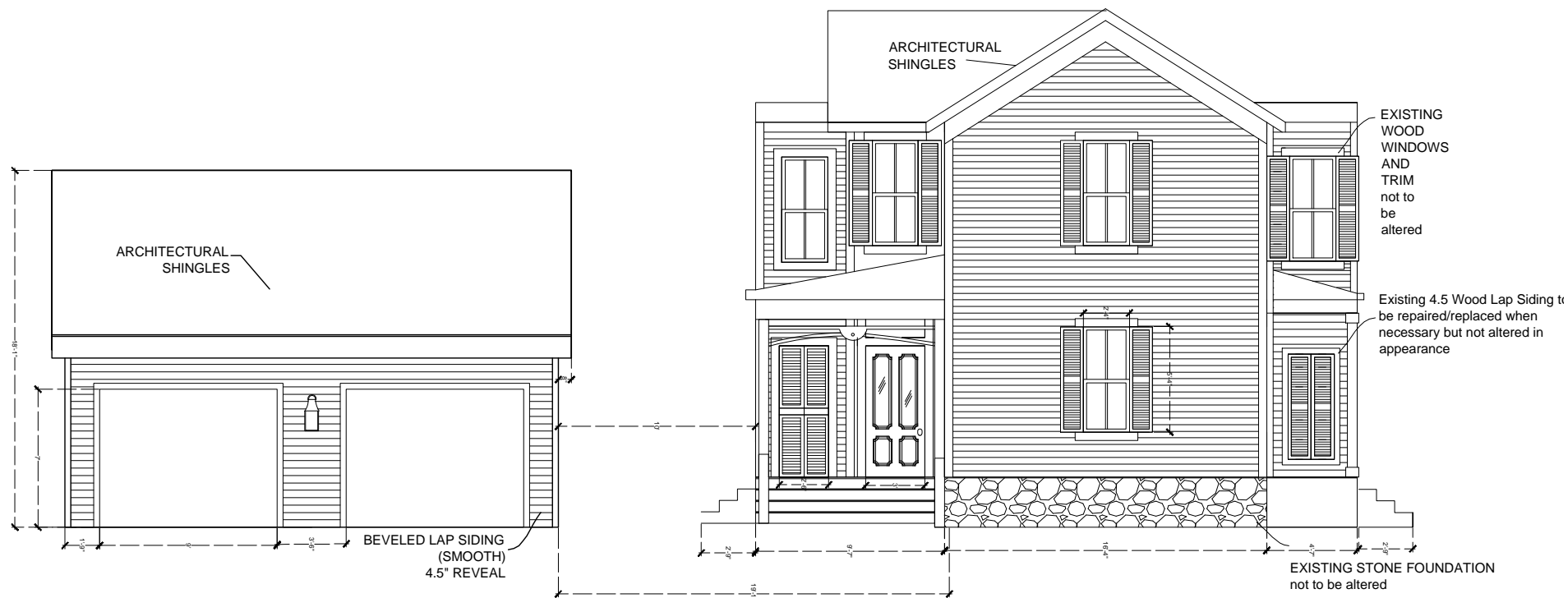
J.C. BARE HOUSE RESTORATION

331 Indiana St.
Lawrence, KS 66044

Summer Wedermyer
OWNER/OCCUPANT
785.418.2311
summerdorvilliers@gmail.com



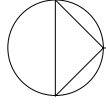
EAST ELEVATION
ORIGINAL SCALE: 1/8" = 1'-0"



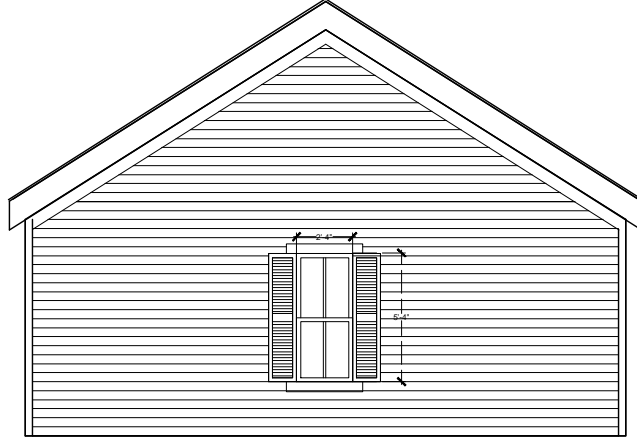
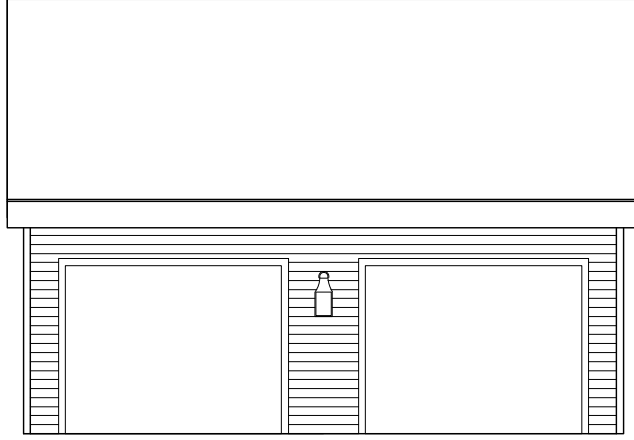
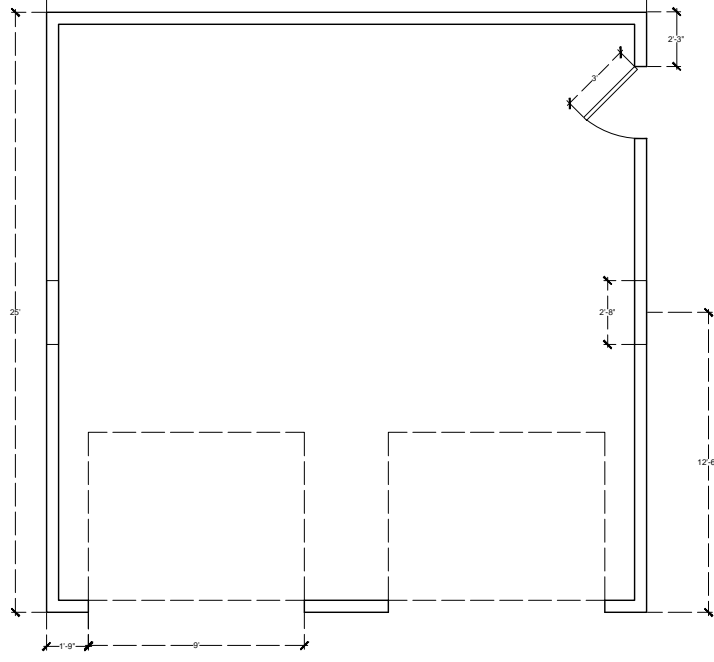
Summer Wedermyer
OWNER/OCCUPANT
785.418.2311
summerdorvilliers@gmail.com

J.C. BARE HOUSE RESTORATION
331 Indiana St.
Lawrence, KS 66044

A.2
DATE: JUNE 1, 2017



GARAGE PLAN VIEW
ORIGINAL SCALE: 1/8" = 1'-0"



Summer Wedermyer
OWNER/OCCUPANT
785.418.2311
summerdorvilliers@gmail.com

J.C. BARE HOUSE RESTORATION

331 Indiana St.
Lawrence, KS 66044

A.1

DATE: JUNE 1, 2017

331 INDIANA_SCOPE OF WORK

Summer and Nate Wedermyer

646 Rhode Island

Lawrence, KS 66044

Summer Cell: 785-418-2311

Nate Cell: 785-430-7735, all questions regarding sub-contractors or construction should go to Nate

EXTERIOR:

- 1.) **NO CHANGE S TO EXISTING FOOTPRINT, NO ADDITIONS, NO ELEVATION CHANGES**
- 2.) Front Porch: We will replace porch with new porch in the same foot print and same height. We will reconstruct look of porch from photograph dated 1892 with the exception of a hipped roof instead of a flat roof as seen in the picture. Please see porch detail drawings for materials of handrail, piers, skirting, stair, and porch floor material. This front porch is attached to the south exterior wall of the primary structure.
- 3.) Side Porch: Side Porch will be reconstructed based on the states photograph from the 1980's. It will be a poured concrete stoop and stairs with hipped roof covering stoop. It will have matching column and railing detail (if needed by code for porches of 30" off the ground.) This porch is attached to the north exterior wall of the existing structure.
- 4.) The back addition dated late 1960's **will remain** roof, siding, and exterior boxing will be replaced and repaired where needed with matching materials from the historic 1869/1892 structure. Specifically, smooth 4.5" lap siding, wood windows, and asphalt shingles. Windows will be moved to accommodate interior partition walls and provide up to code egress for master bedroom that will now be located in this existing space. Exterior door on the north side will remain in place and operable.
- 5.) Exterior Wood siding will be replaced where needed and existing will be scraped primed and painted.
- 6.) Windows: Windows are in varying degrees of disrepair. Every attempt will be made to repair existing wood windows. Some will need to be replaced with aluminum clad wood windows. New aluminum clad double hung wood windows will be installed on the existing addition. Double Channel Storm windows will be installed over the historic wood windows where historic windows remain.
- 7.) Roof General Conditions: Roof to be reshingled. Flat roof over 1892 addition to be reworked, it currently has a shed roof built on top of it.
- 8.) Exterior Stone foundation: North exterior basement wall about to collapse. We will replace with an 8" concrete wall which will also allow for interior basement stairs. Also old cellar

door stair well will be removed and a poured concrete stoop will go back in its place after new grading is performed on the north side of the entire length of the home. All other masonry will be re tuck-pointed with appropriate materials by masonry expert. Masonry wall between 1869 house and 1892 addition to be repaired in the basement because of HVAC contractor damage previous to our ownership. Masonry foundation wall between 1960's addition and 1892 addition to be repaired it has collapsed or been damaged from previous contractors. New HVAC and Water heater to be located in basement. Condenser units to be located to the west of the home (if possible). New gas service to enter home on the north side.

- 9.) New Gutters everywhere.
- 10.) New exterior lighting
- 11.) Landscaping
- 12.) New porch approach/sidewalk to be poured and new stone pavers to be laid

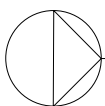
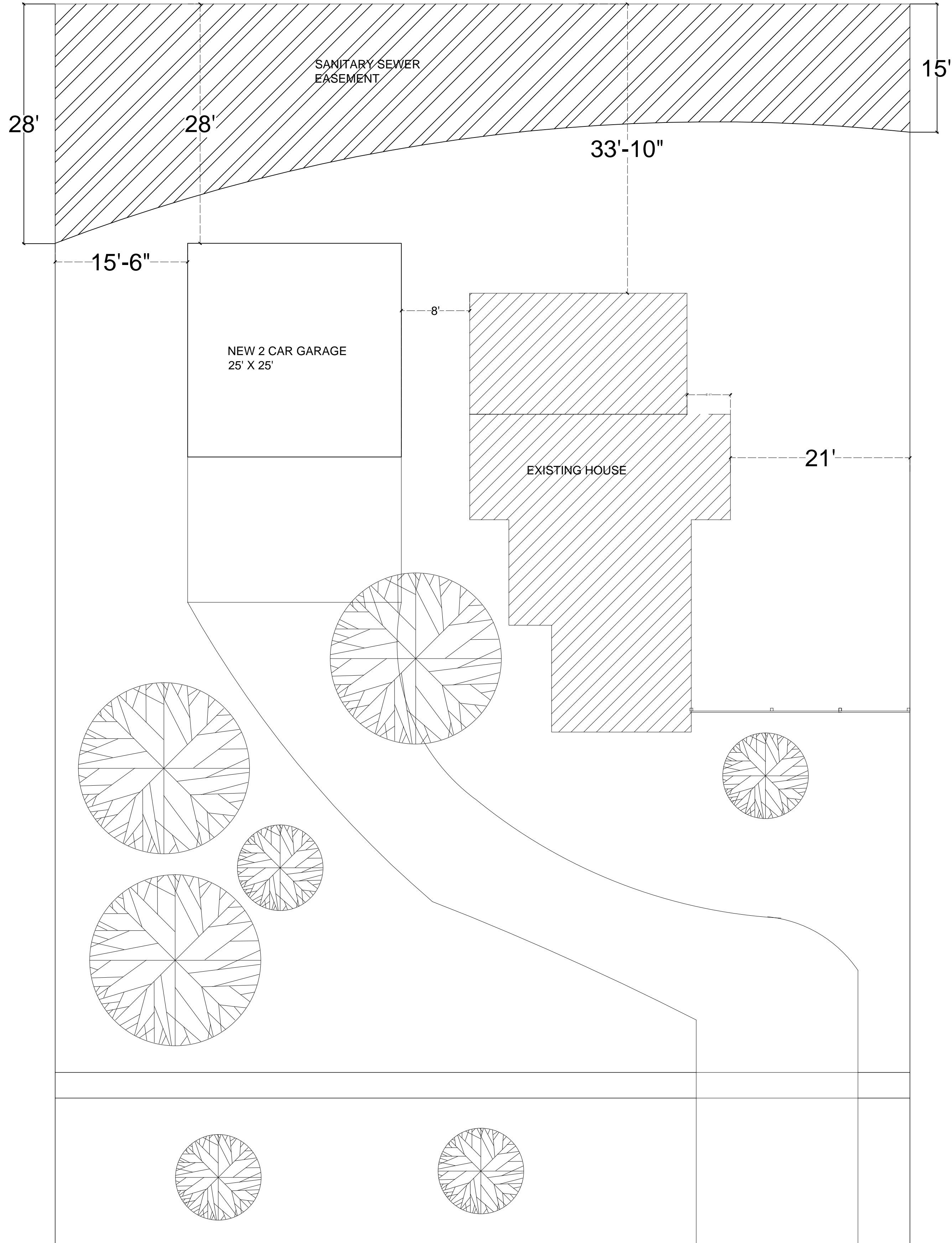
INTERIOR:

- 1.) All new mechanicals. Zoned HVAC, Plumbing, and Electrical. Everything removed and will be put back new. All mechanical systems will be brought up to code and will also update to one gas meter and one electrical service. We will leave two water meters for future irrigation system.
- 2.) All new bat insulation R-19 for walls, R-40 for roof
- 3.) New dry wall and paint
- 4.) Some wood floors to be refinished, new tile and carpet to be installed in bathrooms and bedrooms.
- 5.) New solid wood four panel doors will be installed, no historic doors were left. Trim will be reused and new will be like the old but not match exactly.
- 6.) New cabinets and stone tops to be installed in the kitchen and bathrooms.
- 7.) New lighting and plumbing fixtures throughout.
- 8.) New wood tread stair case and handrail will be installed to code.
- 9.) New stairs to basement will be installed to code.
- 10.) New interior partition walls will be constructed out of 2x4's and 2x6's. 3 bedrooms and one bathroom upstairs. Master bedroom, bathroom and closet will now occupy the small addition 1st floor existing addition on the west side. The kitchen, mudroom, laundry, living, and dining will also be located on the 1st floor.

GARAGE: (separate permit)

- 1.) New 2 stall garage to be built south of existing home. Approximately 25'x25' with east facing façade. 15'6" north of the south property line and 28' east of the west property line. 8' will remain between the garage and the home.
- 2.) 25' driveway apron to be poured, tinted concrete to be used per HRC request
- 3.) New drive approach to be installed, 10' wide with minimal flare out to poured apron. Hoping to use milled asphalt.

- 4.) Existing curb cut to drive way to stay but driveway will be rerouted to the south.
- 5.) Garage to be non-conditioned space 2x6 construction on slab on grade. Stick built roof and two new wood double hung windows.
- 6.) Paint scheme and lighting will match the house.



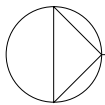
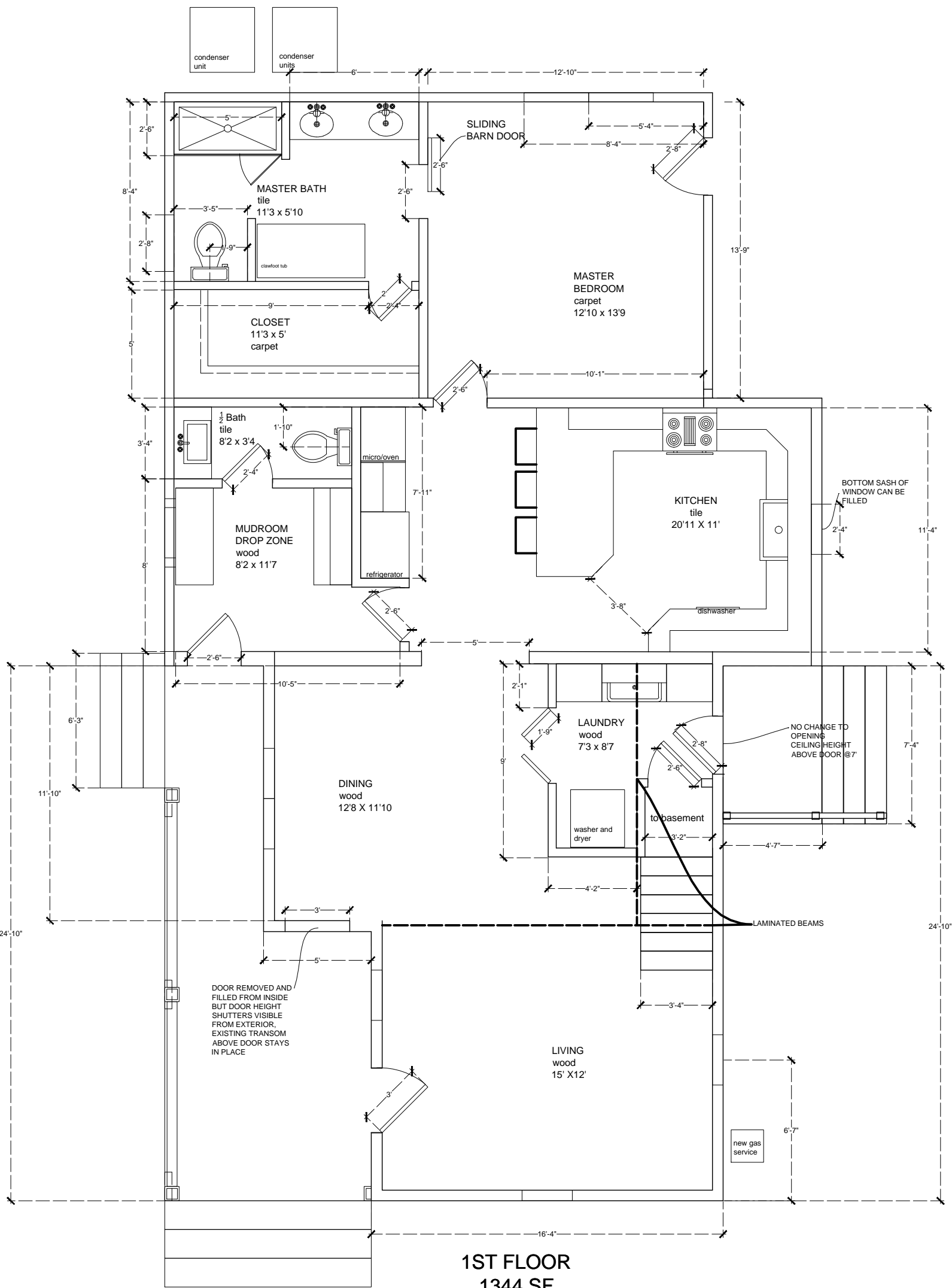
PLOT PLAN
ORIGINAL SCALE: 1/8" = 1'-0"

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summerdorvillers@gmail.com

J.C. BARE HOUSE RESTORATION
331 Indiana St.
Lawrence, KS 66044

P.1

DATE: JUNE 7, 2017



1ST FLOOR PLAN
ORIGINAL SCALE: 3/16" = 1'-0"

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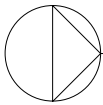
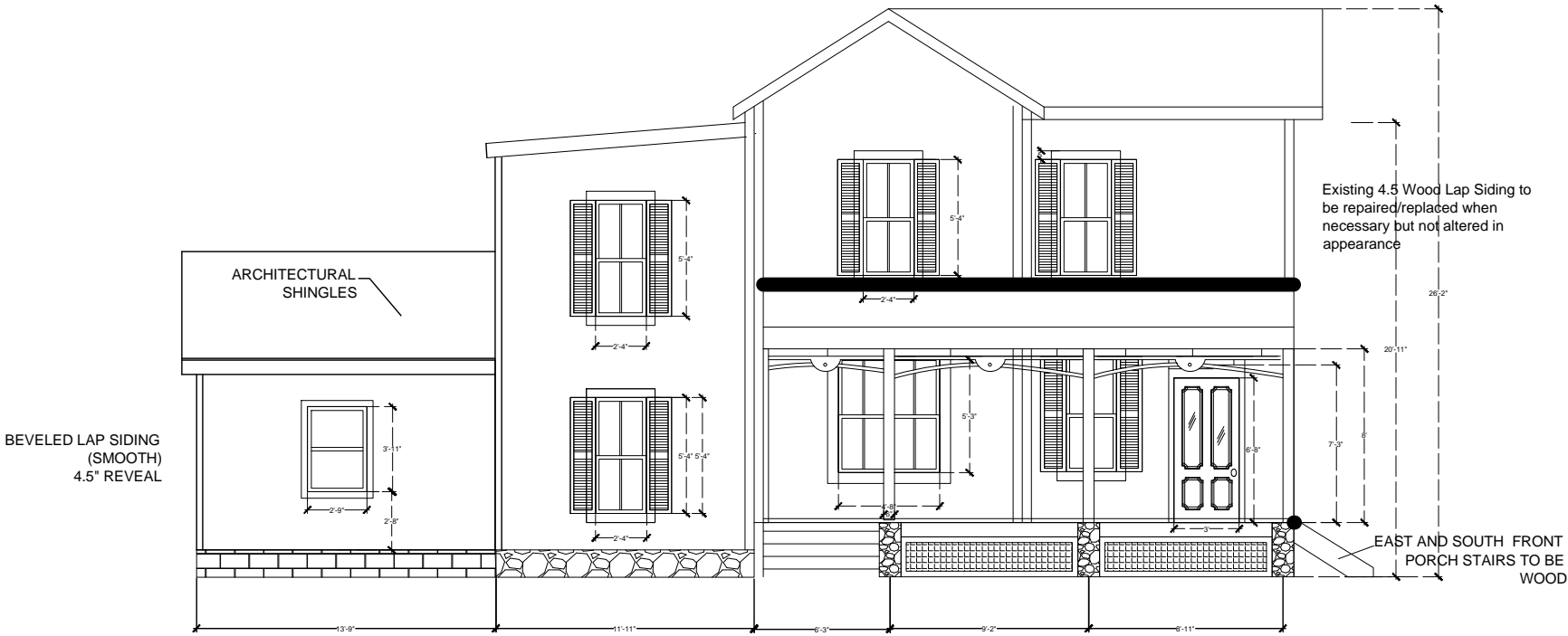
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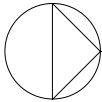
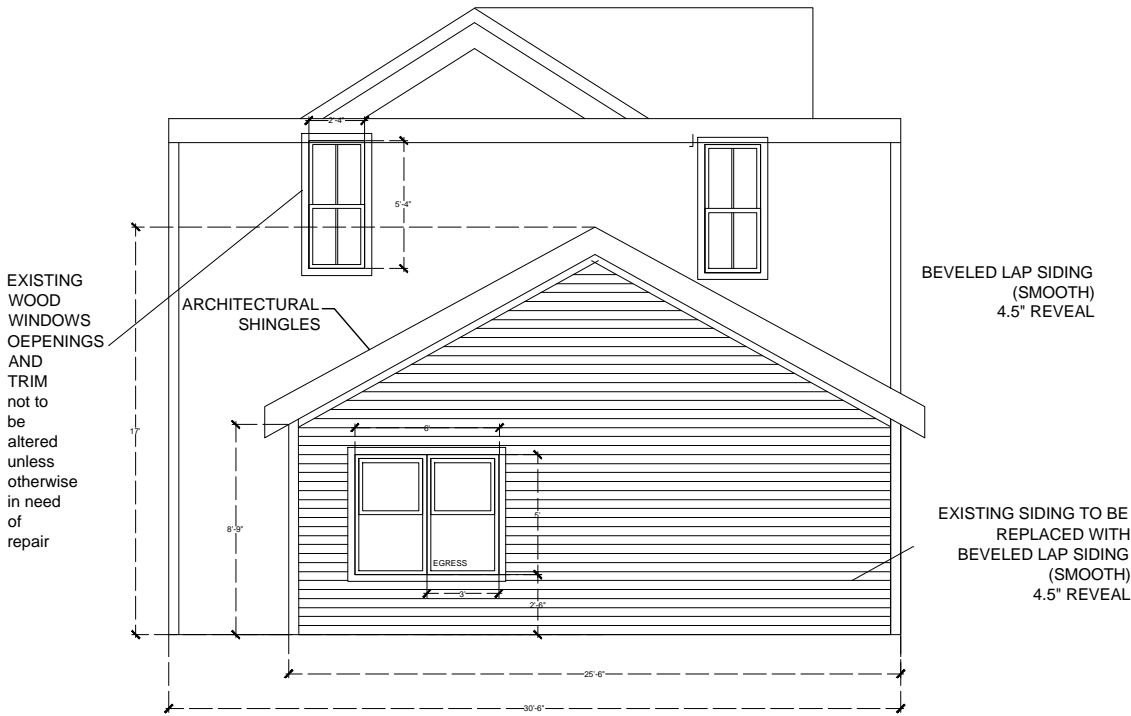
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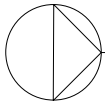
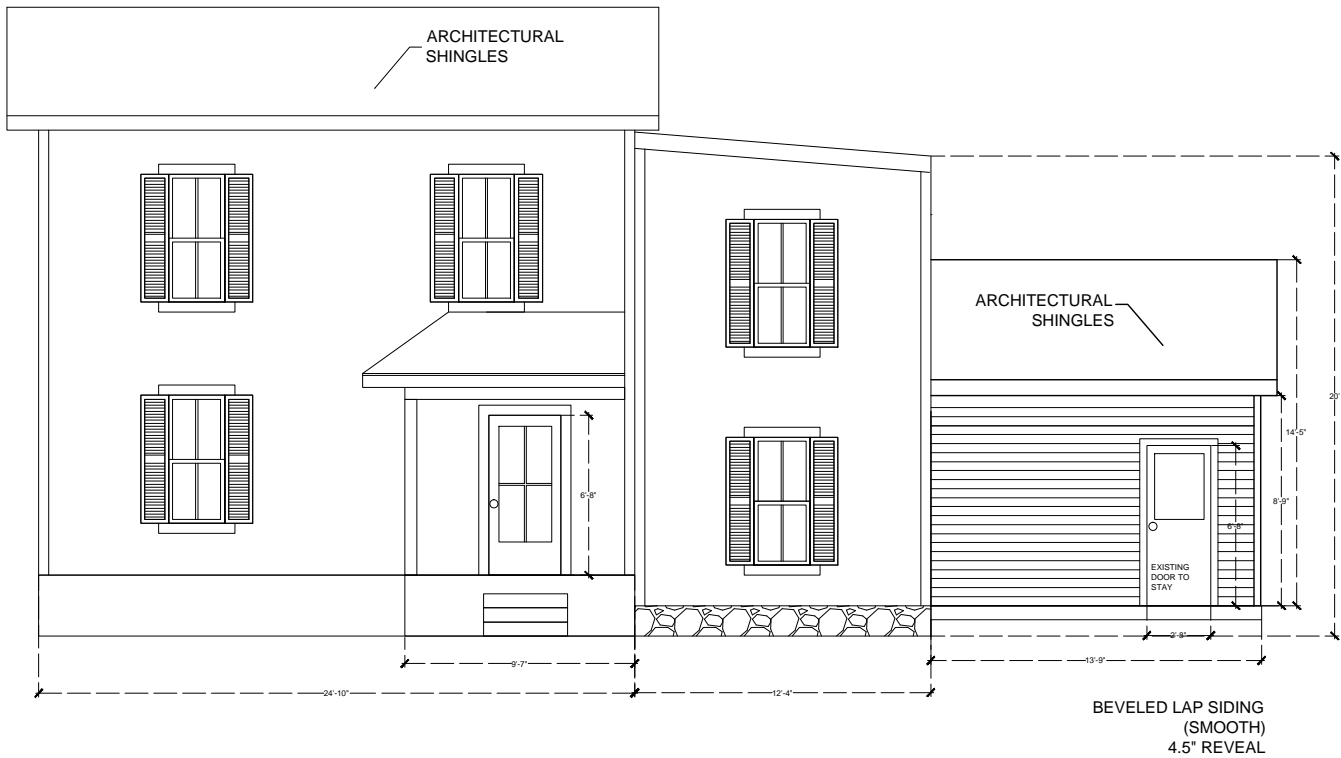
2nd FLOOR PLAN
ORIGINAL SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
ORIGINAL SCALE: 1/8" = 1'-0"



EAST ELEVATION
ORIGINAL SCALE: 1/8" = 1'-0"



NORTH ELEVATION
ORIGINAL SCALE: 1/8" = 1'-0"

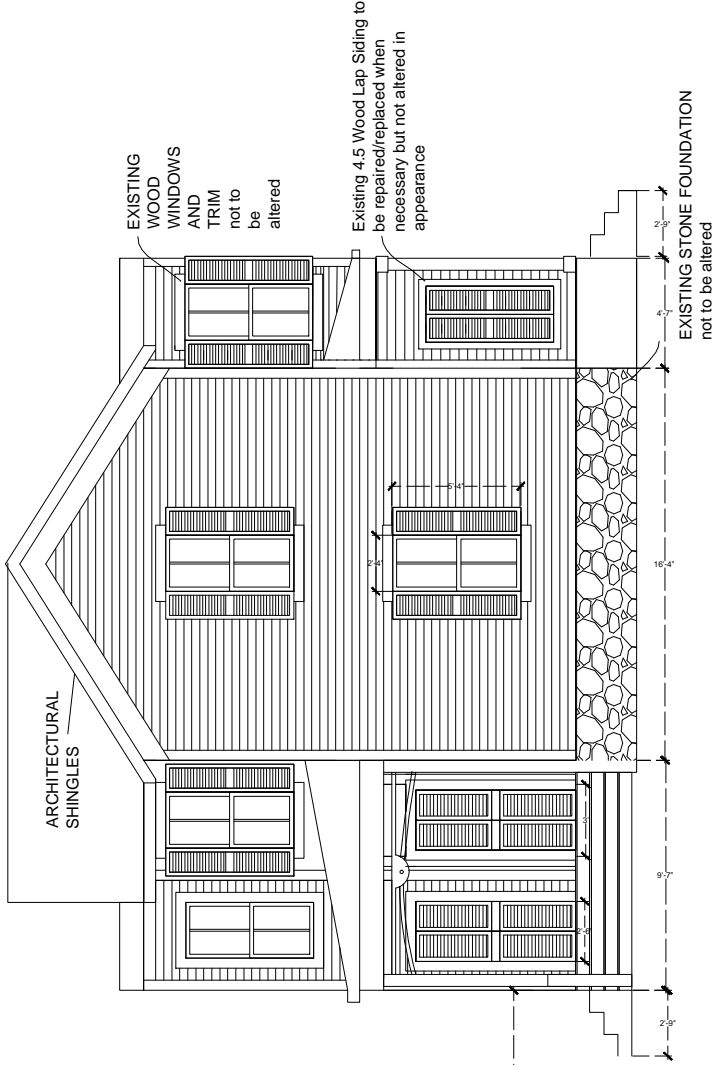
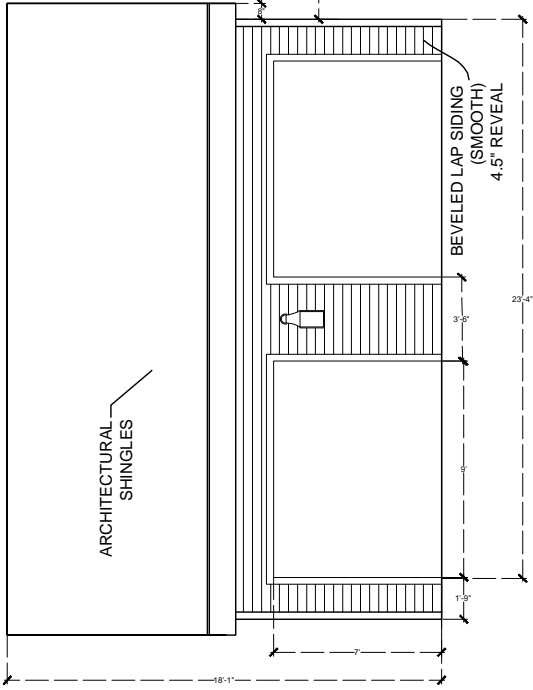
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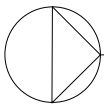
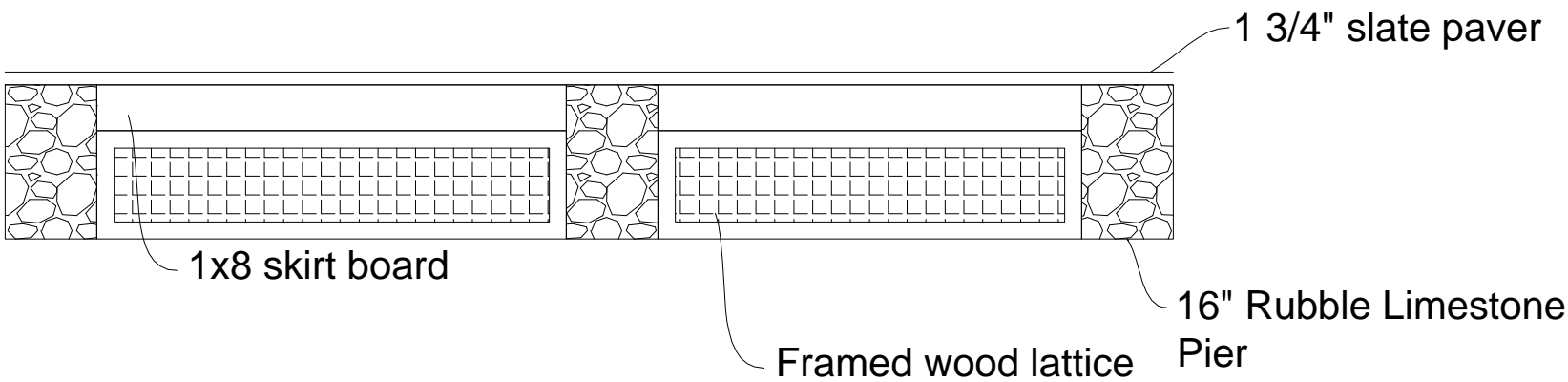


WEST ELEVATION
ORIGINAL SCALE: 1/8" = 1'-0"

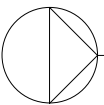
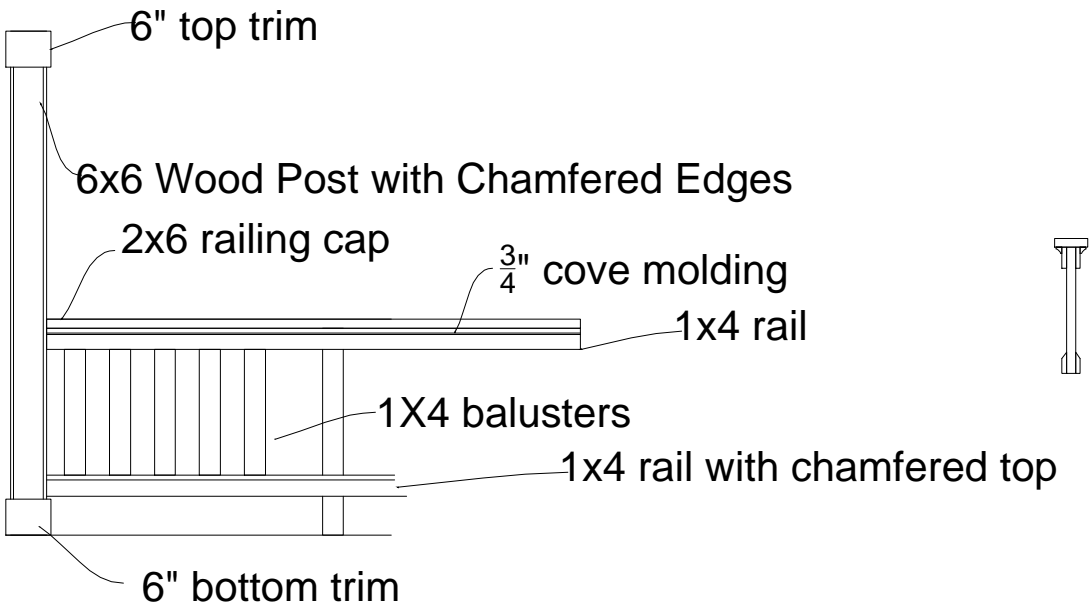
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PORCH SKIRT AND PIER DETAIL
ORIGINAL SCALE: 3/8 " = 1'-0"



PORCH RAILING DETAIL
ORIGINAL SCALE: 3/8" = 1'-0"

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E.2
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